



# City of Powder Springs

City of Powder Springs  
4426 Marietta Street  
Powder Springs, GA 30127

## Meeting Minutes - Final Council Work Session

---

Tuesday, January 3, 2023

4:00 PM

Ford Center Reception Hall  
4181 Atlanta Street, Building 2  
Powder Springs, GA 30127

---

**Due to New Year's Day Holiday**

### Location Information:

**Onsite: Ford Center Reception Hall, 4181 Atlanta St., Powder Springs, GA 30127**

**Join Zoom Meeting - <https://us06web.zoom.us/j/86486650547>**

**Meeting ID: 864 8665 0547 Dial: 1-929-205-6099**

### Call to Order

The Mayor called the meeting to order at 4:00 pm. All Council Members were present on site. Also present on site were City Attorney Julie Livingston, City Manager Pam Conner and City Clerk Kelly Axt.

Staff in attendance: Bill Tanks, Eric Meyer, Lane Cadwell, Travis Landrum, Dwayne Eberhart, Tamara Newkirt, Marsellas Williams, Travis Sims, and Tina Garver.

### Mayor's Comments

Mayor Thurman shared his concerns with littering within the City and asked that his soon to be appointed Council Members be clear of what he's asking for in combating litter.

### Work Session Matters

[RPT 23-001](#) Report - DNR Grant Award

Eric Meyer, Development and Infrastructure Agency Executive Director, reported that the approved application will provide the City with \$107,000 state funding with a cash match \$35,000 provided by the City to set up the recycling center at the Public Works location.

Related Item RESO 23-007

No discussion was held.

[ORD 22-032](#)

Ordinance - To annex into the City of Powder Springs and Rezone an approx. 80 acre tract from R-20, NRC, LRO in the County to Conditional MXU in the City – within Land Lots 717, 718, 764 and 765, 19th District, 2nd Section, Cobb County, Georgia. PINs: 19079000010, 19071700130 (portion), 19076500020, 19071800040, 19071700140, and 19069000020.

First reading: November 21, 2022. Second Reading: December 5, 2022.

TABLED TO: First reading: December 5, 2022 Second Reading: January 3, 2023

MOTION TO TABLED ACTION 12/5/22:

First reading: January 17, 2023 Second Reading: February 6, 2023

- Attachments:** [Primary Exhibits. Barrett Pkwy Annexation](#)  
[Vicinity Map. Barrett Pkwy Annexation](#)  
[Appl Pkgs FINAL for Efilng-SCP Acquisitions, LLC Redacted](#)  
[Executed Motion to Table to 12-05-2022](#)  
[Primary Exhibits. Barrett Pkwy Annexation Redacted](#)  
[Executed Motion ORD 22-032 to Table to 01-17-2023](#)

Pam Conner, City Manager, stated that this matter will be tabled to January 17th for the first reading and recommend for action at the February 6th meeting.

No discussion was held.

[ORD 22-033](#)

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE RELATING TO PERMITTED AND SPECIAL USES; TO REPEAL CONFLICTING UNIFIED DEVELOPMENT CODE PROVISIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

First Reading December 5, 2022. Second Reading: January 3, 2023.

- Attachments:** [ORDINANCE 2022 - 033 UDC Amendments.doc](#)  
[ORD 22-033. Exhibit](#)  
[Executed ORD 2022-033](#)

Tina Garver, Community Development Director, discussed allowing existing family structures, prohibiting both climate control self storage units after special use and automotive services allowed by right in the CRC zoning district.

No discussion was held.

[PZ 22--033](#) Rezoning Request. To rezone from CRC to R-15. The property is located at 4033 Louise Street, within land lot 905 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19090500250.

**Attachments:** [Rezoning Application Redacted](#)  
[Executed Motion to Table to January 3, 2023.](#)  
[Executed Motion to Withdrawal PZ 22-033](#)

Pam Conner, City Manager, stated that this matter was addressed in ORD 22-033 allowing existing single family structures in the CRC district.

Applicant is requesting to withdraw application without prejudice if ORD 22-033 is passed because it would no longer be needed.

No discussion was held.

[PZ 22--034](#) Rezoning Request. To rezone an approx 80 Acre Tract from R-20, NRC, LRO in the County to Conditional MXU in the City – within Land Lots 717, 718, 764 and 765, 19th District, 2nd Section, Cobb County, Georgia. PINs: 19079000010, 19071700130 (portion), 19076500020, 19071800040, 19071700140, and 19069000020.

**Attachments:** [Site Plan and Elevation Exhibits. Barrett Pkwy Annexation](#)  
[Vicinity Map. Barrett Pkwy Annexation](#)  
[Stipulations Letter 01-04-2023](#)  
[Trip Generation Memo - 01-12-2023](#)  
[Unit size and price ranges.](#)  
[Rezoning + Annexation Applications. Notice of Intent. Application attachments Redacted](#)  
[Executed PZ 2022-034 Motion to Table to February 6, 2023.](#)  
[PZ 22-034 Executed Motion to table to Feb 6, 2023](#)

Tina Garver, Community Development Director, is requesting to table this matter until February 6, 2023.

No discussion was held.

[PZ 22--035](#) Planning and Zoning Commission 2023 Meeting Calendar

**Attachments:** [2023 Planning and Zoning Calendar. Proposed](#)  
[Executed PZ 22-035](#)

Tina Garver, Community Development Director, stated that the calendar follows Planning and Zoning typical sequence of meeting the second Thursday of every month for agenda meetings and the last Monday for public hearings.

No discussion was held.

[RES0 23-001](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH DEWBERRY & ASSOCIATES TO PERFORM A NO RISE ANALYSIS FOR AN AMOUNT OF \$7,000 RELATING TO IMPROVEMENTS IN POWDER SPRINGS PARK; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [PowderSpringsPark Proposal Redacted](#)  
[Executed RESO 2023-001](#)

Tina Garver, Community Development Director, discussed that Dewberry & Associates will study the plans submitted by Croy Engineering to show no rise in Powder Springs Park to issue permit for land disturbance.

Mayor asked specifically where in Powder Springs Park. City Manager Pam Conner replied that where the improvements will be done in dog park, farmers market area and restrooms.

[RES0 23-002](#) A RESOLUTION APPROVING AND AUTHORIZING THE USE OF ECONOMIC DEVELOPMENT INCENTIVES FOR THE RENOVATION OF 4469 MARIETTA STREET; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2023-002](#)

Marsellas Williams, Economic Development Director, discussed that the developer is requesting to receive an Economic Development Incentive. The recommendation is that they receive Tier 1 of the incentives.

Pam Conner, City Manager, added that under the contract with SafeBuilt the City is obligated to pay for full plan review and half of the building permit fees while the City retains the other half.

Mayor and the Council body asked if we are approving incentives before we understand what their proposal is; are there contingencies with the approval for incentives; and if the Council approves these incentives will the developer have an opportunity for additional. Mrs. Conner replied that the recommendation is to approve incentives based on previous practices with other developers; what the developer is proposing is consistent with Code; and the developer can request something at a later date but it is subject to Mayor and Council's approval.

[RES0 23-003](#) A RESOLUTION APPROVING RENEWAL OF THE CITY'S AGREEMENTS WITH HOWARD'S WRECKING SERVICE AND ALL IN ONE TOWING, INC. TO PROVIDE ON-CALL WRECKER SERVICES TO THE CITY OF POWDER SPRINGS; AUTHORIZING THE MAYOR TO EXECUTE

AGREEMENTS TO EFFECTUATE SAME; AUTHORIZING A FEE OF \$175 FOR BASIC TOW SERVICE; ESTABLISHING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [Request for Qualifications - Wrecker and Towing Services RFQ 20-001](#)  
[Wrecker Service](#)  
[Executed RESO 2023-003](#)

Lane Cadwell, Chief of Police, discussed the third contract renewal and recommended that the towing fee increase from \$125 to \$175 to be in line with the County.

The Council asked how often has the City used their services this past year. Chief Cadwell replied that the vendors are used on a regular basis from accidents and/or arrests.

[RESO 23-004](#) A RESOLUTION APPROVING AND RATIFYING THE REPAIR OF AUDIOVISUAL EQUIPMENT IN THE AMOUNT OF \$5,953.99; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. .

**Attachments:** [Estimate 2265 from MG Systems Inc.pdf Redacted](#)  
[Executed RESO 2023-004](#)

Pam Conner, City Manager, mentioned the discussion at the December 5th meeting to replace the overhead projector in the Ford Reception for public meetings.

No discussion was held.

[RESO 23-005](#) A RESOLUTION ACCEPTING AND APPROVING THE PROPOSAL SUBMITTED BY INFRASTRUCTURE MANAGEMENT SERVICES, LLC FOR AN AMOUNT OF \$40,410 TO UPDATE DEVELOP A ROAD RATING SYSTEM TO EVALUATE, CREATE AND FUND A CAPITAL IMPROVEMENT PAVEMENT MANAGEMENT PROGRAM FOR CITY ROADS; AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH INFRASTRUCTURE MANAGEMENT SERVICES, LLC; ESTABLISHING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [Executed RESO 2023-005](#)

Eric Meyer, Development and Infrastructure Agency Executive Director, discussed receiving seven proposals and recommends Infrastructure Management Services, LLC . Their bid is within budget to update and develop a road rating system.

No discussion was held.

[RESO 23-006](#) A RESOLUTION APPROVING AND RATIFYING THE MAYOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE STATE

ROAD AND TOLLWAY AUTHORITY FOR THE EXEMPT USE OF CERTAIN TOLLWAYS BY THE CITY’S POLICE DEPARTMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

- Attachments: [State Road and Tollway Annual Certification](#)
- [Vehicle Information Form](#)
- [State Road and Tollway MOU Redacted](#)
- [Executed RESO 2023-006](#)

Lane Cadwell, Chief of Police, discussed the use of the Peach Pass on the vehicles at no cost to the City.

No discussion was held.

[RESO 23-007](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH GEORGIA DEPARTMENT OF NATURAL RESOURCES – ENVIRONMENTAL PROTECTION DIVISION FOR CREATING A RECYCLING DROP-OFF CENTER WITHIN CITY OF POWDER SPRINGS FACILITIES LOCATED AT PUBLIC WORKS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

- Attachments: [3 Contractor Affidavit](#)
- [2 23\\_RWD\\_033\\_01 Powder Springs RWD Agreement Redacted](#)
- [Executed RESO 2023-007](#)

Eric Meyer, Development and Infrastructure Agency Executive Director, reported that the approved application will provide the City with \$107,000 state funding with a cash match \$35,000 provided by the City to set up the recycling center at the Public Works location.

The Mayor and Council body asked is there an estimated cost to spend to bring everything up to speed even with the grant; and what is the projected opening date. Mr. Meyer replied that the total request was for \$142,000 towards the improvements, some work has already begun with the retaining wall and site prep; and an estimate delivery of equipment will provide an idea as to when it will open.

[RESO 23-008](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF A LEAF VAC TRAILER FOR AN AMOUNT OF 9,399.00 FROM SOUTHERN LAWN & EQUIPMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

- Attachments: [E - Powder Springs Redacted](#)
- [Executed RESO 2023-008](#)

Eric Meyer, Development and Infrastructure Agency Executive Director, discussed

the trailer that removes debris inside catch basins to assist in storm water management.

No discussion was held.

[RES0 23-009](#) A RESOLUTION APPROVING AND ADOPTING THE ANNUAL UPDATE OF THE CAPITAL IMPROVEMENT ELEMENT AND SHORT-TERM WORK PROGRAM FOR THE PERIOD 2023-2027; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [Transmittal Resolution and Attachments](#)

[Executed RESO 2023-009](#)

Tina Garver, Community Development Director, discussed the financials on impact fees for parks and public safety, project updates, short term programs for the periods of 2023-2027 and reporting on accomplishments for the annual adoption of the City's Capital Improvement Element and Short-Term Work Program for the period 2023-2027.

No discussion was held.

[RES0 23-010](#) A RESOLUTION AUTHORIZING THE TEMPORARY CLOSURE OF MACEDONIA AND HOPKINS ROADS AND THE WILDHORSE TRAIL TO FACILITATE THE ANIME WORLDWIDE 5K ON MAY 20, 2023 FROM 8AM-1PM; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [Anime Worldwide race Redacted](#)

[Executed RESO 2023-010](#)

Travis Landrum, Parks and Recreation Director, discussed the application for usage of the Wildhorse Creek Trail on May 20, 2023 for a 5K run.

The Council body asked if this a costume run. Mr. Landrum replied that is correct.

[2023 -001](#) Proclamation - Bookworm

Pam Conner, City Manager, stated that the proclamation is to recognize the Bookworm Book Store for being awarded the 2022 Best of Georgia Bookstores.

No discussion was held.

[2023 -003](#) 2023 City of Powder Springs Appointments  
City Clerk Kelly Axt  
City Attorney GDCR Law  
City Building Official SAFEbuilt  
City Engineer Croy Engineering

City Solicitor Randall Bentley and Jamie Wingler

Pam Conner, City Manager, stated that the annual appointments of official positions will be conducted during the regular agenda at 7pm.

The Mayor and Council body shared their concerns of citizen complaints of SafeBuilt in terms of code enforcement, asked how many employees are from SafeBuilt; and how do we evaluate SafeBuilt's process and progress. Mrs. Conner replied that they have two and half employees working within the City; and Mr. Wayne Wright will share his evaluation at a latter date of the code enforcement process with some recommendations.

[2023 -004](#)

City Council Liaison Appointments

Pam Conner, City Manager, stated that the Mayor will assign Council Members liaisons during the regular agenda at 7pm.

No discussions were held.

[2023 -005](#)

Mayor Pro Tem Election

Pam Conner, City Manager, stated that the Mayor Pro Tem Election will be conducted during the regular agenda meeting at 7pm.

No discussions were held.

### **Executive Session, if called for the purpose of Real Estate, Litigation or Personnel Matters**

No Executive Session was held.

### **City Manager and Council Reports**

Council Member Wisdom reported on the dwindling membership of the Keep Powder Springs Beautiful, the City assisting in gaining membership of KPSB, additional cleanup days, signage in the parks and trails about littering and beautification around the City's gateways.

Council Member Bordelon added having a parody video on prohibiting littering would be good.

### **Recess to Next Scheduled City Council Meeting**

**A motion was made by Council Member - Ward 3 Green, seconded by Council Member - At Large Post 2 Wisdom, that this Recess to January 3, 2023 at 6:30pm be approved. The motion carried by the following vote:**

**Yes:** 5 - Henry Lust, Doris Dawkins, Dwayne Green, Patrick Bordelon, and Patricia Wisdom