



# City of Powder Springs

City of Powder Springs  
4426 Marietta Street  
Powder Springs, GA 30127  
www.cityofpowdersprings.  
org

## Meeting Minutes - Final

### City Council

*Mayor*

*Albert Thurman*

*Council Members:*

*Henry Lust, Doris Dawkins, Dwayne Green, Patrick Bordelon, Patricia  
Wisdom*

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Monday, May 1, 2023

7:00 PM

Patricia C. Vaughn Cultural Arts Center  
4181 Atlanta Street, Building 1  
Powder Springs, GA 30127

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**Onsite at Patricia Vaughn Cultural Arts Center - 4181 Atlanta Street**

#### **Pre-Meeting Discussion at 6:30PM**

**Join Zoom Meeting - <https://us06web.zoom.us/j/83326243106>**

**Meeting ID: 833 2624 3106 Dial: 1-929-205-6099**

### **1. Call to Order**

Mayor Thurman called the meeting to order at 7:00 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: Tina Garver, Travis Landrum, Eric Meyer, Shaun Myers, Bill Tanks, Marcellas Williams, Tamara Newkirt, and Travis Sims.

**Present** 6 - Mayor Al Thurman, Mayor Pro Tem - Ward 1 Henry Lust, Council Member - Ward 2 Doris Dawkins, Council Member - Ward 3 Dwayne Green, Council Member - At Large Post 1 Patrick Bordelon, and Council Member - At Large Post 2 Patricia Wisdom

### **2. Invocation and Pledge of Allegiance**

Invocation was led by Mayor Thurman and the Pledge of Allegiance was led by Council Member Bordelon.

### **3. Approval of Minutes**

[2023 -033](#) Council Agenda Minutes 04/17/2023

*Attachments:* [Council Agenda Minutes 17-April-2023](#)

A motion was made by Council Member - At Large Post 2 Wisdom, seconded by Council Member - Ward 3 Green, that Minutes 2023 -033 be approved. The motion carried by the following vote:

**Yes:** 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 1 Bordelon, and Council Member - At Large Post 2 Wisdom

[2023 -034](#) Council Work Session Minutes 04/26/2023

**Attachments:** [Council Work Session Minutes 26-Apr-2023](#)

A motion was made by Council Member - At Large Post 2 Wisdom, seconded by Council Member - Ward 3 Green, that Minutes 2023 -034 be approved. The motion carried by the following vote:

**Yes:** 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 1 Bordelon, and Council Member - At Large Post 2 Wisdom

#### 4. Mayor's Comments

The Mayor thanked Marcellas Williams and Staff on their efforts to recognize the small businesses in the community with the evenings reception. Mayor Thurman also recognized the Councils efforts in going into those businesses to meet with the owners to hear their concern and check on their progress; and to the City Manager Pam Conner and Staff in working with the schools to get the students out tonight to receive their recognitions. The Mayor also mentioned speaking with Sonya Grant of Cobbs Works about getting interns for the City's summer program.

#### 5. Citizens Comments

Julia Davis, owner of the Bookworm Bookstore located at 4451 Marietta Street in Powder Springs GA, thanked Mayor Thurman for his attendance and support of the Independent Bookstore Day April 29th. Ms. Davis also extended her thanks to City Manager Pam Conner and the Parks and Recreation Department in their support of the marketing of the days event.

**Registration to speak at any City Council meeting, per City Charter, is the day of the meeting only beginning 20 minutes prior to the start of the meeting (6:40 - 7:00 PM). The first twelve registering to speak will be given five (5) minutes to address Mayor and Council with their comments. You can register by signing up in person at the Cultural Arts Center located at 4181 Atlanta Street - location of the on site meeting or by emailing [kaxt@cityofpowdersprings.org](mailto:kaxt@cityofpowdersprings.org) between 6:40 and 7:00 PM to register to speak.**

#### 6. Public Reports | Presentations

[PR 23-006](#) Art Submittals in Recognition of Georgia Cities Week - Powder Springs Elementary School and Varner Elementary School

Mayor Thurman and the Council Body recognized the art submittals of the students of Powder Springs Elementary and Varner Elementary with certificates.

[2023 -028](#) Proclamation - Mayor's Reading Club Program

**Attachments:** [Mayor's Reading Club Proclamation](#)  
[Mayor's Reading Club Starter Kit v1 Aug 2022](#)

Mayor Thurman read the proclamation declaring the Mayor's Reading Club through the Georgia Municipal Association and partnership with Irene Barton of Cobb Collaborative, Jennifer Rapier Branch Manager of the Powder Springs Library, and Julia Davis owner of the Bookworm Bookstore.

[2023 -032](#) Proclamation - Small Business Week - April 30 to May 6, 2023

**Attachments:** [Small Business Week Proclamation](#)

Marcellas Williams, Economic Development Director, presented an award and certificates celebrating the contributions of small businesses and entrepreneurs for their 5, 10, 15, 20 and 25 plus years of business in the community.

[PR 23-005](#) Employee Recognitions

City Manager Pam Conner recognized the following employees as recipients of the first quarter Above and Beyond certificates for their work beyond their normal job duties:

Sergeant Bernard Ellis, Sergeant Roderick Cheatham-Seay, Officer Carson Yates, Development and Infrastructure Agency Executive Director Eric Meyer, Human Resources Director Rosalyn Nealy, Community Development Director Tina Garver, Finance Director Travis Sims, Lead Sanitation Driver Ray Alceac, Erosion and Sediment Control Inspector AJ Eakley, Deputy City Clerk Tamara Newkirt, Deputy Court Clerk Nikki Proctor, and Parks Operation Coordinator Lindsay Landers.

## 7. City Attorney

### A. Consent Agenda

[RES0 23-104](#) A RESOLUTION CONDITIONALLY APPROVING THE TEMPORARY CLOSURE AND USE OF A PORTION OF THE MUNICIPAL PARKING FRONTING MARIETTA STREET FOR TEMPORARY SPECIAL EVENTS ON THE FIRST AND FOURTH TUESDAY OF EACH MONTH BETWEEN MAY 9, 2023 AND OCTOBER 24, 2023 DURING THE HOURS OF 6:00PM AND 9:00PM TO ACCOMMODATE FOOD TRUCK FRENZY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [Food Truck Frenzy Permit Application\\_041523 Redacted](#)  
[Food Truck Frenzy Schedule](#)  
[PARKING LOT LAYOUT](#)  
[RESO 2023-104 EXH A PARKING LOT LAYOUT\\_BLANK\\_v041523](#)  
[Executed RESO 23-104](#)

**approved**

[RESO 23-105](#) A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE COBB URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM COOPERATION AGREEMENT; ESTABLISHING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [Executed RESO 23-105](#)  
[Scope of Services](#)

**approved**

[RESO 23-106](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH PUBLIC PRIVATE PARTNERSHIP PROJECT MANAGEMENT (4PM) TO MANAGE AND OVERSEE THE DESIGN AND CONSTRUCTION OF THE MUNICIPAL COMPLEX; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [RESO 2023-106 EXH A First Amendment to Consulting Agreement](#)  
[Executed RESO 23-106](#)

**approved**

[RESO 23-107](#) A RESOLUTION ACCEPTING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE COBB CHAMBER OF COMMERCE FOR THE PLACEMENT OF AN ADVERTISEMENT IN THE ANNUAL ECONOMIC DEVELOPMENT GUIDEBOOK AND ANNUAL VISITOR & NEWCOMER GUIDE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [Executed RESO 23-107](#)

**approved**

[RESO 23-108](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH NATURCHEM, INC, dba OPTERRA SOLUTIONS, FOR AN AMOUNT OF \$25,000 TO MOW AND REMOVE DEBRIS, SEDIMENT AND VEGETATION FROM EIGHT CITY-OWNED DETENTION PONDS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [Estimates - City Owned Ponds \(004\) Redacted](#)  
[Executed RESO 23-108](#)

approved

[RESO 23-109](#) A RESOLUTION AUTHORIZING AND APPROVING THE CITY OF POWDER SPRINGS POLICE DEPARTMENT TO PARTICIPATE IN A YOUTH MENTORING PROGRAM; AUTHORIZING THE CHIEF OF POLICE TO EXECUTE A MEMORANDUM OF UNDERSTANDING GOVERNING THE IMPLEMENTATION OF SAID PROGRAM; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [Cadet Program MOU Redacted](#)  
[Certificate of Insurance Redacted](#)  
[Executed RESO 23-109](#)

approved

[RESO 23-110](#) A RESOLUTION EXTENDING THE EXISTING MORATORIUM FOR ONE-HUNDRED FIFTY DAYS (150) DAYS ON THE ACCEPTANCE OF CERTAIN REZONING APPLICATIONS FOR RESIDENTIAL DEVELOPMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [Executed RESO 23-110](#)

approved

[RESO 23-111](#) A RESOLUTION APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH THE POWDER SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY AND THE DOUGLAS ASSETS COMPANY WITH REGARD TO THE TOWNHOUSE PROJECT CONSTRUCTION AND DEDICATION OF NEW PUBLIC ROAD; PROVIDING FOR AGREEMENT ON THE DISTRIBUTION OF ALL DOUGLAS ASSET COMPANY'S FUNDS HELD BY THE CITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [RESO 2018-145](#)  
[RESO 2018-167](#)  
[RESO 2019-012](#)  
[RESO 2019-048](#)  
[RESO 2019-098](#)  
[RESO 2019-144](#)  
[RESO 2020-120](#)  
[Executed RESO 23-111](#)

approved

## Approval of the Consent Agenda

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post 2 Wisdom, to approve the Consent Agenda as read by the City Attorney Julie Livingston. The motion carried by the following vote:

Yes: 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 1 Bordelon, and Council Member - At Large Post 2 Wisdom

## B. Regular Agenda | Public Hearing

[PZ 23--007](#) Special Use Request to allow storage of business inventory within a portion of a residential accessory structure. The property is located at 3152 Brooks Lane, within land lot 725 of the 19th District, 2nd Section, Cobb County, Georgia.

**Attachments:** [Executed Motion PZ 23-007 to table to 05-01-2023](#)  
[notarized application Redacted](#)  
[Tabled PZ 23-007 to June 5, 2023](#)

A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 3 Green, that Special Use PZ 23--007 be tabled to the City Council on 6/5/2023. The motion carried by the following vote:

Yes: 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 1 Bordelon, and Council Member - At Large Post 2 Wisdom

[PZ 23--010](#) Special Use Request. To allow an indoor commercial recreational facility, within the Central Business District. The property is located at 4505 Atlanta Street, within land lot 902 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19090200190.

**Attachments:** [Special Use Application Redacted](#)  
[Business Plan](#)  
[Floor Plan](#)  
[Executed PZ 23-010](#)

Daphany Bien Aime, Special Use applicant, discussed her request to open an axe throwing business in the downtown facility.

Shaun Myers, Planning and Zoning Manager, stated that Staff and Planning & Zoning Commission recommend approval with conditions.

No speakers for or against the application.

The Mayor and Council body asked when does the applicant plan to start with the

remolding of the facility; and will this be a family friendly establishment. Ms. Bien Aime replied that she plans to start construction on the facility as soon as the application is approved; and this will be a family friendly environment with considerations of a kid friendly area within the facility.

**A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 2 Dawkins, that Special Use PZ 23--010 be approved with the following conditions:**

- 1. The special use approval is for a period of five (5) years, consecutively. The applicant shall reapply for special use prior to expiration.**
- 2. Applicant shall provide a site plan showing compliance with the Unified Development Code regarding parking, landscaping (to include parking lot and street trees), trash disposal screened area, two u-racks for bicycles, and lighting prior to permitting. Site improvements shall be completed prior to the issuance of a certificate of occupancy.**
- 3. The site shall be improved with the installation of landscaping. The applicant shall provide a landscaping plan, subject to design review and approval.**
- 4. Applicant shall coordinate any internal construction necessary to accommodate assembly use occupancy with the Cobb County Fire Marshal.**
- 5. No outside storage shall be permitted.**
- 6. Applicant shall permit any signage in accordance with Unified Development Code.**
- 7. Any alcohol sales or use shall be permitted separately and meet the requirements of the code of ordinances.**
- 8. Given the proximity to the Silver Comet Trail, the applicant shall install two u-racks for bicycles and demonstrate their location on the parking lot restriping plan, subject to design review and approval.**
- 9. If ownership of the business changes or if the business plan changes to include other indoor recreation, a new special use application will be required.**
- 10. The hours of operation shall be between 11:00AM and 11:00PM. Variations to these hours allowable via an approved Temporary Event Permit, subject to review by the Community Development Department.**

**The motion carried by the following vote:**

**Yes:** 4 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - At Large Post 1 Bordelon, and Council Member - At Large Post 2 Wisdom

**No:** 1 - Council Member - Ward 3 Green

## **8. City Manager and City Council Reports**

Council Member Green stated that he enjoyed seeing all the youth this evening.

Council Member Dawkins thanked everyone for coming out and congratulated all the students and businesses.

Council Member Lust thanked everyone for joining in person as well as online. Mr. Lust added that it was very nice to see so many people come to recognize the youth.

Council Member Bordelon thanked everyone for coming out tonight.

Council Member Wisdom thanked everyone for coming out in person and on Zoom. Ms. Wisdom extended congratulations to the honorees of the Powder Springs Elementary and Varner Elementary schools art students; to the reading initiative that the City has embarked upon; to the Small Business owners in the community; and to the employees that provide a great service on behalf of the City everyday. Council Member Wisdom also shared some details on the internship program with McEachern High School.

## **9. Executive Session was called for purposes of Real Estate and Litigation.**

**A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post 2 Wisdom, that this Executive Session called for the purpose of Real Estate and Litigation be approved. The motion carried by the following vote:**

**Yes:** 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 1 Bordelon, and Council Member - At Large Post 2 Wisdom

## **Executive Session was concluded for purposes of Real Estate and Litigation.**

**A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post 2 Wisdom, that this Executive Session called for the purpose of Real Estate and Litigation conclude be approved. The motion carried by the following vote:**

**Yes:** 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 1 Bordelon, and Council Member - At Large Post 2 Wisdom

## **10. Adjournment**

**A motion was made by Council Member - Ward 3 Green, seconded by Council Member - At Large Post 1 Bordelon, that this Adjournment be approved. The motion carried by the following vote:**

**Yes:** 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 1 Bordelon, and Council Member - At Large Post 2 Wisdom