



City of Powder Springs

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

Meeting Minutes - Final Council Work Session

*Mayor
Albert Thurman*

*Council Members:
Henry Lust, Doris Dawkins, Dwayne Green, Dwight McMutry, Patricia
Wisdom*

Wednesday, April 2, 2025

5:00 PM

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

Location Information:

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

Join Zoom Meeting - <https://us06web.zoom.us/j/82471915803>

Dial: 1-929-205-6099 Meeting ID: 824 7191 5803

Call to Order

Mayor Albert Thurman called the meeting to order at 5:00 pm. Council Members Dawkins, Green, Lust, and McMutry were present on site. Council Member Wisdom was absent. Also present on site were City Attorney Julie Livingston, City Manager Pam Conner and City Clerk Kelly Axt.

Staff in attendance: Lane Cadwell, Phyllis Calloway, Tina Garver (Zoom), Travis Landrum (Zoom), Shaun Myers (Zoom) and Tamara Newkirt.

Mayor's Comments

Mayor Thurman shared his experience on his mission trip to Kenya.

Work Session Matters

[RPT 25-020](#)

Intergovernmental Notice. Z-11 of 2025. Rezoning within a half (1/2) mile of the city boundary, at 4186 Austell Powder Springs Road.

Attachments: [Zoning Notification Powder Springs Z-11 2025 05Redacted](#)
[Vicinity Map](#)

Tina Garver, Community Development Director, discussed the property owners request to Cobb County to expand their business and purchase adjacent property. Mrs. Garver added that the Staff has encouraged the property owner to annex into the City.

[RPT 25-021](#) Report - domain name change to ".gov"

Pam Conner, City Manager, discussed the recommendation to change the domain name from .org to .gov to be consistent with other local government.

[RPT 25-022](#) Report - Enterprise Lease Program for city fleet

Lane Cadwell, Chief of Police, discussed leasing four vehicles through the Enterprise Lease program. Chief Cadwell added that at the end of the lease the police equipment would be removed, Enterprise would re-sell the vehicles and the City would receive residuals from the re-sell of the vehicles.

[RES0 25-044](#) Intergovernmental Notice. 3450 Hopkins Court. Cobb County SLUP 11-2025: Request to park 7 vehicles at house.

Attachments: [Zoning Notification Powder Springs LUP-11 2025_04 Redacted](#)
[Vicinity Map](#)

Tina Garver, Community Development Director, discussed the renewal request from Cobb County to allow additional parking at a residential property.

[RES0 25-051](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE DOCUMENTS REQUIRED FOR CERTAIN AUDIO VISUAL AND TECHNOLOGY MAINTENANCE AND TRAINING AT THE NEW MUNICIPAL COMPLEX; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 051 AV Mtce Training](#)
[Copy of Municipal Complex Annual Contracts MG Systems Above the Cloud FY 26\(Sheet1\) \(002\).xlsx](#)
[Proposal for AV Training and Inspection Services.pdf](#)

Kelly Axt, Administrative Support Director, discussed receiving the costs for audio visual support, quarterly training and inspections, and annual maintenance for the new Municipal Complex.

[RES0 25-058](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE CONTRACTS WITH RCS PRODUCTIONS FOR PROFESSIONAL SERVICES TO BE PERFORMED FOR AND AT THE SEAFOOD FESTIVAL MAY 2025; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 058 RCS services at Seafood Festival](#)
[RCS Proposal for Seafood Festival 2025 Redacted](#)

Travis Landrum, Parks and Recreation Director, discussed the proposal for services and entertainment from May 16th through May 19th 2025 for the Seafood Festival. Mr. Landrum added the contract cost is \$42,500.

[RES0 25-059](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND CHIEF OF POLICE TO EXECUTE AGREEMENTS WITH CARFAX FOR POLICE AND THE NATIONAL INSURANCE CRIME BUREAU FOR ACCESS TO AND USE OF CERTAIN INFORMATION RELATING TO POLICE INVESTIGATIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 059 Carfax & NICB](#)
[CARFAX For Police Terms and Conditions 2024 - Tools Only MOU](#)
[Redacted](#)
[Law Enforcement ISO ClaimSearch Access Memorandum of Understanding-
Final 3-2024](#)

Lane Cadwell, Chief of Police, discussed CarFax providing information to the police department of fraudulent and stolen vehicles at no cost to the City. Chief Cadwell added that CarFax provides historical information from National Insurance Crime Bureau.

[RES0 25-060](#) A RESOLUTION APPOINTING ALISON NICOLE (NIKKI) THOMAS TO THE ARTS AND CULTURAL AFFAIRS COMMISSION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 060 Board and Commission Appt Alison Nikki Thomas](#)
[Nikki Thomas Commission Application 03032025 Redacted](#)

Travis Landrum, Parks and Recreation Director, discussed the candidate process and recommendation of Alison Nicole Thomas for the Arts and Cultural Affairs Commission.

[RES0 25-061](#) A RESOLUTION APPROVING, RATIFYING AND AUTHORIZING THE MAYOR TO EXECUTE AGREEMENTS OR DOCUMENTS NEEDED TO PURCHASE LAPTOPS, DOCKS AND MONITOR FOR A SUM OF \$40,000, TECHNOLOGY RACKS FROM QUALITY COMMUNICATIONS, INC. FOR A SUM OF \$21,747 AND THE DOMAIN NAME CHANGE FROM .ORG TO .GOV FOR A SUM OF \$7,000; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 061 remaining laptops and other technology](#)
[Est QC24185 from Quality Communications Inc. 154998 23628 Redacted](#)
[527e8d89-846f-449b-8ff6-70b1fa560dde Redacted](#)
[Est QC24186 from Quality Communications Inc. 155003 23628 Redacted](#)
[Est QC24187 from Quality Communications Inc. 155008 23628 Redacted](#)
[Est QC25118 from Quality Communications Inc. 156904 23628 Redacted](#)

Pam Conner, City Manager, discussed adding the upgrades of Windows 11 for 25 laptops and docking stations; including stacking racks at 4 locations for equipment

and cable.

[RES0 25-062](#) A RESOLUTION ACCEPTING AND AUTHORIZING THE MAYOR TO EXECUTE A CONSERVATION EASEMENT GRANTED THE CITY OF POWDER SPRINGS FOR THE PROTECTION OF CERTAIN STREAM BUFFERS LOCATED WITHIN CERTAIN DEVELOPMENTS WITHIN INNOVATIVE WAY/INTERMODAL 20 WEST, NATURE WALK, WESTMONT PRESERVE, LEWIS-WILDWOOD AND CONCORD OAKS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 062 Conservation Easements](#)
[Naturewalk Conservation Easement Redacted](#)
[20 West Intermodal Conservation Easement](#)
[Westmont CE Deed Pkg A Redacted](#)
[Westmont CE Deed Pkg B Redacted](#)
[Westmont CE Deed Pkg C Redacted](#)
[Lewis-Wildwood - Conservation Easement](#)
[Concord Oaks Executed Conservation Easement Redacted](#)

Tina Garver, Community Development Director, discussed the resolution to authorize the City to sign the conservation easements and be recorded on plats for the listed developments.

[RES0 25-063](#) A RESOLUTION APPROVING AND AUTHORIZING THE PLACEMENT OF A LITTLE FREE LIBRARY IN POWDER SPRINGS PARK; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 063 Little Free Library](#)

Travis Landrum, Parks and Recreation Director, discussed the proposal and recommended a location to install a free library at the Powder Springs Parks. Mr. Landrum added that Cobb Collaborative would fund this program and the City would install and maintain the structure.

[RES0 25-064](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE CONTRACTS WITH RCS PRODUCTIONS FOR PROFESSIONAL SERVICES TO BE PERFORMED FOR AND AT THE SUMMER CONCERT SERIES; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 064 RCS Summer Concert Series](#)
[RCS Proposal for Concert Series 2025Redacted](#)

Travis Landrum, Parks and Recreation, discussed the proposal for services and entertainment for the 2025 Concert Series. Mr. Landrum added that the three concert dates are July 26th, August 23, and September 27 at a cost of \$46,875.

[RES0 25-065](#) A RESOLUTION APPROVING THE TEMPORARY CLOSURE AND USE OF THURMAN SPRINGS PARK, MUNICIPAL PARKING, CITY TRAILS AND CITY ROADS TO ACCOMMODATE THE 5K AND ARTS FESTIVAL HOSTED BY THE SOUTH COBB ARTS ALLIANCE ON SEPTEMBER 13, 2025 FROM 7AM TO 8PM BEGINNING AND ENDING AT THURMAN SPRINGS PARK; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 065 SCAA 5k and Arts Festival](#)

[Art at the Springs 2025 Event Request Redacted](#)

Travis Landrum, Parks and Recreation Director, discussed the request from the South Cobb Arts Alliance to hold an Art at the Springs Event September 13, 2025 in the Thurman Springs Park. Mr. Landrum added the event will include a 5K walk and run component.

[RES0 25-066](#) A RESOLUTION APPROVING THE TEMPORARY CLOSURE AND USE OF THURMAN SPRINGS PARK TO ACCOMMODATE A PRAYER AND WORSHIP SERVICE HOSTED BY PRAYER BY PAINTING ON MAY 31, 2025, FROM NOON TO 6:00pm; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 066 Prayer Service](#)

[Worship in the Park Event Request Redacted](#)

[Site Map Worship in the Park](#)

Travis Landrum, Parks and Recreation Director, discussed the request from Jennifer McCrary to hold a Prayer by Painting for Worship Event May 31, 2025 in the Thurman Springs Park.

[RES0 25-067](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE CERTAIN AGREEMENTS, DEDICATIONS AND DEVELOPMENT DOCUMENTS WITH DEVELOPERS OF ADLER SPRINGS, NATURE WALK PRESERVE, CONCORD OAKS, WILDWOOD, FAIRHAVEN, VILLAGES AT PRESTON, PRESTON TOWNES, AND WESTMONT PRESERVE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 067 Development Agreements](#)

Tina Garver, Community Development Director, discussed the resolution to allow the City to sign the named agreements to be recorded as being fully executed agreements with the listed developments.

[RES0 25-068](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT AGREEMENT WITH NATIVE DEVELOPMENT GROUP; PROVIDING FOR AN EFFECTIVE DATE; AND

FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 068 Native Development Agreement](#)

Tina Garver, Community Development Director, discussed the new road connection agreement from Innovative Way and Oglesby Road.

[RES0 25-069](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION RELATING TO MAINTENANCE BY THE CITY OF CERTAIN SAFETY IMPROVEMENTS INSTALLED BY THE DEPARTMENT AT AND NEAR THE FINCH ROAD RAILROAD CROSSING; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 069 GDOT MOU re Finch Road railroad crossing improvements](#)
[Attachment A - DOT #719821V - Finch Rd.pdf](#)
[Draft - MOA - Powder Springs GA - DOT# 719821V.pdf](#)

Pam Conner, City Manager, discussed the Georgia Department of Transportation improvements of stripping and markings near or at Finch Road. Mrs. Conner added that after the installation of the markings the City would maintain them.

[PZ 24-029](#) Rezoning Request to rezone an approximate 4.9-Acre Tract from R-20 to PUD-R. The property is located at 3720 and 3716 Powder Springs Rd, within land lots 833 and 870, 19th District, 2nd Section, Cobb County, Georgia. PINs: 19087000010, 19087000150.

Attachments: [PZ 24-029. Motion to Table. 04072025](#)
[Site Plan. 2025-3-16. NELSON - POWDER SPRINGS](#)
[Signed Table to Motion 02-03-25](#)
[Signed table to Dec 2nd](#)
[Renderings. 28' wide th- streetscape 4-8-21 fin](#)
[Traffic Impact Study](#)
[Fiscal Impact Analysis. Powder Springs Road FIA 10 16 24](#)
[Public Opposition. CREEKWOOD SUBDIVISION PETITION](#)
[Rezoning Application. 3716 & 3720 Powder Springs Road Redacted](#)
[Signed PZ 24-029 Tabled Motion to 11-04](#)
[Signed Motion to table to Apr 7](#)

Tina Garver, Community Development Director, discussed the rezoning applicants request to table the hearing to the May 5, 2025 Council agenda due to transportation entrance concerns.

[PZ 25-004](#) Rezoning - To consider a change in the zoning conditions of PZ22-012. The property is Villas on Powder Springs Creek, located at 4975 and 5001 Hill Road, within land

lot 953 of the 19th District, 2nd Section, and Cobb County, Georgia. PINs: 19095300070 & 19095300060.

Attachments: [PZ 2025-004 Signed Tabled to April 4](#)
[PZ25-004. Motion to Table. 04072025](#)
[Rezoning Application \(Change of Conditions\) Redacted](#)
[DB16089 PG2748 LWD](#)
[Exhibit A - MIJS Representatiion Redacted](#)
[HILL ROAD TRACT - ALTA UPDATE 09.09.24 Redacted](#)
[Legal Description](#)
[Site Plan - Hill RD Stamped 24.10.11 Redacted](#)
[Site Vicinity Map](#)

Tina Garver, Community Development Director, discussed the rezoning applicants request to table the public hearing to the June 2, 2025 Council agenda due to water requirements for changing the units from commercial (for rent) to residential (for sale) units.

[ORD 25](#)
[-004](#)

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE RELATING TO SITE AND ARCHITECTURAL DESIGN REVIEW, LAND DEVELOPMENT, AND STANDARD DESIGN SPECIFICATIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st Reading - 2/17/25 2nd Reading - 03/03/25 (Tabled)
2nd Reading - 03/17/25 (Tabled)
2nd Reading – 04/07/25

Attachments: [Ordinance 25-004](#)
[Tabled ORD 2025-004](#)
[Exhibits](#)

Tina Garver, Community Development Director, discussed the codes that relates to storm water infrastructure; slope measurements of land grading developments; and how hydraulic grade is measured.

[ORD 25](#)
[-005](#)

AN ORDINANCE TO APPROVE AN ADOPTION AGREEMENT AND GENERAL ADDENDUM RELATING TO THE GEORGIA MUNICIPAL EMPLOYEE BENEFIT SYSTEM DEFINED BENEFIT RETIREMENT PLAN; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st Reading 3/17/25 2nd reading 4/7/25

Attachments: [ORD 2025 - 005 Retirement](#)
[Powder Springs Addendum 2 27 2025.pdf](#)
[Powder Springs Adoption Agreement 2 27 2025.pdf](#)
[Powder Springs Cover Letter 2 27 2025.pdf](#)

Pam Conner, City Manager, discussed the amendments for unused sick leave for all employees; establishing the rule of 78 for retirement of field personnel; and normal retirement payment for the elected officials from \$55 to \$60 per month times the years of service.

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

No executive session was held.

City Manager and Council Reports

City Manager Pam Conner asked for a head count of attendees for the National Day of Prayer May 1st.

Council Member McMutry shared that he will be out of town April 14th.

Council Member Lust welcomed everyone that attended the meeting online as well as in person.

Council Member Green shared his peace and blessings.

Council Member Dawkins shared that she will be out of town April 24th thru May 2nd.

Recess to Next Scheduled City Council Meeting

A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - At Large Post 1 McMutry, that this Recess to Monday April 7, 2025 at 6:30pm be approved. The motion carried by the following vote:

Yes: 4 - Henry Lust, Doris Dawkins, Dwayne Green, and Dwight McMutry

Absent: 1 - Patricia Wisdom