

2018 Scheduled Events		
January 1	City closed	
January 6	Quarterly Coffee with Staff	Comm. Dev
January 15	City closed	
January 18	Town Hall Meeting	Ford Center
February 25	Bridal Expo	Ford Center
March 6-9	Reside with Pride sanitation pick up	
March 13	Town Hall Meeting—Presentation of Draft Budget	Ron Anderson
March 24 & 25	Thunderbirds Wings Over Atlanta	Dobbins ARB
March 30	City closed	
April 7	Quarterly Coffee with Staff	Comm. Dev.
April 14	Spring Chicken 5K Run/ Business SpringFest	Lucille Trail & Town Square
April 21	Pick-It-Up Powder Springs	Town Square
May 3	National Day of Prayer	Chambers
May 5	Run for Food 5K	Lucille Trail
May 10	Town Hall—Presentation of Budget	American Legion
May 21	Budget 1st reading	Chambers
May 22	Budget Open House	Chambers
May 24	Budget Open House	Chambers
May 28	City closed	
May 31	Budget Open House	Chambers
June 4	Budget 2nd reading	Chambers
July 4	July 4 th Celebration & Fireworks	Downtown
July 7	Quarterly Coffee with Staff	Comm. Dev.
August 16	Town Hall Meeting	Ford Center
September 3	City closed	
September 20	Senior Dance	Ford Center
October 2-5	Reside with Pride sanitation pick up	
October 2	National Night Out	Town Square
October 6	Quarterly Coffee with staff	Comm. Dev.
October 13	Spooktacular 5K and 10K Runs	Lucille Trail
October 26	Children's Trunk & Treat	Ford Center
October 27	Pick-It-Up Powder Springs	Town Square
November 11	Veterans Day Ceremony	Ford Center
November 15	Town Hall Meeting	American Legion
Nov 22 & 23	City closed	
November 30	Tree Lighting & Parade	Downtown
December 1	Reindeer Run	Wildhorse Trail
Dec 24 & 25	City Closed	

Department	Director	770-943-1666	Email
City Manager	Pam Conner	Ext. 313	pconner@cityofpowdersprings.org
City Clerk	Kelly Axt	Ext. 312	kaxt@cityofpowdersprings.org
Community Development	Tina Garver	Ext. 361	tgarver@cityofpowdersprings.org
Court Administrator	Tracie Jackson	Ext. 233	tjackson@cityofpowdersprings.org
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Finance	Diana Belanger	Ext. 349	dbelanger@cityofpowdersprings.org
Human Resources	Rosalyn Nealy	Ext. 317	rnealy@cityofpowdersprings.org
Parks & Recreation	Trudy Crunkleton	Ext. 305	tcrunkleton@citofpowdersprings.org
Police	Tony Bailey	Ext. 232	tbailey@cityofpowdersprings.org
Public Works	Michael Anderson	Ext. 102	manderson@cityofpowdersprings.org



City Hall Telephone: 770-943-1666
M-F 8AM –5PM | Utility Billing 9AM –4PM

Public Works Telephone: 770-943-8010
M-F 8AM – 5 PM

Police Department Non-Emergency
Telephone: 770-943-1616 M-F 8AM-5PM

Municipal Court Telephone: 770-943-8020
M-F 9AM - 4:50PM, Closed from 12-1 PM

Website: www.cityofpowdersprings.org

In partnership with McEachern High School career development program, the City conducted its second annual summer intern program with juniors and seniors.



Summer Interns 2017



JANUARY 2018



cityofpowdersprings.org

Progress through Collaboration.

A glance through my desk calendar shows that the preceding 12 months at City Hall have been fast-paced and productive on all fronts. I believe our proudest moments occurred when building trust and relationships across our City – connecting City Council, City departments, civic groups, churches, citizens, and communities. These connections, made possible in part by our unwavering commitment to communication, fostered a spirit of collaboration and progress stronger than ever in Powder Springs. Much has been accomplished in 2017, and more will follow in the year ahead.

As the calendar turns to 2018, we welcome newly elected members to our City Council – Nancy Farmer and Henry Lust. We also recognize the value of the many years we shared with departing Council members Cheryl Sarvis and Nancy Hudson. Working through a year full of important initiatives, all of the members of City Council have been strongly connected to the communities they serve and sincerely focused on what’s best for Powder Springs.

There are exciting plans ready on the drawing board for additions to our parks and outdoor amenities, and for a dynamic new downtown that will transform our historic center into an unparalleled city destination. Our summer youth enrichment program was so successful with middle school students that an expanded summer program will be offered again in June. New senior living options launched last year will open soon at Silver Comet Village, the City’s largest investment project to date. These and many more stories of Powder Springs’ year of **progress through collaboration** await your review in this annual report.

On behalf of City Council and City staff, I invite you to get involved in the exciting growth of Powder Springs. Our four Ambassador teams, City boards and commissions, youth programs, and local events offer meaningful ways for residents to participate. Please come out for public meetings, 5K runs, Buy Local shopping and community events. Let us hear what you think about any issue, at any time, using the surveys and contact tools found on the City’s website at www.cityofpowdersprings.org.

Let’s work together to keep Powder Springs moving forward by communicating, connecting and collaborating in 2018!

Al Thurman
Mayor, City of Powder Springs



Mayor Al Thurman

Create
Destinations
that appeal to
residents and visitors

Develop
and promote a
Safe City

Create an
atmosphere of
Community

Attract
and retain
Businesses

YEAR IN REVIEW

In this Issue:

- New Council Members
- City’s Financial Position
- Economic Development
- Residential Revival
- Downtown Plan Unveiled
- Stronger Communities via Public Safety, Public Works, Parks & Amenities, Arts & Culture, Ambassadors
- 2018 Calendar of Events

With the New Year/Change Comes to the City Council

"I want to thank all of our City Council members for their leadership and teamwork that made 2017 successful," said Mayor Al Thurman, at a recent reception honoring the City Council.

"We send our best wishes for a future bright with opportunities to departing members Cheryl Sarvis, Ward 1 Representative and *Mayor Pro Tem*, and Nancy Hudson, Ward 3 Representative. Both served two mayoral administrations, and we are grateful for their efforts to make our City a special place to live, work and play," the Mayor said.

Two newly elected members joined City Council at the start of 2018. Nancy Farmer is the Ward 3 representative. She served on the Planning and Zoning Commission and Keep Powder Springs Beautiful committee. Henry Lust will represent Ward 1. He was a Volunteer of the Year in 2016, served on the Board of the Ford Center and chaired the Business Ambassadors.

"I look forward to working with Nancy, Henry and all returning members of Council: Patrick Bordelon, Doris Dawkins, and Patricia Wisdom. As a team, we are ready to carry on the work of those who preceded us. We will seek fresh ideas and find common ground to achieve as much progress in 2018 as we did last year," said Mayor Thurman.

2018 CITY COUNCIL SCHEDULE

Meetings @ 7 PM
4488 Pineview Drive

JAN 2 & JAN 16
FEB 5 & FEB 19
MAR 5 & MAR 19
APR 2 & APR 16
MAY 7 & MAY 21
JUN 4 & JUN 18
JUL 16
AUG 20



Cheryl Sarvis

Nancy Hudson

Departing Council Members **Cheryl Sarvis**, *Mayor Pro Tem and Ward 1*, and **Nancy Hudson**, *Ward 3*, were honored at a January reception for their many years of public service to the City.

2018 City Council Members



MAYOR

Al Thurman



POST 1 - AT LARGE

Patrick Bordelon



WARD 2

Doris Dawkins



POST 2 - AT LARGE

Patricia Wisdom



WARD 3

Nancy Farmer



WARD 1

Henry Lust



Volunteers Are Essential to Our Community

Our four Ambassadors teams have grown in members and in outreach during their second year of activity in 2017. A reception honoring all Powder Springs volunteers was held in December. Murray Homan was named the 2017 Volunteer of the Year at this event. A database to match volunteers with opportunities is in the works, so please watch for details on the City website.

Police-Parks-Pastors Ambassador team came together to promote the Bridge the Gap program to more city partners, schools and businesses. Through their efforts all area schools have signed on.

The Business Ambassadors and City staff joined McEachern High School's career workshops in February to assist students with resume writing, interviewing and networking. Then these skills were put to the test at the spring Career Fair, where students networked with local businesses and explored City summer internships.

The Youth Ambassadors, aka GIPS & GAPS, held its first annual Summer Enrichment Program at Tapp Middle School in 2017. More than 80 rising 6th, 7th and 8th graders participated in art, music production, performing arts, language and math sessions at the two-week summer camp. The Youth Ambassadors will complete their non-profit status, partner with other youth programs like the Cobb Student Leadership Academy, and expand the Summer Camp program with more sponsors in 2018. Watch for registration dates on the City website www.cityofpowdersprings.org.



Flower beds at the Ford Center, the Police department, along the Silver Comet Trail and seasonal planters on Marietta Street and the Lewis Road round-about were maintained by a partnership between the Community Ambassadors and the Keep Powder Springs Beautiful committee.

Two citywide Pick It Up events were held in 2017 – on Earth Day April 22nd and again on October 28th. Community Ambassadors, residents and more than 150 students from McEachern High School, Tapp Middle School and Compton Elementary removed more than 100 bags of trash each time from along local roads. Volunteers noted that the amount of trash seemed less this year, a credit to the City's focus on roadside clean up throughout the year.



Powder Springs Welcomes
Trudy Crunkleton
Parks Director
trcrunkleton@cityofpowdersprings.org

City's Spirit of Service

City employees also joined forces with New Hope Baptist Church to help serve 400 attendees at the church's annual senior holiday meal, on the day before Thanksgiving. A heartfelt message from one city employee captures the spirit of service of so many volunteers and 16 city staff members who gave hands-on help to this event: "As I stood in the entryway of the gymnasium I was amazed seeing ...all the young people interacting with the seniors by serving and performing. The adults were making sure it was all running smoothly. I stopped to say hello to the Mayor and his wife who were engaged with seniors as well at their table...I just wanted to say thank you for giving us an opportunity to volunteer because it was humbling just to see everything in motion...It made me remember how involved my grandmother was with her local senior center and I hope she was treated just like that by her community." – Jackie Wilhite-Major

New Recreational Amenities Open at City Parks

The Silver Comet Trail Linear Park, along Richard Sailors Parkway, has enjoyed ever increasing local use since its opening in 2015. Two new amenities were added last year. A special needs playground opened for use in May 2017. A covered basketball court and additional parking were completed in October 2017.

The City has also applied for grant assistance to develop floodplain properties for passive use at Hopkins Road and Lancer Drive. These properties, purchased by the City in 2005 and 2009, will be added to the City's growing list of recreational outdoor amenities. Structural hazards were removed, and design is under way for a sand volley ball court, tetherball court, or picnic tables and benches. Construction is expected to begin on these in 2018.

Tracking our Trails

It should be noted that our two city trails – Wildhorse and Lucille – are USA Track and Field 5K certified and Peachtree Road Race qualifiers. Naturally beautiful, our trail system is a perfect destination for fitness, exercise, running events and fundraisers.



In 2017, our Police department hosted the 3rd annual 5K Run for Food. The goal of 100 runners was met and nearly \$2,000 was raised for M.U.S.T. Ministries to provide summer lunches for children. The City also sponsored the Spring Chicken 5K Run assisting the Sweetwater Mission. Popular new additions, the Spooktacular 5K and 10K races supported Vision Rehabilitation Services, and the Reindeer Run helped local Angel Tree and Toys for Tots programs.

Arts and Cultural Events

The Arts and Cultural Affairs Advisory Commission was established in October 2017 to continue work begun under the former Ford



Center Board of Directors, but with a special focus on building community through Arts and Cultural programs. The commission will routinely host community events at the Ford Center and at other City venues.

Art exhibits by local artists and McEachern students opened to the public at the new

Gallery in the Council Chambers building, on weekdays during business hours. The new Gallery was created by a partnership between the City and the South Cobb Arts Alliance.



Partnership with Dobbins AFB

Parks and Recreation and Community Development staff toured Dobbins Air Reserve Base on November 28, 2017 to meet with the Public Affairs Unit. The purpose of the visit was to establish a partnership and build a relationship with Dobbins Air Reserve Base and key personnel in order to explore future opportunities to further enhance citizen engagement with the Powder Springs community; particularly, to provide additional avenues and opportunities in which youth may engage and participate. City staff met with base leadership to understand the base's responsibility, mission and vision, comparison of Reserves vs. Active Duty members, and the duties and responsibilities regarding the different units on base including operations, maintenance, Public



Affairs, etc. Following a tour of a C-130 aircraft, the staff then toured the base to learn how other military branches and tenants currently comprise the rest of Dobbins and then viewed a simulator tour of emergency services to observe how an aeromedical evacuation mission is performed. Participating staff will work to build a strong relationship by establishing a community partnership with the Base and ROTC programs in local high schools, including local airmen in school career days, events and other activities and inviting students to participate in future base tours.

Members of City staff will volunteer at the upcoming *Air Show March 24 and 25*. The public is invited to attend.

Annual Financial Review and Budget Process

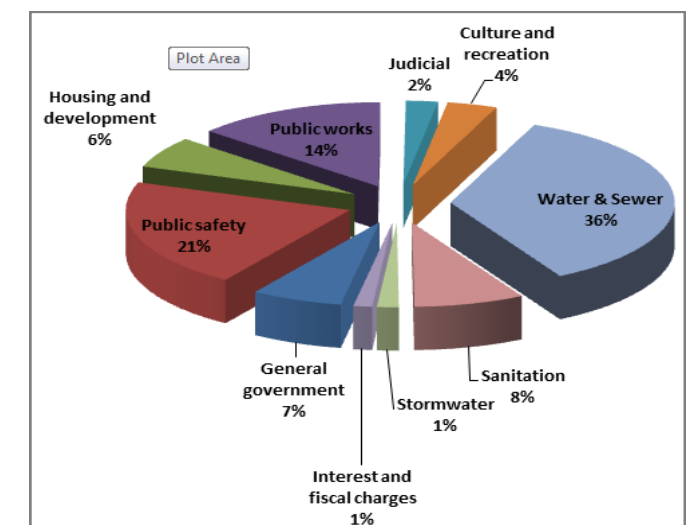
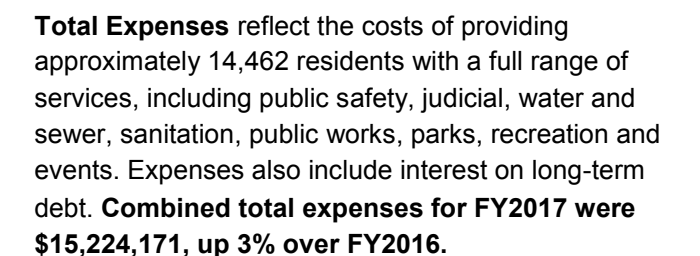
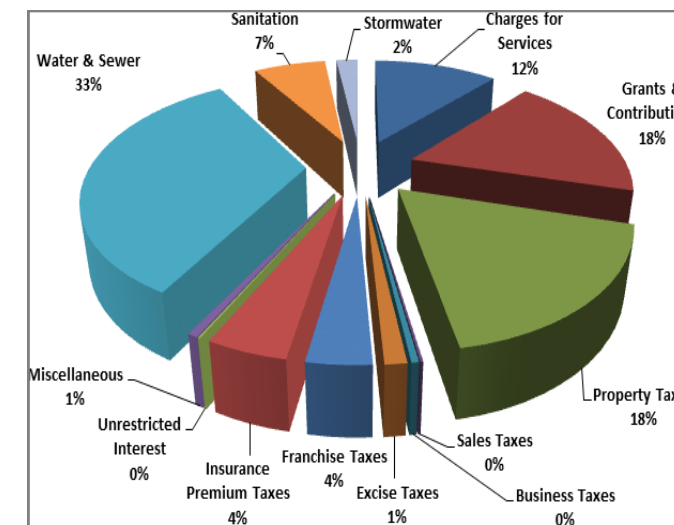
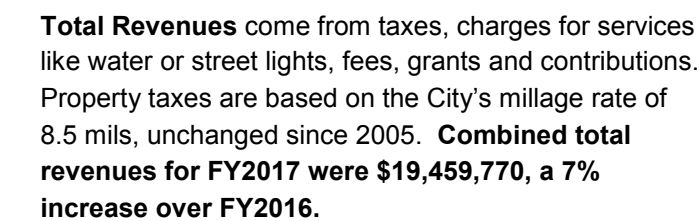
Each fiscal year (FY) of the City of Powder Springs begins on July 1st and closes on June 30th, covering a period of 12 months. A Comprehensive Annual Financial Report (CAFR) is prepared by the City's Finance team at the end of each fiscal year to document all revenues, expenses and monies remaining from the City's operations during the previous 12 months. It is the City's policy to keep enough funds on hand for about 6 months of operations -- higher than required.

After the CAFR is reviewed by City management and an independent auditor to ensure its accuracy, it is submitted to the Mayor and City Council to provide a snapshot of the City's finances. The data is also used in budgeting for operations, projects, activities and events expected in the next fiscal year.

Budgeting for each fiscal cycle begins in January and ends by June. It begins with public discussions of the City's proposed plans. Then it goes through several revisions to set priorities, predict revenue, estimate expenses, and get additional feedback. By June, the Mayor and City Council must adopt the final budget for the next fiscal cycle.

Since we are midway in FY2018, it is time to begin working on the budget for FY2019. The City's recent Open House in December at the Ron Anderson Recreational Center gathered public feedback on downtown redevelopment proposals and road improvements along Powder Springs Road. The Town Hall meeting in January will officially kick off the next budget planning cycle by inviting residents' input on initiatives being considered for action in 2019.

As we consider our plans, it is helpful to look at highlights from the most recent CAFR for FY2017, audited by the licensed certified public accountants at Mauldin & Jenkins, LLC.



For FY2017, the City's net position was positive at \$4,235,599, with a 22% gain in assets compared to FY2016.

The entire 2017 CAFR is posted for public review at www.cityofpowdersprings.org.



DAPS Promotes Economic Development across the City

Location and land make Powder Springs a sweet spot for economic development. The Development Authority of Powder Springs (DAPS) and its consultant are actively marketing these features at regional expos to recruit companies in target industries to come to Powder Springs.

Last year, DAPS hosted a meeting of property owners and developers to ensure they are aware of economic development programs, incentives and opportunities within the city limits. This effort will be repeated again in 2018.

A collaborative enterprise zone has been developed by Cobb County, the City of Powder Springs, and the City of Austell to update design standards, land uses, annexation and zoning along Powder Springs Road and Austell Powder Springs Road. An application has been submitted to the Atlanta Regional Commission (ARC) for funding to study updates for both of these corridors.

Curb cuts along US-278 also will positively impact economic development within Powder Springs and Cobb County. The Georgia DOT owns access rights along this corridor, and recently indicated support for limited access there and signalized intersections at Sweetwater Landing and east of Silverbrooke Drive and Elliot Road within the city limits. Traffic studies are next on the agenda to provide data for planning and partnering on these future projects.

In June 2017, DAPS closed on a \$37 million bond for Silver Comet Village, a stepped up senior living complex, which consists of two buildings and a total of 161,000 square feet. This is the largest development project in the history of Powder Springs. When finished, the entire site has been designed to include medical and office space, a hotel and restaurant. DAPS hosted the August groundbreaking attended by local and state elected officials as well as out of state investors. Silver Comet Village is a shining example of progress through collaboration.

Streamlined Permitting for Land Development

Changes in permitting processes created new energy in land development. Powder Springs launched its innovative One Stop Meeting to streamline plan reviews and enable developers to meet with various Cobb County and City departments at the same time. The City is working with the State to allow Powder Springs to review erosion and sediment control plans, which will significantly shorten permitting time from 57 days to 17 days -- saving developers 40 days of project time versus the former process. There were 1,514 land development inspections completed by the storm water inspector for 2017.

In addition, the City recertified its Community Rating System status for floodplain management. By doing so, the City earned a rating of 6, which provides a 20% discount on premiums for residents who are required to have flood insurance. The City has applied for grant funds to remove two repetitive loss properties.

Collaboration Drives Public Works

Powder Springs is conveniently positioned at the crossroads of major transit corridors. These roadways keep us connected as a community and provide us with access to employment, commercial and recreational opportunities. This makes our road projects visible examples of Public Works, Public Safety, and Development joint initiatives and of the City's collaboration with Cobb County, Cobb DOT, Georgia DOT, and other regional transit agencies.

Powder Springs Road is a major gateway to our City that will benefit from such partnership. Traffic monitoring by Powder Springs police identified poor visibility, high speeds and unsafe conditions. In 2017, the police issued 202 speeding warnings/citations on this corridor. This data helped the City to obtain a \$200,000 safety grant from the State and support from Cobb DOT to install a decel lane at Deer Creek Drive. Roadwork began at the end of 2017 to provide a safer, visible neighborhood entry.

In the same area, realignment of Flint Hill Road and Pinegrove Road is also on the drawing board. This \$2.4 million project, to be funded by SPLOST monies and other grants, will create a signalized intersection and support commercial development along this corridor. Design options were presented to the public in December 2017. Not only will public safety be improved, but better land use, zoning changes and new design standards will positively impact business growth along Powder Springs Road.

From 2017 to 2022, the City will resurface many area roads, install sidewalks, and improve intersections under the current SPLOST program. So far Hopkins Road, Macedonia Road, Parks Drive, Louise Street, Lindley Circle, Wylie Lane, Woodcrest Drive, Morning Dew Drive, Old Lost Mountain Road and Oglesby Road have been resurfaced. Next on the list will be Country Cove Way, Lookout Trace, Lakewood Way, Silverbrook Crossing, Silverbrooke Court, Falls Avenue, Birchbrooke, Lily Brooke Court, and Elliot Road. Brownsville Road also will be resurfaced with sidewalks and intersection improvements.



Powder Springs Road improvements underway

Public Works Was Busy in 2017!

66 miles of water lines checked

580 feet of lines repaired

700 water meters tested

Reside with Pride collected 446.38 tons of trash



Maintaining Infrastructure

The Public Works department also is responsible for maintaining the City's infrastructure. Public Works regularly monitors and repairs City water service and sewer lines. City streets are swept quarterly to keep storm drains open. Drainage repairs were made at Butner Street, Florence Road, Springdale Circle, Hopkins Court, and Parks Drive. This year, all City vehicles will be serviced in house to reduce costs. These savings will be reviewed in FY2018.

Litter Pick-Up

Due to the efforts of our Parks & Recreation and Public Works teams, our City is cleaner and more appealing. A fulltime Parks & Rec employee was hired to collect trash along City rights of way, fulfilling a suggestion made at a Town Hall meeting. An average of 222 bags of trash per month was removed along city roadsides under this program. Parks & Rec also manages grass mowing and removes overhanging limbs in public areas, rights of way, and along city trails.

Stronger Public Safety Partnerships

Over the past year, the power of partnership has been evident in the public safety efforts of the Powder Springs Police department. Crime has dropped overall, and the city was recognized as one of the 50 Safest Cities in Georgia with fewer than 40 violent or property crimes per 1,000 people according to FBI data.

The department's Citizens and Police (CAP) program welcomed Misty Morn and Wildhorse Hills neighborhoods as the newest of 23 CAP communities to date. This program builds relationships through a 90-day challenge. Assigned officers provide ongoing communication to keep CAP neighborhoods well informed and empowered.

Stronger trust between police and the community also created a new collaboration with area churches and a new Ambassadors team this year. The Police department, Parks department, and local church pastors joined forces to extend the Bridge the Gap program to more city partners, schools and businesses. The new Police-Parks-Pastors Ambassadors team met three times in 2017 to focus on expanding outreach to local youth and to create a directory of resources helpful to the community. Their efforts have already met with success. All local school principals have signed on to include more safety activities in their schools. The Police-Parks-Pastors Ambassadors have more to come in 2018.

In addition to ongoing law enforcement and community policing, the Powder Springs Police department offers ever-popular programs to further serve city communities.

Residents attended two Citizen Police Academy sessions in 2017 to learn first hand what the police do and why. These eight-week courses give residents a first-hand look at daily police work, from criminal investigations to traffic and DUI enforcement, police training and a ride-along. Graduates of the Citizen Police Academy also had an opportunity to complete emergency preparedness training in February. This session was the first in a new program to establish a civic Community Emergency Response Team (CERT). The 2018 CERT training session will be February 9 to February 11 at the Police Department. Check the website for registration information.

Boys and girls between age 14 and 20 can consider careers in law enforcement through the Police Explorers program, mandated by the Boy Scouts of America. One of our newest civilian employees, Danny King, is a Police Explorer graduate who plans to pursue academy training and join the department as a sworn officer when he becomes age-eligible.

Other events sponsored by the Police department last year included gun safety seminars, the Bicycle Rodeo, our National Night Out, and the 5K Run for Food helping M.U.S.T. Ministries.

To operate more efficiently, the fleet of patrol vehicles has been updated in 2017 with six Ford Explorers. This continues the vehicle replacement program begun in 2016. Fleet repair costs have dropped due to newer vehicles, in-house maintenance, and a take-home program.



Powder Springs Welcomes
Tony Bailey, Chief of Police
tbailey@cityofpowdersprings.org

Tel. 770-943-1616

"To serve our community, we must become part of that community and engage actively in our neighborhoods, schools, businesses and churches."

Property crime was up 2% in 2017 after a 37% drop in 2016.

**Violent crime fell 16.9%
in the last year, down
from 2016.**

Gang activity dropped due to more gang-related arrests and strong neighborhoods.

Commendations

Officer Jahnke was recognized by the American Legion for his work ethic and professionalism. Officer Arndt was recognized by the South Cobb Business Association for his community outreach. Officer Hardin was recognized by the CCLEA for life saving actions. Officer Dilbeck was recognized by the West Cobb Business Association for his help of a family experiencing a severe hardship. Sgt. Heintz and his daughter were recognized for helping a family in need.



Murray Homan Honored as 2017 Volunteer of the Year

The Second Annual Volunteer Reception was held on December 7, 2017 at the Cultural Arts Center to recognize our residents who volunteer their time and talents to civic projects. This year, Murray Homan received the City's highest volunteer honor -- the Volunteer of the Year Award for his extraordinary efforts supporting economic development across Powder Springs and in particular securing the record-breaking project at Silver Comet Village on Florence Rd.



**Mayor Al Thurman, Commissioner
Lisa Cupid, and DAPS Chairperson
Murray Holman**

“Mr. Homan has chaired the Development Authority of Powder Springs for many years. His leadership and personal involvement helped to meld municipal and business interests into the largest investment to date in Powder Springs. The \$37 million project at Silver Comet Village clearly shows that public-private partnerships can create growth now while remaining flexible for future expansion. This example of progress through collaboration will serve our City well for decades to come,” said Mayor Al Thurman.

Did You Know?

82 businesses opened in Powder Springs this year, resulting in a net gain of 25 new businesses.

The city promotes local tourism with Ghost Tours of historic buildings and sites. Check the City's Facebook page for details.

Over 2,000 visitors are expected to participate in the Annual Chicken 5K Run and Spooktacular 5K/10K Runs. Both are Peachtree Qualifiers.

NEW RESIDENTIAL PERMITS ISSUED

Sweetwater Landing, Unit 2, Phase 1	29	Paran Homes
Enclave at Powder Springs	36	Kerley Family Homes
Silverbrooke, Unit 3	29	Kerley Family Homes
Silverbrooke, Unit 5		LDP issued
Silver Comet Village	2	Searles Development
Cameron Springs	47	DR Horton
Carrington	6	Kerley Family Homes
Silver Springs II	20	Paran Homes
Villas of Seven Springs West	8	Seven Springs Dev.
TOTAL	177	

Building Is Booming

Saws are humming and homes are selling as Powder Springs saw a strong revival of residential development in 2017. Of a total of 447 building permits issued over the past 12 months, 177 residential permits almost triples the housing starts in 2016.

Building has resumed at Villas of Seven Springs West and Townhouses of Carrington, both dormant since the recession. BHome Builders have started the initial stages of permitting at the Vineyards of New Macland. Silverbrooke Unit 5 has cleared land on the east side of Elliot Road to prepare for construction of 44 townhome units around a central green space.

Last August, ground breaking at Silver Comet Village began construction of a stepped senior living facility. When complete in 2018, the site near Richard Sailors Parkway and US-278 will offer 64 independent living units plus 90 units for



seniors' assisted living and memory care. Commercial building was equally active in 2017. Davita Dialysis opened a new clinic on Austell Powder Springs Road, valued at \$1.4 million. La Parrilla reopened in October after completing \$700,000 in building renovations, and McDonald's completed its remodel at \$800,000.

Downtown Phase 1 Count Down

The City's Development Team – comprised of the directors of Economic Development, Community Development, and Finance, and the City Manager -- has been working with the Downtown Development Authority (DDA) and our City Council to launch a revitalization plan for the historic center of Powder Springs. Their work has included identifying downtown properties for sale, gathering data, seeking public input, meeting with consultants and reviewing scenarios.

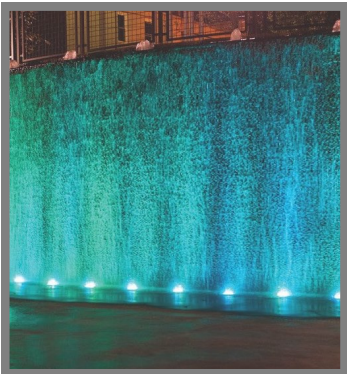
Many projects over the past 26 years have set the stage for a dynamic city center in Powder Springs. Improving our downtown has been on the table since the 1991 Comprehensive Plan defined an area in the center of the City as the downtown Development Core. Next, the 1996 Community Enhancement Master Plan (CEMP) mandated "that the City's historic downtown be preserved and enhanced." More recently, the 2015 Living Centers Initiative (LCI) and the Comprehensive Plan were updated with public input, reviewed by the Atlanta Regional Commission, and adopted by the Mayor and Council in 2017.

"The town center area will remain the symbolic and economic heart of Powder Springs. The town center will increasingly become an active and dynamic mixed-use center...It will provide an increased variety of housing options...while also expanding the variety of retail, commercial, and employment choices in and around that core." -- 2017 Comprehensive Plan

There has been a significant amount of groundwork and investment getting ready for Phase 1 of our downtown redevelopment. During the past year, the DDA has been working overtime to complete components supporting the new city center design. The DDA secured funding and acquired four properties key to the plan. Meetings were held between the DDA and developers to explore public-private partnerships. The DDA created a Public Park Design committee to include a new park in response to public interest.

Further, the DDA and City hosted an October Open House showcasing City-owned properties for lease and available private properties to attract a restaurant and brewery to anchor the new center. Response was very favorable from the 50 attendees, and several proposals are now under review.

Design options for the downtown center and supporting features were presented publicly at an Open House, in December, at the Ron Anderson Recreation Center on Macedonia Road. Attendees were able to review plan renderings and select designs for the new city center. In addition, an electronic survey has been provided for several weeks on the City's website so that residents could give feedback regarding these design choices. Final design results were announced at the City's first Town Hall meeting of 2018 held in January at the Ford Center.



DOWNTOWN DEVELOPMENT TIMELINE

1998	Wildhorse Trail with Downtown Connection
2000	Lucille Trail Phase I with Downtown Connection and Sidewalks
2001	Gateway and Wayfinding Signage to Downtown
2002	Dillard Street Trailhead with Downtown Connection
2003	LCI Study: Downtown Redevelopment Study Area
2003	Marietta Street Streetscape in Downtown
2004	Lucille Trail Phase II: Shipp Road and Sidewalks to Downtown
2006	Comprehensive Plan: Downtown Redevelopment in Short-term Work Plans
2008	Strategic Plan: Downtown Focus
2010	Lewis Road Improvements to Downtown
2012	Town Center Road Improvements: Town Square to Old Lost Mountain Rd
2015	Historic Bodiford House Renovation, Seven Springs Museum Relocated Downtown
2015	LCI Update: Examine Continued Viability of Downtown Redevelopment
2017	Comprehensive Plan: Redevelopment of Downtown in Short-term Work Plans
2017	Downtown Development Authority and City Purchase Development Properties
2017	Downtown Development Authority and City Seek Anchor Breweries and Restaurants

BLT Recognized for Unique Business Support Services

The Business Liaison Team (BLT) provides concierge business services from business plan review to licensing or permitting assistance, grand openings, ribbon cuttings, and site visits. Over this past year, the BLT consulted with 103 prospect businesses. A new incubator program was launched in 2017 to help home-based businesses and start-ups transition to brick and mortar spaces. The Old Museum in Powder Springs Park was renovated as the incubator site housing two start-ups working closely with the BLT for the next two years. As a result of the success of this new program in our business community, the Economic and Community Development directors were invited to present the BLT service model at the annual Georgia Downtown conference this past August and will present again at the 2018 GMA Mayor's Day in Atlanta. In addition, Cobb County intends to implement similar services based on the BLT design. The BLT office is open every Monday, from 9:00 to 10:00am, or by appointment.



Downtown!

*Where All the Lights Are Bright!
Waiting for You Tonight!*

The Powder Springs Business Group (PSBG) co-sponsored popular public events with the Downtown Development Authority throughout the year – the annual sidewalk sale, Christmas in July Buy Local campaign, Holiday Tree Lighting and Open House in December, and the first annual SpringsFest featuring more than 50 local businesses and performers. The fun-filled SpringsFest replaced the Business Expo and will be on the City's calendar again next year!

Networking events hosted by the PSBG also promoted local businesses and introduced start-ups to the community. A Spring Fling after-hours event was held at the recently renovated offices of "Suite" and Nu Starmaker studios. Located where? Downtown!

Potatoes, tomatoes and more. The Farmers' Market was reactivated this year and was a great downtown draw for residents, visitors, artisans and local businesses. The market was hosted by Bookworm owner Susan Smelser in the City's downtown parking lot adjacent to her store.

