



NEWSLETTER

Inspired. Invigorated. Innovative.

JANUARY
2022



IN THIS ISSUE

- Letter from the Mayor
- Primed for More Growth
- New Murals
- Welcome New Staff
- City Sanitation
- City Service Locations
- Finance
- Initiatives

Rebounding in 2022: Strategically Smarter and Stronger.

Greetings to all...and my Best Wishes for a successful 2022! There is a saying that adversity in life makes you stronger. So, there is little doubt that two years under a pandemic have pushed us hard to think smarter, act decisively, and focus on lasting initiatives that will strengthen how well we live and work together in Powder Springs.

Today, the good news is that Powder Springs is strategically smarter and stronger -- with more new residents, many development projects and subdivisions on the drawing board, land annexations, a stable tax rate, plus SPLOST and federal infrastructure funding to pave the way for quality growth. We can now offer regular virtual and in-person meetings, employee teleworking, and expanded online city services – improving communication and connection between city leaders, employees, citizens, and communities.

As the calendar turns to 2022, I want to commend our City Council, staff, the Downtown Development Authority (DDA), and the Development Authority of Powder Springs (DAPS) for their progress on economic growth in 2021. It has been an outstanding team effort to create a downtown business enterprise zone and urban redevelopment plan that will keep our city's character and drive the next phase of our downtown transformation.



**Powder Springs Mayor
Al Thurman**

2022 CITY COUNCIL MEETING SCHEDULE

January 3 & 18*	July 18
February 7 & 21	August 15
March 7 & 21	September 19
April 4 & 18	October 3 & 17
May 2 & 16	November 7 & 21
June 6 & 20	

Meetings are held Mondays @ 7 p.m. in the Patricia C. Vaughn Cultural Arts Center, 4181 Atlanta St., and via Zoom

***Indicates a Tuesday Meeting**

(cont.)

Developers continue to seek out Powder Springs because we invest in our own destiny. They are eager to partner on projects anchored by our landmark Thurman Springs Park and nearby city-owned parcels for future mixed-use development. Beginning in 2022, the City Council, Municipal Court and Community Development will operate temporarily at the Ford Center Campus. Finance will operate from the police station and other administrative offices will operate downtown. These temporary locations will be used while the existing court building is renovated and expanded into a new two-story municipal facility.

Growth studies show that retail follows rooftops and the city's residential market continues to expand in step with Powder Springs' enhanced reputation. The increasing demand for new affordable housing in and around the city requires us to continue to plan strategically – to redevelop key corridors in the city, improve roads and infrastructure, launch effective job training initiatives, and attract high-paying industries well-suited to Powder Springs which in turn will employ our labor force much closer to home.

In closing, I offer my congratulations to Ward 1 representative Henry Lust and Ward 2 representative Doris Dawkins on their successful re-elections to City Council. I also sincerely thank Council member Nancy Farmer for her dedication to our city, and welcome new Council member Dwayne Green who will represent Ward 3 for the next term. Both City Council and City Hall will have a full agenda of public service ahead in 2022. We are a hardworking team, and I know we are ready for the challenge.



Senior Center Reopens

There was energy in the air in Thurman Springs Park on a comfortable fall afternoon as several Powder Springs Senior Center members did the Electric Slide and other dances during a Nov. 5 welcome back gathering.

The event in front of the Hardy Family Automotive Amphitheater was a kickoff of sorts as the Senior Center began opening one day a week beginning the week prior.



Powder Springs Remains Primed

Powder Springs is Cobb County's fastest-growing city, with its 2020 Census population of 16,887 representing a jump of 21.1% over the previous decennial count

New residences continue to rise across the city. Construction continues within six underway communities: Fischer Homes' Springbrook Unit 3 Phase 3, Hollywood Construction's Park Place, Kerley Family Homes' Old Lost Mountain Estates, Sweetwater Townhomes and Creekwood by Paran Homes, and Tapp Farm by Traton Homes. As of Dec. 1, 116 units were under construction within these projects, with certificates of occupancy issued for 78 units.

Other developments remain in their initial stages, with land disturbance permit applications submitted by Traton Homes at Hill Road, and Novare Group for its downtown project.

Though the city is growing, it retains its small-town character, all the while offering a number of amenities to young and old alike. Its new Thurman Springs Park featuring the Hardy Family Automotive Amphitheater in the heart of downtown is among the city's 105 acres of active and passive park land. The downtown destination will be the site of the second-annual "Bringing the Sea to the Springs" seafood festival

this May and a returning Summer Concert Series, as well as multiple events throughout the year.

Downtown features multiple unique businesses. Several restaurants have opened downtown, with a brewery in the works to pour for patrons in 2022.

These, along with several longtime tenants, represent a renaissance for Powder Springs' downtown, though opportunities to become a part of the commercial growth there and elsewhere within the city remain.

Engaging its population is a goal of the city, and it has brought on communication consultants to keep its website and social media accounts regularly updated, create and share public service announcements, highlight city businesses and amenities, and continue a citywide marketing campaign. The city's "Get a Spring in Your Step" message has been featured in ads in multiple publications and will continue to be utilized out as the city continues to move forward in 2022.

Already, residents and visitors can move their feet — or bicycles — to the closest downtown to the Silver Comet Trail, a 61.5-mile paved trail that runs through Cobb, Paulding and Polk counties. It starts in Smyrna and runs west to

the Georgia-Alabama line.

Powder Springs enjoys proximity to Interstates 285 and 20, and is a short drive from Hartsfield-Jackson International Airport and numerous metro Atlanta cities and communities.

Its population growth, existing amenities, potential for transformative development and more are reasons why the City is investing in itself and in its future, continuing efforts to encourage and recruit a diversified stock of residential and commercial development.

Powder Springs continues to move ahead, but we want you to join us in our next steps forward, whether as a resident, business owner or visitor to our great city. Visit cityofpowdersprings.org and follow us on social media.





New Murals Beautify Downtown Spaces

Residents and visitors to Powder Springs can now enjoy two new murals downtown that represent the efforts of three different artists.

The first to arrive downtown was the culmination of two artists whose talents combined to create the “Be Kind” mural. Artist Gerald Byrd created the mural this summer, which was inspired by photographs from Powder Springs’ own Liz Williams of Liz by Design Photography. Williams last year called upon a group of her clients and friends to bring together children of diverse ages, backgrounds and experiences for a series of pictures she dubbed “The Be Kind Project” aimed at highlighting the things that made them the same — their hearts.

You’ll find the “Be Kind” mural within the paseo leading to Thurman Springs Park, outside Hand-Me-Up’s Consignment at 4448 Marietta St.

In November, John W. Christian completed his “Welcome to Powder Springs” mural, which he painted over the course of several weeks in October and November on a wall outside Sweet Southern Coffee and Dessert at 4460 Marietta St.

Christian is the originator of the Georgia Mural Trail, which he created in late 2014 under the Go Georgia Arts statewide arts organization with the goal of painting 50 murals in smaller cities under 10,000 people and cities under 50,000 people.

Other murals recently completed by Christian are in College Park, Cedartown and Stockbridge. Powder Springs was the 35th city he has painted in, with our mural his 50th completed work.

The Hapeville-based artist’s Powder Springs mural represented a sort of “homecoming,” as Christian owned his first business in downtown Powder Springs more than three decades ago.

Both artworks are in the heart of Powder Springs’ downtown and just steps away from Thurman Springs Park and the Hardy Family Automotive Amphitheater, which have become the epicenter of most city events since opening in the fall of 2020.



In Memoriam

The city wishes to express its condolences to the family and friends of Marvita Horton, who passed away Dec. 18, 2021.

The 56-year-old Powder Springs resident had been with the city for just over three years as senior accountant in the finance department.

New Faces Leading Departments, Providing City Services

Powder Springs has added to its ranks this fall and winter, bringing on a highly experienced executive director to oversee several city departments, and well-qualified individuals to fill existing roles across the city.

The inaugural public services, equity and inclusion agency executive director is William Tanks. He comes to Powder Springs from Cobb County, where he served as the public services agency director. Tanks in his new role will oversee parks and recreation, the police department, municipal court and communications.

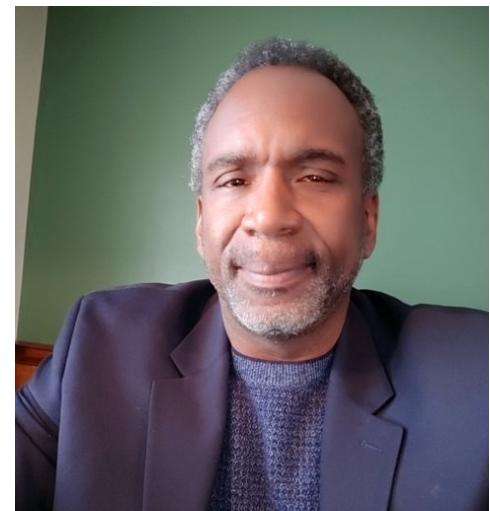
The city's new Economic Development director is Marsellas Williams, who mostly recently served as Economic Development project manager for Cobb County Government. Williams' resume also includes roles with the Middle Georgia Regional Commission and UNC Wilmington. The city is in the process of hiring its first-ever development and infrastructure agency executive director that will oversee community development, public works and infrastructure.

Also joining the city were Daniel Bowen, sanitation laborer; Michelle Dominguez, human resources intern; Kayla Greene, police officer; Jennifer Kobylus, stormwater manager; Glenda Lehner, senior accountant; Linda Lowery, permits and license coordinator II; Jennie Mayes, receptionist/administrative assistant; Marterrio Turner, sanitation laborer; Quanravious Woodruff, sanitation laborer; and Carson Yates, police officer.



JOIN OUR TEAM

To learn about the city's open positions, visit cityofpowdersprings.org and click the "Jobs" link underneath the City of Powder Springs header image.



Bill Tanks



Marsellas Williams



Local Shops Sport Student-Designed 'Shop Local' Decal

Visit a Powder Springs business and you may see a "Shop Local" decal designed by a McEachern High School student.

Tyler Tremble's design, which features a line of shops and incorporates the colors of the city's logo, was selected from 19 McEachern juniors and seniors' submissions. His decal design was the culmination of a Development Authority of Powder Springs goal to revive the "shop local initiative" to help draw attention to and make it a point of pride for residents to support local businesses in the city.

Krystal Wattley suggested that DAPS hold a design contest, with the submissions coming from the high school's graphics design class taught by Alicia Baynes. The submissions were scored by committee where each scorer submitted scores in three design categories for each design. The cumulative highest score was selected as winner. Members from DAPS, South Cobb Arts Alliance, Arts Council, city staff and the City Council were invited to complete the scoring survey.

City Sanitation Crews and You

The Sanitation Department provides weekly curbside trash collection and yard waste pick up to city residents. If you reside within the city limits of Powder Springs, this service is required. (Refer to City Code of Ordinances, Chapter 11 Section 43). In addition, no outside private collectors are allowed to operate in the city. (Refer to City Code of Ordinances Chapter 11 Section 63. New service sign-up details and fee structure can be found at cityofpowdersprings.org.

Collection Procedures

- On your designated collection day, your cart should be placed at the curb right-of-way no later than 7 a.m. Due to time constraints, the sanitation department will be unable to return in the event that trash service is missed.
- City code states the trash container may be placed at the curb no earlier than 8 p.m. on the day before the scheduled collection day and shall be removed from street-side no later than 9 p.m. on the day of collection. This time limit shall not apply for the placement of leaves at the curb from October through April.
- Please do not park vehicles in the street as this makes it difficult to maneuver garbage trucks through city streets.
- All garbage must fit inside the city issued container provided to you. In the event you cannot place all garbage in your city container, extra trash must be bagged or boxed and you must call the Public Works Department and request a work order. Additional charges will apply.

Collection Tips

- Please bag all trash. This will ensure that all garbage makes it into the truck. When papers or other loose materials are not bagged and the can is dumped, wind and pressure tends to blow materials onto city roadways and yards.
- Do not place hot ashes, hot liquids or flammables in the carts.
- Please containerize broken glass, mirrors or any other sharp objects and label "SHARP".
- Trash must not be mixed, stacked, or placed so as to make pick-up or collection difficult or slow. For example, leaves or grass shall not be mixed with limbs, cans, sticks, or other items. Limbs shall not be crossed but shall be placed with the butt or cut end facing the street edge.
- All carts are property of the city. If damages beyond repair occur, the resident shall assume the responsibility and must pay the cost of a replacement cart.

The City of Powder Springs bills quarterly for sanitation and lights. If accounts are unpaid by the due date, sanitation carts will be picked up and returned once the account is paid in full. The balance will include a return-cart fee.

Sanitation Holiday Schedule

For more information, contact Public Works at 770-943-8010. There will be no yard waste collection the following weeks:

April 18-22
May 30 - June 3
July 4-8
Sept. 5-9

Good Friday, April 15

Friday routes will be collected on Monday, April 18
No yard waste collection the week of April 18
Yard waste collection will resume on Monday, April 25

Memorial Day, May 30

No yard waste collection the week of May 30
Yard waste collection will resume on Monday, June 6

Independence Day, July 4

No yard waste collection the week of July 4
Yard waste collection will resume on Monday, July 11

Labor Day, Sept. 5

No yard waste collection for the week of Sept. 5
Yard waste collection will resume on Monday, Sept. 12



Late fall/winter holiday schedule changes will be announced later this year on the Sanitation Department's informational page accessed from the Public Works page on the city's website. cityofpowdersprings.org.



Police Outfitted with New Tech, New Four-legged Officer

The Powder Springs Police Department brought on a few new upgrades in 2021.

The department and the city partnered this spring with Flock Safety to install car tag-reading cameras, which have already helped identify dozens of stolen cars and locations of suspects in local crimes.

In June, the City Council approved a \$330,000 measure to outfit the police department with new body-worn and in-car cameras. And the department added a furry officer to its ranks: Reno, the K9 partner of Officer Doug Racine. Reno is a German Shepherd who turned 2 in April. He is a dual-service dog, trained in building clearing, area and article searches, tracking and narcotic detection.

The pair are the department's second K9 team, joining Officer Matt Rook and Kash. A dual-purpose dog as well, Kash was named K9 of the year 2020 by Georgia Police K9 Foundation.



New App Connects Citizens to City

An additional way to reach city officials with questions or concerns is now at your fingertips.

The city has partnered with Tyler Technologies to provide its MyCivic program to residents' mobile devices. The user-friendly app will allow citizens to report issues such as potholes, connect to city council members, browse a real-time calendar of city meetings and events, and more.

The app is now live and can be downloaded onto both Apple and Android devices via the App Store and Google Play, respectively. A video on how to use the app can be found at cityofpowdersprings.org.

Additionally, the city is now using JustFOIA to process open record requests. To use this service to submit an open records request, visit cityofpowdersprings.org and find the JustFOIA link in the Help Center tab at the top of the webpage.



Powder Springs Becomes First City in Cobb to Bring Soofa Signs to Increase Communications to Residents, Visitors

The City of Powder Springs is bringing Soofa technology to its downtown area and access points to the Silver Comet Trail to keep residents informed with up-to-date city information, community resources and local events. Powder Springs is the first community in Cobb County to implement Soofa technology into its infrastructure.

Three signs have been placed within the city. One is located in Thurman Springs Park with two along the Silver Comet Trail — one in Linear Park and the other on the Dillard Street Connector. The Soofa Signs are sharing relevant municipal updates, an events calendar and social media posts on the solar-powered signs, which will be on throughout all park hours. By making this information available on the street level, the City is helping to ensure all constituents have access to critical updates.



New City Service Locations

Several city departments began operating in their new locations the week of Dec. 20. See below for these new locations.

- 📍 City Hall is now located at 4426 Marietta St.
- 📍 Community Development is operating out of the Papa Morris Building, 4181 Atlanta St. (Building 4)
- 📍 Municipal Court is at 4181 Atlanta St. in the Cultural Arts Center (labeled "Court" on map below).
- 📍 For on-site payments for sanitation, establishing sanitation service, or tax payments, residents should go to the Powder Springs Police Department, 1114 Richard D. Sailors Parkway.

Thank you for your patience as we operate out of these temporary new spaces.

In the Know

Get City of Powder Springs News in your inbox, as we've launched an email newsletter that will bring you city headlines and our events calendar. Sign up at <http://eepurl.com/hB9kMr>

You can also get our Business Newsletter to stay updated on news and events for the business community. Visit cityofpowdersprings.org to get on the distribution list. Both newsletters are free and are typically sent once a month.

Other Ways to Stay "In the Know"

Follow us on Social Media:
 Instagram
 Facebook
 Twitter

Hashtag your Powder Springs purchases and business visits with **#buylocalpowdersprings**

Hashtag your Powder Springs entertainment, recreation activities, and photos with **#playlocalpowdersprings**



City Expected to Maintain Financial Reporting Honor

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the city for its Comprehensive Annual Financial Report (CAFR) for the year ended June 30, 2020.

This was the 30th year that the city has achieved the prestigious award: The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized CAFR with contents that conform to program standards. Such reports must also satisfy both accounting principles generally accepted in the United States of America and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. City finance staff and leadership believe the current Comprehensive Annual Financial Report again meets the requirements of this program and is in the process of submitting it to GFOA to determine its eligibility for certification again.

City Finances to Sustain Current Operations, Future Initiatives

The City of Powder Springs in late December completed its Comprehensive Annual Financial Report for the fiscal year ended June 30, 2021.

The city's financial statements have been audited by Mauldin & Jenkins LLC, a firm of licensed certified public accountants, which has concluded that the city's financial statements for the 2021 fiscal year are fairly presented in conformity with Generally Accepted Accounting Principles (GAAP) and free of material misstatement.

As detailed within its financial statements, the city's policy is to maintain a healthy general fund balance to maintain operations for about six months. The unassigned fund balance of the General Fund at June 30, 2021 of \$6,612,011 is 85.1% of fiscal year 2021 general fund expenditures or 10.2 months of 2021 operating expenditures. The reserve balance is necessary for periods of weak revenues and emergency situations.

As part of the financial strategic plan, the government is committed to a consistent millage rate for property taxes to facilitate the provision of city services. The city's operating millage rate for fiscal year 2021 was 9.5. The city also offers residents a "floating" exemption of property taxes, which maintains the taxable value of the property as long as the resident continues to own the property. Upon sale of the property, the taxable value is set at the assessed value.

Powder Springs is primarily dependent on residential property values to fund city services. About 78% of the tax digest is derived from residential property and 15% from commercial property with the balance derived from industrial or other property. There was an increase from the total assessed taxable value in Fiscal Year 2021 with a net tax digest increasing by 6.91% to a taxable value of \$483,776,269. The 2021 tax digest was approved by the Cobb County Board of Equalization on June 23, 2021.

The city issued 138 new residential building permits in Fiscal Year 2021 along with one new commercial permit and 398 renovation or trade permits, with the investments valued at approximately \$32.1 million. The value of all permits issued in Fiscal Year 21 resulted in a 58% increase over investment in Fiscal Year 2020.

The COVID-19 pandemic continued to impact operations, our community and the economy throughout FY21 but to a lesser extent. Projects and personnel decisions resumed with increased confidence, although budget planning in the spring for the upcoming fiscal year reduced both revenues and expenses. The long-term effects from the pandemic are expected to continue to affect both revenues and expenses in the next few fiscal years.

Major Initiatives for the Year

COVID-19 Funding Assistance

The city received just over \$800,000 to recover costs associated with the COVID-19 pandemic through an intergovernmental agreement with Cobb County. The city's allocation came from more than \$10.3 million approved by the county for Cobb's six cities. The city agreed to accept the funds for necessary expenditures incurred due to COVID-19 related to technological and facility programs and projects to support teleworking, remote public meetings and employee health assessments, technological equipment or tools to assist local students with remote learning, small business grants for local businesses, and utility or rent or other public programming assistance for city residents.

Redevelopment and Planning

During the fiscal year, the city continued its partnership with the Downtown Development Authority to facilitate redevelopment of the downtown. As part of its focus to revitalize the core of downtown, the city voted in FY21 to exercise the city's urban redevelopment powers and approved an urban redevelopment area and plan. The plan enables the city and its DDA to encourage and partner with the private sector to develop mixed-use projects within the core area and infill development or redevelopment under a development agreement that would establish desired uses and development standards. Properties on Marietta Street and Murray Avenue were proposed for purchase as integral to the redevelopment of the area.

In June, the DDA agreed to terms with Novare Group that will have the Atlanta-based developer purchase 6.3 acres of downtown property in order to construct an estimated \$38-million mixed-use development with multi-family units and retail space.

Under an agreement reached by the two parties, Novare Group is set to purchase a 4.9-acre

assemblage on which currently sits Powder Springs City Hall and Community Development facilities, along with a nearby 1.4-acre property on Hotel Avenue. The purchased land would be redeveloped by Novare to construct nearly 5,000 square feet of commercial property to allow for separate retail and restaurant spaces, along with 221 apartments with surface parking.

The project's 221 multi-family apartments would create a greater residential presence downtown, which city leaders say would fuel current and new businesses in the corridor and other nearby areas.

"Real estate experts have been telling us for years: Retail follows rooftops," said Mayor Al Thurman. "City residents have been seeking new restaurants and other businesses for years, and this will create further potential for those entities to come to Powder Springs."

Novare is set to purchase the 6.3 acres from the Downtown Development Authority for \$3.5 million.



Improved Roads Among SPLOST Projects Completed, Underway

The 1-percent Special Purpose Local Option Sales Tax, or SPLOST, has funded a number of improvements across the city, with more to come. About \$800,000 in SPLOST and Local Maintenance Improvement Grant went toward the recently completed resurfacing improvements on Atlanta Street, Sharon Drive, Hopkins court and nine other roads across the city.

Among the upcoming SPLOST-funded improvements are the Pineview Trail project, which will begin at the trailhead for Pineview Drive and Dillard Street and will run to the back of Thurman Springs Park. This is a new trail project to tie into the Silver Comet Trail. Completion has been penciled for the end of 2022.



A project at Powder Springs Road at Forest Hill is aimed at alleviating safety issues there and to realign that road at the intersection near Tapp Farm with a new light. Currently in design, work on the project will likely begin in nine months, with a potential completion in spring 2023.

And a summer 2022 completion is projected for work to spruce up Brownsville Road, including streetscape additions.

For younger residents, and perhaps the young at heart, a new Hopkins Road playground was built during June and July. This was a CDBG funded project at a cost of \$84,007.

Senior center improvements were also funded by CDBG and were constructed from May to July 2021. This project included new touchless bathroom fixtures along with complete remodels of the restrooms. The project also includes the addition of access control to the building. The total contract amount for the project was \$119,471.



Property Tax Rate Remains Steady

Powder Springs homeowners did not see their 2021 property tax rate increase as the City Council voted in July to maintain the current rate for a fourth consecutive year.

The vote to keep the rate at 9.5 mills followed three public hearings that gave residents an opportunity to weigh in on the matter. The three hearings also included a presentation on city financials and the services paid for by property taxes and other sources of revenue.

The Finance Department is responsible for the billing and collection of property taxes for the city government. Property tax bills provide a description of the property, taxable values and details of the calculation of the tax bill.

The City of Powder Springs does not have a school tax. School taxes are included with your property tax bill you receive from Cobb County.

What Should I Do if I Received a Code Enforcement Warning Notice?

Correct the violation by the date shown on the Warning Notice. If you are unable to correct the violation within the time given, call the Quality of Life Officer to discuss the violation. Only one Warning Notice for a particular violation will be issued within a 12-month period. Repeat occurrences of the same violation within the 12-month period will result in immediate issuance of Citation. Typical violations include parking on grass, outdoor storage and property maintenance.



Approved Residential Projects Sustain Powder Springs' Population Growth

Construction projects totaling more than \$100 million are poised to add close to 700 new homes in Powder Springs across three developments city officials approved in May and June.

The largest of the three was Selig Enterprises Inc.'s project to put up to 348 apartment homes and retail/commercial space on 32.1 acres at the southern corner of C.H. James Parkway and Brownsville Road. The Powder Springs City Council at its May 3 meeting approved the rezoning to the mixed-use category of the land at 4327, 4391 and 4493 Brownsville Road to make way for Selig's project. Development at the site will include the retrofitting, rehabbing and repurposing of an existing retail center, about 12,000 square feet in size, with additional future development primarily consisting of retail/commercial and possibly with a mixture of townhomes.

On June 7, the Council approved a 114-home development proposed by Traton Homes on 22.3 acres at the intersection of C.H. James Parkway and Hill Road. The homes would be built on about 20 acres of the property that was previously zoned as commercial, while a remaining 2.3-acre portion that fronts C.H. James Parkway will remain zoned as NRC (neighborhood retail commercial) as part of an agreement by Traton Homes and the landowner to dedicate it to the Development Authority of Powder Springs. Traton estimates that the neighborhood upon completion will represent a \$40 million development.



Real estate experts have been telling us for years: Retail follows rooftops," said Mayor Al Thurman. "City residents have been seeking new restaurants and other businesses for years, and this will create further potential for those entities to come to Powder Springs.





Commercial Facilities to Bring Jobs, Be Developed to Minimize Neighbor Impact

Up to 200 jobs could be created within the city via a nearly 340,000-square-foot logistics/distribution facility and 60,000-square-foot warehouse/business services building given the green light by the City Council in November.

Native Development Group was granted a rezoning of 9.5 acres at 4401 Oglesby Road from the Community Retail Commercial (CRC) category to Light Industrial (LI), along with annexing from unincorporated Cobb County 126.7 acres at Burrow Trail, C.H. James Parkway and Oglesby Road. The larger parcel was zoned Light Industrial as part of unincorporated Cobb, and will retain the same zoning category as it becomes part of Powder Springs.

Native will be bound to 27 stipulations as part of the annexation into the city, with many aimed at minimizing impact to residents in the area. Had Native not pursued annexation with Powder Springs, it could have pursued development without being bound by any stipulations.

According to Native, the project's estimated completion is scheduled for late spring 2023.

Among the stipulations agreed to by Native are:

- The developer will work with the City to help it coordinate with the Georgia Department of Transportation to develop a truck access network that specifies designated roads to use to access the logistics site.

- If full access is granted on C.H. James Pkwy, the developer will eliminate the Oglesby Road entrance/exit.
- The City will designate a signed truck route on the boundaries of the City and prohibit truck traffic on Lewis Road, north of Oglesby Road, excluding the existing non-conforming use at Long Street extension.
- The developer and the City will identify properties in the floodplain or adjacent areas to be placed in a conservation easement during the plan review process.
- A natural buffer of trees between the back of the truck court and Oglesby Road will be maintained, subject to staff review during permitting. To the extent feasible, the developer will install a landscape-planted berm along the back of the truck court that includes a decorative privacy fence. This does not apply to any portion of the buffer that is located in the special flood hazard area.

The developer will develop and apply industrial association covenants regarding maintenance and upkeep of the development site, monthly communication with tenants and their suppliers about observing truck routes and utilizing trucker GPS units rather than consumer-grade navigation devices. Tenants would have to acknowledge in writing the City's zero tolerance for violations of truck routes and corresponding court fines.

COUNCIL COMMITTEE



Henry Lust

"We made significant progress in 2021! Major developments approved in 2021 will in the next 1-2 years, revive our downtown, add residential and commercial developments throughout the city that will position the City for positive growth and secure a strong financial future."

**Henry Lust, Mayor Pro Tem
Council Member, Ward 1**

hlust@cityofpowdersprings.org

770-943-1666, ext. 322 to Leave a Voicemail



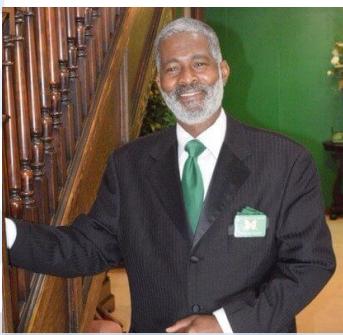
Doris Dawkins

"We had a successful grand opening and inaugural seafood festival in Thurman Springs Park and had numerous events there that brought the community together. Several businesses opened downtown and housing communities developed and broke ground. We are looking forward to our new municipal complex and continuous quality growth and development."

**Doris Dawkins
Council Member, Ward 2**

ddawkins@cityofpowdersprings.org

770-943-1666, ext. 323 to Leave a Voicemail



Dwayne Green

"I believe the city in 2021 was able to continue its day-to-day operations while maintaining the safety of the city employees as well as the public. As far as the expectations of this year, I see the city moving forward with continued growth in community development."

**Dwayne Green
Council Member, Ward 3**

dgreen@cityofpowdersprings.org

770-943-1666, ext. 324 to Leave a Voicemail



Patrick Bordelon

"The greatest accomplishment was the grand opening of Thurman Springs Park and all of the wonderful events which we were able to stage and that brought the entire community together. Next year will bring a continued re-invigoration of our historic downtown — more new restaurants, a brewpub and other new businesses."

**Patrick Bordelon
Council Member, Post 1 - At Large**

pbordelon@cityofpowdersprings.org

770-943-1666, ext. 321 to Leave a Voicemail



Patricia Wisdom

"New housing continues to grow and we are also bringing in apartments downtown and around the city. The housing development is so important because so many people need housing and it strengthens our city's tax base. We continue to strive to bring in larger commercial businesses to strengthen the city's tax base."

**Patricia Wisdom
Council Member, Post 2 - At Large**

pwisdom@cityofpowdersprings.org

770-943-1666, ext. 320 to Leave a Voicemail



SPECIAL EVENTS CALENDAR 2022

Thursday MAR 12	10:00am <i>Shred Day</i>	Saturday JUN 18	TBD <i>PSBG SpringsFest</i>	Monday SEP 12	12:00-1:00pm <i>Brown Bag Lunch Concert</i>
APR 2-17	Dawn to Dusk Easter Egg Quest	Sunday JUN 19	TBD <i>Juneteenth Unity Celebration & Walk</i>	Monday SEP 19	12:00-1:00pm <i>Brown Bag Lunch Concert</i>
Saturday APR 9	7:00-10:00am <i>Spring Chicken Run</i>	Thursday JUN 23	8:00pm <i>Family Movie Night</i>	Saturday SEP 24	7:00am-12:00pm <i>Cystic Fibrosis: Cycle for Life Bike Ride</i>
Saturday APR 9	10:30am-3:00pm <i>Let's Spring Into Spring</i>	Saturday JUN 25	7:30pm <i>Sounds of the Springs Concert</i>	Monday SEP 26	12:00-1:00pm <i>Brown Bag Lunch Concert</i>
Saturday APR 23	9:00am-12:00pm <i>Pick It Up Powder Springs</i>	Thursday JUN 30	6:30-8:30pm <i>Picnic in the Park</i>	Tuesday OCT 4	6:00pm <i>National Night Out</i>
Thursday MAY 5	6:30pm <i>National Day of Prayer</i>	Monday JUL 4	6:00-10:00pm <i>July 4th Celebration</i>	Saturday OCT 15	9:00am-12:00pm <i>Pick It Up Powder Springs</i>
Friday MAY 13	3:00-9:00pm <i>Bringing the Sea to the Springs</i>	Thursday JUL 14	6:30-8:30pm <i>Picnic in the Park</i>	Saturday OCT 22	7:00-10:00am <i>Spooktacular Chase</i>
Saturday MAY 14	10:00am-9:00pm <i>Bringing the Sea to the Springs</i>	Thursday JUL 21	8:00pm <i>Family Movie Night</i>	Saturday OCT 22	10:00am-12:00pm <i>Fall Festival: Trunk-or-Treat</i>
Sunday MAY 15	12:00-5:00pm <i>Bringing the Sea to the Springs</i>	Saturday JUL 23	7:30pm <i>Sounds of the Springs Concert</i>	Friday NOV 11	11:00am <i>Veterans Day Ceremony</i>
Thursday MAY 26	8:00pm <i>Family Movie Night</i>	Thursday JUL 28	6:30pm <i>Family Game Night</i>	Friday DEC 2	TBD <i>Christmas Parade & Tree Lighting</i>
Monday MAY 30	12:00pm <i>Memorial Day Ceremony</i>	Saturday JUL 30	TBD <i>Back-2-School Bash</i>	DEC 3-JAN 5	Daily <i>Reindeer Scavenger Hunt</i>
Saturday JUN 4	9:00am-12:00pm <i>Bark in the Park</i>	Saturday AUG 20	10:00am-2:00pm <i>Shred Day</i>	For event locations and details please check the city website	
Thursday JUN 9	8:00pm <i>Family Movie Night</i>	Saturday AUG 27	7:30pm <i>Sounds of the Springs Concert</i>	cityofpowdersprings.org	

Initiatives for Future Years

Redevelopment

The city will continue its work with the DDA to sell DDA-owned properties to fulfill its redevelopment plans. The city also intends to engage a design-build firm to begin expansion and renovation of the municipal complex, with construction commencing in 2022. The design build team is led by Spratlin & Sons Construction and Croft & Associates. The team was selected following an RFP process, a public survey of design preferences, and preparation of design schematics.

Road and Facility Improvements

The city will continue its resurfacing program using its road rating system and intends to begin an update to its existing program in fiscal year 2022. In the first quarter of fiscal year 2022, the city will begin receiving the new 2022 SPLOST program proceeds for use in implementation of the public safety improvements approved in that program as well as improvements in Powder Springs Park and the Silver Comet Trail Linear Park. Resurfacing improvements ranging between \$700,000 and \$1 million are performed each year using SPLOST dollars.



The city anticipates designing a parking deck and other parking improvements in FY23 to address some of the parking challenges expected in the downtown. These recommended parking improvements were analyzed and offered during a downtown parking assessment completed by Croy Engineering in 2021.