

City Council Meeting
City Hall – Council Chambers
May 1, 2025
6:00 P. M – Work Session / 7:00 P.M. – Council Meeting

WORK SESSION

Mayor Pro-Tem Calvin Cooley opened the Work Session at 6:02 P.M. Council Members discussed each item on the agenda with the corresponding Staff Members.

Mayor Pro-Tem Cooley closed the Work Session at 6:19 P.M.

OPENING MEETING

Mayor Pro-Tem Cooley called the Council Meeting to order at 7:00 P.M.

Invocation by Sidney Forsyth, Water Department Director.

Pledge of Allegiance led by Council Member Hodge.

The City Council met in a Regular Session with Calvin Cooley, Mayor Pro-Tem, presiding, and the following present: Kari Hodge, Council Member Ward One; Jayce Stepp, Council Member Ward Two; Gary Fox, Council Member Ward Five; Alyssa Cordell, Council Member Ward Six; Dan Porta, City Manager; Julia Drake, City Clerk; and Keith Lovell, City Attorney.

Absent: Matthew J. Santini, Mayor; Cary Roth, Council Member Ward Three

COUNCIL MEETING MINUTES

1. April 17, 2025, Council Meeting Minutes

Council Member Fox made a motion to approve the minutes of the April 17, 2025, Council Meeting. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

SECOND READING OF ORDINANCES

2. Amendment of Sec. 10-114 – Compliance with Other Ordinances

Keith Lovell, City Attorney, stated this amendment will require all applicants for business licenses—new or renewals—who may generate waste potentially entering the city's stormwater system to sign a statement acknowledging their understanding of related waste disposal laws. This statement must be signed before any license is issued or renewed.

Council Member Cordell made a motion to approve the Amendment of Sec. 10-114 – Compliance with Other Ordinances. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 4-0

Council Member Hodge made a motion to add five (5) items to the agenda. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 4-0

CONTRACTS/AGREEMENTS

3. Monthly Fuel Site Inspections and underground Storage Tanks Compliance Management Agreement

Freddy Morgan, Assistant City Manager, stated that United Pump and Controls, Inc will provide monthly fuel site inspection, required Georgia EPD testing, and preventive maintenance on the City fuel island. Council approval to enter into this agreement was requested.

Council Member Fox made a motion to approve the Monthly Fuel Site Inspections and Underground Storage Tanks Compliance Management Agreement. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

Keith Lovell, City Attorney, stated that the motion needed to be amended.

Council Member Fox made a motion to amend the approval pending the City Manager and City Attorney's review and approval of the contract. Council Member Cordell seconded the amended motion. Motion carried unanimously. Vote: 4-0

4. All Klean Janitorial LLC – Downtown Trash Receptacles

Mr. Morgan stated All Klean Janitorial LLC will empty the Downtown trash receptacles on the weekend instead of Parks & Recreation personnel. We are asking for Council approval to enter into this agreement.

Council Member Fox made a motion to approve the All Klean Janitorial LLC – Downtown Trash Receptacles. Council Member Stepp seconded the motion. Motion carried unanimously. Vote: 4-0

ADDED ITEM

5. 1869 Courthouse Paint/Stain proposal

Mr. Morgan stated the 1869 Courthouse proposal to address the exterior condition of the building for \$20,270.00. The proposal includes the following: pressure wash dirt and mildew, prep/scrape and prime as needed, sand and revarnish doors, and painting small porches above the front and back doors. It was requested for Council approval to enter into this agreement and utilize TPD funds.

Council Member Stepp made a motion to approve the 1869 Courthouse Paint/Stain Proposal. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 4-0

CONTRACTS/AGREEMENTS

6. Farming Agreement – Sam Smith Park

David Archer, Jr., Parks and Recreation Director, stated that Parks and Recreation is seeking approval of the farming agreement between Big Pond Farms, LLC and the City of Cartersville for Sam Smith Park. Under the terms of the agreement, the City grants Big Pond Farms the right to farm the designated tract of land located at 1155 Douthit Ferry Road. In exchange, Big Pond Farms will maintain the property in lieu of payment. This agreement serves as a continuation of a previous arrangement, with Big Pond Farms assuming responsibilities previously held by David Smith. Parks and Recreation respectfully requested approval of this agreement.

Council Member Hodge made a motion to approve the Farming Agreement – Sam Smith Park. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

BID AWARD/PURCHASES

7. Request for Purchase – Mule Pro-FX 1000 HD Edition

Mr. Archer stated approval was recommended to purchase a Mule Pro-FX 1000 HD Edition for the Maintenance Department. This item was included in the budget; however, prices have increased since we originally received quotes several months ago. Although the cost is slightly above the original estimate, savings on other equipment purchases will cover the difference.

The lowest quote was provided by Suzuki of Rome at \$16,813.00. This utility vehicle will serve multiple functions and be used for general operations by our Maintenance Department. It will replace an older Cub Cadet unit that is no longer operational.

Council Member Fox made a motion to approve the Mule Pro-FX 1000 HD Purchase. Council Member Hodge seconded the motion. Motion carried unanimously. Vote: 4-0

ADDED ITEM

8. CMAR Agreement – Dellinger Park Fieldhouse and Dugouts

Mr. Archer stated the City issued a request for proposals on March 7, 2025, for a Construction Manager at Risk to assist with the construction of the Fieldhouse and Dugouts for Fields 1 and 2 located at 100 Pine Grove Road, Cartersville, GA.

Four bids were received. After review, it was narrowed down to two firms. Pennant Construction and Womack, Lewis and Smith, Inc. was interviewed on March 28. Following those interviews, it was decided to recommend approval to enter a contract with Pennant Construction Management, Inc.

Council Member Fox made a motion to approve the CMAR Agreement– Dellinger Park Fieldhouse and Dugouts. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

BID AWARD/PURCHASES

9. Request for Vehicle Replacement – Animal Control Officer

Frank McCann, Police Chief, stated approval to purchase a 2025 Dodge 1500 Tradesman 4X4 for our Animal Control Officer was recommended. This vehicle will replace a 2019 pickup truck that has accumulated high mileage and is experiencing ongoing maintenance issues.

The replacement vehicle will be purchased from Voyles Automotive at a cost of \$38,496.00 and funded through the General Fund. Additionally, the request is for an allowance of up to \$10,000.00 to equip the vehicle with necessary components including emergency lights, striping, computer equipment, radios, and other essential accessories.

Total requested amount: \$48,496.00

Vehicle: \$38,496.00

Equipment: \$10,000.00

Total: \$48,496.00

Council Member Fox made a motion to approve the Request for Vehicle Replacement – Animal Control Officer. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

10. Vander M+14 Gym Set

Chief McCann stated this was a request to approve the purchase of a Vander M14+ gym set. This gym equipment will provide multi station cable equipment as well as a 4-way functional Trainer rack. This piece of equipment will be multi use and provide additional workout stations in the PSHQ gym. The total cost of this equipment is \$7,999.00.

Council Member Cordell made a motion to approve the Vander M+14 Gym Set. Council Member Stepp seconded the motion. Motion carried unanimously. Vote: 4-0

11. 3-Phase Padmounted Transformers Purchase

Tom McKee, Electric Department Director, stated the Electric Department is requesting approval to purchase four (4) 3-Phase, Padmounted Transformers for stock and one (1) 3-Phase, Padmounted Transformer for installation at Tabernacle Baptist Church. A total of eleven (11) bids were received and the bids from Gresco Utility Supply, Inc. to be the best based upon price and/or lead time. Approval of purchasing these five (5) units from Gresco Utility Supply, Inc. for a total of \$167,003.00 was requested. This is a budgeted expense.

Council Member Hodge made a motion to approve the 3-Phase Padmounted Transformers Purchase. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

12. Biosolids Drier Canopy

Mr. Forsyth stated the new biosolids drier at the Water Pollution Control Plant requires a covered structure over the truck loading auger to keep the dried solids from getting wet during inclement weather.

The Water Department received bids to construct and install this canopy designed by the drier manufacturer. It was recommended to award this project to the low bidder, Southern Machine & Fabrication of Cartersville, for \$22,000.00. This is a budgeted expense.

Council Member Fox made a motion to approve the Biosolids Drier Canopy. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

13. Mini Excavator Purchase

Mr. Forsyth stated the Water Department currently has two water and sewer system crews. Each crew has a backhoe, but a shared mini excavator. In recent months, the demand for the excavator has outpaced that of the larger backhoe for routine maintenance activities. A second mini excavator is needed to keep up with demand.

Three bids were received for this machine. It was recommended to purchase the JCB 55Z-1 from the low bidder, Wespro JCB of Atlanta for \$82,057.48. This is a budgeted expense.

Council Member Fox made a motion to approve the Mini Excavator Purchase. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

ENGINEERING SERVICES

14. WPCP Engineering Services Amendment #2

Mr. Forsyth stated Hazen & Sawyer has submitted an Engineering Service Proposal Amendment #2 to provide services for design and construction activities related to the recently approved Guaranteed Maximum Price (GMP) for Work Package 0. This amendment is for an additional \$1,025,000 and was recommended for approval. This is a budgeted expense.

Council Member Stepp made a motion to approve the WPCP Engineering Services Amendment #2. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

OTHER

15. Release of Property Damage Claims for Water Administration Building

Dan Porta, City Manager, stated last October, our new Water Administration Building had a water leak from a demineralized water filter system due to a hose clamp that was not properly tightened by Total Water Solutions who installed the equipment. The water leak started around 3 AM on October 17, 2024, and was not discovered until employees began to arrive that morning, and by the time the water was shut off, there was approximately 1 to 1 ½ inches of water in most of the building. We contracted with Reeves-Young to have the building repaired back to its original condition, and over the past several months we have been dealing with Total Water Solutions insurance company who was \$200,000.00+ lower in the cost to repair the building and get the Water Lab back to operating condition. In addition to the significant difference in repair costs approved by Sentry Insurance and what the actual costs were for Reeves-Young, there was going to be an additional \$230,000.00 cost for a mobile lab to be onsite while

Reeves-Young repairs our Water Lab. After some discussion with Sidney Forsyth and Brent Beck, they found an alternative solution for us on to maintain our water testing requirements during construction, and this allowed me to negotiate a settlement with Sentry Insurance, that would not cost the city. Therefore, it was recommended for approval.

Council Member Cordell made a motion to approve the Release of property Damage Claims for Water Administration Building. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 4-0

16. Reeves-Young Repair Invoice for Water Administration Building

Mr. Porta stated that due to the water damage sustained last October from a faulty connection to the water filter system, we had to hire Reeves-Young to repair the damage to our new Water Administration Building. It was recommended to approve the payment to Reeves-Young for the negotiated cost of \$362,829.00 for the repairs which will be paid for from the \$410,000.00 insurance settlement funds from Sentry Insurance.

Council Member Cordell made a motion to approve the Reeves-Young Repair Invoice for Water Administration Building. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 4-0

ADDED ITEMS

17. Certificate of Dedication & Maintenance Agreement – Water Department

Mr. Lovell stated this is a Certificate of Dedication & Maintenance Agreement for the Village Hill Convenience Store project, located at 4 Charley Harper Dr., which this dedication is for sewer lines. This is in the regular course of business, and it is requested by Water and the City Attorney's Office that this be approved and signed.

Council Member Fox made a motion to approve the Certificate of Dedication & Maintenance Agreement – Water Department. Council Member Stepp seconded the motion. Motion carried unanimously. Vote: 4-0

18. Release for KSU Archaeology Student

Mr. Lovell stated this is a release for a KSU Archaeological Student to conduct scanning on City Property. This Release is requested by Planning & Development and the City Attorney and requested to be approved and signed by City Council.

Council Member Cordell made a motion to approve the Release for KSU Archaeology Student. Council Member Hodge seconded the motion. Motion carried unanimously. Vote: 4-0

19. AED Equipment Assessment and Replacement

Mr. Porta stated that approval was requested to pay the invoice for AED Equipment Assessment and Replacement in the amount of \$10,216.27. This will replace six (6) AED units.

Council Member Stepp made a motion to approve the AED Equipment Assessment and Replacement. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

ADJOURNMENT

With no other business to discuss, Council Member Stepp made a motion to adjourn.

Meeting Adjourned at 7:14 P.M.

/s/ _____
Matthew J. Santini
Mayor

ATTEST:

/s/ _____
Julia Drake
City Clerk