

City Council Meeting
City Hall – Council Chambers
April 4, 2024
6:00 P.M. – Work Session / 7:00 P.M. – Council Meeting

WORK SESSION

Mayor Matthew Santini opened Work Session at 6:04 P.M. Council Members discussed each item from the agenda with corresponding Staff Members.

Council Member Fox made a motion to enter Closed Session for the purposes of Litigation and Personnel. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0.

Council Member Hodge joined work session at 6:35 P.M

Mayor Santini closed Work Session at 6:55 P.M.

OPENING MEETING

Mayor Santini called the Council Meeting to order at 7:00 P.M.

Invocation by Council Member Roth.

Pledge of Allegiance led by Council Member Fox.

The City Council met in Regular Session with Matthew Santini, Mayor, presiding, and the following present: Kari Hodge, Council Member Ward One; Cary Roth, Council Member Ward Three; Calvin Cooley, Council Member Ward Four; Gary Fox, Council Member Ward Five; Alyssa Cordell, Council Member Ward Six; Dan Porta, City Manager; Ashley Peters, Deputy City Clerk; and Keith Lovell, City Attorney.

Absent: Jayce Stepp, Council Member Ward Two

REGULAR AGENDA

COUNCIL MEETING MINUTES

1. March 21, 2024, Council Meeting Minutes

Council Member Fox made a motion to approve the March 21, 2024, Council Meeting Minutes. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

PUBLIC HEARING- 2ND READING OF ZONING/ANNEXATION REQUESTS

2. SU24-02 123 Leake Street

Randy Mannino, Planning and Development Director, stated that the applicant requests a Special Use Permit to allow an apartment behind commercial and office uses in the same building, at property identified as 123 Leake St, in Land Lot 483 of the 4th District, 3rd Section. Tax ID No. C002-0002-061. The approximate land area is 0.31 acres.

Staff is not opposed to the request with the following conditions:

- 1) The Special Use is nullified if the building use changes, and the apartment is removed.
Planning Commission recommended approval.

Mayor Santini opened the public hearing. With no one to come forward to speak for or against the application, the public hearing was closed.

Council Member Hodge made a motion to approve SU24-02: 123 Leak Street. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

3. ZMA24-01 ANNUAL ZONING MAP AMENDMENT

Mr. Mannino stated that this is the annual adoption of the official zoning map of the City of Cartersville. It includes the annexation and zoning actions approved by the City Council in the last 12 months. The last zoning map adoption was July 6, 2023. See memo for list of amendments. Planning Commission and Staff recommends approval.

Mayor Santini opened the public hearing. With no one to come forward to speak for or against the application, the public hearing was closed.

Council Member Fox made a motion to approve the ZMA 24-01 Annual Zoning Map Amendment. Council Member Roth seconded the motion. Motion carried unanimously. Vote:5-0.

TEXT AMENDMENT

4. T24-02. Signs and Outdoor Advertising

Mr. Mannino stated this is a Text Amendment to Chapter 20, Signs and Outdoor Advertising, Article II, Sign Ordinance, Sec. 20-29 (a), Billboards, to add “(6). *S. Tennessee Street (State Route 293) (beginning at the centerline of Justice Robert Benham Drive intersection with S. Tennessee Street centerline) and continuing south a distance of 1,000 feet.*”

Mayor Santini opened the public hearing.

Frank Jenkins, 15 S Public Sq, came forward and stated that his client wants the billboard on their property in the industrial district and requested council’s approval of the text amendment.

With no one else to come forward, the public hearing was closed.

Council Member Hodge made a motion to approve T24-02: Signs and Outdoor Advertising. Council Member Roth seconded the motion. Motion carried unanimously. Vote:5-0.

Reference Ordinance # 12-24

SURPLUS EQUIPMENT

5. Surplus Equipment

Freddy Morgan, Assistant City Manager, provided a list of equipment/vehicles deemed as surplus by all departments. Mr. Morgan requested approval to list these surplus items for sale on

GovDeals. There are two (2) items that they are looking to sell to City of Lawrenceville and the Cartersville School System.

Council Member Hodge made a motion to approve the sale of surplus equipment including the recommendation to grant the authority to work out the deals to the City of Lawrenceville and the school system. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0.

SECOND READING OF ORDINANCES

6. AMI Meters Opt- Out Program

Mr. Morgan stated that the City of Cartersville understands that some residential customers do not desire to have AMI smart meters installed at their residences and is providing an opt-out option for those residential customers based on the listed conditions.

Council Member Fox made a motion to approve the AMI Meter Opt-Out Program. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0.

Reference Ordinance # 13-24

Council Member Fox made a motion to add two (2) items to the agenda. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

ADDED ITEM

7. Equipment Rental Agreement

Mr. Morgan stated that the City of Cartersville is asking the Council to approve the lease of a 42' or 48' bucket truck through Global Rental Co., Inc. as they wait for the bucket truck that was purchased. Currently the purchased truck has a 2 year wait time.

Council Member Roth made a motion to approve the Equipment Rental Agreement. Council Member Fox seconded the motion. Motion carried unanimously. Vote 5-0

SECOND READING OF ORDINANCES

8. Amendment to Ordinance Regarding Solid Waste Rates

Wade Wilson, Public Works Director, stated that Public Works was recently notified by Bartow County Solid Waste that tipping fees at the Bartow County Landfill will be increasing to cover future expansions, inflation, labor, and ever-changing regulations. This increase to the City will result in an increase in tipping fees by almost 59% from January of 2023 through September of 2028.

To address this increase in fees, Public Works has recommended adopting new Solid Waste Rates through an ordinance amendment which will be provided.

This amendment will lead to a decrease in the base rate for residential solid waste rates but will reflect an added fee based on estimated tipping fees at the Bartow County Landfill. This fee is currently estimated to be \$3.00 per average garbage cart per month. Therefore, all residential

and commercial services with curbsies will have an additional Landfill Fee provided on their monthly bill.

In addition, to address the increased costs of tipping fees and increased cost of operating fees, the department recommended an increase in most commercial solid waste rates that range from 2.5% to 15%, depending on the container size and frequency of dumps. Proposed fees have been adjusted to be more in line with other commercial rates.

If approved, this increase will be reflected in the May utility bills.

Council Member Roth asked if tipping fees decrease will the City adjust the pricing. Mr. Wilson stated they will look at the pricing per year to follow adjustments. If pricing does go down the necessary changes will take place.

Council Member Fox made a motion to approve the Amendment to Ordinance Regarding Solid Waste Rates. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0.

Reference Ordinance # 14-24

CONTRACT/ AGREEMENTS

9. Public Works Warehouse Restroom Remodel

Mr. Wilson stated that the Public Works Warehouse has restrooms in need of an upgrade. Three quotes were received from local contractors which ranged from \$35,500.00 to \$55,000.00.

Mr. Wilson recommended approval of the lowest proposal received from Randy Cochran of Cochran's Construction to complete this remodel by June 30, 2024, at a not-to-exceed cost of \$35,500.00.

This is not a budgeted request but will be paid out of the 2024 General Fund.

Council Member Roth made a motion to approve the Public Works Warehouse Restroom Remodel. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0.

FIRST READING OF ORDINANCES

10. Water Department Ordinance Updates

Sidney Forsyth, Water Director, stated that the following ordinance updates related to the Water Department, summarized below were submitted for councils' approval:

Section 24-25 Residential Toilet Rebate Program – Changes the effective date of the rebate, increases the rebate amount to \$75.00, and reduces the flush rate of ultra-high efficiency toilets to 1.1 gallons per flush.

Chapter 24 Article XV Drought Management and Response – Codifies the City's drought response to match the State EPD's Drought Management and Response Rules.

Section 24-8 Water Ban – This section will be listed as "Reserved" as a new language in Chapter 24 Article XV will replace this.

Section 24-145 Wastewater Treatment Rates – Adds language allowing a surcharge to be applied to high concentrations of Ammonia and Total Phosphorus in permitted industrial wastewater discharges.

Section 24-44 Charges – Updates surcharge rates for BOD, COD, and TSS and adds surcharge rates for Ammonia (NH3) and Total Phosphorus (TP).

This was a first reading and will be voted on at the April 18, 2024, City Council meeting.

BID AWARD/PURCHASES

11. Farm Tractor Rebuild

Mr. Forsyth stated that the Water Department operates two (2) 1993 John Deere model 4760 farm tractors for the biosolids land application program. The tractor with the most operating hours, approximately 10,000, needs a major overhaul of the engine, hydraulic systems, electronics, bodywork, and cab operating systems.

After repeated solicitation of quotes to perform this work, the only responsive quote is from Ag-Pro Companies of Rome, GA for a price of \$32,055.73. It was recommended to award this work to Ag-Pro for a not-to-exceed price of \$37,000.00. This is a budgeted maintenance item to be paid from account 505.3330.52.2360.

Council Member Hodge made a motion to approve the Farm Tractor Rebuild. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0.

12. City Hall HVAC Replacement

Mr. Porta stated that the HVAC system in the Council Chambers recently failed, resulting in an emergency repair conducted by Mike Jones Heating and Air. The replacement cost of the system is \$18,518.62. This request is not budgeted but was recommended for approval.

Mr. Porta stated that this new equipment will be reused in another department or the new City Hall.

Council Member Cooley made a motion to approve the City Hall HVAC Replacement. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0.

13. Duty Weapons Equipped with Optics

Frank McCann, Police Chief, stated that the Police Department is requesting approval to purchase a new inventory of pistols equipped with optics (Red Dot Sights) to replace the current inventory of pistols. The existing inventory of pistols will be sold back to the distributor to reduce the cost of this transition. This transition will require the purchase of compatible holsters, 30,000 rounds of 9MM ammunition, and weapon-specific training.

The costs of these guns, holsters, ammunition, and training are as follows:

- (70) Glock 47, Gen 5 pistols w/ Red Dot Optics \$65,010.40
- (70) Compatible Holsters - \$10,185.00

(20) Glock 43X (backup weapons) - \$7,138.00
(20) Holosun Red Dop Optics - \$6,500.00
(20) Compatible Holsters - \$1,180.00
Training Amm – 30,000 rounds of 9MM - \$7,827.30 (Gulf States Distributors)
Red Dot Instructor Training - \$1,200.00 (Glock)

Total Cost is \$99,040.70

Buyback Information:

(60) Glock 17 trade value - \$17,000.00
(9) Glock 43 trade value - \$2,115.00

Total Trade Value is \$19,215.00

The total cost of this purchase and transition is \$79,825.70.

Council Member Fox made a motion to approve the Duty Weapons Equipped with Optics. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0.

14. Heat Fusion Equipment Purchase

Michael Dickson, Gas Director, stated that the Gas System is requesting the purchase of a McElroy heat fusion system designed to join 4-inch and 6-inch polyethylene pipes. Three bids were requested and Consolidated Pipe and Supply of Lawrenceville, Georgia submitted the low bid of \$13,405.00. This is a budgeted item and Council's approval to accept this bid was recommended.

Council Member Fox made a motion to approve the Heat Fusion Equipment Purchase Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

RESOLUTIONS

15. MGAG Election Committee Delegate Appointment

Mr. Dickson stated that this resolution appoints the Gas Department Superintendent to serve as the City's voting delegate on the Municipal Gas Authority of Georgia's Election Committee. It also appoints the Assistant Gas Superintendent to serve as the alternate voting delegate. The council's approval of this resolution was recommended.

Council Member Roth made a motion to approve the MGAG Election Committee Delegate Appointment. Member Hodge seconded the motion. Motion carried unanimously. Vote: 5-0

Reference Resolution #13-24

16. Abandonment of Easement on Mimosa Lane

Mr. Dickson stated that this Resolution is to abandon an easement on Mimosa Lane. This property is being developed, along with adjacent parcels, and the gas easement is no longer needed.

Council Member Fox made a motion to approve the Abandonment of Easement on Mimosa Lane. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0
Reference Resolution #14-24

17. Creation of Festival Zone-

Lillie Read, Downtown Development Authority Director, stated there is a request for the creation of festival zones for:

April 27- Black Bartow Events Spring Day Party (12-8 PM)
September 14 - Black Bartow Events Sip N Shop (12-8 PM)

Staff recommended approval.

Council Member Cooley made a motion to approve the Creation of Festival Zone. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

Reference Resolution #15-24

CONTRACTS/AGREEMENTS

18. Approval of Firm for Downtown Long-Range Plan

Ms. Read stated that the Downtown Development Authority Board recently received and reviewed six responses to their RFP for a Downtown Long-Range Plan Update.

After a discussion and evaluation of the proposals, the board has recommended TSW Designs to implement the project. Their proposal was the most comprehensive concerning meeting the RFP scope and fell within the budgeted amount.

The cost is \$95,000.00, which is the amount budgeted for the plan. 50% of the cost is being paid for by Appalachian Regional Commission grant funds. The remaining 50% of the cost is being split between the City, County, CVB, and DDA and those funds have already been contributed.

Per ARC procurement requirements, City Council does need to approve the recommended firm. Staff recommended approval.

Council Member Fox made a motion to approve the Approval of Firm for Downtown Long-Range Plan. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0.

ADDED ITEM

19. Red Door Food Pantry MOA

Keith Lovell, City Attorney, stated that the MOA is to establish the terms and conditions under which Cartersville City Schools agrees to provide access to the food service area and food storage areas of the previous Cartersville Primary School to Red Door Food Pantry for the receiving and warehousing of food pantry inventory.

Council Member Roth made a motion to approve the Red Door Food Pantry

MOA. Council Member Hodge seconded the motion. Motion carried unanimously. Vote: 5-0.

ADJOURNMENT

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

Meeting Adjourned at 7:23 P.M.

/s/ _____
Matthew J. Santini
Mayor

ATTEST:
/s/ _____
Ashley Peters
Deputy City Clerk