

City Council Meeting  
10 N. Public Square  
May 19, 2022  
6:00 P.M. – Work Session  
7:00 P.M. – Council Meeting

## **WORK SESSION**

Mayor Matthew Santini opened Work Session at 6:01 P.M. Council Members discussed each item from the agenda with corresponding Staff Members.

Council Member Wren made a motion to enter into a Closed Session for the purposes of Potential Litigation. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

Mayor Santini closed Work Session at 6:54 P.M.

## **OPENING MEETING**

Mayor Santini called the Council Meeting to order at 7:03 P.M.

Invocation by Council Member Cooley.

Pledge of Allegiance led by Council Member Stepp.

The City Council met in Regular Session with Matthew Santini, Mayor presiding, and the following present: Kari Hodge, Council Member Ward One; Jayce Stepp, Council Member Ward Two; Cary Roth, Council Member Ward Three; Calvin Cooley, Council Member Ward Four; Gary Fox, Council Member Ward Five; Taff Wren, Council Member Ward Six Dan Porta, City Manager; Julia Drake, City Clerk; and Keith Lovell, Assistant City Attorney.

Absent:

## **REGULAR AGENDA**

### **COUNCIL MEETING MINUTES**

#### **1. May 5, 2022**

Council Member Stepp made a motion to approve the May 5, 2022 Council Minutes. Council Member Wren seconded the motion. Motion carried unanimously. Vote: 6-0

### **PROCLAMATIONS**

#### **2. National Safe Boating Week**

Mayor Matt Santini stated this proclamation is to promote National Safe Boating Week,

May 21 – 27, 2022 and remind those who are boating on Allatoona Lake how to remain safe on the lake.

Mr. Rob George with the Coast Guard came forward to accept the Proclamation and thanked Mayor and Council for their support.

## **APPOINTMENTS**

### **3. Planning Commission Appointment**

Randy Mannino, Planning and Development Director, stated Planning Commission member, Harrison Dean, has resigned after serving for over 18 years. The new appointee for Ward 4 is Anissa Cooley. If her appointment is approved, her new term will expire January 31, 2024.

Council Member Cooley commended Mr. Harrison Dean for his 18 years of dedication to the City of Cartersville and made a motion to approve the Planning Commission appointment. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 6-0

## **PUBLIC HEARING – 1<sup>st</sup> READING OF ZONING/ANNEXATION REQUESTS**

### **4. AZ22-02: De-Annex a 3.23 acre tract**

**Applicant: CAE**

David Hardegree, Planning and Development Assistant Director, stated this request is to de-annex 3.23 acres from City, zoned R-20 with conditions, to County for the construction of a mixed-housing development in Unincorporated Bartow County. The project site is located behind the Holiday Inn Express and Suites adjacent to I-75 and south of SR20.

Planning Commission recommends approval with the following conditions:

- 1) Allow a utility easement for a natural gas main extension per a developer approved location; and,
- 2) The easement shall not exceed 20ft in width.

Public hearing was opened.

Karl Lutjens, 114 Old Mill Rd., came forward to answer any questions from the Mayor and Council.

With no questions or comments from Council or the public, the public hearing closed.

This is a first reading. Voting will take place at the June 2, 2022 City Council Meeting.



Council Member Stepp left the meeting.

**5. Z22-01: Rezone 103.85 acres from R-20 to RA-12 Applicant: Prime Engineering, Inc.**

Mr. Hardegree stated this application is requesting to rezone 103.85 acres from R-20 to RA-12 for the construction of 199 townhomes adjacent to I-75 and north of Center Rd. Project site is known as Etowah Preserve Phase 2. Furthermore, he stated if approved, the following zoning conditions should be adopted:

1. No more than 199 lots/units shall be built in Etowah Preserve Phase 2 as presented in this application and on the concept plan.
2. No development or Finished Floor Elevation (FFE) is to occur above the 1100 ft. elevation without the review and approval of the Water Department.
3. A 50ft. buffer must be provided between the development and the Proposed Center Road Re-alignment.
4. A 50ft. buffer must be provided between the development and the Right-of Way for Interstate 75.

5. Developer to provide necessary easements for a natural gas line extension on the property.
6. As referenced in the letter from Commissioner Steve Taylor, the owner/developer is required to leave in place the unnamed county service road on property identified as Tax Parcel C108-0001-001 and access to Center Road from adjoining properties, identified as Tax Parcel ID Nos. 0078-0172-001 and 0078-0101-001, or to provide an alternative solution for access to Center Road for said adjoining properties.

Planning Commission recommends denial of the application, 4-1.

Public hearing opened.

Rob MacPherson, 862 Devonwood Trail, Marietta, came forward to represent the applicant, Prime Engineering and stated he had no issues with the conditions.

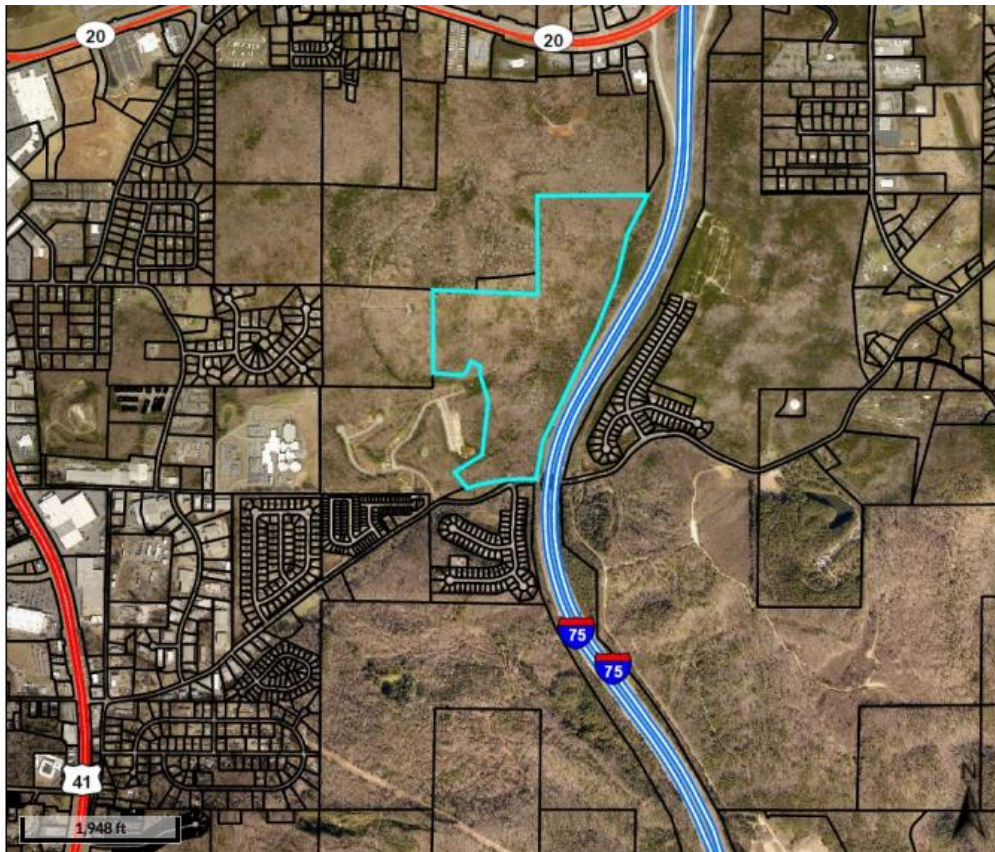
Robert Walker, 15 S. Public Sq., came forward to represent the Tilley Property and stated his client has no opposition in the rezoning but ask Council to please consider carrying the conditions over.

Donna Slaven, 10 Everest Dr., came forward to speak of the concern of increased traffic.

Sherry Rys, 22 Canyon Trl., came forward to speak of the concern of increased traffic.

With no other comments, the public hearing closed.

This is a first reading. Voting will take place at the June 2, 2022 City Council Meeting.



## **PRESENTATION**

### **6. FY2021 Audit Presentation**

Tom Rhinehart, Finance Director, introduced Christopher McKellar with Mauldin and Jenkins. Mr. McKellar gave a presentation on the city's FY 2021 annual audit.

## **CONTRACTS/AGREEMENTS**

### **7. 2022-2023 GEMS Main Street MOU**

Freddy Morgan, Assistant City Manager, stated the DDA is seeking approval from Council for the annual MOU with DCA for our accredited Main Street program. DDA Board and staff recommend approval.

Council Member Roth made a motion to approve the 2022-2023 GEMS Main Street MOU. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

### **8. Red Top Industrial**

Tom Gilliam, Parks and Recreation Director, stated the Parks & Recreation Department received 1 bid from Red Top Industrial for the renovation of the Gazebo in Dellinger Park. These renovations will include the following: removal of wooden handrails, flooring, damaged floor joists, installation of 6x6 posts, lag bolt system, new deck boards, top plate for handrail system, pickets & bottom plate for handrail system, and an exterior gate at the gazebo for lake access. All new structure will be screwed with deck mate screws. The total amount of this project will be \$35,500 including a completion date of no later than June 30, 2022. Approval was recommended.

Council Member Fox made a motion to approve Red Top Industrial. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 6-0

### **9. Cartersville Fence Company**

Mr. Gilliam stated The Parks & Recreation Department received 1 bid from Cartersville Fence Company for new fencing at Deerfield Park. These renovations will include material for a 3-rail vinyl fence, 48 bags of cement, and labor to install the fencing. The cost for fencing and installation is \$7,788, which includes the cost of new gravel for the parking lot estimated at \$7,500 for a total of \$15,288. There is a guaranteed completion date of no later than June 30, 2022. Approval was recommended.

Council Member Fox made a motion to approve Cartersville Fence Company. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0

### **10. GO Bond Project**

Mr. Gilliam stated the Parks & Recreation Department is proposing a GO Bond Project for the back entrance/exit in Dellinger Park. This project will include the removal of the bushes along the left hand side of the back entrance/exit going toward the exit. They will be replaced with fencing that matches the main entrance/exit. The amount for fabricated steel from Steel Materials

will be \$8,155 and the lumber for the fence estimated at \$7,500 for a total of \$15,655. Our Parks Maintenance Staff will be installing the fence with a guaranteed completion date of no later than June 30, 2022. Any additional funds in the GO Bond account will be applied to the purchase of Water Filling Stations in Dellinger Park at the Tennis Center and the Concession Building.

Council Member Roth made a motion to approve the GO Bond Project. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

## **BID AWARD PURCHASE**

### **11. Fine Screen Replacement Brushes**

Sidney Forsyth, Water Department Director, stated the WPCP operates a set of fine screens installed between the aeration basins and final clarifiers. These screens remove lint, hair and fine particles not captured in earlier treatment processes. Removing this material at this point helps maintain cleaner final clarifiers and prevents their discharge in the plant effluent.

Approval was recommended to purchase these brushes and associated wear plates and hardware from the sole source provider, Zima Corporation, at a price of \$8,615.00.

Council Member Roth made a motion to approve the purchase of Fine Screen Replacement Brushes. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

### **12. Painting and Drywall Repair**

Dan Porta, City Manager, stated this item is for the repainting and drywall repair for the new FiberCom offices located at 500 S. Tennessee St. The total cost for this repair is \$11,500 from Fowler Professional Painting. This is not a budgeted item, but will be paid with available funds in the FiberCom budget. Approval was recommended.

Council Member Cooley made a motion to approve the Painting and Drywall Repair. Council Member Hodge seconded the motion. Motion carried unanimously. Vote: 5-0

## **CHANGE ORDER**

### **13. Engineering Services Change Order**

Tommy Sanders, Public Works Director, stated Public Works has received an additional change order request from Southland Engineering in order to complete the preliminary engineering phase of this project.

The total amount of this change order is \$524,435.90.

Currently, preliminary engineering funds are reimbursed by GDOT. In 2016, the city was awarded up to \$609,497.21 in reimbursement funds. At this time, 82% of these funds have been utilized. Once this funding is exhausted, the remaining preliminary engineering fees will need to be funded by SPLOST.

If Mayor and Council would like to move forward with this project, this change order needs to be approved.

Mr. Lutjens came forward to explain, in depth, the reasoning and need for this change order and to answer any questions from the Mayor and Council.

Council Member Hodge made a motion to approve the Engineering Services Change Order. Council Member Wren seconded the motion. Motion carried unanimously. Vote: 4-1 with Council Member Fox in opposition.

## **OTHER**

### **14. Banking Services**

Mr. Rhinehart stated on March 18, 2022, the City Finance Department issued an RFP for banking services. The RFP's were due back to the city on April 18, 2022. There were three (3) banks that responded – Ameris Bank, Synovus bank, and Truist Bank. A lengthy analysis was done on the three bank proposals by myself and the finance staff and it was determined that Ameris Bank is the best fit for the city banking services based on the city needs stated in the RFP. All the banks had similar processes and ideas for improvements, but Ameris Bank offered slightly more for the city than the other two banks. After the switch from our current bank to Ameris Bank is completed, we will be looking at making additional changes that will help make our processes more efficient – automated bank reconciliations and integrated payables. Once the city migrates to the new bank and we feel comfortable with the change, we will also be looking at the possibility of incorporating a lockbox system. In the meantime, we will have access to all of the current bank processes and should see an increase in monthly interest received from the bank. Approval was recommended that the banking services be moved to Ameris Bank from Truist Bank.

Council Member Wren made a motion to approve the change in Banking Services. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

## **MONTHLY FINANCIAL REPORT**

### **15. March 2022 Financial Report**

Mr. Rhinehart presented the March 2022 Financial Report and compared the numbers to March 2021.

Annalee Penny came forward to notify Mayor, Council, and the public that a Natural Gas Safety Survey would be going out on Monday, May 23, 2022.

In addition, she gave a shout out to our amazing Public Works crews and stated May 15-21 is National Public works Week.

Council Member Roth congratulated the Class of 2022 and stated graduation ceremonies would be commencing.

Mayor Santini stated the Cartersville Canes would be playing for the championship at the Rome Braves Stadium and we wish them all the luck. GO CANES!

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

Meeting Adjourned at 8:20 P.M.

/s/ \_\_\_\_\_  
Matthew J. Santini  
Mayor

ATTEST:  
/s/ \_\_\_\_\_  
Julia Drake  
City Clerk