

City Council Meeting  
10 N. Public Square  
May 20, 2021  
6:00 P.M. – Work Session  
7:00 P.M. – Council Meeting

## **WORK SESSION**

Mayor Matthew Santini opened Work Session at 6:05 P.M. Council Members discussed each item from the agenda with corresponding Staff Members.

Council Member Stepp made a motion to enter into Executive/Closed Session for the reason(s) of Property. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

Mayor Santini closed Work Session at 7:00 P.M.

## **OPENING MEETING**

Mayor Santini called the Council Meeting to order at 7:05 PM.

Invocation by Council Member Roth.

Pledge of Allegiance led by Council Member Stepp.

The City Council met in Regular Session with Matthew Santini, Mayor presiding and the following present: 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 David Archer, City Attorney.

Absent: Kari Hodge, Council Member Ward One

## **REGULAR AGENDA**

### **COUNCIL MEETING MINUTES**

#### **1. May 6, 2021**

A motion to approve the May 6, 2021 Council Meeting Minutes was made by Council Member Stepp and seconded by Council Member Cooley. Motion carried unanimously. Vote: 5-0

## **APPOINTMENTS**

#### **2. Appointment of Assistant City Manager**

Dan Porta, City Manager, stated his recommendation for Assistant City Manager was Freddy Morgan. Mr. Morgan has over 31 years of local government experience with extensive knowledge in electric utilities. Mr. Morgan's start date would be June 14, 2021.

A motion was made to appoint Freddy Morgan as the Assistant City Manager by Council Member Cooley and seconded by Council Member Stepp. Motion carried unanimously. Vote: 5-0

Julia Drake, City Clerk, swore in Mr. Morgan as the Assistant City Manager, effective June 14, 2021.

Mr. Morgan took a moment to introduce his family. He thanked the Mayor and City Council for the opportunity to come back home and serve a community that is so near and dear to him.

### **3. Alcohol Control Board Appointment**

Randy Mannino, Planning and Development Director, stated the current term for Ric Napps on the Alcohol Control Board would expire on June 3, 2021. He would like to continue serving as the Mayor's appointee and if reappointed, his new term would expire on June 3, 2023.

A motion was made to reappoint Chairman Ric Napps on the Alcohol Control Board by Council Member Wren and seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0

### **4. Cartersville-Bartow Library Board**

Mr. Porta stated Randi Sonenshine serves on the Cartersville-Bartow Library Board and her current term will expire on June 30, 2021. She would like to continue serving and if her reappointment were approved, her new term would expire on June 30, 2024.

A motion was made to reappoint Randi Sonenshine on the Cartersville-Bartow Library Board by Council Member Stepp and seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0

### **5. Land Bank Board Appointment**

Mr. Porta stated the terms of four members of the Land Bank Board would expire on June 30, 2021. All four of these members, Antwuan Hill, Fritz Dent, Jessica Mitcham and Scott Panter, would like to continue serving. If reappointed, their new terms would expire on June 30, 2025.

A motion was made to reappoint Antwuan Hill, Fritz Dent, Jessica Mitcham and Scott Panter to the Land Bank Board by Council Member Roth and seconded by Council Member Cooley. Motion carried unanimously. Vote: 5-0

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

### **6. AZ21-04: Annexation of 1412 Hwy 411 and 38 Oak Dr.**

Mayor Santini recused himself and left the Council Chambers.

Mr. Mannino stated this request to annex property located at 1412 Hwy 411 and 38 Oak Drive was for additional space and use by the Savoy Automobile Museum. An approval of this application will conclude the zoning steps needed to complete the current development plans for the Museum. Planning Commission recommended approval May 11, 2021.

Public hearing open. With no one to come forward to speak for or against the annexation or zoning, the public hearing was closed.

This was a first hearing. No vote was required.

Mayor Santini returned to the Council Chambers.

### **7. SU21-03: 780 West Ave.**

Mr. Mannino stated the applicant requests a Special Use permit to allow automotive and truck sales or rental use at 780 West Ave. The property is zoned O-C (Office Commercial). Planning Commission approved.

Public hearing opened.

Ivonne Perez, 780 West Ave, came forward to speak for the special use permit. Ms. Perez is a current employee of the auto repair shop located on Tennessee St., which is owned by the same owner. The West Ave location is strictly for auto sales.

With no one else to come forward to speak for or against the application, the public hearing closed.

This was a first reading. No vote was required.

## **CONTRACTS/AGREEMENTS**

### **8. Quit Claim Deed Release – 5 Boatner Ave.**

Mr. Mannino stated the above noted property was purchased as part of the “First Time Homebuyers Program”. The applicant has fulfilled their obligation of five year’s

ownership as set forth in the program. They have requested the Quit Claim Deed release at this time.

This is a standard process and since the applicant has fulfilled their obligation, staff recommended approval to authorize said release.

A motion was made to approve the Quit Claim Deed Release of 5 Boatner Ave. by Council Member Roth and seconded by Council Member Fox. Motion carried unanimously. Vote: 5-0

## **9. Goodyear Clubhouse Renovation**

Tom Gilliam, Parks and Recreation Department Head, stated this item includes the Contracts from RFP's relating to the projects for the Goodyear Clubhouse Renovation Project. Below are the projects with the recommended Contractor companies:

RFP 21-07 Kitchen Appliances – Strategic Equip / \$12,173.37  
RFP 21-08 Carpentry – Epoch Designs / \$68,735  
RFP 21-09 Restroom Partitions – Commercial Services / \$13,340  
RFP 21-10 Glass Units – Rick B GC / \$12,000  
RFP 21-11 Drywall & Acoustical Ceiling – Rick B GC / \$13,000  
RFP 21-12 Electrical – JR Electrical / \$28,390

These projects are not budgeted, but will be paid using the Tourism Product Development (TPD) funds, the remainder of the GO Bond funds and the General Fund. These contractors/companies were recommended for approval for the renovation of the Goodyear Clubhouse.

Mr. Gilliam stated the goal is to have all of the work completed no later than August 2021.

A motion was made to approve the Goodyear Clubhouse Renovations by Council Member Roth and seconded by Council Member Fox. Motion carried unanimously. Vote: 5-0

## **10. Main Street MOU with DCA**

Mr. Porta stated this was the Annual renewal of Memorandum of Understanding with DCA for Main Street Program accreditation.

A motion to approve the Main Street MOU with DCA was made by Council Member Wren and seconded by Council Member Cooley. Motion carried unanimously. Vote: 5-0

## **11. Extension Agreement: Commerce 75**

Michael Dickson, Gas Department Head, stated this was an Extension Agreement for Commerce 75 to reimburse the City all costs associated with the extension of the

existing natural gas facilities to serve natural gas to this proposed site. Within this main extension project, there exists another agreement for Commerce Centre at 75. This Extension Agreement is for \$107,405.53 whereas the Owner, Commerce 75 B1, agrees to reimburse the City all costs associated with this extension. I recommend the City enter into this Agreement with Commerce 75 B1 for \$107,405.53. This is not a budgeted item.

## **12. Extension Agreement: Commerce Centre at 75**

Mr. Dickson stated this was an Extension Agreement for Commerce Centre at 75 to reimburse the City all costs associated with the extension of the existing natural gas facilities to serve natural gas to this proposed site. Within this main extension project, there exists another agreement for Commerce 75. This Extension Agreement is for \$46,704.04, whereas the Owner, Core5 Commerce Centre at 75, LLC agrees to reimburse the City all costs associated with this extension. I recommend the City enter into this Agreement with Commerce 75 B1 for \$46,704.04. This is not a budgeted item.

A motion was made to approve the Extension Agreement: Commerce 75 and Extension Agreement: Commerce Center at 75 by Council Member Cooley and seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0

## **BID AWARD/PURCHASES**

### **13. Highland 75 Phase II**

Mr. Dickson stated bid proposals were requested for the 6" steel pipe for the above project. Consolidated Pipe & Supply was the only proposal received out of the three that were sent out with a total bid of \$20,212.50. The labor and material costs associated with this project are reimbursable by the Bartow-Cartersville Joint Development Authority. This is not a budgeted item because it is reimbursable.

A motion was made to approve the Highland 75 Phase II by Council Member Roth and seconded by Council Member Cooley. Motion carried unanimously. Vote: 5-0

### **14. Northwest 75 Logistics Center Turn Lane Conflict Main Relocation**

Mr. Dickson stated bid proposals were requested for the 8" steel pipe needed for the above project. Consolidated Pipe & Supply was the only proposal received out of the three that were sent out. Their total bid is \$27,492.00. The labor and material costs associated with this project are reimbursable by an agreement between the City and the Developer receiving prior Council approval. That agreement only covers part of the project, and the Joint Development Authority would reimburse part. This is not a budgeted item because it is reimbursable.

A motion was made to approve the Northwest 75 Logistics Center Turn Lane Conflict Main Relocation by Council Member Wren and seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0

## **15. CrowdStrike Annual Support Renewal**

Steven Grier, Network Administrator, stated this item was a budgeted annual renewal for CrowdStrike Falcon Complete, which is a cloud delivered software that protects our computers from viruses and malicious actors. The total amount is \$62,188 from CDWG and was recommended for approval.

A motion was made to approve CrowdStrike Annual Support Renewal by Council Member Fox and seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0

## **16. Travelers Insurance Deductible Reimbursement**

Mr. Porta stated a city employee was involved in an auto accident with another individual and our insurance company, Travelers, has submitted an invoice for reimbursement of deductible. The current amount due is \$23,981.08 and was recommended for approval. This is a budgeted item and will be paid from the property and casualty insurance fund.

A motion was made to approve Travelers insurance Deductible Reimbursement by Council Member Cooley and seconded by Council Member Fox. Motion carried unanimously. Vote: 5-0

## **17. Fairview Tank Exterior Painting**

Sidney Forsyth, Water Department Director, stated the water storage tank on Fairview Street is a 5 million-gallon, steel tank built in 1969. The existing surface paint was applied in 2000 over the top of the older base coat. The coating is beginning to delaminate near the bottom of the tank and is corroded through over much of the tank surface.

Due to the presence of lead in the older base coatings, bids were solicited from companies with experience removing and disposing of lead-based paint, in addition to applying a new AWWA approved coating system. Bids received were as follows:

Utility Service Co., Inc. - \$546,200.00  
Classic Protective Coatings - \$724,950.00  
Southern Road & Bridge - \$934,000.00  
E&D Contracting Services, Inc. - \$2,783,810.00

The low bid of \$546,200.00 by Utility Service Co., Inc. was recommended for approval. This was a budgeted, bond-funded project to be paid from account 505-3320-54-3401.

A motion was made to approve Fairview Tank Exterior Painting by Council Member Roth and seconded by Council Member Fox. Motion carried unanimously. Vote: 5-0

## **18. Water Tank Cleaning and Inspection**

Mr. Forsyth stated as part of routine maintenance of the City's water storage reservoirs, the Water Department normally contracts with industrial diving service companies to clean and inspect the tanks while in service to minimize service disruptions. This was last completed in 2013.

Bids were solicited from qualified companies to clean and inspect three ground storage tanks, 3 WTP clear wells, and the intake structures on Allatoona Dam. Bids submitted were:

SE Diving Services, LLC - \$34,100.00  
Moran Environmental Recovery, LLC - \$43,000.00  
Superior Tank Company - No Bid.

The low bidder, SE Diving Services, LLC was recommended for this service. This is a budgeted item to be paid from WTP Maintenance account, 505-3310-52-2361.

A motion was made to approve Water Tank Cleaning and Inspection by Council Member Fox and seconded by Council Member Roth. Motion carried unanimously.  
Vote: 5-0

## **CONTRACTS/AGREEMENTS**

### **19. Gresham Smith Engineering Services Agreement / Task Order #1**

Mr. Forsyth stated the Water Department's ongoing sewer inflow and infiltration (I&I) project has progressed to a point where additional consultation is needed to compile and assess the data that has been, and continues to be gathered.

Gresham Smith Engineers was selected to compile and evaluate the data and make recommendations for further information gathering, identify areas of concern, and prioritize repair and replacement projects.

As this is the first project with Gresham Smith, it is necessary to execute the standard Engineering Services Agreement to begin work.

Task Order No. 1 outlines their data review, report on findings, and recommendations for additional monitoring and focus of City's efforts to eliminate sewer system inflow and infiltration.

It was recommended to approve the ESA and Task order #1 for Gresham Smith Engineers for \$16,000.00. This was a budgeted item to be paid from 505-3320-54-1328 – Sewer I&I Study and Modeling.

A motion was made to approve Gresham Smith Engineering Services Agreement / Task Order #1 by Council Member Cooley and seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0

## **MONTHLY FINANCIAL REPORT**

### **20. March 2021 Financial Report**

Tom Rhinehart, Finance Director, went over the monthly financial report comparing March 2021 to March 2020.

Mr. Porta stated that March 2021 General Fund year-to-date net profit continues to trend in a strong positive direction. Even through COVID, General Fund revenue numbers have remained steady and out departments have done a tremendous job of moving forward with a tighter budget and this will allow us to end the fiscal year with another positive fund balance.

## **FINAL COMMENTS**

Mayor Santini stated this was the last Council Meeting before high school graduations take place. He took a moment to congratulate all of the Class of 2021 graduates.

In closing, he reminded everyone of the Memorial Day holiday coming up. All City Offices will be closed and garbage pick-up schedules will be adjusted accordingly.

Council Member Stepp made a motion to adjourn.

Meeting Adjourned at 7:36 P.M.

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

ATTEST:

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