

City Council Meeting
City Hall – Council Chambers
February 20, 2025
6:00 P. M – Work Session / 7:00 P.M. – Council Meeting

WORK SESSION

Mayor Matthew J. Santini opened the Work Session at 6:03 P.M. Council Members discussed each item on the agenda with the corresponding Staff Members.

Mayor Santini closed the Work Session at 6:37 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 Cooley.

The City Council met in a Regular Session with Matthew J. 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; Julia Drake, City Clerk; and Keith Lovell, City Attorney.

Absent: Jayce Stepp, Council Member Ward Two

COUNCIL MEETING MINUTES

1. February 6, 2025, Council Meeting Minutes

Council Member Fox made a motion to approve the minutes of the February 6, 2025, Council Meeting. Council Member Hodge seconded the motion. Motion carried unanimously. Vote: 5-0

APPOINTMENTS

2. Downtown Development Authority Board

Freddy Morgan, Assistant City Manager, stated Dan Kramer and Trish Sullivan are currently serving on the Downtown Development Authority Board. Their current term will expire February 18, 2025, and they would like to continue serving. Their new term would expire on February 18, 2028, if they are reappointed.

Council Member Roth made a motion to approve the Downtown Development Authority Appointments. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0

Council Member Hodge made a motion to add three (3) items to the agenda. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

FIRST READING OF ORDINANCES

3. Z25-01 – 0 Thornwood Dr.

Randy Mannino, Planning and Development Director, stated the applicant requests a change in zoning from G-C to RA-12 (Residential Attached) to construct eighty (80) fee simple townhomes on the 9.5-acre tract.

Staff does not oppose the rezoning with the following conditions for utilities:

1. Developer to provide a City of Cartersville utility easement with a width suitable to locate all proposed and future utilities with adequate separation. A utility easement along Thornwood Drive is required to extend thirty feet from the centerline of Thornwood Drive.

2. Developer to extend the existing water line on Thornwood Drive and to loop the proposed water line inside the development.

Planning Commission recommends denial, 3-1.

Mayor Santini opened the public hearing.

Jonathan Keeler, Cumming, Ga., representative of JFB Development, came forward to present his application.

Mayor Santini asked if this project met the development standards of the City of Cartersville to which Mr. Mannino stated that it did not and that a variance would be required to allow for front access garages.

Robert Walker, 15 S Public Square, president of the Cartersville Country Club, came forward to state that the Cartersville Country Club and JFB Development had been in communication and had come to an agreement and had asked Mayor and City Council to consider placing their agreement as part of the zoning conditions in their motion.

Mayor Santini asked Keith Lovell, City Attorney, if this was a normal procedure to place conditions on a zoning case pertaining to an agreement between two (2) outside parties. Mr. Lovell responded by stating that it could be done but it is not normally done.

Keith Kirkland, 9 Windfield Dr., came forward to inquire about the location of entrances for development and opposed the application due to the increase of traffic that this project would bring.

Deborah Mason, 11 Windfield Dr., came forward to oppose the application due to traffic concerns and existing drainage issues.

With no one else to come forward to speak for or against Z25-01, the public hearing was closed.

This was the first reading and will be voted on at the next Council meeting scheduled for March 6, 2025.

4. T25-01: 311 Old Mill Rd

Mr. Mannino stated the applicant requests a text amendment to the Sign Ordinance, Section 20-25(2)(b), Electronic Freestanding Signs, to add “Old Mill Rd. (beginning at, and including, the intersection with Terrell Dr. and running west)” as an allowed street section for electronic freestanding signs on non-residential use properties.

Staff is not opposed to this amendment. Planning Commission recommends denial, 4-0.

Mayor Santini opened the public hearing.

Patti Rogers, 20 Piedmont Lane, representing New Beginning Signs and Graphics, came forward to state that the proposed digital sign would be three feet by six feet and answered questions from the Council Members.

Robby Steward, 408 Terrell Dr., came forward in opposition to the application due to the potential light pollution. Continuing, he asked Council to seriously consider what is being requested.

Council Member Roth asked Ms. Rogers if the church would consider some type of screening. Ms. Rogers stated that it would be something for the church to determine and that she was with the sign company that would be installing the sign.

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

This was the first reading and will be voted on at the next Council meeting scheduled for March 6, 2025.

5. ZMA25-01: Annual Zoning Map Amendment

Mr. Mannino stated 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 April 4, 2024.

Staff recommends approval. Planning Commission recommends approval, 4-0.

Mayor Santini opened the public hearing and with no one to come forward to speak for or against the zoning map amendment, the public hearing was closed.

This was the first reading and will be voted on at the next Council meeting scheduled for March 6, 2025.

BID AWARD/PURCHASES

6. Alum Pump Replacement

Sidney Forsyth, Water Department Director, stated the #1 aluminum sulfate (alum) pump at the WPCP needs rebuilding or replacement. To rebuild the existing pump would cost \$7,919.00, but to replace it with a newer model with a replaceable head costs \$8,638.00. The replaceable head would eliminate the need for rebuilds in the future.

It was recommended to purchase a new Watson-Marlow QDOS pump and head from Eco-Tech for \$8,638.00. This is a budgeted maintenance expense.

Council Member Cooley made a motion to approve the Alum Pump Replacement. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 5-0

7. Laboratory Flask Scrubber Replacement

Mr. Forsyth stated the flask scrubber in the wastewater laboratory, which is necessary for properly cleaning lab glassware, has failed and needs replacement. The current unit was purchased in 2012 and runs six hours per day, six days per week.

The quote for this specialty unit from VWR lab supply company is \$13,506.98. This is not a budgeted item, but funds are available to be paid from water and sewer revenue. It was recommended to purchase this flask scrubber.

Council Member Cordell made a motion to approve the Laboratory Flask Scrubber Replacement. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

8. Bandsaw Purchase

Michael Dickson, Gas Department Director, stated the Gas System currently has a heavy-duty bandsaw for cutting metal that is at the end of its useful life. It needs major repairs and parts are no longer available since it is over twenty years old. Three quotes were requested for a replacement saw, but only two complete quotes were submitted. Norman Machine Tool LTD of Baltimore, Maryland submitted the lowest quote of \$16,432.60. This is a budgeted item and Council's approval to accept this quote was recommended.

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

9. AED Purchase

Dan Porta, City Manager, stated the Parks and Recreation Department needs to purchase 16 Automatic External Defibrillators (AED), and cases or wall-mounted cabinets to replace the ones that were being leased. These were not budgeted items, but funds are available to purchase these items and were recommended for approval.

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

10. Edge Firewall Replacement

Steven Grier, FiberCom Director, stated FiberCom requests the purchase of two edge firewall appliances from Fat Pipe Inc. for \$108,350.80. This will replace our current edge firewalls and bandwidth shapers that are used to deliver bandwidth to FiberCom customers and City/County departments as well. This is not a budgeted item, but 2020 SPLOST funds are available, and it was recommended for approval.

Council Member Roth made a motion to approve the Edge Firewall Replacement. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

CONTRACTS/AGREEMENTS

11. FY 2025 LMIG Paving Contract – Additional Roads

Steven Foy, City Engineer, stated late last year, Public Works awarded our annual resurfacing contract to the lowest bidder, The Surface Masters, Inc., for \$1,084,917.26. The original annual resurfacing contract consists of resurfacing 4.4 miles of city streets. Public Works now proposes an additional amount of 3.99 miles resurfaced, bringing the total mileage to 8.39 miles, which is enough mileage to keep the paving program on a 16-year cycle to pave all roads in the city.

The Local Improvement Maintenance Grant amount this year is \$323,486.21. We have budgeted \$788,569.00 out of our general fund and \$550,000.00 out of the 2020 SPLOST. We recommend approving the budget of \$600,000.00 beyond the total budgeted amount of \$1,373,486.21 to add approximately four miles of centerline resurfacing work to achieve the 16-year paving cycle goal.

The list of streets to resurface on this contract of additional roads are Pearl Street, Woodland Drive, Mitchell Avenue, Plymouth Road, Railroad Street, Wofford Street, Stokely Street, Town and Country Drive, Debra Circle, Boatner Avenue, Cook Street, South Avenue, Alexander Street, South Bartow Street, and Grandview Drive. Based on the quantities utilized and contract unit prices we will make minimum adjustments, as needed, to stay below an amount not to exceed cost of \$1,973,486.21.

Council Member Cooley made a motion to approve the FY 2025 LMIG Paving Contract – Additional Roads. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

12. Memorandum of Agreement with Georgia Quick Start

Mr. Porta stated this document is a Memorandum of Agreement between the City of Cartersville, Cartersville City Schools (Licensor) and Georgia Quick Start to use the former primary school for customized training for SK On, Hanwha Qcells employees, and other companies in the Cartersville/Bartow County region.

Council Member Roth made a motion to approve the Memorandum of Agreement with Georgia Quick Start. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0

13. Indemnity Agreement with GDOT

Mr. Porta stated This is an indemnity agreement with GDOT for the entrance of the new recreation center off Tennessee Street.

Council Member Cordell made a motion to approve the Indemnity Agreement with GDOT. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

14. Contract for Performing Services with the Advocates

Mr. Porta stated for over 20 years, the Advocates for Children have been operating the Children's Advocacy Center and Court Appointed Special Advocates programs through a lot of Federal and State funding. They recently were told that a large portion of their funding is going away and they have

reached out to the City of Cartersville, other local cities and to Bartow County to help with this funding shortfall. Their request to the city was for an annual contribution of \$25,000.00, but Mayor Santini and I see the value in this program and how it benefits our community and are requesting an annual contribution of \$50,000.00, which was recommended for approval.

Council Member Cordell made a motion to approve the Contract for Performing Services with the Advocates. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

15. Amended Agreement with Reeves-Young

Mr. Porta stated last year after evaluating proposals from vendors and interviewing the top firms for the Construction Manager at Risk for the new Recreation Center, the agreement that was presented had any savings for coming in under budget being split 50%/50% between the city and Reeves-Young. This language was recommended for approval to be changed to 100% of the savings would go back to the city.

Council Member Hodge made a motion to approve the Amended Agreement with Reeves-Young. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

16. Dellinger Softball Complex Use Agreement

David Archer, Jr., Parks and Recreation Director, stated Parks and Recreation is seeking approval of the Dellinger Softball Complex Use Agreement to be entered into by and between the City of Cartersville School Board, on behalf of the City of Cartersville School System and the City of Cartersville and intended to establish the conditions by which the complex softball fields and fieldhouse will be utilized by each party. Parks and Recreation recommended approval pending City Manager and City Attorney approval

Council Member Roth made a motion to approve the Dellinger Softball Complex Use Agreement. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

17. Firing Range Target System

Mr. Morgan stated this is a request to purchase a new firing range target system for the new CPD firing range facility. This Theissen Training system is provided through a Sourcewell contract (account #43081) with ADS, Incorporated in the amount of \$460,206.89. The purchase will utilize a combination of Asset forfeiture and General Fund account resources.

Council Member Cordell made a motion to approve the Firing Range Target System. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

SURPLUS EQUIPMENT

18. Surplus Equipment

Mr. Morgan stated a list of equipment/vehicles deemed as surplus by our departments was provided in the agenda packet. It was requested to approve the list of these surplus items for sale on GovDeals.

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

ADDED ITEMS

19. Ante-Litem – Mr. Baker

Mr. Lovell stated that his office had received an ante-litem notice from Pritchard Injury Firm concerning Jay Lane Baker's claim against the City relating to an incident which occurred on December 17, 2024 between a school bus owned and operated by the City of Cartersville School System and Mr. Baker. Mr. Lovell advised to deny the ante-litem notice.

Council Member Hodge made a motion to deny the ante-litem claim from Pritchard Law Firm. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

Reference Resolution # 06-25

20. Termination and Release Agreement – Hamilton Place

Mr. Lovell stated that Pulte Homes provided a termination & release of a gas easement for the Hamilton Place neighborhood out in the County. Pulte Homes transferred their property at the end of the year into their HOA and should have given the easement from their HOA. We are filing the termination & release to ensure there are no title issues for this property. Pulte Homes has been sent another gas easement for their HOA to sign for this part of the project.

Council Member Fox made a motion to approve the new Termination and Release. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

21. Sugar Valley Road Right of Way Acquisition

Mr. Porta stated this is a right-of-way and easement offer package from GDOT for right-of-way and easement needed for the Sugar Valley Road Bridge Project. GDOT has offered to pay the City \$12,200 for this needed right-of-way and easement area. Stephen Harmon with GDOT has informed us that if the City wants to donate these areas, we can but we need to fill out a separate form to do so. They want to settle this soon to keep the project on schedule. Currently, the project is scheduled to be completed this year by December 15th.

Council Member Fox made a motion to approve the Sugar Valley Road Right of Way Acquisition. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0

MONTHLY FINANCIAL REPORT

22. December 2024 Financial Report

Tom Rhinehart, Finance Director, came forward to present the financial report of December 2024 and compared the numbers to December 2023.

TABLED

23. Z24-08 (REV.) Center Rd.

OTHER

Council Member Roth stated that the Black History Parade will take place on Saturday, February 22, 2025.

ADJOURNMENT

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

Meeting Adjourned at 7:50 P.M.

/s/ _____
Matthew J. Santini
Mayor

ATTEST:

/s/ _____
Julia Drake
City Clerk