

City Council Meeting
City Hall – Council Chambers
April 18, 2024
6:00 P.M. – Work Session / 7:00 P.M. – Council Meeting

WORK SESSION

Mayor Matthew Santini opened the Work Session at 6:02 P.M. Council Members discussed each item from the agenda with corresponding Staff Members.

Council Member Cooley made a motion to enter Closed Session for the purposes of Personnel and Potential Litigation. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0 with Mayor Santini voting

Mayor Santini closed Work Session at 6:46 P.M.

OPENING MEETING

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

Invocation by Council Member Cooley.

Pledge of Allegiance led by Council Member Cordell.

The City Council met in Regular Session with Matthew Santini, Mayor, presiding, and the following present: Jayce Stepp, Council Member Ward Two; Calvin Cooley, Council Member Ward Four; Alyssa Cordell, Council Member Ward Six; Dan Porta, City Manager; Julia Drake, City Clerk; and Keith Lovell, City Attorney.

Absent: Kari Hodge, Council Member Ward One; Cary Roth, Council Member Ward Three; and Gary Fox, Council Member Ward Five

REGULAR AGENDA

Mayor Santini stated that he would be voting on all items on the agenda.

COUNCIL MEETING MINUTES

1. April 4, 2024, Council Meeting Minutes

Council Member Cooley made a motion to approve the April 4, 2024, Council Meeting Minutes. Council Member Stepp seconded the motion. Motion carried unanimously. Vote: 4-0

PUBLIC HEARING- 1st READING OF ZONING/ANNEXATION REQUESTS

2. AZ24-01: 144 Cassville Rd

Applicant: Old Castle APG South, Inc.

Randy Mannino, Planning and Development Director, stated the applicant requests annexation into the city. The proposed zoning is H-I (Heavy Industrial). If approved, staff recommends the following zoning conditions:

- A. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Cartersville's Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.
- B. If the applicant desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.

The Planning Commission recommended approval 6-0.

Mayor Santini opened the public hearing for the zoning portion of the application. Furthermore, he stated that all comments made for the zoning portion of the case would be referenced in the annexation portion, as well.

Brandon Bowen, 15 S. Public Square, came forward to represent the applicant and to give an overview of the type of products that Georgia Masonry Supply provided. Continuing, he gave an overview of the complete application and stated that given this application is approved, remediation of the site cleanup would be a part of the plans for the Land Disturbance Permit.

Jason Rash, President of Georgia Masonry Supply, came forward to give the history of the company.

Karl Lutjens, 114 Old Mill Rd., came forward to discuss the engineering issues on the site and the plans to remedy those issues.

Guy Parmenter, 114 Cassville Rd., came forward to state that there is sound, lighting, and dust issues from this site that affect the surrounding neighbors. He would like to see something implemented to protect those neighbors from these issues and reduce the disturbances.

Lisa D. Ellis, 122 Cassville Rd., came forward to reiterate the disturbances from this site pertaining to the light, sound, and dust.

Boyd Pettit, 21 Hillside Dr., came forward to discuss the impact of Georgia Masonry Supply's intention for doubled capacity and the affect it would have on the area pertaining to traffic. Continuing, he urged the Mayor and Council Members to consider implementing conditions that would address all the concerns of the neighbors and the betterment of the area.

Mr. Bowen returned to the podium to state that all parties had met with Mr. Parmenter and Ms. Ellis and were currently working on an agreement to address their concerns.

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

Mayor Santini opened the public hearing for the annexation portion of the application.

Mr. Bowen stated that he would like his comments to be referenced from the zoning portion to the annexation portion of this application.

Keith Lovell, City Attorney, stated that all comments would be referenced.

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

This was the first reading and would be voted on at the next scheduled City Council meeting on May 2, 2024.

3. Z24-04: 144 Cassville Rd.

Applicant: Old Castle APG South, Inc.

Mr. Mannino stated the applicant requests a change in zoning from R-10 with conditions to H-I (Heavy Industrial) for the 4.2-acre tract. Staff does not oppose the Heavy Industrial (H-I) zoning if the following conditions are applied to zoning:

- A. Concrete waste on Parcel C025-0006-092 needs to be removed from the floodplain and disposed of properly in an inert landfill as a condition of zoning approval per our local floodplain management standard as outlined in Article VI of our local development regulations.
- B. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Cartersville's Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.
- C. If the applicant desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.

The Planning Commission recommended approval 6-0.

Mayor Santini opened the public hearing and stated all previous comments were to follow this case, as well.

With no one else to come forward to speak for or against Z24-04, the public hearing was closed.

This was the first reading and would be voted on at the next scheduled City Council meeting on May 2, 2024.

PROCLAMATIONS

4. Motorcycle Awareness Month

Mayor Santini stated this proclamation is to promote safety and awareness for everyone on the highways and sharing the road with motorcycles.

Mayor Santini presented the proclamation to Wayne Nunez with the Motorcycle Safety Commission.

5. Z24-03: 0 Thornwood Dr.

Applicant: WJDS, Inc.

Mr. Mannino stated the applicant requests a change in zoning from G-C to RA-12 (Residential Attached) to construct approximately 96 for-rent townhomes on the 9.5-acre tract. Staff does not oppose the rezoning with the following conditions for utilities:

- A. The 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 30 feet from the centerline of Thornwood Drive.
- B. Developer to extend the existing water line on Thornwood Drive and loop the proposed water line inside the development.

The Planning Commission recommended denial 6-0.

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

This was the first reading and would be voted on at the next scheduled City Council meeting on May 2, 2024.

Council Member Cooley made a motion to add three (3) items to the agenda. Council Member Stepp seconded the motion. Motion carried unanimously. Vote: 4-0

RESOLUTIONS

6. Second-Level Grant Application for Pine Mountain Trailhead

Steve Roberts, Parks and Recreation Director, stated Parks and Recreation is seeking approval to pursue the second level of the grant process for the Pine Mountain Trailhead.

Council Member Cooley made a motion to approve the Second- Level Grant Application for Pine Mountain Trailhead. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

Reference Resolution #: 16-24

BID AWARD/PURCHASES

7. Samsung Camera System

Steven Grier, FiberCom Director, stated that this item is the purchase of a new Samsung camera software system. This camera system is used for enhancing security and surveillance capabilities across all city departments. The total amount is \$15,698.40 from Telenet Systems. This is not a budgeted item, but funds are available and were recommended for approval.

Council Member Cordell made a motion to approve the Samsung Camera System. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0

8. Crew Truck Purchase

Michael Dickson, Gas Department Director, stated the Gas System has been approved to add an additional crew to perform maintenance on the Gas System's distribution system. Part of the equipment outfitting of this maintenance crew is the purchase of a crew truck with a service body. With the delays in the production and allocation of heavy-duty trucks and service bodies today, the Gas System searched area dealerships for in-stock trucks that met the Gas System's specifications required for a crew truck. The Gas System located four (4) new Ford F550 Cab & Chassis trucks that specifically met our specifications. Lee-Smith, Inc. of Chattanooga, Tennessee provided the lowest price and best delivery time of 8-9 weeks for a completed 2024 F550 with a service body in the total delivered price of \$97,370.00. Three (3) other trucks were located meeting our specifications, Speedway Ford of Griffin, Georgia provided a total delivered price of \$98,438.00 for a new 2024 F550 with a delivery time of 20-22 weeks, Peach State Truck Centers of Norcross, Georgia provided the total delivered price for remaining two (2) trucks we located of

\$117,140.00 for a new 2022 F550 and \$128,685.70 for a new 2024 F550 each with a delivery time of 1-2 weeks.

With discounts totaling \$1,600.00, the Gas System recommended Council approval to purchase the 2024 F550, Crew Cab, Cab & Chassis truck with service body from Lee-Smith, Inc. of Chattanooga, Tennessee in the amount of \$97,370.00. This purchase is not a budgeted item and will be paid for from gas revenues.

Council Member Cooley made a motion to approve the Crew Truck Purchase. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

9. Valve Purchase

Mr. Dickson stated the Gas System is requesting the purchase of three 12-inch valves. Two for the SK America Project and one for stock. Three bids were requested but only two were received. Consolidated Pipe and Supply of Lawrenceville, Georgia submitted the low bid of \$45,570.00. This is a budgeted item and Council's approval to accept this bid was recommended.

Mayor Santini made a motion to approve the Valve Purchase. Council Member Stepp seconded the motion. Motion carried unanimously. Vote: 4-0

10. Filter Purchase

Mr. Dickson stated the Gas System is requesting the purchase of two 6-inch filters for the SK America Project metering station. Three bids were requested but only two were received. Bartlet Controls of Waxhaw, NC submitted the low bid of \$27,720.00. This is a budgeted item and Council's approval to accept this bid was recommended.

Council Member Stepp made a motion to approve the Filter Purchase. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0

11. Relief Valve Purchase

Mr. Dickson stated the Gas System is requesting the purchase of two 4-inch Mooney relief valves. One for the SK America Project metering station and one for stock. Bartlet Controls of Waxhaw, NC is the sole source provider for these items, and they submitted a quote of \$17,552.00. This is a budgeted item and Council's approval to accept this quote was recommended.

Council Member Cooley made a motion to approve the Relief Valve Purchase. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

12. Flow Meter Console Replacement

Sidney Forsyth, Water Department Director, stated that the Water Treatment Plant uses acoustic transit time flow meters to accurately measure flow pumped into the City's water distribution system by the high service pumps. The original Accusonic console for high-service pump station #2, installed in 2007, has failed and needs replacement.

The sole source provider of this equipment, Accusonic, has provided a quote for a new, updated replacement console at a cost of \$42,478.00. This cost includes material, installation,

commissioning, and a one-year parts and labor warranty. This is a budgeted maintenance item and was recommended for approval.

Council Member Cooley made a motion to approve the Flow Meter Console Replacement. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

13. Laboratory Equipment Move

Mr. Forsyth stated in planning the logistics of moving to the new Water Admin Complex, it was determined that the water and wastewater laboratories will need specialty moving services to ensure continued service and regulatory compliance. Since there are specific temperature, time, and analytical requirements that must be maintained throughout the move, it is best if everything and everyone is moved within a single day by a company specializing in operating laboratory moves.

Quotes were solicited from three companies with this specific expertise and received one responsive bid from Armstrong for \$19,996.00. This is a budgeted expense to be paid from account 505.3320.54.1301.

Council Member Cordell made a motion to approve the Laboratory Equipment Move. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0

SECOND READING OF ORDINANCES

14. Water Department Ordinance Updates

Mr. Forsyth stated the following ordinance updates related to the Water Department, summarized below are submitted for your 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).

These ordinance updates were recommended for approval.

Council Member Cordell made a motion to approve the Water Department Ordinance Updates. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0

Reference Ordinance #'s: 15-24, 16-24, 17-24, 18-24, and 19-24

CHANGE ORDER

15. Lagoon Dredging Project Change Order #2

Mr. Forsyth stated the Water Treatment Plant sludge lagoon dredging project is proceeding well, with approximately 20,000 wet tons removed to date. This change order was requested by the Water Department, as this is the final, approved project to utilize 2018 bond funds.

The change order represents an additional 214 contract days and 15,000 wet tons of solids removal. Mathematically, this represents the removal of approximately 30 years of sludge production at the Water Treatment Plant.

The cost for this change is \$1,987,500.00, for a total solid removal of 35,056 wet tons, and a total contract price of \$5,356,720.00.

The contractor has agreed to hold the same unit price per wet ton removed as originally bid in July 2022.

Bond funds are available, and the change order was recommended for approval.

Council Member Cordell made a motion to approve the Lagoon Dredging Project Change Order #2. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0

CONTRACTS/AGREEMENTS

16. InvoiceCloud Statement for Work

Freddy Morgan, Assistant City Manager, stated Council approval was recommended and an authorized signature from the mayor was required for the InvoiceCloud Statement of Work for the Customer Portal implementation.

Council Member Stepp made a motion to approve the InvoiceCloud Statement for Work. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

ADDED ITEMS

17. Tire Clean Up

Mr. Morgan stated there is a bulk storage of old tires at the City Garage, located at 500 S. Tennessee St., that needs to be cleaned up. 1-800-GOT-JUNK provided a quote for the clean up totaling \$4,600.00. Said quote included full-service bulk removal within two (2) business days. This quote includes equipment costs, dismantling and loading, disposal and recycling costs, and fuel/travel. Approval was recommended.

Council Member Cordell made a motion to approve the Tire Clean Up. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0

18. Vehicle Lift

Mr. Morgan stated this is a request to purchase a surface mounted, drive-on style 30,000 lb. capacity vehicle lift. Three quotes were received:

- Reliable Hydraulics, Inc - \$54,774.00
- Atlanta Hydraulic - \$58,103.00
- A&I Sales Associates - \$66,164.58

Continuing, Mr. Morgan stated the two lifts that we currently use are rated at 9,000 lbs. and 15,000 lbs. The need for the higher capacity lift arose because of safety concerns with lifting the newer service body trucks. These new trucks, when fully loaded, are ~20,000 lbs. It was recommended to approve the quote received from Reliable Hydraulics for \$54,774.00.

Council Member Cooley made a motion to approve the Vehicle Lift. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

19. HB 1192 Resolution

Mayor Santini stated that House Bill 1192 had passed which eliminates sales and use tax exemption for certain high-technology data centers. It was requested to approve the forthcoming resolution to request the Senator to veto this bill.

Mayor Santini made a motion to approve the HB 1192 Resolution. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 4-0

Reference Resolution: 17-24 (forthcoming)

FINANCIAL REPORT

20. February 2024

Tom Rhinehart, Finance Department Director, reviewed the February 2024 Financial Report and compared the numbers to February 2023.

OTHER

Jason Traynor, 18 Burnt Hickory Connector, came forward to discuss the issue of police brutality.

ADJOURNMENT

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

Meeting Adjourned at 8:17 P.M.

/s/ _____
 Matthew J. Santini
 Mayor

ATTEST:
 /s/ _____
 Julia Drake
 City Clerk