City Council Meeting
City Hall – Council Chambers
July 1, 2026
6:00 PM – Work Session / 7:00 PM – Council Meeting

WORK SESSION

Mayor Matthew Santini opened the Work Session at 6:00 PM. Council Members discussed each item on the agenda with the corresponding staff members.

Mayor Santini closed the Work Session at 6:35 P.M.

OPENING MEETING

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

Invocation by Council Member Cooley.

Pledge of Allegiance led by Council Member Roth.

The City Council met in a Regular Session with Matthew J. 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; Alyssa Cordell, Council Member Ward Six; Dan Porta, City Manager; Julia Drake, City Clerk; and Keith Lovell, City Attorney.

Via Phone: Gary Fox, Council Member Ward Five

Absent: Kari Hodge, Council Member Ward One

COUNCIL MEETING MINUTES

1. **June 18, 2026**

Council Member Cordell made a motion to approve the minutes of June 18, 2026, City Council Meeting. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

Council Member Roth made a motion to add four (4) items to the agenda. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 5-0

APPOINTMENTS

2. **Recreation Advisory Board**

David Archer, Jr., Parks and Recreation Director, stated approval was requested to appoint Jonathan Rogers to the Recreation Advisory Board for a term expiring December 31, 2029, filling the vacancy created by the expiration of Brian Thomas's term on December 31, 2025.

Council Member Roth made a motion to approve the Recreation Advisory Board Appointment. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 5-0

PUBLIC HEARING – 2nd READING OF ZONING/ANNEXATION REQUESTS

3. Z26-03: 602 S. Tennessee St.

Randy Mannino, Planning and Development Director, stated the applicant had requested to rezone the property from H-I to G-C for the purpose of aligning with his property at 600 S. Tennessee St., that is home to multiple office/commercial buildings. The property currently only has an asphalt paved area. No structures exist on the property.

Historically, the property was a part of 606 S. Tennessee St. and used as a parking lot for the industrial building on that parcel. In 2018, the parking lot portion was split off as its own parcel for unknown reasons and given the address of 602 S. Tennessee St. City records do not show an Occupational Tax Certificate has been issued to 602 S. Tennessee St. Staff assumes that the property has continued to be used as an accessory lot to both 600 and 606 S. Tennessee St. The applicant does not currently have plans for any development or construction on this lot. Planning Commission unanimously recommended approval.

Mayor Santini opened the public hearing and with no one to come forward, the public hearing was closed.

Council Member Cooley made a motion to approve Z26-03: 602 S Tennessee St. Council Member Stepp seconded the motion. Motion carried unanimously. Vote: 5-0

Reference Ordinance 35-26

4. Z26-04: 606 S. Tennessee St.

Mr. Mannino stated the applicant had requested to rezone the property from H-I to G-C so that general retail would be allowed for the property to accommodate an antique shop. The applicant/property owner has had a tough time finding a tenant for this property due to the office/commercial nature of the building combined that is zoned heavy industrial. The applicant has a prospective tenant that would like to operate an antique store from the property. This is not an allowed use in the heavy industrial zoning district, thus needing to be rezoned to accommodate the proposal. Due to difficulty finding tenants, the applicant would like the other uses in the General Commercial zoning district to apply to this property in case the antique shop tenant does not rent the space long term. Planning Commission unanimously recommended approval.

Mayor Santini opened the public hearing and with no one to come forward, the public hearing was closed.

Council Member Stepp made a motion to approve Z26-04: 606 S Tennessee St. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 5-0

Reference Ordinance 36-26

5. AZ26-01: 751 Great Valley Pkwy

Mr. Mannino stated the applicant requested the annexation of (2) tracts of abandoned right-of-way totaling 0.326 acres: Tract 1- 0.08 acres; Tract 2- 0.246 acres. Annexation is needed for property line and jurisdiction adjustments due to the realignment of Great Valley Pkwy. These tracts now lie in the City jurisdiction of the Highlands 75 Industrial Park on the west side of the realigned Great Valley Pkwy.

The two tracts will be added to Parcel No. C123-0001-002, 751 Great Valley Pkwy. The proposed zoning is H-I, Heavy Industrial with conditions. The conditions are with the current zoning of the industrial park. The tracts will also be included with the Business Park Overlay District.

This request is in conjunction with AZ26-02, the de-annexation of two tracts at the southeast corner of the intersection of Great Valley Pkwy with Cass-Pine Log Road. The de-annexation request is also the result of the realignment of Great Valley Pkwy. Planning Commission unanimously recommended approval.

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

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

Council Member Stepp made a motion to approve the annexation portion of AZ26-01: 751 Great Valley Pkwy. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

Council Member Stepp made a motion to approve the zoning portion of AZ26-01: 751 Great Valley Pkwy. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 5-0

Reference Ordinances 37-26 and 38-26

6. AZ26-02 (De-Annexation): 751 Great Valley Pkwy.

Mr. Mannino gave an overview of the application and stated the applicant requested the de-annexation of (1) tracts of land and (1) tract of abandoned right-of-way totaling 2.232 acres: Tract 1- 1.705 acres; Tract 2- 0.527 acres. De-annexation is needed for property line and jurisdiction adjustments due to the realignment of Great Valley Pkwy. These tracts now lie in the County jurisdiction of the Highlands 75 Industrial Park on the east side of the realigned Great Valley Pkwy.

The two tracts will likely be added to Parcel No. 0081-0246-007.

This request is in conjunction with AZ26-01, the annexation of two tracts along and west side of Great Valley Pkwy. The annexation request is also the result of the realignment of Great Valley Pkwy.

Planning Commission unanimously recommended approval.

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

Council Member Stepp made a motion to approve AZ26-02 (De-Annexation): 751 Great Valley Pkwy. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

Reference Ordinance 39-26

ENGINEERING SERVICES

7. Tennessee St. Roundabout Utility Relocation Engineering

Sidney Forsyth, Water Department Director, stated due to the proposed construction of the Tennessee Street roundabout at Collins Drive, water and sewer utility relocations are required. Sweitzer Engineering

has provided a task order for design services for $69,250.00. Approval of this Task Order was recommended. This is a budgeted item.

Council Member Roth made a motion to approve the Tennessee St. Roundabout Utility Relocation Engineering. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0

BID AWARD/PURCHASES

8. Church & Elizabeth Street Water & Sewer Line Replacement

Mr. Forsyth stated during the plan review and development for the Bartow County parking deck, the City Water Department requested that the project also includes replacement of aging water and sewer lines along Church Street and Elizabeth Street. These lines were previously scheduled for replacement within the next 5 years, so to minimize traffic disruption and pavement replacements, this was added to the project. The work includes replacement of 1" galvanized water mains with 1,400 feet of 8" ductile iron, and vitrified clay sewers with 565 feet of 12" PVC pipe.

City and County staff have agreed to evenly split the cost of this work. The total proposed cost is $1,825,167.00, of which the City is responsible for half, or $912,583.50. Approval was recommended to pay for this work provided by C.H. Kirkpatrick & Sons. This is not a budgeted item; however, funds are available from Water & Sewer Revenue.

Council Member Roth made a motion to approve the Church & Elizabeth Street Water & Sewer Line Replacement. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0

9. DataWorksPlus Fingerprinting Workstation

Kevin Cloninger, Police Chief, stated approval was recommended to purchase a LiveScan Plus with RAPID-ID fingerprinting workstation from DataWorksPlus in the amount of $24,100, along with annual 24/7 service and support at a cost of $3,375. The new workstation will replace the Police Department's existing Idemia fingerprint system, which will no longer be supported in Georgia after August 2026 due to changes in GCIC reporting requirements. This purchase is not budgeted but will be funded using Federal Asset Forfeiture Funds.

Council Member Cordell made a motion to approve the DataWorksPlus Fingerprinting Workstation. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

10. Generators: City Hall & CMO

Freddy Morgan, Assistant City Manager, stated this request was for permission to purchase a new Kohler 60 kW gas generator replacement with a 400-amp ATS for the City Manager's Office from Nixon Power Services in the amount of $38,520.00. Approval was requested to purchase a new Kohler 60 kW gas generator with a 104-amp ATS for the new City Hall in the amount of $35,470.00.

Council Member Cooley made a motion to approve the Generators: City Hall & CMO purchase. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 5-0

11. City of Cartersville AED Replacements

Mr. Morgan stated as discussed in recent Safety Committee Meetings, AEDs throughout the City need replacement. The City of Cartersville's original Philips HeartStart AEDs were purchased approximately eight years ago through AED Brands. These units have reached their expected service life and are due for

replacement. In addition, the AED batteries and electrode pads require replacement, resulting in significant maintenance costs for aging equipment. Given the age of the units, the upcoming replacement of consumable components, and the limited remaining service life, replacing the AEDs is the most cost-effective and operationally sound option to ensure reliable emergency medical response capabilities.

The city received a quote from Stryker Sales, LLC for a total cost of $75,658.35 for the equipment and data plan. This request is budgeted through the Workers Compensation Fund and was recommended for approval.

Council Member Cooley made a motion to approve the City of Cartersville AED Replacements. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

12. Annual Renewal of EPR Systems Record Management Software

Hagen Champion, Fire Chief, stated approval to renew the annual subscription of our Records Management System (RMS), EPR FireWorks was requested. The total cost of EPR FireWorks is $31,974.00, and this expenditure is a budgeted item.

Council Member Cordell made a motion to approve the Annual Renewal of EPR Systems Record Management Software. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0

CONTRACTS/AGREEMENTS

13. Student Affiliation Agreement with AdventHealth

Chief Champion stated as part of the state approval process, training programs are required to have clinical affiliation agreements that allow students to visit medical facilities and perform required skills during their training. To meet this state requirement, the Cartersville Fire Department has selected Redmond Park Hospital, LLC d/b/a AdventHealth Redmond Emergency Medical Services as one of its clinical partners. AdventHealth will provide appropriate clinical access for students enrolled in the EMT and AEMT training programs.

Approval and authorization were requested to execute the Student Affiliation Agreement with AdventHealth to fulfill the State of Georgia's requirements for EMT and AEMT Training Program designation.

Council Member Roth made a motion to approve the Student Affiliation Agreement with AdventHealth. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0

14. Douthit Ferry Road Widening Project (PI 0007494)

Steven Foy, Public Works Engineer, stated the Douthit Ferry Road Widening Project (PI No. 0007494) recently passed a major milestone with the environmental certification for the proposed right-of-way acquisition being provided by GDOT on June 19th, 2026. The project requires the acquisition of right-of-way and easements from multiple property owners along the project corridor.

THC, Inc. was previously selected as the most qualified firm to provide right-of-way acquisition services through the City's qualifications-based selection process. THC has submitted a fee proposal in the amount of $199,700 to provide project management, property owner coordination, parcel

negotiations, relocation assistance, and related right-of-way acquisition services associated with approximately 44 parcels, driveway easements, and residential relocations.

The proposal also includes planning-level estimates for title work, appraisals, specialty valuations, and closing services that may be required during the acquisition process. These services are not included in the proposed contract and would require future authorization, if needed.

The proposed contract amount of $199,700 will be funded through the 2020 SPLOST. Approval of the Professional Services Agreement with THC, Inc. in the amount of $199,700 for right-of-way acquisition services for the Douthit Ferry Road Widening Project (PI No. 0007494) was recommended to keep this project moving forward.

Council Member Stepp made a motion to approve the Douthit Ferry Road Widening Project (PI 007494. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

15. 4 Cook Street Buildings Project – Waterline Installation

Mr. Foy stated Public Works solicited three (3) quotes from three (3) different utility installation contractors for waterline work within city property for the 4 Cook St Buildings Project. Two (2) utility line contractors were responsive to the solicitation. This work includes waterline and hydrant for the contractor to install an 8" waterline and new fire hydrant to meet current Cartersville Fire Department requirements for the fire protection of the proposed buildings.

The lowest bid received for this work is $74,707.36 from Summit Grading Services to perform the work. This contract agreement, if approved, will ensure timely completion of this project.

This is an FY26 budgeted item in the Public Works capital budget. Public Works recommended approval of this budgeted item.

Council Member Stepp made a motion to approve the 4 Cook Street Buildings Project – Waterline Installation. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 5-0

16. Change Order: Design Service Contract for Gas System Storage Building Addition

Michael Dickson, Gas Department Director, stated this change order for the Design Service Contract with Pond & Company approved by Council on October 16, 2025, provides for the final design process of this project. The cost of this service is a lump sum fee of $301,650.00. This is a budgeted expense and Council's approval was recommended.

Council Member Cooley made a motion to approve the Change Order: Design Service Contract for Gas System Storage Building Addition. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

SECOND READING OF ORDINANCES

17. Senior Aquatics Program Fees

Mr. Archer stated this ordinance establishes a monthly fee of $20.00 for participation in the City's Senior Aquatic Program for City of Cartersville residents, Bartow County residents, City employees, and owners of businesses located within the City of Cartersville or Bartow County. The fee is necessary to allow participation in the SilverSneakers program, which requires participating in fitness and aquatic

facilities to maintain a membership fee structure. SilverSneakers is a fitness benefit available through many Medicare Advantage and Medicare Supplement plans that provide eligible participants access to participating fitness centers and community facilities at no additional cost through their insurance provider.

Council Member Cordell made a motion to approve the Senior Aquatic Program Fees. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0

Reference Ordinance 40-26

18. Senior Aquatics Facility – Non-Resident Fees

Mr. Archer stated this ordinance establishes a fee schedule for nonresident users of the Senior Aquatic Facility, including a monthly membership fee of $30.00, quarterly fee of $75.00, semi-annual fee of $150.00, annual fee of $285.00, and daily fee of $6.00. Bartow County residents, City employees, and owners of businesses located within the City of Cartersville or Bartow County are exempt from the nonresident fee schedule and will be subject to the Senior Aquatic Program fee established separately. The proposed fee structure supports participation in the SilverSneakers program and provides a consistent membership framework for all users of the facility.

Council Member Roth made a motion to approve the Senior Aquatics Facility – Non-Resident Fees. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 5-0

Reference Ordinance 41-26

ADDED ITEMS

19. Yanmar 44HP Diesel 144-inch Mower

Mr. Archer stated Parks & Recreation requested approval to purchase a Yanmar 44HP Diesel 144-inch mower through Omnia Partners Government Contract #4003134 from Taylor Outdoor Power Equipment. The total cost is $68,805.00. This unit will assist with maintaining larger areas, including Sam Smith Park. This is a budgeted item and was recommended for approval.

Council Member Cooley made a motion to approve the Yanmar 44HP Diesel 144-inch Mower. Council Member Stepp seconded the motion. Motion carried unanimously. Vote: 5-0

20. Exmark Lazer Z X 72-Inch Mower

Mr. Archer stated Parks & Recreation requested approval to purchase two Exmark LAZER Z X 72-inch mowers through Omnia Partners Government Contract #4003134 from Taylor Outdoor Power Equipment. The total cost for both units is $32,188.00. The mowers will replace two older units, which will be surplus once the new units are placed into service. This is a budgeted item and was recommended for approval.

Council Member Roth made a motion to approve the Exmark Lazer Z X 72-inch Mower. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0

21. Civic Center 10-Ton HVAC Unit Replacement

Mr. Archer stated Parks & Recreation requests approval of the proposal from Weaver Heating & Air to replace the 10-ton HVAC unit at the Cartersville Civic Center. Four bids were received for this unexpected project, including proposals from All Airs, Chastain, and Barnette Heating & Air. Weaver submitted the lowest responsive bid in the amount of $16,887.00. This is not a budgeted item; however, approval was recommended.

Council Member Stepp made a motion to approve the Civic Center 10-Ton HVAC Unit Replacement. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 5-0

ADDED ITEMS

22. Office 365 Renewal

Steven Grier, FiberCom Department Director, stated the FiberCom Department requests approval to renew Microsoft Office 365, which is used for office productivity applications and email communications. The total cost is $126,552.00 from Pellera Technologies. This is a budgeted item and was recommended for approval.

Council Member Roth made a motion to approve Office 365 Renewal. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0

FIRST READING OF ORDINANCES

23. Noise Ordinance Amendment – Loud Noise Regulations

Keith Lovell, City Attorney, this ordinance amends Section 11-101 of the City Code by updating the City's noise regulations, including standards for measuring sound levels, maximum permitted sound levels for motor vehicles, and a 50-decibel limit at the common property line between single-family residential properties.

This was the first reading and would be voted on following the second reading on July 16, 2026.

OTHER

- City offices will be closed on Friday, July 3, 2026.
- Saturday, July 4th will be the annual parade downtown from 8am-12pm followed up with festivities at Dellinger Park.
- State Law regulations for fireworks are allowed July 3-4, 2026, from 10:00am – 11:59pm.

ADJOURNMENT

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

Meeting Adjourned at 7:25 PM

/s/ _____
Matthew J. Santini
Mayor

ATTEST:
/s/ _____
Julia Drake
City Clerk