

City Council Meeting
City Hall – Council Chambers
September 3, 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.

Council Member Cooley made a motion to go into Closed Session for the purpose of Property and Potential Litigation. Council Member Stepp seconded the motion. Motion carried unanimously.
Vote: 5-0

Mayor Santini closed the Work Session at 6:50 PM

OPENING MEETING

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

Invocation by Council Member Roth.

Pledge of Allegiance led by Council Member Fox.

The City Council met in a Regular Session with Matthew J. Santini, Mayor, presiding, and the following present: Kari Hodge, Council Member Ward One (via phone); Jayce Stepp, Council Member Ward Two; 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.

COUNCIL MEETING MINUTES

1. August 20, 2026

Council Member Cordell made a motion to approve the minutes of August 20, 2026, City Council Meeting. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 6-0

PUBLIC HEARING – 2nd READING OF ZONING/ANNEXATION REQUESTS

2. Z26-05: 218 Industrial Park Rd.

Randy Mannino, Planning and Development Director, stated the applicant requested a change in zoning from H-I (Heavy Industrial) to “T” (Technology) with concurrent variances for the construction of an IT Data Center.

Staff does not oppose the rezoning with the following conditions:

1. The zoning approval is conditioned to the submitted concept site plan, elevations, project descriptions and to include a closed loop water cooling system.
2. The subject property’s principal use shall be limited to data processing, storage, hosting and related services and accessory uses shall include principal uses listed as permitted uses in the

Technology district ordinance which are associated with data processing, storage, hosting and related services as well as security and customary accessory uses.

3. No certificate of occupancy shall be issued for a data center until a letter providing that electric power is available for the data center. Each building may be treated separately for this purpose. Each individual building may also be subdivided for the provision of electric power.

The Concurrent Variance requests are as follows:

1. Reduce the required off-street parking spaces from 1,313 to 286 per the concept site plan. (Sec. 17.6.18).
2. Allow the front building facade to be oriented away from the Industrial Park Road right-of-way for the data center building closest to Industrial Park Road. (Sec. 10.4.3 (J)).

Planning Commission recommended approval 5-0

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

Mr. Lovell reviewed the parameters for the speakers in the public hearing.

Brandon Bowen, 15 S. Public Square, came forward to represent the application.

Jason Barton, 16 Terry Lane, came forward in opposition to the application.

With no one else to speak for or against the zoning portion of Z26-05, the public hearing was closed.

Mayor Santini opened the public hearing for the concurrent variances pertaining to Z26-05.

Mr. Mannino reviewed the two (2) concurrent variances

With no one else to come forward to speak for or against the concurrent variances of Z26-05, the public hearing was closed.

Council Member Fox made a motion to approve the zoning portion of Z26-05 with three (3) proposed conditions. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 6-0

Council Member Roth made a motion to approve the concurrent variances of Z26-05. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 6-0

Reference Ordinance # 44-26

FIRST READING OF ORDINANCES

3. FY2026 Budget Ordinance Amendment

Diana DeSanto, Finance Director, stated after completion of the Fiscal Year 2025–26 close, the budgets for the General Fund, Special Revenue Funds, and SPLOST Fund require amendment. These amendments are part of the City's annual year-end process and are necessary to ensure compliance with Generally Accepted Accounting Principles (GAAP). The adjustments reflect the changes needed to bring

each fund's budget into balance so that total revenues and any use of fund balance reserves equal total expenditure, consistent with actual year-to-date financial activity.

This was the first reading and would be voted on following the second reading at the September 17, 2026, Council Meeting.

CONTRACTS/AGREEMENTS

4. Switch, Ltd. 9/11 5K Sponsorship Agreement

Hagen Champion, Fire Chief, stated Cartersville Fire Department is in the process of receiving donations for the 9/11 5K. Switch Ltd. requires a sponsorship agreement to be signed before submitting the donation.

The money received from sponsors greatly helps provide needed funding to the Georgia Firefighters Burn Foundation and support the annual camp for many children, across the state, who have suffered from burns. Approval was recommended.

Council Member Cordell made a motion to approve the Switch, Ltd. 9/11 5K Sponsorship Agreement. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 6-0

5. Clinical Affiliation Agreement with Atrium Health Floyd EMS

Chief Champion stated Cartersville Fire Department requests approval and execution of an updated Clinical Affiliation Agreement with Atrium Health Floyd EMS. The previous agreement was approved on February 19, 2026.

Council Member Fox made a motion to approve the Clinical Affiliation Agreement with Atrium Health Floyd EMS. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 6-0

6. Playground Inspection Services Agreement

David Archer, Jr., Parks and Recreation Director, requested approval of an agreement with Play It Safe Playground Inspection, LLC to perform thorough inspections of the playground equipment in the fall of 2026 and spring of 2027 at the following locations:

1. Dellinger Park (2 playgrounds)
2. Soccer Complex (1 playground)
3. Sports Complex (1 playground)
4. Benham Park (1 playground)
5. Rotary Park (1 playground)

The amount due upon completion of each service is \$1,695, for a total of \$3,390 for both services. The Recreation Department requested approval of the agreement so the inspections can be scheduled upon execution.

Council Member Cordell made a motion to approve the Playground Inspection Services Agreement. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 6-0

7. Electric Franchise Fee Agreement with GreyStone Power

Dan Porta, City Manager, stated GreyStone Power was contacted regarding the electric services they provide for citizens of Cartersville and informed them that a 4% franchise fee should be collected. Following a meeting with GreyStone Power, approval was recommended of the Electric Franchise Fee Agreement, with collection of the 4% franchise fee from their customers beginning October 1, 2026. Approval should be subject to review by the City Manager and City Attorney.

Council Member Fox made a motion to approve the Electric Franchise Fee Agreement with GreyStone Power subject to approval by the City Manager and City Attorney. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 6-0

8. CPD Firing Range CO #3

Freddy Morgan, Assistant City Manager, stated the Guaranteed Maximum Price (GMP) provided by Hogan Construction for the CPD firing range is increased to \$7,805,881.53 from \$7,203,003.00. CO #3 incorporates PCO #008 in the amount of \$602,878.53, which was previously approved at the August 20, 2026, Council meeting. Additionally, CO #3 adds 50 days to the schedule. The previously approved items in PCO #008 are:

- Export of unsuitable material
- Import of suitable material
- Redi-Rock retaining wall allowance
- Additional bollards installation and landscaping
- Additional owner contingency
- Additional transformer access drive and pad

Council Member Roth made a motion to approve the CPD Firing Range CO #3. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 6-0

9. United Pump Service Agreement

Mr. Morgan stated United Pump and Controls, Inc. would provide monthly fuel site inspection, required Georgia EPD testing, and preventive maintenance on the City fuel island. Approval was recommended subject to approval by the City Manager and City Attorney.

Council Member Roth made a motion to approve the United Pump Service Agreement subject to approval by the City Manager and City Attorney. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 6-0

BID AWARD/PURCHASES

10. Founder's Oak Playground

Mr. Morgan stated approval was requested to move forward with Playworx as the vendor for the Founder's Oak Playground project. Thirteen (13) qualified bids were received from vendors and narrowed the submissions to a final group of three (3). Each of the three finalists were asked to provide updated renderings based on the feedback received during the review process. After reviewing the updated renderings, Playworx as the preferred vendor for the project, was recommended.

Council Member Cordell made a motion to approve the Founder's Oak Playground. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 6-0

11. Wastequip Front-Load Container Purchase

Wade Wilson, Public Works Director, stated the Solid Waste Division requests approval to purchase 57 front-load waste containers in various sizes from Wastequip for a combined total of \$58,469.00, including shipping. The containers will be used to replace existing containers and meet operational needs. This is a budgeted purchase.

Council Member Cooley made a motion to approve the Wastequip Front-Load Container Purchase. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 6-0

12. John Deere Tractor & Flex Wing Rotary Cutter Purchase

Mr. Wilson stated the Grounds Division of Public Works was taking on some additional mowing along GDOT right-of-way along State Route 113 and US Highway 41 within the city limits of Cartersville. To mow these large areas of grass and other areas within the city, our Grounds Division was requesting the purchase of a larger (greater than 100 HP) tractor and large flex wing rotary cutter. AgPro in Cartersville, Georgia had provided a state contract price for a John Deere 5100E Cab Tractor and a FC15M Flex Wing Rotary Cutter for a total price of \$98,835.36.

Public Works recommended approval to purchase this equipment from the 2026 SPLOST budget.

Council Member Roth made a motion to approve the John Deere Tractor & Flex Wing Rotary Cutter Purchase. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 6-0

13. Tandem Dump Truck Purchase

Mr. Wilson stated the Stormwater Division of Public Works had budgeted for the replacement of one of their aging (26-year-old) tandem dump trucks in their fleet. After researching different models and makes, it was decided that a Mack tandem is their preferred choice of vehicles. They had located one at Nextran Truck Centers in Kennesaw, Georgia and can be purchased at a Sourcewell contract price, which is below the budgeted price that they had estimated for this vehicle.

Mr. Wilson recommended approval to purchase this Mack Granite 64FR Dump Truck from Nextran for a price of \$210,734.00. This is a budgeted item and will be purchased from the 2026 SPLOST account.

Council Member Fox made a motion to approve the Tandem Dump Truck Purchase. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 6-0

14. Yanmar SV40 Mini Excavator

Tim Storey, Electric Department Director, stated the Electric Department is requesting approval to purchase a new mini excavator from National Equipment Dealers, LLC, through Sourcewell Contract #26-10-0422R. This equipment will provide greater accessibility in areas with limited space and improve the Department's ability to perform necessary work. The total cost of the unit is \$87,526.93. This purchase is a budgeted expense.

Council Member Fox made a motion to approve the Yanmar SV40 Mini Excavator. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 6-0

15. Okonite 1000 MCM Underground Cable

Mr. Storey stated the Electric Department was requesting the purchase of 7,000 feet of Okonite 1000 MCM, 25 kV underground primary cable for the Hanwha tie project. The cable will be purchased from Irby Co., the Department's sole-source Okonite vendor, at a total cost of \$128,450.00. This is a budgeted expense.

Council Member Roth made a motion to approve the Okonite 1000 MCM Underground Cable. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 6-0

16. Leak Detection Services

Michael De Leon, Water Department Engineer, stated the Water Department evaluated a few available leak detection technologies to reduce water loss from the water system leaks.

The current water loss rate for the city is about 14%, representing approximately 700 million gallons per year. The national average ranges between 16-30% depending on water system size.

ASTERRA provided a proposal for two scans of the city's distribution system using satellite technology to detect soil moisture and locate leaks on a high-level. Included in the proposal package is 40 hours of field deployment of the subcontracted acoustic leak detection team to pinpoint the precise location of detected water leaks.

Additionally, during the field deployment, the city's service technicians will be trained in the use of existing acoustic leak detection equipment and techniques.

This system is one tool in the overall leak detection strategy for the Department. If 1% of leaks are stopped, this will recover over \$180,000.00 annually.

The 1-year prevention package for \$48,000.00 was recommended for approval. This is a budgeted expense.

Council Member Roth made a motion to approve the Leak Detection Services. Council Member Cordell seconded the motion. Motion carried unanimously. Vote: 6-0

17. Tumlin Street Waterline Connection

Mr. De Leon stated the Water Department discovered two dead-end water mains at each end of Tumlin St. between Elizabeth St. and N. Erwin St.

To provide redundancy and improved water quality in this area, quotes were received from two contractors to install approximately 335 feet of 6" water line to complete the connection and provide a continuous water main, with the lowest price from K.M. Davis Contracting Co. for \$83,966.50.

This project is not budgeted but will be paid from Water system revenue. Approval was recommended of this price quote.

Council Member Fox made a motion to approve the Tumlin Street Waterline Connection. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 6-0

RESOLUTIONS

18. Surplus Jetting Truck Donation to City of White

Mr. De Leon stated the Water & Sewer Department requests approval to declare a 2012 Ford F-550 jetting truck and its accessories as surplus and donate and transfer the vehicle to the City of White. The department no longer has a need for the equipment and recommends the transfer for continued public use.

Council Member Cordell made a motion to approve the Surplus Jetting Truck Donation to City of White. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 6-0

Reference Resolution # 37-26

OTHER

Costanza Sweeney, founder of the Intercultural Festival, came forward to thank the City of Cartersville for their continuous support and to share a video explaining the mission of the organization.

Bruce Taff, 21 Green Apple Ct., came forward and stated that he was a volunteer for the Intercultural Fest.

William Moises, 1607 Old Alabama Rd., came forward and stated that he was a volunteer for the Intercultural Fest and a scholarship recipient.

Mayor Santini stated that all City offices would be closed on Monday, September 7, 2026, in observance of the Labor Day Holiday.

ADJOURNMENT

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

Meeting Adjourned at 7:44 PM.

ATTEST:

/s/

Julia Drake
City Clerk



/s/

Matthew J. Santini
Mayor