

City Council Meeting
10 N. Public Square
March 3, 2022
6:00 P.M. – Work Session
7:00 P.M. – Council Meeting

WORK SESSION

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

Mayor Santini closed Work Session at 6:35 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 Fox.

The City Council met in Regular Session with Matthew Santini, Mayor presiding and the following present: Kari Hodge, Council Member Ward One; 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 Keith Lovell, Assistant City Attorney.

Absent:

REGULAR AGENDA

COUNCIL MEETING MINUTES

1. February 17, 2022

A motion was made by Council Member Cooley to approve the February 17, 2022 Council Minutes. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 6-0

Council Member Wren made a motion to add two (2) items to the agenda. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 6-0

RESOLUTIONS

2. Homeland Security Grant Program

Frank McCann, Police Chief, stated this resolution is to authorize an application for grant funding from the Homeland Security Grant Program to support local efforts and respond to

terrorism and other catastrophic events by purchasing an armored vehicle for approximately \$300,000.

Council Member Fox made a motion to approve the Homeland Security Grant Program. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 6-0

RESOLUTION 06-22

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE APPROVING AND AUTHORIZING AN APPLICATION FOR GRANT FUNDING FROM THE HOMELAND SECURITY GRANT PROGRAM TO INCREASE LOCAL ACTIVITIES THAT SUPPORT TERRORISM PREPAREDNESS.

WHEREAS, the City of Cartersville agrees to submit an application to the Georgia Emergency Management Agency for consideration for FY2022 Homeland Security Grant Program funding; and,

WHEREAS, the purpose of said grant shall be to support local efforts to prevent and respond to terrorism and other catastrophic events by purchasing an armored vehicle for approximately \$300,000; and,


WHEREAS, the City of Cartersville deems the Project to be in the best interests of the citizens of Cartersville; and,

NOW, THEREFORE, BE IT RESOLVED, that the Mayor of Cartersville acting in his official capacity and on behalf of the Cartersville City Council is hereby authorized to file an application with the Georgia Emergency Management Agency to receive said FY2022 Homeland Security Grant Program funds in order to perform those activities specified within this resolution; and,


BE IT FURTHER RESOLVED, that the Mayor of Cartersville is hereby authorized to execute any and all documents as may be required to accompany said application and to provide the Georgia Emergency Management Agency any and all Support Documentation which is considered to be part of said application process.

BE IT AND IT IS HEREBY RESOLVED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, this 3rd day of March, 2022.

ATTEST:

/s/ 
Julia Drake, City Clerk
City of Cartersville, Georgia



/s/ 
Matthew J. Santini, Mayor
City of Cartersville, Georgia

ADDED ITEMS

3. Surplus Radios

Mr. McCann stated that Cartersville Police has an abundance of VHF Radios that are no longer in use. Terry Pelfrey, Security Director for LakePoint could use them for his staff. Mr. Pelfrey is former GBI Agent and experienced with the bomb squad. Furthermore, Mr. McCann stated that Mr. Pelfrey has assisted the City of Cartersville in several operations. It was requested to approve the donation of these radios.

Council Member Fox made a motion to approve the donation of the radios to LakePoint Police Department. Council Member Hodge seconded the motion. Motion carried unanimously. Vote: 6-0

4. 4H Club – Practice Location

Dan Porta, City Manager, stated that the local 4H Club is in need of a location to practice. In an effort to help the 4H Club, it was suggested to use Taylorsville location, located at 196 Wade Rd. Practice would be held on Sundays in the park through May. If approved, Keith Lovell, Assistant City Attorney, would provide an Intergovernmental Agreement for the Mayor and City Clerk to sign.

Council Member Stepp made a motion to approve the 4H Club – Practice Location. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 6-0

CONTRACTS/AGREEMENTS

5. Gas Purchase Contracts

Brian Friery, Gas Department Assistant Director, stated these two contracts with Texla Energy Management, Inc. and Gas South, LLC would allow our purchasing agent, Southeastern Gas Acquisition and Supply, to be able to shop for better pricing each month. We have two existing contracts that provide predetermined volumes of gas each month and these proposed contracts would allow some flexibility when purchasing supplemental gas each month. The Contracts have been reviewed and approved by the City Attorney and Council’s approval was recommended.

Council Member Stepp made a motion to approve the Gas Purchase Contracts. Council Member Wren seconded the motion. Motion carried unanimously. Vote: 6-0

6. Parkside at Carter Grove Plantation Development Agreement

Mr. Friery stated this agreement between the City and Forestar (USA) Real Estate Group Inc. states that the installation of the natural gas main infrastructure and the reconfiguration of existing natural gas facilities will be completed at no cost to the developer. In exchange, the developer has agreed to install natural gas to each home, 330 in total. The developer has also

agreed to participate in our Gas Advantage program by installing a minimum of one gas furnace on the main level, one gas water heater, and one other gas appliance. A significant portion of the gas main infrastructure is existing and was installed as part of the original Carter Grove development, which has provided for a 100% ROI in only several months following the completion of all of the homes.

Council Member Stepp made a motion to approve the Parkside at Carter Grove Plantation Development Agreement. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 6-0

BID AWARD/PURCHASES

7. SRCS Subscription and APGA Membership Dues

Mr. Friery stated The Municipal Gas Authority of Georgia provides a Subscribed Regulatory Compliance Service to the Gas System annually and is paid monthly on a pro-rated basis. The Municipal Gas Authority also pays our American Public Gas Association dues on an annual basis. The attached invoice in the amount of \$18,412.79, reflects the charges for these two services. These are budgeted items and Council's approval of this payment is recommended.

Council Member Fox made a motion to approve the SRCS Subscription and APGA Membership Dues. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 6-0

8. Oak Hill Cemetery Landscape Maintenance

Tommy Sanders, Public Works Director, stated we opened three bids for mowing the cemetery, Thrive Outdoor at \$3637 per mowing, Brightview Landscaping at \$3975 per mowing, and Tidwell Lawn Care at \$5650 per mowing. We recommend the low bidder, Thrive Outdoor at \$3637 per event, it is estimated for 26 events for a total of \$94,562.00. This is a budgeted item.

Council Member Roth made a motion to approve the Oak Hill Cemetery Landscape Maintenance. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 6-0

9. Commercial Front Loader Purchase

Mr. Sanders recommended approval to exercise the purchase option on the Commercial Front Loader Garbage Truck that is currently being leased. This purchase would result in a payment of \$227,609.89 on 3/11/22. This is a budgeted item.

Council Member Fox made a motion to approve the Commercial Front Loader Purchase. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 6-0

10. Duo MFA Support Renewal

Steven Grier, FiberCom Director, stated approval was recommended to pay (\$10,488.00) to CDWG for annual support of our Cisco 2 factor authentication system. This system is used on all city computers and servers for added login security. This is a budgeted item.

Council Member Cooley made a motion to approve the Duo MFA Support Renewal. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 6-0

11. Municode Annual Costs

Annalee Penny, PR and Communications Manager, stated The Municode invoice for the initial installment cost of the website and the annual hosting cost totals \$8,700.00. This budgeted purchase was recommended to Council for payment.

Council Member Roth made a motion to approve Municode Annual Costs. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 6-0

12. Highland 75 Lighting & Fiber Installation Contractor

Derek Hampton, Electric Department Director, stated the Electric and Fiber Departments are jointly requesting authorization to utilize Southern Utility Group to install the street lighting and extend the Fibercom service further into the industrial park. We are requesting a cost not to exceed \$130,000, which leaves about \$15,500 for incidentals such as a rock adder. This is a budgeted item.

Council Member Hodge made a motion to approve Highland 75 Lighting & Fiber Installation Contractor. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 6-0

13. Terrell Drive Primary Conduit Installation

Mr. Hampton stated the Electric Department is requesting authorization to utilize Southern Utility Group to install an approximately 350' long primary conduit from the existing line at Terrell Drive to a pad-mounted transformer in a customer's yard. The existing primary is an old type of cable that is prone to failure, and this step will allow us to pull in new primary cable and reenergize the transformer in hours instead of the much longer outage needed to trench it in after a failure. We request a cost not to exceed \$9,000. This is a budgeted item and will be paid from Underground Electric Mains.

Council Member Roth made a motion to approve the Terrell Drive Primary Conduit Installation. Council Member Fox seconded the motion. Vote: 6-0

14. Transformer Purchases

Mr. Hampton stated the Electric Department is requesting approval to purchase a 1500kVA/480V and a 300kVA/208V pad-mounted transformer. We used the last of each size in our stock for new and upgraded services. These will both be stock replacements.

Considering the combination of delivery time, warranty and price, we are requesting to purchase both units from Solomon Transformer for a total of \$66,022. This transformer purchase is budgeted in our current budget.

Council Member Cooley made a motion to approve the Transformer Purchases. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 6-0

15. Electrical Outlets for Farmer's Market

Freddy Morgan, Assistant City Manager, stated this request is to allow the City to pay for the installation of additional electrical outlets in the Farmers' Market lot. The invoice is for Complete Electrical Systems in the amount of \$6,510.00 and the work has been completed. This is not a budgeted purchase, but will be paid with TPD Funds.

Council Member Roth made a motion to approve the Electrical Outlets for Farmer's Market. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 6-0

PROPOSALS

16. 178 West Main Street

Mr. Morgan stated the City of Cartersville released an RFP on October 11, 2021 for the property at 178 West Main Street, Cartersville, Georgia. The City received two (2) proposals which were from:

1. McWhorter Capital Partners
2. Womack Custom Homes

As a part of the RFP, the Mayor and City Council authorized a committee comprised of the following, David Hardegree, Randy Mannino, Lillie Read, and Wade Wilson, to review said proposals, rate them, and submit the highest rated proposal.

The Committee, after review and rating, has determined that the proposal submitted by McWhorter Capital Partners was the highest rated.

At tonight's Council meeting, the committee shall provide its recommendation to Council and then the representative(s) of McWhorter Capital Partners shall submit a presentation to Council.

Ms. Penny played a video that showcased the projected proposal for the piece of property located at 178 W. Main St.

Ron Goss, 120 W. Cherokee Ave. and Josh McWhorter, 162 W Main St., came forward to further discuss the presentation and stated the proposal includes retail on the bottom level with residential above. This development is proposed to have 16-18 condominium units depending on square footage.

Mr. Lovell stated that Mayor and Council has three (3) options:

- Vote to accept the proposed and allow City Manager and staff to start the negotiation process,
- Vote to take the proposal into consideration and will vote on approval/denial at a later date, or
- Simply deny the proposal and move forward to the other offer submitted.

Council Member Fox made a motion to accept the proposal of 178 West Main Street and allow City Manager and staff to begin negotiations. Council Member Stepp seconded the motion. Motion carried unanimously. Vote: 6-0

Mayor Santini asked if there was any other business that needed to come before Council.

Kathy Davis, 19 Crestwood, came forward to discuss the TNR (Trap, Neuter, and Return) Project. She stated that currently the City of Cartersville has an ordinance that do not allow the trapping of animals. Her proposal was to amend that ordinance to allow this under the direction of neutering the cats in the area to slow reproduction of these cats.


FINAL COMMENTS

Mayor Santini stated that Little League will begin next Saturday, March 12, 2022.

Council Member Roth stated that Dancing with the Stars will be held this Saturday, March 5, 2022.

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

Meeting Adjourned at 7:58 P.M.


/s/ _____
Matthew J. Santini
Mayor

ATTEST: 
/s/ _____
Julia Drake
City Clerk

