City Council Meeting
10 N. Public Square
January 21, 2021
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 Member.

A motion was made by Council Member Hodge to enter into Closed Session regarding Personnel.

Mayor Santini closed Work Session at 7:02 P.M.

OPENING MEETING

Invocation by Board Member Cooley.

Pledge of Allegiance led by Council Member Roth.

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; Dan Porta, City Manager; Julia Drake, City Clerk and Keith Lovell, Assistant City Attorney.

Absent: Taff Wren, Council Member Ward Six

REGULAR AGENDA

COUNCIL MEETING MINUTES

1. **January 7, 2021 Meeting Minutes and Amended January 2, 2020/January 16, 2020 City Council Meeting Minutes**

A motion to approve the January 7, 2021, January 2, 2020, and January 16, 2020 Council Meeting Minutes as presented was made by Council Member Fox and seconded by Council Member Hodge. Motion carried unanimously. Vote: 5-0

APPOINTMENTS

2. **Appointment and Swearing in of Municipal Court Judge**

Keith Lovell, Assistant City Attorney explained the annual requirement to swear in the head Municipal Court Judge. Staff recommended keeping longtime Judge Harry White.

A motion was made to appoint and swear in Harry White as Municipal Court Judge by Council Member Hodge and seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0

City Clerk, Julia Drake, swore in Municipal Court Judge, Harry White.

3. Appointment and Swearing in of Assistant Municipal Court Judge

Mr. Lovell explained the annual requirement to swear in the Assistant Municipal Court Judge. Staff recommended keeping longtime Assistant Municipal Court Judge, Jay Choate.

A motion was made to appoint and swear in Jay Choate as Assistant Municipal Court Judge by Council Member Hodge and seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0

City Clerk, Julia Drake, swore in Assistant Municipal Court Judge, Jay Choate.

PUBLIC HEARING – 1ST READING OF ZONING/ANNEXATION REQUESTS

Mayor Matthew Santini recuses himself from the Council Chambers. Mayor Pro-Tem, Calvin Cooley called the next item.

4. Z21-01: Rezoning from General Commercial w/ Special Use Permit for apartments (G-C w/SUP) to Multi-family (MF-14) for an apartment community. 25.79 acres located at the SE quadrant of the intersection of Hwy 20 & Hwy 411 (Across from Savoy)

Randy Mannino, Planning and Development Department Head, stated that the property had been properly posted, advertised, and adjacent property owners had been notified. The overall tract is approximately 36 acres. The entire tract is currently zoned G-C and a Special-Use was approved in October of 2019 to allow for a mixed-use project on approximately 15.56 acres of the subject property (SU19-04). The Special Use allows for apartments above retail and office space in four of the eight proposed buildings. The approval is for 210 apartment units with a breakdown of 154 one-bedroom & 56 two-bedroom. The proposed application will render the previous Special Use approval null and void if approved.

The applicant is requesting the rezoning of 25.79 acres of the 36 acre tract from G-C & *G-C w/SUP to MF-14 for the construction of 240 apartment units housed within 10 residential buildings. The proposal includes studios (24), 1 bedroom (96), 2 bedrooms (96), & 3 bedrooms (24) units.

The project access will be from Hwy 20 across from the Savoy Museum. The majority of the frontage of the tract along Hwy 411 and Hwy 20 will remain G-C (10.117 acres).

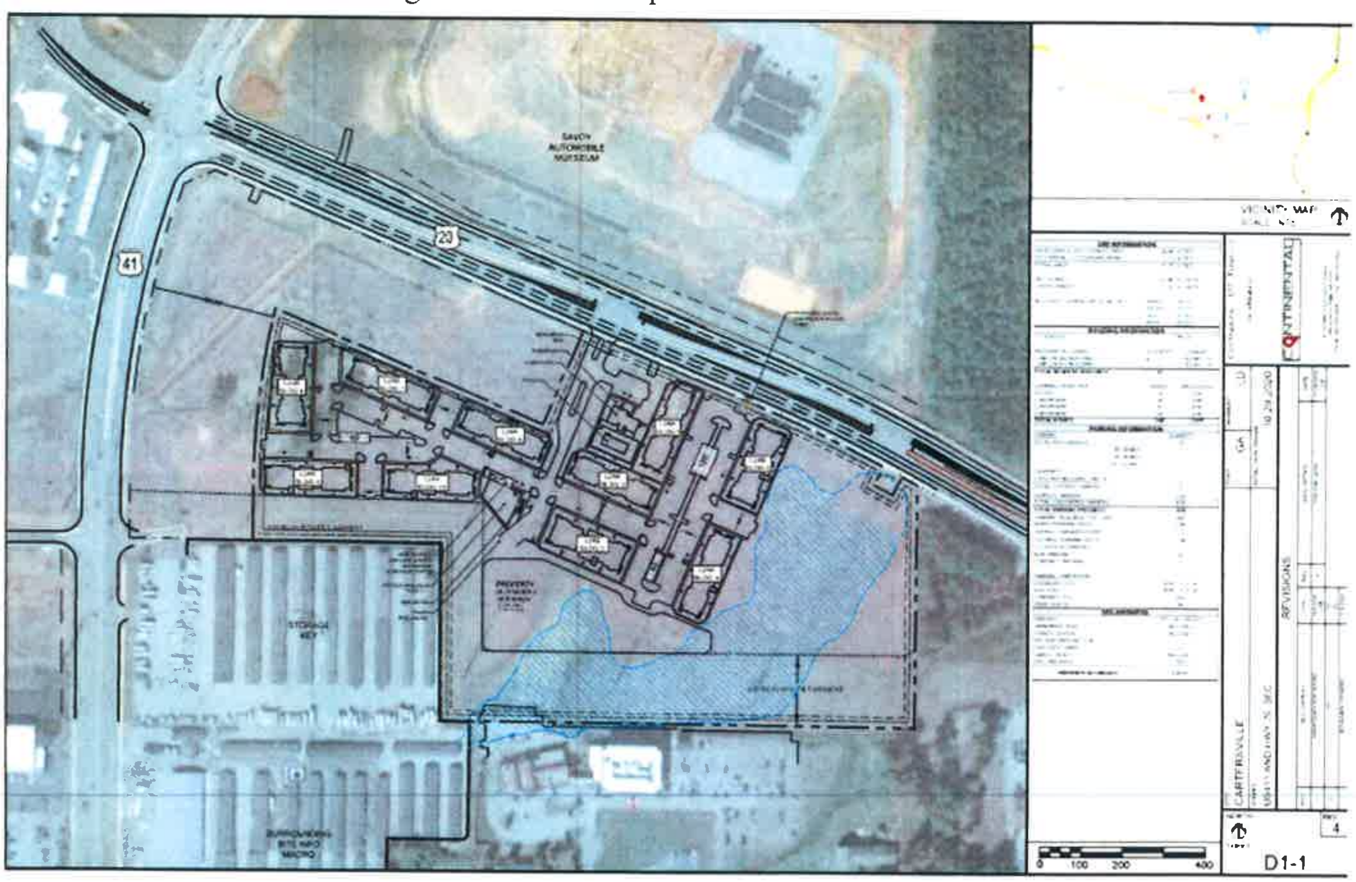
The overall density with 240 units will be 9.3 units per gross acre. With 7.13 acres of floodplain and detention pond, the net density is 12.86 units per acre. For comparison, the Avonlea Apartments at 950 E. Main St. have 228 units on 16.68 acres with a density of 13.7 units per acre. Planning Commission recommends approval.

Public Hearing open.

Edwin Wise, W 134-8675 Executive Pkwy, Wisconsin, came forward to speak for the item.

With no one else to come forward, the Public Hearing was closed.

This is a first reading and no vote is required.



Mayor Santini returned to the Council Chambers.

CONTRACTS/AGREEMENTS

5. GDOT Indemnity Agreement

Dan Porta, City Manager, stated Public Works is moving forward with the stormwater/sidewalk project between Attaway Drive and Plymouth Drive on West Avenue (SR 61). This project will include sidewalk extensions and stormwater improvements on both sides of West Avenue. Public Works will be completing the work with our own forces. In order to work within GDOT right of way, the City of Cartersville will need to sign an indemnification agreement with the Georgia Department of Transportation.

In order to acquire a permit for this project, Public Works recommended approval of the attached indemnification agreement. It is anticipated that less than $50,000 will be used from General Fund.

A motion to approve GDOT Indemnity Agreement was made by Council Member Fox and seconded by Council Member Stepp. Motion carried unanimously. Vote: 5-0

7. Jackson Farm Planned Development Relocation Agreement SP-20-002

Michael Hill, Gas Department Head, stated the existing natural gas facilities along Mission Road conflict with the development of the above-referenced project. Attached is the Relocation Agreement between the City of Cartersville and the Developer. The Developer will reimburse the City all costs associated with the relocation, estimated to total $30,970.36. Staff recommended approval of this agreement.

A motion to approve Jackson Farm Planned Development Relocation Agreement SP-20-002 was made by Council Member Fox and seconded by Council Member Cooley. Motion carried unanimously. Vote: 5-0

A motion was made to add an item to the agenda. Motion was made by Council Member Hodge and seconded by Council Member Stepp. Motion carried unanimously. Vote: 5-0

BID AWARD/PURCHASES

8. Duo MFA Support Renewal

Steven Grier, FiberCom Department Head, stated that the FiberCom Department requesting approval 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.

A motion to approve Duo MFA Support Renewal was made by Council Member Stepp and seconded by Council Member Fox. Motion carried unanimously. Vote: 5-0

9. Everbridge Renewal

Annalee Penny, Public Relations & Communications Manager, stated this is the annual renewal quote for Everbridge, our mass notification system is in the amount of $7,524.56. This contract will extend our agreement until January 28, 2022.

A motion to approve Everbridge Renewal was made by Council Member Cooley and seconded by Council Member Fox. Motion carried unanimously. Vote: 5-0

CHANGE ORDER

10. WPCP Upgrade Change Order #4

Sidney Forsyth, Water Department Assistant Director, stated Construction of the Nutrient Removal Upgrade Project at the Water Pollution Control Plant (WPCP) has been underway for approximately twenty-one (21) months. The project is proceeding well and is approximately 80 percent complete. During the last six (6) months, we have upgraded two existing secondary clarifiers, installed four turbo blowers, placed two refurbished bioreactors in service on new automated control system, completed the refurbishment of three belt filter presses, installed a new return activated sludge pump, began construction of the tertiary filtration system and the replacement of three screw lift pumps.

Previous change orders have resulted in a net reduction in cost of the project by $518,641.22. Change Order No. 4 increases cost by $19,895.02 as outlined in the attached summary. This change order also adds 15 days to the contract performance period due to weather. The bulk of the additional costs for this change order are for replacing old electrical conductors at the primary lift station, and adding additional safety handrails as requested by the City. Additionally, there are significant credits for resident project representative overtime reimbursement and work done by City crews.

The net financial impact of all change orders (including Change Order No. 4) is a reduction of the original contract amount by $498,746.20. If approved, this change order will result in a new contract amount of $37,064,136.44.

Staff recommended this Charge Order for approval. This is a bond funded project. All expenses related to the project will be allocated to account 505.3330.54.1347 – Nutrient Removal Modifications.

A motion to approve WPCP Upgrade Change Order #4 was made by Council Member Fox and seconded by Council Member Roth. Motion carried unanimously. Vote: 5-0.

ADDED ITEM

11. Quit Claim Deed – 197 Etowah Dr.

Mr. Mannino stated the above noted property was purchased as part of the "First Time Homebuyers Program". The applicants have fulfilled their obligation of five year's ownership as set forth in the program. They have requested the Quit Claim Deed release at this time in order to complete a refinance of the property.

This is a standard process, and since the applicant has fulfilled their obligation, staff recommends your approval to authorize said release.

A motion was made to approve the Quit Claim Deed by Council Member Cooley and seconded by council Member Fox. Motion carried unanimously. Vote: 5-0

MONTHLY FINANCIAL STATEMENT

12. November 2020 Financial Report

Tom Rhinehart, Finance Department Head, gave an overview of the November 2020 Financial Report by comparing the numbers to November 2019.

TABLED ITEMS

1. **AZ20-04 175 E. Main Street**
2. **Z20-03 175 E. Main Street**

LAST REMARKS

Mr. Porta gave an update on Water Department Head, Bob Jones, stating Mr. Jones had been hospitalized due to Covid-19. In addition to Covid-19, Mr. Jones also has pneumonia. On January 14, 2021, Mr. Jones was placed on a ventilator in the Critical Care Unit. As of today, Mr. Jones is improving. He still has an infection and hoping with further treatment and antibiotics, Mr. Jones will have a full recovery.

A motion to adjourn the meeting was made by Council Member Cooley and needing no second. Motion carried unanimously. Vote: 5-0

Meeting Adjourned

/s/ Matthew J. Santini
Matthew J. Santini
Mayor

ATTEST:
/s/ Julia Drake
Julia Drake
City Clerk

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