

City Council Meeting  
City Hall – Council Chambers  
June 11, 2024  
8:00 A.M. – Work Session/ 9:00 A.M. – Council Meeting

## **WORK SESSION**

Mayor Matthew Santini opened the Work Session at 8:03 A.M. Council Members discussed each item from the agenda with corresponding Staff Members.

Jim Croft, Architect, provided an overview for Council and staff members present of the new City Hall proposal that would address the concerns of the Historic Preservation Commission.

Council Member Stepp made a motion to enter Closed Session for the purposes of Property Acquisitions. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 4-0 with Mayor Santini voting

Mayor Santini closed Work Session at 8:52 A.M.

## **OPENING MEETING**

Mayor Santini called the Council Meeting to order at 9:00 A.M.

Invocation by Council Member Roth.

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

Absent: Alyssa Cordell, Council Member Ward Six

## **REGULAR AGENDA**

### **COUNCIL MEETING MINUTES**

#### **1. May 16, 2024, Council Meeting Minutes and May 22, 2024, Special Called Council Minutes**

Council Member Cooley made a motion to approve the minutes from the May 16, 2024, and May 22, 2024, Council Meetings. Council Member Hodge seconded the motion. Motion carried unanimously. Vote: 5-0

### **APPOINTMENTS**

#### **2. Board of Zoning Appeals**

Randy Mannino, Planning and Development Director, stated If approved, Hoyt Hatfield will serve as the Ward 6 Appointee of the Board of Zoning Appeals with a term expiration of June 1, 2028.

Council Member Fox made a motion to approve the Board of Zoning Appeals Appointment. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

## **PUBLIC HEARING – 2<sup>nd</sup> READING OF ZONING/ANNEXATION REQUESTS**

### **3. AZ24-02: 72, 78, & 80 Bates Rd.**

**Applicant: Switch Ltd.**

Mr. Mannino stated the applicant requests annexation of (4) parcels into the City to be combined with the current Technology district and data center campus. Proposed zoning is "T" (Technology). Staff does not oppose the annexation or Technology District (T) zoning if the following conditions are applied to zoning. Similar conditions were adopted with the original zoning per file Z23-02, approved 11-2-23.:

#### **Zoning Conditions:**

1. All minimum zoning development standards for the "T" zoning district are followed per Text Amendment, T23-04.

2. A minimum 100 ft. natural landscape buffer for the purposes of visual screening remains in place along all adjacent residential use or zoned properties. The 100 ft. buffer may include the building setback.

3. If the minimum 100 ft. natural landscape buffer is disturbed, then the buffer is to be planted with landscape material appropriate to reestablish the buffer and visual screen.

4. The public entrance shall be on Old Alabama Road. No public access from the Bates Road driveway.

5. Access to landlocked properties is to be negotiated between Switch LTD and affected property owners, as requested by the property owner.

6. Access to the NRCS flood control structures be negotiated between Switch LTD and the NRCS or their representative, as required.

7. All site plans for future development phases after Phase 1 are to be shared with the Paulding County Community Development office.

8. 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.

Planning Commission recommended approval.

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

Brandon Bowen, 15 S. Public Square, came forward to represent the application and to give an overview.

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.

Keith Lovell, City Attorney, stated that all comments made for the zoning portion of the case would be referenced in the annexation portion, as well.

With no further comments, the public hearing was closed.

Council Member Fox made a motion to approve the annexation portion of AZ24-02. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

Council Member Fox made a motion to approve the zoning portion of AZ24-02 with recommended conditions. Council Member Hodge seconded the motion. Motion carried unanimously. Vote: 5-0

Reference Ordinance #: 24-24 and 25-24

## **FIRST READING OF ORDINANCES**

### **4. Sec. 4-112 Cameras for Malt Beverage Package Outlets Revision**

Mr. Lovell stated this ordinance revision is to reflect a recent change in state law.

This was a first reading and will be voted on at the next City Council Meeting scheduled for June 20, 2024.

### **5. Fiscal Year 2024-25 Budget**

Tom Rhinehart, Finance Director, stated the fiscal year 2024-25 budget ordinance was a part of the Council Meeting packet. The proposed budget is balanced and increased by \$57,194,680 over the fiscal year 2023-24 budget. The increase equates to a 26.33% increase. The proposed budget includes salary adjustments, no increase in the city's property tax millage rate, an increase in health insurance premiums for both the city and the employees, and a small increase in the water and sewer rates.

Budget comparison by type for the FY 2025 proposed budget compared to the FY 2024 budget include: personnel expenses increase by \$4,827,265; operating expenses increased by \$4,325,025; purchase of commodities decreased by \$8,008,265; debt service expenses decreased by \$85,015; capital expenses increased \$50,921,185, and transfers to the general fund increased \$5,214,485. Approval was recommended of the proposed FY 2024-25 budget as presented.

This was a first reading and will be voted on at the next City Council Meeting scheduled for June 20, 2024.

### **6. FY 2024-25 Water and Sewer Rate Ordinance**

Mr. Rhinehart stated the proposed fiscal year 2024-25 budget includes an increase in the Water and Sewer Fund to help address the maintenance and capital issues of the water fund. The increase is as follows: a 5% increase in the residential water and sewer rates for both inside and outside the city limits customers.

The 5% increase will allow the water department to continue the maintenance of the existing water and sewer systems as well as update/expand the system to fulfill the needs of existing customers. For residential customers, the water and sewer rate increase equate to \$0.15 per one thousand gallons used for city residents. The total estimated increase for a residential water and sewer customer is \$1.27 per month for seven thousand gallons consumed.

With the proposed increase in the water and sewer rates, the City of Cartersville residents will remain one of the lowest in the surrounding municipalities. The increase is needed to maintain the existing system and plan for any necessary future expansions. Approval was recommended of the proposed water and sewer rate increases to begin July 1, 2024.

This was a first reading and will be voted on at the next City Council Meeting scheduled for June 20, 2024.

## **EASEMENTS**

### **7. 478 Mission Road Easement**

Sidney Forsyth, Water Department Director, stated that as part of the Westside Water Feeder Main project, an easement will be required for this property. This will include 2.45 acres of permanent easement and 3.53 acres of temporary construction easement. The owner has agreed to the City's offer of \$23,172.00 for both easements. Approval was recommended of this payment. This is a budgeted expense.

Council Member Stepp made a motion to approve 478 Mission Road Easement. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

Dan Porta, City Manager, stated that the new Water Administration Building would be holding their Grand Opening on Wednesday, June 19, 2024.

## **RESOLUTIONS**

### **8. Georgia Municipal Court Clerks Week (June 10-14, 2024)**

Freddy Morgan, Assistant City Manager, stated this Resolution of the Mayor and City Council of the City of Cartersville recognizes the week of June 10-14, 2024, as Municipal Court Clerks Week in Georgia.

Council Member Fox made a motion to approve the Georgia Municipal Court Clerks Week (June 10-14, 2024) Resolution. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

Reference Resolution 22-24

## **BID AWARD/PURCHASES**

### **9. First Quarter 2024 Motorola Radio Invoice**

Mr. Morgan stated Bartow County had submitted the first quarter 2024 invoice for the Motorola radio system that is used by our Police, Fire, FiberCom, Gas, Electric, Public Works, and Recreation

Departments. This is a budgeted item and approval was recommended to pay this invoice in the amount of \$38,699.20.

Council Member Cooley made a motion to approve the First Quarter 2024 Motorola Radio Invoice. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

#### **10. Sensus Electric Meter Purchase**

Mr. Morgan stated the Electric Department is requesting authorization to purchase (334) Sensus Stratus IQ 2S CL 200 meters and (20) Sensus Level 1 9S CL20 meters. ECCO (Sensus vendor) provided a quote of \$68,635.68. This is a budgeted expense.

Council Member Hodge made a motion to approve the Sensus Electric Meter Purchase. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

#### **11. 12-inch Pipe Purchase**

Michael Dickson, Gas Department Director, stated the Gas System is requesting the purchase of 420 feet of 12-inch steel pipe to be used on the SK America project. Three bids were requested, and the Edgen Murray Company submitted the low bid of \$14,137.20. This is a budgeted item and Council's approval was recommended.

Council Member Fox made a motion to approve the 12-inch Pipe Purchase. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

#### **12. 12-inch Spherical Fitting**

Mr. Dickson stated the Gas System is requesting the purchase of a 12-inch spherical fitting for stock to replace one being used on the SK America project. Three bids were requested and S J Patterson Company, LLC submitted the low bid of \$14,484.11. This is a budgeted item and Council's approval was recommended.

Council Member Hodge made a motion to approve the 12-inch Spherical Fitting. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

#### **13. Meters for SK America**

Mr. Dickson stated the Gas System is requesting the purchase of two Honeywell-Elster 6-inch turbine meters for the SK America project. Our sole source provider, Devtech Sales Inc. provided a quote of \$15,200.00 for the meters. These are budgeted items and Council's approval was recommended.

Council Member Cooley made a motion to approve the Meters for SK America. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

#### **14. Police Department Vehicle Packages**

Frank McCann, Police Chief, stated Cartersville Police Department is requesting approval to purchase three 2024 Chevrolet Tahoe police package vehicles, eight 2024 Chevrolet Silverado 1500 police packages, and three 2024 Jeep Grand Cherokees. These vehicles will replace older vehicles in the fleet and will be used to fill six new sworn officer positions for the FY 2024/2025 budget year. These

vehicles will be paid for out of the general fund. The cost of these vehicles is \$648,448.40. However, the request includes an additional \$14,000.00 per vehicle to equip these vehicles with lights, sirens, radios, etc. The total cost of the vehicles and equipment will not exceed \$844,448.40. The vehicles will be purchased from the following dealerships:

Wilson County Motors	2024 Chevrolet Silverado 1500 x 8	\$388,076.80
Wilson County Motors	2024 Chevrolet Tahoe 4WD x 2	\$99,230.40
Wilson County Motors	2024 Chevrolet Tahoe 2WD x 1	\$47,483.20
Tutton Jeep	2024 Jeep Grand Cherokee x 3	\$113,658.00
Equipment	lights, sirens, radios, etc.	\$196,000.00
Total	\$844,448.40	

The E-Verify and E-Save documents have been submitted to the police department and are on file. Approval was recommended for this purchase

Council Member Roth made a motion to approve the Police Department Vehicle Packages. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

Council Member Hodge made a motion to add one (1) item to the agenda. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0

**15. Pothole Patcher Truck**

Steven Foy, Public Works Engineer, stated the Public Works Department needs a truck-mounted pothole patcher. After visiting a local roads department that currently has one, the Public Works staff is recommending the purchase of a PB Loader BC-4 Patcher Truck from Environmental Products Group on Georgia State Contract #99999-001-SPD0000177-0009 for \$283,513.00. This 4-yard asphalt hopper is mounted on a Freightliner M2 chassis.

Utilizing this asphalt patcher will reduce manpower requirements and increase the capability of asphalt placement in a single day. This unit will be operated by Public Works staff but will benefit other departments, as most of the asphalt placement by Public Works is for utility repairs.

This is not a budgeted item, though it will be purchased through the general fund. Public Works recommended approval to purchase this truck-mounted pothole patcher.

Council Member Fox made a motion to approve the Pothole Patcher Truck. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

**16. GDOT Project CSSTP-0007-00(494) on Douthit Ferry Road**

Mr. Foy stated the City of Cartersville is working on GDOT Project CSSTP-0007-00(494) on Douthit Ferry Road. As a part of said project, on June 22, 2023, the City of Cartersville purchased Parcel P8, known as 10 Park Court SE, Cartersville, Bartow County, Georgia from Charles Lowery/Lowery Capital Management. Pursuant to State and Federal Acquisition guidelines, the City, when acquiring property under this DOT Contract, is required to pay the owners and tenants supplemental costs which include items such as moving and relocation expenses, rent and other assorted expenses. The city has received Form RA-51 (Claim for payment of rent supplementation) for this

project in the sum of \$56,868.00. Public Works requested approval of the required rent supplementation in a sum not to exceed \$56,868.00 from the City Council.

Council Member Fox made a motion to approve the GDOT Project CSSTP-0007-00(494) on Douthit Ferry Road. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0

#### **17. Demolition of Buildings at 640 N. Tennessee St.**

Mr. Porta stated demolition bids were received from companies that were interested in demolishing several old houses at 640 N. Tennessee Street, which is the future home of our new Parks and Recreation Center. The lowest and best bid was received by A&M Contracting in the amount of \$44,300.00. Approval of this proposal was recommended.

Council Member Hodge made a motion to approve the Demolition of Buildings at 640 N. Tennessee St. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

#### **18. Emergency Repairs to Engine One**

Hagen Champion, Deputy Fire Chief, stated this was a request approval for emergency repairs to be made to the 2015 Pierce Fire Engine One. This apparatus needs engine and air conditioning repairs. It is currently at Ten 8 shop awaiting completion of repairs. An initial quote was received for parts and labor for repairs from Ten-8, our single source provider for Pierce Fire Apparatus for a total of \$16,244.56. The request for an amount not to exceed \$17,000.00 for these repairs was requested. All repairs will be covered under vehicle maintenance, and it is a budgeted item.

Council Member Roth made a motion to approve the Emergency Repairs to Engine One. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

### **CONTRACTS/AGREEMENTS**

#### **19. Croft & Associates Architectural and Engineering Agreements**

Mr. Porta stated Croft & Associates has been hired to prepare plans for the new City Hall and Parks and Recreation Center. Approval was recommended for the Mayor and City Clerk to sign the AIA Documents related to these projects.

Council Member Fox made a motion to approve the Croft & Associates Architectural and Engineering Agreements. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0

### **GRANT APPLICATION/ACCEPTANCE**

#### **20. FY 2025 LMIG – Intersection Project at Collins Drive and SR 61 Grant**

Mr. Foy stated Public Works is seeking permission for the mayor to sign a GDOT FY2025 Local Maintenance Improvement Grant (LMIG) to fund a large portion of the total project cost to install a roundabout at the intersection of Collins Drive and SR 61. These grant funds will be in addition to any other LMIG funds allocated to the City.

The grant amount of this application is \$1,250,000.00 or 70% of the total project costs, whichever is less. The total estimated cost of the project is \$2,500,000.00. Approximately \$750,000.00 will come from the 2020 SPLOST Road, Streets, Sidewalks, Bridges and Stormwater Improvements Category and the remaining amount of \$500,000.00 will be funded by Bartow County.

This grant requires a local match as aforementioned, and this is a budgeted item. Approval of this grant application was recommended.

Mr. Porta thanked Jeff Lewis and Matthew Gamble for their assistance in obtaining this grant.

Council Member Fox made a motion to approve the Croft & Associates Architectural and Engineering Agreements. Council Member Hodge seconded the motion. Motion carried unanimously. Vote: 5-0

## ADDED ITEMS

### 21. Chemical Control for SAC

Erik Pabst, Parks and Recreation Assistant Director, stated Parks and Receptions are looking to upgrade the chemical control unit at the Senior Aquatic Center (SAC). There is one planned in the upcoming budget for Dellinger Pool. However, problems have arisen lately with the older system at the SAC. Funds are available in this year's budget to go ahead and get one by the end of June. The total would be \$8,055.

Council Member Roth made a motion to approve the Chemical Control for SAC. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0


## ADJOURNMENT

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

Meeting Adjourned at 9:30A.M.

/s/   
Matthew J. Santini  
Mayor

ATTEST:

/s/   
Julia Drake  
City Clerk

