City Council Meeting held via Zoom.
Zoom Meeting ID: 776 1359 6610
10 N. Public Square **This meeting was conducted via ZOOM.**
April 16, 2020
6:15 P.M. – Work Session
7:00 P.M. – Council Meeting

I. Opening Meeting

Invocation by Mayor Matt Santini.

Pledge of Allegiance led by Mayor Matt Santini.

The City Council met in Regular Session with Matt 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; Tamara Brock, City Manager; Meredith Ulmer, City Clerk and Keith Lovell, Assistant City Attorney.

Mayor Santini recognized Mr. William Gregory McConnell. Mr. McConnell lost his life during the storms that came through Cartersville.

II. Regular Agenda

A. Council Meeting Minutes

1. April 2, 2020 City Council Minutes

A motion to approve the April 2, 2020 City Council Meeting Minutes as presented was made by Council Member Stepp and seconded by Council Member Hodge. Motion carried unanimously. Vote: 6-0.

B. Change Order

1. WTP Wash Water Tank Replacement

Bob Jones, Water Department Head stated replacement of the 500,000 gallon wash water tank at the Water Treatment Plant (WTP) was approved on June 20, 2019 in the amount of $799,000.00. Precon Corporation (Precon) has completed the project and we are ready to close the construction contract. This final adjustment change order will reduce the original contract amount by $120,472.27 for a final contract price of $678,527.43.

Mr. Jones recommend approval of this change order and finalization of the construction contract.

Motion to approve the WTP Wash Water Tank Replacement was made by Council Member Fox and seconded by Council Member Cooley. Motion carried unanimously. Vote: 6-0.

C. Resolutions

1. Etowah Preserve Resolution

Randy Mannino, Planning and Development Department Head stated in 2007, construction began on the Etowah Preserve subdivision on Center Road west of I-75. Roads, detention ponds and utilities were constructed and installed. In 2008, a final plat was approved, infrastructure was deeded to the City and maintenance/ performance bonds were submitted for the streets, stormwater infrastructure, sidewalks, and water and sewer infrastructure. Due to the recession, no lots were developed and the property was foreclosed. In 2013, the bonds were called by the City in the amount of $176,700. The new developer wishes to replace the existing bond amount with a new bond in the same amount. An approval is needed by City Council to release the existing bond funds.

Motion to approve the Etowah Preserve Resolution was made by Council Member Roth and seconded by Council Member Fox. Motion carried unanimously. Vote: 6-0.

RESOLUTION NO:________

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, IN THE STATE OF GEORGIA,

WHEREAS, the City of Cartersville had to call the performance and maintenance bonds on September 26, 2013; and

WHEREAS, the amount of bonds called and receive by the City is as follows:
1. B-0308676 – Storm draining, sidewalks, and streets - $49,800.00
2. B0308683 – Maintenance of water and sewer - $67,000.00; and
3. B-0308667 – Final asphalt top coating at Etowah Preserve, Phase I - $59,900.00, being a total of $176,700.00; and

WHEREAS, ___________________________________(“Developer”) desires to redevelop the Etowah Preserve subdivision and repair the items covered by the previous bonds which were not completed or were not maintained; and

WHEREAS (“Developer”) desires to have the City of Cartersville release said funds to them, in exchange for providing the City of Cartersville a new performance bond for the amount being, which would be a total of $176,700.00; and

WHEREAS, the Planning and Development Department, Water Department and Public Works Department have met with the Developer and through the development review process have indicated what work needs to be completed in order for said performance bond to be; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, IN THE STATE OF GEORGIA, AS FOLLOWS:

On the prior Etowah Reserve Project, the Owner issued to the City of Cartersville, Maintenance Bonds from The Cincinnati Insurance Company referenced below:

1. **B-0308676 – Storm draining, sidewalks, and streets - $49,800.00**
2. **B0308683 – Maintenance of water and sewer - $67,000.00; and**
3. **B-0308667 – Final asphalt top coating at Etowah Preserve, Phase I - $59,900.00.**

The work was not completed and the City of Cartersville called said bonds and on September 26, 2013, and received $176,700.00 as a result. The City of Cartersville in exchange for a new performance bond in the amount of $176,700.00, subject to the conditions herein shall release said funds to Developer.

Upon the completion of the work activities referenced in the previous bonds, current development plans, as approved by the Water Superintendent, Public Works Director, and Planning and Development Director, and the submission of invoices to be approved by the City of Cartersville in regard to the above-referenced work, said bond may be released as follows:

1) If said work activities are completed to the City of Cartersville's satisfaction and the invoice is equal to or greater than the above-referenced bond for each work activity, then said bond may be reissued or reduced by the amount approved by the City of Cartersville.

2) Upon completion of all activities and approval of the invoices by the City of Cartersville, said performance bond may be cancelled.

3) If said activities and invoices are not completed within one (1) year, said remaining balance of the performance bond is to be paid to the City of Cartersville

BE IT AND IT IS HEREBY RESOLVED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, this ____ day of __________, 2020.

ATTEST:

/s/____________________________
Meredith Ulmer, City Clerk
City of Cartersville, Georgia
/s/________________________________
Matthew J. Santini, Mayor
City of Cartersville, Georgia

2. Historic District Moratorium

Keith Lovell, Assistant City Attorney stated this resolution needs to be removed from the agenda.

3. Temporary Closure of Ford Street

Mr. Lovell stated this resolution allows for an extension of the temporary Ford Street closure resolution requested by the property owner.

Motion to approve the Temporary Closure of Ford Street was made by Council Member Fox and seconded by Council Member Cooley. Motion carried unanimously. Vote: 6-0.

RESOLUTION NO:________

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, IN THE STATE OF GEORGIA, AUTHORIZING THE CLOSING OF FORD STREET NORTH OF MARTIN LUTHER KING JR. DRIVE FOR REHABILITATION OF THE AREA AND PROPERTIES THEREON

WHEREAS, the City of Cartersville has been requested by the adjoining property owners adjacent to Ford Street north of Martin Luther King Jr. Drive to temporarily allow for the closing of said street and the rehabilitation of the area and properties thereon; and

WHEREAS, the City Police, Fire, and Public Works Departments have reviewed said request and have no objections thereto; and

WHEREAS, in order to secure said area, the adjoining property owners will need to install a temporary gate on said portion of Ford Street; and

WHEREAS, the Mayor and City Council approved by Resolution No. 25-19 the temporary closure of Ford Street North of Martin Luther King Jr. Drive for six months, however due to the COVID-19 pandemic, said rehabilitation cannot be completed and an extension shall be necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, IN THE STATE OF GEORGIA, AS FOLLOWS:

that the request of Tilley Holdings, LLC and Tilley Properties, Inc., being the property owners adjoining the entirety of Ford Street north of Martin Luther King Jr. Drive is authorized and that said portion of Ford Street shall be closed until December 31, 2020 for the adjoining property owners to rehabilitate said area. A gate shall be allowed to be placed across and right of way of Ford Street by the adjoining property owners, provided that provisions are made to allow for emergency access by police, fire, and EMS, and for

public utilities for maintenance and repair of their existing facilities.

BE IT AND IT IS HEREBY RESOLVED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, this ____ day of April, 2020.

ATTEST:

/s/_____________________________
Meredith Ulmer, City Clerk
City of Cartersville, Georgia

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

4. Rescind Resolution – Meadows Heating and Air

Tom Gilliam, Parks and Recreation Department Head stated the City received bids for the purchase of two 10-ton HVAC units for $13,622 and four 5-ton HVAC units for $15,417 from Meadows Heating and Air. This purchase was approved by City Council on February 6, 2020. After consulting the City School System, we issued a bid request for installation of the approved units but the installation bids put us well over the budgeted amount for these projects. The School System informed us that their maintenance dept did their installation, so they were able to purchase their units and installation at a much lower cost.

The Parks & Rec Dept has received approval from the City Attorney to request updated bids from the original contractors that responded to the initial RFP issued in Sept 2019. The Parks and Recreation Director recommends to the Mayor and City Council that the bid award approved on February 6, 2020 to Meadows Heating & Air be rescinded.

Motion to approve Rescinding the Resolution – Meadows Heating and Air was made by Council Member Fox and seconded by Council Member Stepp. Motion carried unanimously. Vote:6-0.

RESOLUTION NO:________

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, IN THE STATE OF GEORGIA, AUTHORIZING THE RESCINDING OF BID AWARDS

WHEREAS, the Mayor and City Council approved the bid award/purchase of two 10-ton HVAC units from Meadows Heating & Air for the Gymnastics Center on February 6,

2020; and

WHEREAS, the Mayor and City Council approved the bid award/purchase of four 5-ton HVAC units from Meadows Heating & Air for the Aubrey Street Gymnasium on February 6, 2020; and

WHEREAS, the bids were resubmitted for HVAC for both the Gymnastic Center and Aubrey Street Gymnasium and Meadows Heating & Air was not the low bidder; and

WHEREAS, the Parks and Recreation Director recommends to the Mayor and City Council that said bid awards on February 6, 2020, to Meadows Heating & Air, as referenced above, be rescinded; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, IN THE STATE OF GEORGIA, AS FOLLOWS:

The Mayor and City Council hereby approve that the bid award/purchase of two 10-ton HVAC units from Meadows Heating & Air for the Gymnastics Center on February 6, 2020 is hereby rescinded, and that the bid award/purchase of four 5-ton HVAC units from Meadows Heating & Air for the Aubrey Street Gymnasium on February 6, 2020, is also hereby rescinded.

BE IT AND IT IS HEREBY RESOLVED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, this ____ day of __________, 20___.

ATTEST:

/s/____________________________
Meredith Ulmer, City Clerk
City of Cartersville, Georgia
/s/________________________________
Matthew J. Santini, Mayor
City of Cartersville, Georgia

D. Bid Award/Purchases

1. HVAC Unit for Gymnastics Center – this item was removed from the agenda.

E. Contracts/Agreements

1. Letter to DCA for DDRLF Application

Dan Porta, Assistant City Manager stated the property owners of 5 South Public Square (Bradley Building) are seeking a loan from the Downtown Development Revolving Loan Fund (DDRLF) through the Department of Community Affairs (DCA). This document is the Initial Project Assessment (IPA), which is a pre-application that must be submitted to DCA by the property owner in order to obtain permission to proceed with a full application. The property owners have already met with Patrick Vickers, our regional DCA representative, and he approved the property owners submittal for this IPA document. The DDA and the City must sign indicating their approval for the project as part of the pre-application. The building has a current lease with Affinis Home Health (hospice care) for the basement floor, and a lease with a new restaurant (Downtown Social) once renovations are complete. The DDA is in support of this request to DCA.

A motion to approve the Letter to DCA for DDRLF Application was made by Council Member Roth and seconded by Council Member Fox. Motion carried unanimously. Vote: 6-0.

Motion to add one item to the agenda was made by Council Member Hodge and seconded by Council Member Cooley. Motion carried unanimously. Vote: 6-0.

F. Other

1. Station 2 Electrical Repair

Scott Carter, Fire Chief stated he respectfully requests approval to perform a major electrical repair in Fire Station #2 on Peeples Valley Road. While doing work on the stations generator automatic transfer switch, it was found that the grounding system for the building needs an extensive repair. The quoted price for this project is $12,053.00. The vendor for this project is Complete Electrical Systems of White. This is a sole source vendor due to the nature of work, familiarity with the structure and availability.

Due to the unknowns that may be encountered during this repair, we are asking for an amount up to but not to exceed $15,000.00. This will be paid for with building maintenance funds. There is not enough in the current line item to cover this, so we will redirect funds from another line item. If there are not enough available funds to cover this by the end of this fiscal year, we will seek a budget adjustment. We respectfully request your approval of this repair with an amount up to but not to exceed $15,000.00.

A motion to approve the Station 2 Electrical Repair was made by Council Member Stepp and seconded by Council Member Wren. Motion carried unanimously. Vote: 6-0.

Added Item: Two Mobile Terminal Replacements

Chief Carter stated he respectfully requests 2 mobile terminals that connect employees to 911 calls in the field. To have this technology attached to the fire truck the labor will be done by the IT department. The cost is $6,063.50. It is recommended for Council approval.

Motion to approve the purchase of the 2 mobile terminals was made by Council Member Fox and seconded by Council Member Wren. Motion carried unanimously. Vote: 6-0.

After announcements a motion to adjourn the meeting was made by Council Member Stepp and needing no second. Motion carried unanimously. Vote: 6-0.

Meeting Adjourned

/s/ ___________________________
Matthew J. Santini
Mayor

ATTEST:

/s/ _______________________________
Meredith Ulmer
City Clerk