

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Thursday, April 4, 2024

6:00 PM

**City Hall
110 Academy Street**

City Council

1. Pledge of Allegiance and Invocation

The Pledge of Allegiance to the American Flag was led by Mayor Grant and an invocation was given by Councilmember Johnson.

2. Call to Order

The meeting was called to order by Mayor Grant.

Members Present:

*Mayor Bill Grant
Mayor Pro Tem Dwayne Waterman
Councilmember Farris Yawn
Councilmember Shawn Tolan
Councilmember Sandy McGrew
Councilmember Bryan Roach
Councilmember Travis Johnson
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Mr. Bobby Dyer, City Attorney
Ms. Melissa Forrester, Finance Director
Mr. Steve Green, Zoning Administrator
Mr. Ken Patton, Housing Initiatives Director
Ms. Brittany Anderson, City Planner
Mr. Kevin Turner, Community Development Director
Mr. Marty Ferrell, Police Chief
Ms. Lauren Johnson, Communications Manager
Ms. Kristin Norton Green, Theatre Events and Facilities Director
Ms. Kelly Pendley, Public Works Operations Director
Mr. Mike Morgan, Information Technology Director
Ms. Annie Fortner, City Clerk*

Absent:

None

3. Consideration to Approve Agenda

Mayor Grant stated an Executive Session needed to be added for the discussion of real estate and litigation. Mayor Pro Tem Waterman made a motion to approve the agenda as amended. Councilmember Yawn seconded the motion, and it was approved unanimously.

4. Guests and Visitors**A. Introduction of Police Chief Marty Ferrell**

Mayor Grant introduced Mr. Marty Ferrell as the City's new Police Chief. A welcome reception will be held at 5:00 pm ahead of the next Council meeting for all new staff members.

B. Presentation of Proclamation for Child Abuse Prevention Month

Mayor Grant read and presented a proclamation for Child Abuse Prevention Month to Ms. Michelle Meek with The Children's Haven and Ms. Haley Gagner with Cherokee County Department of Family and Children Services.

- C. Presentation of Proclamation for Safe Digging Month

Mayor Grant read and presented a proclamation for Safe Digging Month to Mr. Joe Ordway with AT&T.

- D. Presentation of City of Canton Sustainability Plan and Updates on City Projects - Jen Miller with Schneider Electric - Attachment 4D

Attachments: [Sustainability Plan Presentation](#)

Ms. Jen Miller, Program Director with Schneider Electric, provided a presentation that reviewed the core project team members and discussed the program goals and scope overview. Ms. Miller spoke about the financial impact the projects will have on the City. Ms. Marissa Joseph, Regional Client Coordinator with Schneider Electric, provided the Council with updates on the roof replacement project at City Hall and the solar-covered picnic table at Heritage Park. Ms. Joseph discussed the upcoming projects at Etowah River Park and City Hall. Mr. Philip Dodson, Construction Project Manager with Schneider Electric, reviewed the project timeline. Ms. Miller stated another update will be provided to the Council around August. Ms. Miller presented the Sustainability Plan. Ms. Miller discussed the plan development process as developing a vision, capturing progress and identifying metrics, and establishing goals, tasks, and timelines. Ms. Miller spoke about research and stakeholder engagement. Ms. Miller reviewed the plan overview and layout. Adoption of the Sustainability Plan will be asked for at the next Council meeting.

- E. Presentation and Discussion of TBG Residential Project to Include Approval of Support Letter for Georgia Initiative for Community Housing (GICH) and Proposed Loan - Sarah Buckner and Anna Marie Fulbright with TBG Residential - Attachment 4E

Attachments: [TBG Residential Presentation](#)

Ms. Sarah Buckner with TBG Residential provided the Council with a presentation which discussed the history of the company and noted TBG develops, constructs, and manages their communities. Ms. Buckner spoke about their current developments within Georgia, Alabama, and Tennessee and provided pictures of some of those communities. Ms. Anna Marie Fulbright with TBG Residential discussed the proposed Summit at Hickory Creek development located off Bluffs Parkway and Martin Luther King, Jr. Boulevard. Ms. Fulbright stated they are seeking a letter of support from the City to include in their application to the Department of Community Affairs for tax credits as well as a potential loan in support of the development. Ms. Fulbright discussed the conceptual plan and noted there are two phases of the development. Ms. Fulbright reviewed the proposed amenities, rent ranges to serve residents at 50%, 60%, and 80% of the Area Median Income (AMI), and unit mix within the four-story buildings. Ms. Fulbright discussed other Georgia Initiative for Community Housing (GICH) communities they have done in the past which received awards. Ms. Fulbright spoke about a possible recreational easement opportunity for acreage within Phase I. Ms. Fulbright discussed the requested

loan of \$500,000, the purpose of the loan, and how that could be structured as well as provided the Council with examples of other loans they have with other municipalities. Mayor Grant asked the City Manager to discuss this project with the Canton Housing Authority and asked that if Council has any questions regarding this project that they submit those to the City Manager.

5. Public Hearing

- A. Public Hearing, Discussion, and Possible Action on a Text Amendment for the Expansion of Nonconforming Parcels - Community Development Director Kevin Turner - Attachment 5A

Attachments: [Expansion of Nonconforming Parcels](#)

Community Development Director Kevin Turner stated that this text amendment would allow more opportunities for buildable lots that do not meet the current Unified Development Code (UDC) standards but that were previously legally divided. Mayor Grant opened the public hearing. There being no one to speak, Mayor Grant closed the public hearing. Councilmember Tolan made a motion to approve the text amendment for the expansion of nonconforming parcels. Councilmember Johnson seconded the motion, and it was approved unanimously.

6. Consideration to Approve Minutes

- A. Council Retreat Draft Minutes - March 15-17, 2024 - Attachment 6A

Attachments: [Minutes - Council Retreat - March 15-17, 2024](#)

- B. Council Meeting Draft Minutes - March 21, 2024 - Attachment 6B

Attachments: [Minutes - Council Meeting - March 21, 2024](#)

Councilmember McGrew made a motion to approve the minutes. Councilmember Yawn seconded the motion, and it was approved unanimously.

7. Informational Items

- A. Review of February Financials - Finance Director Melissa Forrester - Attachment 7A

Attachments: [February Financials](#)

Finance Director Melissa Forrester discussed noteworthy activity during February including the completion of the Fiscal Year 2023 audit, business occupational tax collections, and the receipt of electric franchise fee payments as well as Fiscal Year 2024 Local Maintenance & Improvement Grant (LMIG) funds.

8. Other Announcements

None.

9. Ten Minute Public Input

None.

10. Consent Agenda

None.

11. Old Business

- A. Discussion and Possible Action on Updates to Zoning Map and Other Unified Development Code Amendments - Zoning Administrator Steve Green - Attachment 11A

Attachments: [Zoning and UDC Updates](#)

Zoning Administrator Steve Green reviewed all the work that has led up to the proposed ordinance amendment and noted he has not received any comments for or against the ordinance amendment as it is currently proposed. City Attorney Bobby Dyer noted the adoption of the zoning map will come later. Mayor Pro Tem Waterman made a motion to adopt the ordinance to amend the text in the Unified Development Code. Councilmember Roach seconded the motion, and it was approved unanimously.

- B. Discussion and Possible Action on Sunnyside Mural Concept - Theatre Events and Facilities Director Kristin Norton Green - Attachment 11B

Attachments: [Sunnyside Mural Concept](#)

Theatre Events and Facilities Director Kristin Norton Green reviewed the process for selecting the Sunnyside mural concept. Councilmember McGrew made a motion to approve the mural concept. Councilmember Johnson seconded the motion, and it was approved unanimously.

- C. Discussion and Possible Action on Canton Theatre Lighting and Sound Upgrade - Theatre Events and Facilities Director Kristin Norton Green - Attachment 11C

Attachments: [Theatre Upgrade](#)

Ms. Norton Green reviewed the Request for Proposal process which led to the selection of CCS to be awarded the contract to complete this project. Ms. Norton Green discussed warranty information for the equipment and spoke about a grant from the Fox Theatre. Councilmember Roach made a motion to approve the Canton Theatre lighting and sound upgrade project. Mayor Pro Tem Waterman seconded the motion, and it was approved unanimously.

- D. Discussion and Possible Action for History Cherokee to Defer Annual Installment on the Note between the City and History Cherokee to Purchase

the East Marietta Street Property - Assistant City Manager Nathan Ingram - Attachment 11D

Attachments: [History Cherokee](#)

Assistant City Manager Nathan Ingram discussed identifying services and products that will directly benefit the City in a Memorandum of Understanding (MOU) with History Cherokee for this deferment. Mayor Grant requested that a statement be added to the MOU that this is a one-time deferral and encouraged other municipalities within the County to support History Cherokee. Councilmember Yawn suggested a vote be taken once the MOU has been presented.

- E. Discussion and Possible Action to Approve a Quitclaim Deed to the Canton Housing Authority for Shipp Street Abandonment Right of Way and to Accept a Sewer Easement Agreement - City Attorney Bobby Dyer - Attachment 11E

Attachments: [Quitclaim Deed - City to Housing Authority - Shipp Street](#)

Mr. Dyer stated the City has abandoned the right of way along Shipp Street within the Canton Housing Authority's property. This will convey the title of the property to the Housing Authority. Mr. Dyer noted that a couple of changes have been made to the draft in the agenda packet. The sewer easement is necessary as the City has sewer facilities on the site and need access. Councilmember Tolan made a motion to authorize the Mayor to sign the quitclaim deed as approved by the City Attorney and City Manager and accept the sewer easement. Councilmember Yawn seconded the motion, and it was approved unanimously.

12. New Business

- A. Discussion and Possible Action on Modernization of City Hall Elevator - Public Works Director Scott Hooper - Attachment 12A

Attachments: [City Hall Elevator](#)

Public Works Operations Director Kelly Pendley discussed the age of the elevator at City Hall, quotes received to modernize the equipment, maintenance warranty information, and timeline for completion. City Manager Billy Peppers spoke about how staff at City Hall are working to assist and provide all services to anyone who may need to use the elevator but are not able to at this time. Councilmember McGrew made a motion to approve the contract to Genesis for the modernization of the City Hall elevator not to exceed \$132,203. Councilmember Johnson seconded the motion, and it was approved unanimously.

- B. Discussion of Request for Proposals for Pest Control Services Issued January 15, 2024 - Assistant City Manager Nathan Ingram - Attachment 12B

Attachments: [Pest Control Services](#)

Mr. Ingram noted the City has been with the current provide for seven years. Following the Request for Proposals, PestMaster was the lowest proposer at \$495 per month. Mr. Ingram stated action will be requested at the next meeting.

- C. Discussion of the Municipal Services Agreement for Animal Control between the City of Canton and Cherokee County - City Manager Billy Peppers - Attachment 12C

Attachments: [Animal Control Agreement](#)

Mr. Peppers stated the current agreement has lapsed and an updated agreement has been provided which coincides with the remaining term of the Service Delivery Agreement.

13. City Manager's Report

Mr. Peppers reviewed the events planned for Georgia Cities Week occurring the week of April 22nd.

14. Council Introduced Items

None.

15. Mayor's Report

None.

16. Adjourn

Councilmember Tolan made a motion to adjourn to Executive Session to discuss real estate and litigation. Councilmember McGrew seconded the motion, and it was approved unanimously.

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council