

# **Canton, Georgia**

*110 Academy Street  
Canton, Georgia 30114*



## **Minutes - Final - Draft**

**Thursday, March 21, 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 Yawn.*

**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. Jeff Rusbridge, City Attorney  
Mr. John Lummus, Interim Police Chief  
Mr. Ken Patton, Housing Initiatives Director  
Ms. Brittany Anderson, City Planner  
Mr. Steve Green, Zoning Administrator  
Ms. Bethany Watson, City Engineer  
Mr. Kevin Turner, Community Development Director  
Ms. Melissa Forrester, Finance Director  
Mr. Adam Dodson, Parks and Recreation Manager  
Ms. Kristin Norton Green, Theatre Events and Facilities Director  
Ms. Lauren Johnson, Communications Manager  
Mr. Jacky Cheng, Digital Content Specialist  
Mr. Russell Martin, IT Systems Analyst  
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 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**

*None.*

**5. Consideration to Approve Minutes**

- A.** Council Meeting Draft Minutes - March 7, 2024 - Attachment 5A

Attachments: [Minutes - Council Meeting - March 7, 2024](#)

*Councilmember Tolan made a motion to approve the minutes. Councilmember Roach seconded the motion, and it was approved unanimously.*

## 6. Informational Items

*None.*

## 7. Other Announcements

*None.*

## 8. Ten Minute Public Input

*Ms. Ashley Adams requested the Development Code be amended to allow a tattoo shop in the Central Business District.*

## 9. Consent Agenda

- A. Approval of Task Order 5 with Keck & Wood, Inc. for Highway 140 Utility Relocation in the Amount of \$81,500 - City Engineer Bethany Watson - Attachment 9A

Attachments: [Keck & Wood Task Order 5](#)

- B. Approval of Task Order 28 with Atkins for State Route 20 Widening - Butterworth Road to I-575 Water System Facilities SUE Verification and Preliminary Relocation Design (10%) in the Amount of \$26,651 - City Engineer Bethany Watson - Attachment 9B

Attachments: [Atkins Task Order 28](#)

- C. Approval of Third Amendment to Professional Services Contract with Utility Service Company Inc. - City Engineer Bethany Watson - Attachment 9C

Attachments: [Utility Service Company Inc - Contract Amendment](#)

- D. Approval of Change Order 1 for Highway 140 at Avery Road Water Line Relocation Project to KAM Contracting in the Amount of \$73,100 - City Engineer Bethany Watson - Attachment 9D

Attachments: [KAM Contracting Change Order 1](#)

*Councilmember McGrew made a motion to approve the Consent Agenda. Councilmember Johnson seconded the motion, and it was approved unanimously.*

## 10. Old Business

- A. Discussion and Possible Action on Updates to Zoning Map and Other Unified Development Code Amendments - Zoning Administrator Steve Green - Attachment 10A

Attachments: [Zoning and UDC Updates](#)

*Zoning Administrator Steve Green stated there has been much discussion regarding these changes during the abeyance period. Mr. Green reviewed the proposed amendments. These include the deletion of the following zoning districts and all references to them: NC (Neighborhood Commercial), O-RT (Office-Residential Transition), PD-Business/Office and PD-Traditional Neighborhood Development. Townhomes will be listed as a conditional use in the CBD (Central Business District) zoning district, cottage housing will be listed as an allowed use in the CBD zoning district, and all references to the Board of Zoning Appeals will be changed to the Board of Appeals. The residential zoning districts will remain as existing. Mr. Green stated staff will seek approval of these amendments at the next Council meeting when a revised ordinance will be provided.*

- B. Discussion and Possible Action on Abandonment of Alley between 120 and 140 Crisler Street - Zoning Administrator Steve Green - Attachment 10B

Attachments: [Crisler Street Abandonment](#)

*Mr. Green stated staff will notify the requester of the next steps should Council move forward with abandoning the alley. Mayor Grant stated there will be no cost to the City to abandon the alley and it would fall to the two parties to pay for the cost of any surveying. Councilmember Roach made a motion to approve the abandonment of the alley between 120 and 140 Crisler Street. Councilmember Johnson seconded the motion, and it was approved unanimously.*

## 11. New Business

- A. Discussion and Possible Action to Approve Fiscal Year 2023 Budget Amendments - Finance Director Melissa Forrester - Attachment 11A

Attachments: [FY2023 Budget Amendments](#)

*Finance Director Melissa Forrester stated the provided budget amendment encompasses the Fiscal Year 2023 budget following review by the City's auditors. These changes reduce deviations between actual and budgeted expenditures in the City's governmental funds. Ms. Forrester noted that some of the more significant reasons for the amendments are to reallocate funds for the implementation of new accounting standard GASB 87 pertaining to vehicle leases, Hotel/Motel Tax collections and allocations, and construction projects in the Impact Fees Fund. Mayor Pro Tem Waterman made a motion to approve the Fiscal Year 2023 budget amendments. Councilmember Tolan seconded the motion, and it was approved unanimously.*

- B. Discussion and Possible Action on Brown Park and Etowah River Park Restroom Renovation Project - Parks and Recreation Manager Adam Dodson - Attachment 11B

**Attachments:** [Brown and ERP Park Restroom Renovations](#)

*Parks and Recreation Manager Adam Dodson reviewed the scope of work for the restroom renovations which includes new paint, upgraded lighting, sensed faucets, sensed toilets/urinals, new ventilation system, and upgraded bathroom stall hardware. Mr. Dodson noted Calm Water, LLC was the low bidder and the City has worked with them in the past. Two options have been included with the renovations for new flooring and a new fan system which brings the total for the project to \$85,621. This amount is under what was budgeted. Councilmember Tolan asked which type of flooring is proposed. Mr. Dodson stated they would like to go with the epoxy flooring due to cleaning and maintenance. Councilmember Johnson asked about any anticipated increases in cost. Mr. Dodson stated they have budgeted \$90,000 for the project. Councilmember Tolan made a motion to approve the proposal for the restroom renovations at Brown Park and Etowah River Park in an amount not to exceed \$85,621. Councilmember Johnson seconded the motion, and it was approved unanimously.*

- C. Discussion of Sunnyside Mural Concept - Theatre Events and Facilities Director Kristin Norton Green - Attachment 11C

**Attachments:** [Sunnyside Mural Concept](#)

*Theatre Events and Facilities Director Kristin Norton Green discussed the November 2023 Request for Qualifications that was submitted considering the public input received from the City's Multicultural Festival. Ms. Norton Green stated the City received qualifications from sixteen artists. The Cultural Arts Commission reviewed each artist and selected three who would be asked to develop concepts to be presented to a Selection Committee. Ms. Norton Green stated the concept that has been distributed to Council at their seats is the recommended concept from the Selection Committee. The Cultural Arts Commission has also reviewed the concept and voted to recommend approval to the Council. Approval will be asked for at the next meeting. Councilmember Yawn verified the concept can be provided to the public. City Manager Billy Peppers stated it was fine to share what is being proposed.*

- D. Discussion of Canton Theatre Lighting and Sound Upgrade - Theatre Events and Facilities Director Kristin Norton Green - Attachment 11D

**Attachments:** [Theatre Upgrades](#)

*Ms. Norton Green stated very little has been done to upgrade the lighting and sound equipment since the City acquired the theatre in the late 1990s. Ms. Norton Green reviewed the scope of work as provided in the agenda item attachment. The City received seven proposals and a Selection Committee has chosen to go with CCS. Mayor Pro Tem Waterman asked what the theatre will be able to offer that it cannot provide now. Ms. Norton Green discussed how the upgrades will meet the requests from renters, raise rental rates, have more quality acts, and add an educational component. Councilmember Johnson asked how long the proposed equipment would last the City. Ms. Norton Green said the City would be set for at least ten years. Councilmember McGrew asked where the funds will come from for this project. Assistant City Manager Nathan Ingram stated it was originally budgeted with Sales Tax however he will be checking with Finance to see if Hotel/Motel Taxes could be used. Councilmember Tolan*

*asked about timing for the project. Ms. Norton Green stated it would take a couple of months to receive all the equipment and she is hoping for installation in August. Mayor Pro Tem Waterman asked if there were any plans for the balcony. Ms. Norton Green stated she is not aware of any plans.*

- E. Discussion of a Text Amendment for the Expansion of Nonconforming Parcels - Community Development Director Kevin Turner - Attachment 11E

Attachments: [Expansion of Nonconforming Parcels](#)

*Community Development Director Kevin Turner stated a public hearing will be held at the next Council meeting along with possible action. Mr. Turner explained that the 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.*

- F. Discussion and Possible Action on the Award of Task Order 6 for the Transportation Improvement Project Marietta Highway/Riverstone Parkway at Highway 140 Intersection Improvement Project Design Services to Michael Baker International in the Amount of \$24,221.74 - City Engineer Bethany Watson - Attachment 11F

Attachments: [Michael Baker International Task Order 6](#)

*City Engineer Bethany Watson stated this is a continuation of the design project at Marietta Highway/Riverstone Parkway at Highway 140 intersection. This task order is for additional surveying along Hospital Road for utilities. Ms. Watson noted the City is responsible for 20% of the cost. Councilmember McGrew made a motion to approve and award Task Order 6 for the Transportation Improvement Project Marietta Highway/Riverstone Parkway at Highway 140 Intersection to Michael Baker International in the amount of \$24,221.74. Councilmember Johnson seconded the motion, and it was approved unanimously.*

- G. 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 11G

Attachments: [History Cherokee](#)

*Mr. Ingram provided the background of the History Cherokee building and loan. History Cherokee has requested to defer their annual payment of \$25,000 for one year and move that payment to the end of the loan term. Mayor Grant requested that no action be taken at this time and asked Council to forward any questions to Mr. Ingram. Action will be taken at the next meeting.*

- H. Discussion and Possible Action to Approve Surplus of Vehicles/Equipment for the 2024 Government Auction - Assistant City Manager Nathan Ingram - Attachment 11H

Attachments: [Surplus Equipment](#)

*Mr. Ingram provided Council the proposed auction list. The auction is to be held on April 27th. Mr. Ingram discussed that the City is moving towards fleet management with Enterprise Solutions. Action is requested to be able to remove*

*decals and have the vehicles ready prior to the auction. Mayor Pro Tem Waterman asked if any vehicles could be donated in the future. Mr. Ingram stated he could investigate the possibility of that and noted that with the movement towards fleet management the number of vehicles being sent to auction will begin to decrease. Councilmember Tolan asked about the City's electric vehicles. Mr. Ingram stated the City currently has three electric vehicles. Councilmember Yawn made a motion to approve the surplus list of vehicles/equipment as provided. Mayor Pro Tem Waterman seconded the motion, and it was approved unanimously.*

**12. City Manager's Report**

*Mr. Peppers stated he provided Council a booklet with information on City-owned properties. Mr. Peppers also noted the February Operations Report has been added to the City's website and he will also be adding the update to the City's Roadmap as provided at the retreat.*

**13. Council Introduced Items**

*None.*

**14. Mayor's Report**

*Mayor Grant thanked everyone for a productive retreat.*

*Mayor Grant stated two appointments are to be made to the Environmental and Sustainability Advisory Board:*

*Mr. James Murillo – Appointed by Mayor Grant*

*Ms. Emma Price – Appointed by Councilmember Tolan*

*The appointments were seconded by Councilmember Tolan and approved unanimously.*

*Mayor Grant wished Mr. Peppers a happy birthday on Friday.*

**15. Adjourn**

*Mayor Pro Tem Waterman made a motion to adjourn to Executive Session to discuss litigation. Councilmember Roach seconded the motion, and it was approved unanimously.*

\_\_\_\_\_  
*Bill Grant, Mayor*

*Attest:*

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*Annie Fortner, City Clerk*

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*Dates Minutes Approved by Council*