

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Sunday, April 25, 2021

12:00 PM

**City Council Retreat
AC Hotel Greenville**

**315 South Main Street
Greenville, South Carolina 29601
City Council**

Sunday, April 25th**12:00 pm*****Members Present:***

***Mayor Bill Grant
Mayor Pro Tempore JoEllen Wilson
Councilmember Shawn Tolan
Councilmember Brooke Schmidt
Councilmember Sandy McGrew
Councilmember Will Carlan
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Ms. Annie Fortner, City Clerk
Mr. Walt McBride***

1. Welcome - Team Building Exercise

Walt McBride, Public Service Associate at the University of Georgia's Carl Vinson Institute of Government, reviewed and discussed the Emergenetics profiles completed by all Councilmembers and staff. Emergenetics is a study that explores communication and thinking styles. Mr. McBride explained the origin of the study and discussed the behavior tendencies and thinking preferences revealed in the profiles. Council examined how the results can be applied in work and life situations.

2. Leading with Excellence Discussion

Assistant City Manager Nathan Ingram reviewed the City's three fund types and how each fund is utilized. Mr. Ingram discussed typical construction fees associated with residential homes within the City and the average household expenses. Mr. Ingram examined the City's financial statements discussing the layout and important items to consider. Lastly, Mr. Ingram reviewed the annual budget process and calendar.

5:00 pm - Adjourn**Monday, April 26th****8:30 am*****Members Present:***

***Mayor Bill Grant
Mayor Pro Tempore JoEllen Wilson
Councilmember Shawn Tolan
Councilmember Brooke Schmidt
Councilmember Sandy McGrew
Councilmember Will Carlan
Councilmember Nick Estes
Mr. Billy Peppers, City Manager
Ms. Annie Fortner, City Clerk***

1. Creating Great Neighborhoods Discussion

City Manager Billy Peppers reviewed the work that has been completed to date relating to the Creating Great Neighborhoods tenant from the Roadmap. This work includes:

- *Thomas P. Miller Housing Study adopted by City Council*
- *Required affidavit to be submitted by any applicant for projects stating they have read the Housing Study and Roadmap for Success*
- *Multiple project applications reviewed/approved*
- *Unified Development Code amendment to eliminate the Planning Commission and the creation of a more transparent process*
- *Staff memorandum on affordable housing, including rental rate data, available units, census of existing units, definitions on Area Median Income (AMI), zoning categorical information, and information on fee structures/example of costs*
- *Housing Mini-Retreat conducted*
- *Staff presentation on Crime Prevention Through Environmental Design by Police Department*
- *New Blight and Code Compliance Committee Created*
- *Staff completed asset list of properties owned by the City*
- *Sidewalk inventory completed and currently working on mapping*
- *Communications Department working on New Resident Packet*
- *Draft Code Compliance Process Flow-Chart completed*

Items that are on the horizon include:

- *Application for Multi-Family at The Mill on Etowah*
 - *Conditional Use Permit request for duplex units along Laurel Canyon Parkway*
 - *Master Plan Amendment to allow residential uses on City-owned property at Laurel Canyon*
 - *New Executive Director for Canton Housing Authority*
- Council contemplated the following items:*
- *Creation of Housing staff position for the City*
 - *Housing Trust Fund*
 - *Missing housing categories throughout the City*
 - *Blighted properties*
 - *Tax Allocation District*
 - *Single Family Rental Developments*

2. Celebrating the Diversity of Our Community Discussion

Mr. Peppers reviewed the work that has been completed to date relating to the Celebrating the Diversity of Our Community tenant from the Roadmap. This work includes:

- *Regular meetings of the Diversity and Inclusion Task Force*
- *Sunnyside/Marietta Road Community Initiative*
- *Staff review of application and interview processes to provide a more diverse interview panel*
- *Staff participation in United Way 21 Day Diversity Training Project*
- *Police Department participation in St. Paul AME Church Community Picnic Event*
- *Police Department food drive with MUST Ministries and local churches*
- *Communications Department providing COVID vaccine information in Spanish*
- *Appointment of boards and commissions from diverse participant applications*
- *Addition of public Wi-Fi in parks (specifically in Harmon and Burge Parks)*
- *Guide to Starting a Business in Canton translated into Spanish*

- *Meeting set with Georgia Power and Mayor to discuss options for partnership on Diversity Initiative*
- Items that are on the horizon include:*
 - *Relaunch of CanTeen Program with local youth*
 - *Approval of additional property purchase near Harmon Park*
 - *Approval of Harmon Park Improvement Plan at allow for bidding*
 - *Start of Community Development Block Grant (CDBG) Projects at Harmon Park*
 - *Installation of community message board in Sunnyside*
 - *Groundbreaking at Harmon Park*
 - *Approval of City application to Cherokee County for CDBG funds for pedestrian improvements at Marietta Road and Canton Creek*
 - *Staff member certification for interpretation services*
 - *Police Department working with Pastor Brando on a Hispanic Food Festival concept*
- Council discussed the following items:*
 - *Non-Discrimination Ordinance*
 - *Joint Mini-Retreat with the Diversity and Inclusion Task Force*
 - *Possible staff position*

3. Advancing Regional Economic Success Discussion

- Mr. Peppers reviewed the work that has been completed to date relating to the Advancing Regional Economic Success tenant from the Roadmap. This work includes:*
- *City initiated rezone of 200+ acres at The Bluffs to entice new development options*
 - *Hiring of HGOR to provide options for the 150' Hickory Log Creek Reservoir Buffer*
 - *2021 Business License renewal process completed*
 - *Northside Hospital Cherokee continues expansion*
 - *Initial discussions on a new business membership program with Cherokee County Chamber of Commerce*
 - *Marvel Film project in downtown*
 - *Hiring of KB Advisory Group for Tax Allocation District study*
 - *Staff created inventory of hotel assets*
 - *Outline of all local business incentives*
 - *Approval of Crystal Lagoon project*
 - *City received Georgia Department of Economic Development Tourism Report*
 - *Appointment of revamped Downtown Development Authority Board*
 - *Successful lobbying of Senate Bill 145 to allow referendum on distilled spirit package sales*
 - *Jones Building Request for Qualifications Process*
 - *Conversion to LAMA software for online plan and permitting submission and review*
 - *Sponsored Chamber of Commerce's Emerge Professional Development Series*
- Items on the horizon include:*
- *Narrow of Request for Qualifications to a smaller group for Request for Proposals on Jones Building*
 - *Cherokee County Development Authority working to seek applicants for Existing Industry Incentive Program*
 - *Launch of a City of Canton Visitors Center at the Canton Theatre and Etowah River Park Snack Shack*
 - *Request for Council consideration to call a referendum on package sales for distilled spirits*

- *Approval of Ordinance to allow distilled spirit package sales*
 - *Enterprise Zone discussion for new items at The Mill on Etowah*
- Council reviewed the following items:*
- *Canton Tourism*
 - *Creation of a Tourism/Economic Development position*
 - *Expenditure of SPLOST funds for economic development*
 - *Tax Allocation District*
 - *Role of arts in economic success*
 - *Missing business categories within the City*
 - *Light industrial businesses*
 - *Retail on ground levels within downtown*

4. Enhancing Historic Downtown Canton Discussion

Mr. Peppers reviewed the work that has been completed to date relating to the Enhancing Historic Downtown Canton tenant from the Roadmap. This work includes:

- *Appointment of new members to the Downtown Development Authority*
- *Appointment of new members to the Canton Main Street Board*
- *STRATA working on Jones Building Request for Qualifications*
- *Canton Parking Deck in design for bid*
- *Creation of staff level tourism task force*
- *Launch of pop-up visitors center at Canton Theatre*
- *Approved Master Plan and Conditional Use Permit for Academy and Main development*
- *Budget amendment for \$10K for public arts through Main Street*
- *Downtown park Wi-Fi additions*
- *Increased filming prospects for downtown*
- *Relaunch of Main Street Mingles*
- *Launch of Downtown Cash Mob program*
- *Staff review and mapping of downtown public parking options*
- *Facade Grant program updated and available online via City website*
- *Hiring of KBA Group for Tax Allocation District analysis*
- *Discussion with The Mill on Etowah for potential pedestrian connection options for downtown*

Items on the horizon include:

- *Main Street process for Public Arts Grant*
- *Application for Conditional Use Permit for multi-family at The Mill on Etowah*
- *Draft concepts and list of options from staff presented to Council on downtown connectivity*
- *Jones Building Request for Qualifications narrowed for formal proposals*
- *Tax Allocation District recommendation for Council review*
- *Start of First Friday events*
- *Start of Farmers Market events*
- *Historic Preservation Commission review of History Canton Museum*
- *Incentive discussion on Solis Canton*
- *Discussion and action on adding residential property to Historic Preservation Commission oversight*

Council discussed the following items:

- *Direction for Blight and Code Compliance Committee on programs for increasing compliance downtown*
- *Possible zoning change to restrict ground-floor uses in Central Business District*
- *Missing amenities in downtown*

- *Downtown traffic patterns*
- *Parking enforcement*

5. Sustaining Our Natural Environment Discussion

Mr. Peppers reviewed the work that has been completed to date relating to the Sustaining Our Natural Environment tenant from the Roadmap. This work includes:

- *Water Pollution Control Plant Expansion (Sewer)*
- *Water Booster Pump Station Projects*
- *Added generators to water systems*
- *Direction for electric vehicle charging stations at Canton Parking Deck*
- *Direction for solar array for Canton Parking Deck*
- *Purchase of electric motorcycles for Police Department*
- *Professional Services Agreement with Schneider Electric for a full sustainability audit*
- *Installation of monitoring wells at Ridge Road for methane review*
- *Increase in electric vehicle charging stations in new developments*
- *Earth Day event and recycling event*

Items on the horizon include:

- *Discussion of moving forward with the full 7 million-gallon-per-day (MGD) at Water Pollution Control Plant (WPCP)*
 - *Discussion of improvements to Water Treatment Facility*
 - *Discussion of increased capacity agreement with Cherokee County Water & Sewer Authority*
 - *Request for Proposals for Automatic Meter Reading technology*
 - *New fleet services agreement with Enterprise to include alternative fuel vehicles*
 - *Working with Schneider to determine a path for recognition by Atlanta Regional Commission of Green Communities Program*
 - *Working with University of Georgia Cooperative Extension Service to assist in review of native plants along trails*
 - *Native plant survey/study along Hickory Log Creek Reservoir Buffer by HGOR*
- Council contemplated the following items:*
- *Appointment of Sustainability Commission*
 - *Sanitation options*

6. Improving Infrastructure Discussion

Mr. Peppers reviewed the work that has been completed to date relating to the Improving Infrastructure for Future Demands tenant from the Roadmap. This work includes:

- *Water Pollution Control Plant expansion underway*
- *Booster Pump Stations underway*
- *Wi-Fi in parks completed*
- *State Route 20 expansion at Canton Marketplace*
- *State Route 140 at Marietta Highway/Riverstone received notice to proceed with engineering*
- *State Route 140 at Reinhardt College Parkway approved by Atlanta Regional Commission for engineering, utility movement, and construction*
- *Canton Parking Deck nearing bid process*
- *Cherokee County Parking Deck nearing bid process*
- *Completion of cell tower at Bluffs Parkway*
- *Local Administered Projects Certification approved by Georgia Department of*

Transportation for Canton

- *Staff participating in County-wide Transportation Program*
- *Solar array approved for Canton Parking Deck*
- *New pavement cut standards draft policy in review*
- *New policy for infrastructure changes and repair standards in review*
- *Sidewalk inventory complete, currently in mapping*
- *Advanced Metering Infrastructure technology Request for Proposals completed in draft form*
- *Schneider Electric audit underway*

Items on the horizon include:

- *Tax Allocation District redevelopment plan to include infrastructural improvements*
- *SR 140 at Marietta Highway/Riverstone Parkway out to bid*
- *Presentation on Water Treatment Plant improvements*
- *American Rescue Plan Funding requirements*
- *Local Maintenance & Improvement Grant projects for Council consideration*
- *Service Delivery Strategy approval for Cherokee County to conduct a corridor study on Old Highway 5*

Council reviewed the following items:

- *Infrastructure items for Tax Allocation District*
- *Corridor study on Marietta Highway*
- *Acquisition of property for SR 140 projects*

5:00 pm - Adjourn

Tuesday, April 27th

8:00 am

Members Present:

Mayor Bill Grant
Mayor Pro Tempore JoEllen Wilson
Councilmember Shawn Tolan
Councilmember Brooke Schmidt
Councilmember Sandy McGrew
Councilmember Will Carlan
Councilmember Nick Estes
Mr. Billy Peppers, City Manager
Ms. Annie Fortner, City Clerk

1. Connecting Citizens to Parks & Recreation Discussion

Mr. Peppers reviewed the work that has been completed to date relating to the Connecting Citizens to Parks & Recreation tenant from the Roadmap. This work includes:

- *Completion of Etowah River Trail eastward*
- *Mini-Pitch Grant Award for Harmon Park*
- *Purchase of additional park properties*
- *Approval of grant and funding for outdoor plyometric gym at Heritage Park*
- *Added Wi-Fi to parks*
- *Received notice to proceed on Harmon Park improvements from Community Development Block Grant*
- *Start of westward trail expansion from Heritage Park to Boling Park to include*

sewer improvements

- *Contract with HGOR for professional services to review buffer at Hickory Log Creek Reservoir*
- *Reopening of Canton Snack Shack at Etowah River Park*
- *Sidewalk inventory completed, currently in mapping*
- *Parks & Recreation brochure refresh underway*
- *Staff participating in overall transportation plan with Cherokee County*

Items on the horizon include:

- *Pouring of concrete pad for outdoor gym*
- *Installation of water line at Heritage Park for fountains*
- *Consideration of budget for construction of restrooms near Heritage Park*
- *Start of Canton River Rock Summer Concert Series*
- *Start of Community Development Block Grant work at Harmon Park*
- *Jones Building Request for Qualifications and impacts for Cannon Park, downtown activities*

Council discussed the following items:

- *Consideration of a Special Tax District for Riverstone/Bluffs area to design and install sidewalk system*
- *Harmon Park improvements to include realignment of drive, additional parking, improvement to fields, and creation of decking along the river*
- *Tax Allocation District as a resource to bolster recreation*
- *Future parkland acquisition*
- *Additional park facilities and amenities*

2. Return to Leading with Excellence Discussion

Mr. Peppers reviewed the work that has been completed to date relating to the Connecting Citizens to Parks & Recreation tenant from the Roadmap. This work includes:

- *New City Website*
- *Staff review of Ethics Ordinance underway*
- *Charter Review Committee launched*
- *Committee and board appointments from Citizen Participation Applications*
- *Expanded Development Review Team to include additional staff and Council access*
- *Ongoing work by Task Forces (Diversity & Inclusion, Public Safety Citizens Advisory Board)*
- *Open Meetings & Open Records Training for boards and commissions*
- *Continued Service Delivery Strategy negotiations*
- *Digital State of the City*
- *Council Facebook Live Event*
- *Staff Health Benefits Forum*
- *Increased certifications by staff*
- *Navigated during a COVID pandemic*
- *Continued operations with lowest millage rate in Cherokee County*
- *Held firm on Fire Intergovernmental Agreement with Cherokee County*
- *Mini-Retreats for Housing and Public Art*
- *Participated in virtual trainings*

Items on the horizon include:

- *Implementation of new Public Hearing Process*
- *Council action on Charter Revisions*
- *Council consideration of Ethics Ordinance*
- *Service Delivery Strategy Agreement and Form 2s*
- *Budget development and adoption*

- *American Rescue Plan Funding Direction*
 - *Direction on potential changes to retirement plan for employees*
- Council reviewed the following items:*
- *Improved communication between Council, staff, boards, and citizens*
 - *Mini-Retreats*
 - *Remaining boards for appointment*
 - *Education and training for Council*

1:00 pm - Adjourn

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council