

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Thursday, March 20, 2025

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.

Present:

*Mayor Bill Grant
Mayor Pro Tem Shawn Tolan
Councilmember Farris Yawn
Councilmember Sandy McGrew
Councilmember Dwayne Waterman
Councilmember Bryan Roach
Councilmember Travis Johnson
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Mr. Jeff Rusbridge, City Attorney
Mr. Marty Ferrell, Police Chief
Mr. Ryan Luckett, Finance Director
Mr. Ken Patton, Housing Initiatives Director
Ms. Bethany Watson, City Engineer
Ms. Stephanie Baum, Engineering Administrative Assistant
Mr. Kevin Turner, Community Development Director
Ms. Brittany Andeson, City Planner
Mr. Tyler Peoples, Planning Tech
Ms. Kelly Pendley, Public Works Operations Director
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 Pro Tem Tolan made a motion to approve the agenda. Councilmember Yawn seconded the motion, and it was approved unanimously.

4. Guests and Visitors**A. Presentation of Proclamation for Georgia Agricultural Awareness**

Mayor Grant read and presented a proclamation for Georgia Agricultural Awareness to Ms. Denise Forward with Cherokee County Farm Bureau. Ms. Forward discussed an upcoming expo to be held on Saturday, March 22nd from 10:00 am to 2:00 pm.

B. Presentation from Cultural Arts Commission

Ms. Jamie Foster, Chair of the Canton Cultural Arts Commission, provided Council a presentation discussing the creation and progress of the Commission as well as plans for an upcoming sculpture installation. Ms. Foster noted the selected location is on either side of the Waleska Street underpass. Considerations for the sculpture include messaging of movement and connection and the budget for installation, materials, maintenance, etc. Ms. Foster stated the next steps would be to confirm the location and concept, determine a budget, and put out a call to artists.

C. Presentation of Project Updates - Schneider Electric

Ms. Jen Miller of Schneider Electric provided Council a presentation which provided updates on sustainability projects within the City. These projects focused on three key objectives and focus areas: future-proofing historic facilities, promoting sustainability, and maximizing investments & stretching public funds. Ms. Miller provided before and after photos of projects within City Hall such as the HVAC upgrades and roof replacement. Ms. Miller discussed the upcoming kiosks and displays to be installed at City Hall. Before and after photos were also provided for the HVAC upgrades at the Public Safety Building. Ms. Miller spoke about solar projects installed within City parks and the panels that will be installed at City Hall. Ms. Miller discussed the annual reduction in operating costs due to these projects and the impact they will have over the next 20 years. Ms. Miller reviewed the reporting, management, and support following the completion of all the projects. Ms. Miller and Council discussed warranties and maintenance for these projects.

D. Presentation of Water Treatment Plant Feasibility Study Update - Black & Veatch

Mr. Rob Bocarro, Senior Project Manager with Black & Veatch, provided Council a presentation of the Water Treatment Plant Feasibility Study. Mr. Bocarro discussed the need to increase capacity for future demand and reviewed how water treatment works through the plant. Mr. Bocarro discussed the current usage of the plant and noted it is already peaking at 80% of the permit. Mr. Bocarro stated it is estimated that the City's peak days will exceed the current permit by 2027. Mr. Bocarro reviewed the existing layout of the Water Treatment Plant and how it functions. Critical upgrades at the existing plant include raw water piping, rapid mix, flocculation, settling, filtration, and solids handling. Mr. Bocarro provided Council two options for consideration. The first option is to rehabilitate the existing treatment plant. This would include a new rapid mix box, third flocculation basin, plate settlers in existing basins, new constant-rate filers, new clearwell, and auxiliary improvements. The second option is a parallel package plant. This option would consist of two 1-MGD separate treatment plants in addition to continuing to operate the existing plant. Mr. Bocarro discussed that this option provides redundancy and limits construction disruptions. Yard piping modifications and auxiliary improvements are also recommended in this option. Mr. Bocarro discussed additional analysis that can be completed such as high service pump pressure analysis, construction sequencing, permitting, and life cycle costs. Probable costs for each option were discussed and compared to the cost of a brand-new treatment plant. Mr. Bocarro reviewed the possible project schedule and construction timeline. Mr. Bocarro and Council discussed the pros and cons of rehabilitating the existing plant vs

constructing a new plant.

5. Consideration to Approve Minutes

- A. Joint Meeting of Council and Downtown Development Authority Draft Minutes
- February 26, 2025

Attachments: [Minutes - Joint Meeting of Council and DDA - February 26, 2025](#)

- B. Council Meeting Draft Minutes - March 6, 2025

Attachments: [Minutes - Council Meeting - March 6, 2025](#)

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

6. Informational Items

None.

7. Other Announcements

None.

8. Ten Minute Public Input

None.

9. Consent Agenda

- A. Approval of the Proposal to Create the Cherokee Regional Land Bank and the
Resolution of Intent to Create the Cherokee Regional Land Bank - Housing
Initiatives Director Ken Patton

Attachments: [Cherokee Regional Land Bank](#)

- B. Approval of Change Order 1 to J.S. Haren Company for Canton Water
Treatment Plant Raw Water Intake Improvement Project in the Amount of
\$32,509.73 - City Engineer Bethany Watson

Attachments: [J.S. Haren Company - Change Order 1](#)

- C. Approval of the Award of the Water Treatment Plant Filter Media Replacement
Project to W.L. Griffin Company, LLC in the Amount of \$186,922.34 - City
Engineer Bethany Watson

Attachments: [WTP Filter Media Replacement Project](#)

- D. Approval of the Renewal of the Task Order Agreement Contract for Professional Engineering Services to Practical Design Partners - City Engineer Bethany Watson
Attachments: [PDP Task Order Agreement](#)
- E. Approval of Street Acceptance for City Maintenance for Streets in Great Sky Pod 6B Phase 2 - City Engineer Bethany Watson
Attachments: [Great Sky Pod 6B Phase 2](#)
- F. Approval of Street Acceptance for City Maintenance for Streets in Great Sky Pod 6B Phase 3 - City Engineer Bethany Watson
Attachments: [Great Sky Pod 6B Phase 3](#)
- G. Approval of Street Acceptance for City Maintenance for Streets in Towne Mill Pod N Phase II - City Engineer Bethany Watson
Attachments: [Towne Mill Pod N Phase II](#)
- H. Approval of a Memorandum of Understanding Between the City of Canton and the Cherokee County Board of Tax Assessors to Implement Procedural Property Tax Changes Outlined in HB581 - City Manager Billy Peppers
Attachments: [MOU - Cherokee County Board of Tax Assessors](#)
- Councilmember Yawn 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 Cases MPA2412-004 and CUP2412-003 - Request to Amend Certain Conditions Placed Upon Previously Approve Master Plan Amendment and Conditional Use Permit in Pod I of Riverstone - Zoning Administrator Steve Green
Attachments: [MPA2412-004 and CUP2412-003 Documentation](#)
- Community Development Director Kevin Turner provided an overview of the applications noting the applicant requests to remove the tenant restriction. The applicant will keep the remaining conditions placed on the property. Mr. Turner stated the applicant also is seeking Georgia Initiative for Community Housing (GICH) support and loan commitment however that is not part of the applications before Council at this time. Mayor Pro Tem Tolan discussed items of consideration which included the developer reducing the number of three bedroom units in an effort to make the project more attractive to the senior population, the City previously approved a loan commitment of \$500,000 to assist with point scoring, a GICH letter of support from the City guarantees an additional two scoring points, if approved/awarded this project would provide 96***

attainable housing units for 30 years, and a Low-Income Housing Tax Credit (LIHTC) project has not been approved in over the last 20 years outside of the Canton Housing Authority. Mayor Pro Tem Tolan further discussed how the location of the proposed project and loan commitment are favorable to the Georgia Department of Community Affairs' scoring system. Mayor Pro Tem Tolan implored Council to vote in favor of the applications to support lower income residents in the City. Mayor Grant stated the previous loan commitment was for a senior only development. Mr. Turner discussed the LIHTC Program through the Department of Community Affairs which seeks to make homes more affordable. Mr. Turner noted this program is not the same as Section 8 Housing. Councilmember Yawn discussed wanting to tie any approval to the applicant/developer so if this applicant/developer were not to complete the project, the senior age restriction would remain in place. City Attorney Jeff Rusbridge recommended that should Council wish to place that condition that it would be placed on both applications. Council and staff discussed possible points awarded by DCA for the project and if the applicant will still move forward with their DCA application should these zoning applications not be approved. Councilmember McGrew asked for clarification on the number of units for the proposed development. Mr. Turner explained that the applicant is proposing two phases which contain 96 units in each phase for a total of 192 units. This number is lower than the total number of units allowed for the property based on the current zoning which is 251 units. Councilmember Roach made a motion to deny the applications to amend certain conditions placed upon the previously approved Master Plan Amendment and Conditional Use Permit for Pod I of Riverstone. Councilmember Johnson seconded the motion. The motion passed with Councilmember Roach, Councilmember Johnson, Councilmember Waterman, and Councilmember McGrew voting for the motion. Mayor Pro Tem Tolan and Councilmember Yawn voted against the motion.

11. New Business

- A. Staff Report - Information Only - Case MPA2502-001 - Request to Construct Two Residential Units within the Island of the Cul-de-Sac of Laurel Vista Drive in Horizon at Laurel Canyon - Zoning Administrator Steve Green

Attachments: [MPA2502-001 Documentation](#)

Mr. Turner stated the Development Agreement and zoning conditions required that a water tank/tower be constructed within Laurel Canyon. The site generally recognized for the tank/tower was the island within the cul-de-sac of Laurel Vista Drive. Mr. Turner stated the City Attorney has determined that the Development Agreement has expired. Due to this, the applicant is seeking to remove the requirement of the tank in order to construct two new residential units within the island. The public hearing will be held on April 3rd.

- B. Discussion of Resurfacing Intergovernmental Agreement with Cherokee County - Public Works Operations Manager Kelly Pendley

Attachments: [2025 Resurfacing IGA](#)

Public Works Operations Manager Kelly Pendley stated that Cherokee County is working with the municipalities on a joint resurfacing project for 2025. This entails each City and Cherokee County combining LMIG projects into a single competitive bid to work towards intergovernmental cooperation, reduced

mobilization prices, and potentially better bid results. Ms. Pendley stated bids were received earlier today and will be awarded by the Board of Commissioners. Ms. Pendley stated roads to be included in this paving include Laurel Canyon Parkway, Great Sky Parkway, and Fountain Oak Way. These are estimated to be 3.59 miles of local streets to resurface at an estimated cost of \$941,199.89. Ms. Pendley stated there is an option to include Northside Parkway. This is an estimated 0.45 miles of road to resurface at an estimated cost of \$266,042.89. Ms. Pendley stated the Intergovernmental Agreement will be provided at the next meeting with the correct numbers based on the received bids.

- C. Discussion of High Friction Surface Treatment on City Streets - Public Works Operations Manager Kelly Pendley

Attachments: [High Friction Surface Treatment](#)

Ms. Pendley stated on January 17th a Request for Proposal (RFP) was issued for High Friction Surface Treatment. This treatment is being considered to improve road safety, particularly on steep inclined hills at Laurel Canyon Parkway and Great Sky Parkway. The High Friction Surface Treatment would help reduce skidding, improve braking distances, and enhance traction in wet conditions. Ms. Pendley stated that February 18th was the bid deadline and no bids were received. Once the RFP was closed, the City reached out to obtain two quotes for this project. Ms. Pendley explained that this project would be in conjunction with our 2025 Paving Project. The roadways would first be paved and then the High Friction Surface Treatment would be applied.

- D. Discussion and Possible Action to Approve the Year End Budget Amendment for the 2024 Fiscal Year - Assistant City Manager Nathan Ingram

Attachments: [Year End Budget Amendment](#)

Assistant City Manager Nathan Ingram discussed that the City's auditors provided staff with a budget amendment for Council's consideration to approve which will enable the City to submit an Annual Comprehensive Financial Report to the state by March 31st as required with no negative budget variances, and therefore no compliance issues. Mr. Ingram discussed recent reporting changes within the City's budget. Councilmember McGrew made a motion to approve the Year End Budget Amendment. Councilmember Johnson seconded the motion, and it was approved unanimously.

12. City Manager's Report

Mr. Peppers provided Council as well as the staff leadership team a memorandum outlining the top 10 action items that came from the recent Council retreat. The items included:

- 1. Create bid stipulations and a timeline for the sale of the Laurel Canyon Cottage Village property for development.*
- 2. Develop a Phasing Plan for Downtown Delivery Zones.*
- 3. Add language to the Downtown Master Plan that highlights that the road diet program will only proceed after implementing a major infrastructure plan for utilities.*
- 4. Set up a Utility Coordination Meeting with Cherokee County Water & Sewerage Authority.*
- 5. Downtown Development Authority (DDA) to select engineering/architectural*

firm to lead North Street Project.

6. City Attorney to draft project development agreement with DDA and Cherokee County for implementation of the North Street Project.

7. City Manager to create monthly capital projects updates.

8. Staff to work with OnPointe to draft a Pulse Citizen Survey including some questions on economic development and taxation.

9. Staff to work with Modern Mobility to identify potential transportation connection options at Railroad Street and improved Marietta Road Corridor.

10. Staff to bring back potential in-fill development alternatives for downtown, including triplex/quadplex options.

Mr. Peppers stated that the Year in Review for 2024 is now available. Mr. Peppers recognized Ms. Alejandra Cortes Kull as the Team Member of the Month.

13. Council Introduced Items

None.

14. Mayor's Report

Mayor Grant thanked all of those who attended the retreat for their hard work and input.

15. Adjourn

Councilmember Roach made a motion to adjourn. Mayor Pro Tem Tolan seconded the motion, and it was approved unanimously.

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council