Canton, Georgia

110 Academy Street
Canton, Georgia 30114

Minutes - Final - Final

Thursday, February 18, 2021

6:00 PM

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 followed by an invocation given by Mayor Pro Tempore Wilson.

2. Call to Order

The meeting was called to order by Mayor Grant.

Members Present:

Mayor Bill Grant
Mayor Pro Tempore JoEllen Wilson
Councilmember Shawn Tolan
Councilmember Nick Estes
Councilmember Brooke Schmidt
Councilmember Sandy McGrew
Councilmember Will Carlan
Mr. Billy Peppers, City Manager
Mr. Bobby Dyer, City Attorney
Mr. Nathan Ingram, Assistant City Manager
Mr. Ken Patton, Community Development Director
Mr. Dave Hatabian, Utility Engineer
Ms. Lorrie Waters, Human Resources Director
Mr. Mike Morgan, Information Technology Director
Ms. Annie Fortner, City Clerk

Absent:

None

3. Consideration to Approve Agenda

Councilmember McGrew requested an item be added under Council Introduced Items concerning the City's Charter. City Manager Billy Peppers requested an Executive Session be added to discuss real estate and litigation. Councilmember Estes made a motion to approve the agenda as amended. Mayor Pro Tempore Wilson seconded the motion, and it was approved unanimously.

4. Guests and Visitors

None.

5. Consideration to Approve Minutes

A. Council Meeting Draft Minutes - February 4, 2021 - Attachment 5A

Attachments: Minutes - Council Meeting - February 4, 2021

Mayor Pro Tempore Wilson made a motion to approve the minutes. Councilmember Tolan seconded the motion, and it was approved unanimously.

6. Informational Items

None.

7. Other Announcements

None.

8. Ten Minute Public Input

Thomas Weaver requested Council adopt an amended School Safety Zone Map that reflects the newly purchased property by the Cherokee County School District.

9. Consent Agenda

A. Approval of the 2021-2022 Insurance Benefits Renewal - Human Resources Director Lorrie Waters - Attachment 9A

Attachments: 2021-2022 Insurance Benefits Renewal

B. Approval of Purchasing Emergency Generators for Several Water Booster Pump Stations - Utility Engineer Dave Hatabian - Attachment 9B

Attachments: Emergency Generators

C. Approval of a Contract Extension with Advanced Disposal - Assistant City Manager Nathan Ingram - Attachment 9C

Attachments: ADS Renewal

Mayor Grant read the items under the Consent Agenda. Councilmember McGrew made a motion to approve the Consent Agenda. Councilmember Carlan seconded the motion, and it was approved unanimously.

10. Old Business

A. Discussion of School Safety Zone Map - City Attorney Bobby Dyer

City Attorney Bobby Dyer provided Council a brief background of the last adoption of the School Safety Zone Map and the purpose of this map. Mr. Dyer stated he has been in contact with the attorney for the Cherokee County School District. The attorney stated the board has yet to decide to use the purchased property as a school. Mr. Dyer stated he believes it is premature to amend and adopt the map at this time. Council should wait for action to be taken by the board.

B. Discussion and Possible Action on Request to Create a Personal Transportation Vehicle District at River Green - Community Development

Director Ken Patton - Attachment 10B

Attachments: River Green PTVD Documents

Community Development Director Ken Patton introduced the application. Council has been provided all comments received via email regarding the application. Councilmember Estes stated there has been a good balance of comments both for and against the proposed district. Councilmember Estes stated he believes the district will help support residents' concerns. Mayor Grant noted issues between the Homeowner's Association and the residents are not for the Council to decide. Councilmember Estes made a motion to approve. Councilmember Schmidt seconded the motion, and it was approved unanimously.

C. Discussion and Possible Action on Case MPA2101-008 - Master Plan Amendment to Add Additional Land Uses in Specific Pods for The Bluffs - Community Development Director Ken Patton - Attachment 10C

Attachments: MPA2101-008 Documents

Mr. Patton introduced the case and discussed staff's recommendation for approval with the conditions as follows: 1) any residential use must apply for and receive a Conditional Use Permit; 2) Any non-substantial change may be approved by the City Manager or his designee; 3) Any proposed hotel/motel must apply for and receive a Conditional Use Permit; 4) Any new or innovative use that may be requested and is deemed to be of like nature to existing uses may be approved by the City Manager or his designee. Mayor Grant stated residential and commercial uses of the property were originally approved in 2001 and the added uses will help reduce the chance of large commercial or heavy industrial development in the area. Councilmember Tolan asked what percentage of the project connects to the reservoir. Mr. Patton stated he was not sure but guessed around 30%. Councilmember McGrew asked for clarification of condition #2. Mr. Patton explained this would deal more with building alterations or relocations during the construction plan review phase. Councilmember McGrew discussed her concern with condition #4 due to possible changes in staff and requested this condition be eliminated. Mr. Dyer stated the intention of condition #4 is to address close call interpretations. This could be brought to Council to obtain support or Council could opt to require the developer to go through a formal zoning hearing to further amend the Master Plan. Mayor Pro Tempore Wilson made a motion to approve with the four conditions as presented by staff. Councilmember Estes seconded the motion. Councilmember Schmidt asked for further clarification on condition #4. Mr. Dyer stated these types of decisions and interpretations are already being made by staff daily. If a call is too close to make, staff is currently bringing the matter before Council. The condition is giving legal authority to do what is already being done. Councilmember Carlan discussed his support of the removal of condition #4. Council and staff discussed the pros and cons of condition #4. Mr. Peppers stated staff thinks about each project the goes into a mixed-use Master Plan development. Due to the age of the permitted uses in the original approval of the Master Plan for this property, some of the uses may not exist any longer. There also may not be a category given for some of the new projects proposed. Condition #4 provides a legal framework for staff to be able to make those decisions. Mayor Pro Tempore Wilson, Councilmember Estes, and Councilmember Tolan voted to approve the motion. Councilmember Carlan, Councilmember McGrew, and Councilmember Schmidt voted against the

motion. The Mayor broke the tie by voting to approve the motion.

11. New Business

None.

12. City Manager's Report

A. Update on Workforce Housing

Mr. Peppers noted the decals for the Personal Transportation Vehicle District have not yet been ordered. Those will be in within a couple of weeks. Until the decals are here, staff will start working on literature for residents. Signs for the district must also be purchased and installed. A public hearing will be held in April for a Personal Transportation Vehicle District in Towne Mill. Staff will advise the residents in River Green of when decals are available to purchase. Councilmember Schmidt clarified that golf carts are still considered illegal until they are registered. Mr. Peppers confirmed that is correct.

Mr. Peppers provided Council a memo via email on housing and welcomed any questions or concerns.

B. February Roadmap Review

Mr. Peppers highlighted the February update on the Roadmap noting multiple projects in progress and meetings that have been held as well as those that are upcoming.

C. Update on Jones Building Request for Qualifications (RFQ)

Mr. Peppers stated he had emailed Council a copy of the Request for Qualifications (RFQ) for the Jones Building.

D. Tourism Update

Mr. Peppers presented Council a memo on Tourism. Staff has looked at creating a pop-up welcome center within the theatre. Promotional materials are being created. With the launch of the new website there will be an option for non-City sponsored events to apply to be listed on the master calendar. These options are temporary. Any long-term solutions would be discussed during the budget process. Councilmember Tolan asked how event planners will know about the option to be on the City calendar. Mr. Peppers stated the public will be made aware of the option, but the City will not seek out those to be featured on the website.

13. Council Introduced Items

Councilmember McGrew requested the Mayor assign a committee to review the City’s Charter to correct inconsistencies and errors as well as update areas that are outdated and address future applications. Input from Council and the public would be necessary. Mr. Dyer discussed the adoption of the Charter from 2005 and noted a few of the inconsistencies that need to be addressed.

Councilmember McGrew stated the City's ordinances should also be cleaned up. Mr. Dyer stated Charter amendments do not require public hearings but do require advertising.

14. Mayor's Report

A. Appointment of Blight Review Committee

Mayor Grant stated the hope is to have a retreat in April. Until then it is proposed to have weekly virtual meetings to discuss priorities in the Roadmap.

Mayor Grant appointed the Blight Review Committee as follows:
Councilmember Tolan – Ward 2 – Chair
Mayor Pro Tempore Wilson – Ward 1
Councilmember Estes – Ward 3
Mayor Grant requested the committee provide a report to Council by June or July.

Mayor Grant appointed the Charter Review Committee as follows:
Councilmember McGrew – Ward 1 – Chair
Councilmember Carlan – Ward 2
Councilmember Schmidt – Ward 3
Mayor Grant stated Mr. Dyer will be assisting the committee during their review.

Mayor Grant stated Mr. Peppers will provide both committees with staff members who may be able to provide input or resources.

15. Adjourn

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

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Bill Grant, Mayor

Attest:

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Annie Fortner, City Clerk

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Dates Minutes Approved by Council