

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Thursday, August 1, 2024

6:00 PM

City Hall

110 Academy Street

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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 Pastor Leonard Akers of Liberty Hill UMC.

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. Bobby Dyer, City Attorney
Mr. Nathan Ingram, Assistant City Manager
Ms. Melissa Forrester, Finance Director
Mr. Steve Green, Zoning Administrator
Mr. Ken Patton, Housing Initiatives Director
Ms. Bethany Watson, City Engineer
Mr. Kevin Turner, Community Development Director
Mr. Tyler Peoples, Community Development Intern
Mr. Adam Dodson, Parks and Recreation Manager
Mr. Marty Ferrell, Police Chief
Ms. Kristin Norton Green, Theatre Events and Facilities Director
Ms. Lauren Johnson, Communications Manager
Mr. Jacky Cheng, Digital Content Specialist
Mr. Mike Loizou, Digital Content Specialist
Mr. Mike Morgan, Information Technology Director
Ms. Annie Fortner, City Clerk*

Absent:

None

3. Consideration to Approve Agenda

City Manager Billy Peppers stated that after discussion with Community Development staff and the City Attorney, it is recommended that the public hearing for the Pearidge Land Investments LLC applications (Item 5B) be postponed until October. It is also requested that the applicant hold a new public input meeting. Councilmember McGrew made a motion to approve the agenda as amended. Councilmember Johnson seconded the motion, and it was approved unanimously.

4. Guests and Visitors

- A.** Presentation of Downtown Master Plan - Kirsten Mote with Modern Mobility

Partners

Ms. Kirsten Mote with Modern Mobility Partners provided a presentation reviewing the Downtown Master Plan discussing the plan overview, community engagement, transportation systems, and land use and urban design. Ms. Mote further spoke about the recommendations for implementation. Mr. Peppers stated the master plan can be placed on the agenda for formal adoption or at a later date if Council would like more time to review.

B. Cultural Arts Commission Update - Chairman Jamie Foreman

Cultural Arts Commission Chair Jamie Foreman reviewed three completed projects by the commission. These included developing a Public Art Master Plan, endorsing and supporting two festivals, and organizing and executing three major mural projects. Ms. Foreman discussed two project ideas that the commission is considering. The first is a living wall proposed to be located at the dumpster on North Street. The second proposed project is sculpture acquisition for Etowah River Park.

5. Public Hearings

A. Public Hearing for Master Plan Amendment MPA2404-010 - Request to Remove the Requirement of a Water Tank within the Laurel Canyon Development - Zoning Administrator Steve Green

Zoning Administrator Steve Green stated that in February of 2005 the condition of the water tank within Pod 2 was placed. The master plan shows the water tank to be constructed in the center of a roundabout. Mr. Green stated the applicant is requesting to have this condition removed to be able to construct two single family homes in the center of the cul-de-sac. Mayor Grant opened the public hearing. Mr. John Gaskin presented on behalf of the applicant. Mr. Gaskin stated he recently received comments from staff and due to the request from Development Services for the review and revision of the master water plan, he would ask that this application be deferred. Ms. Heather Collins spoke about the thoughts and concerns of the residents in the area. These items include the water supply within the development, the force and flow of water, congestion due to homes and traffic, need for greenspace, and adverse effects to property values. Mr. Gaskins stated he did not have a rebuttal and requested the item be deferred. Mayor Grant closed the public hearing. City Attorney Bobby Dyer stated Council could vote on the request to defer at the next Council meeting.

B. Public Hearing for Annexation ANNX2403-001, Rezoning RZON2403-002, Master Plan MP2405-005, and Conditional Use Permit CUP2404-002 Requests Submitted by Pearidge Land Investments LLC - Zoning Administrator Steve Green

This item was postponed until October.

C. Public Hearing of the Proposed Fiscal Year 2025 Budget and Fee Schedule - Finance Director Melissa Forrester

Finance Director Melissa Forrester provided a presentation which reviewed the budget preparation timeline, proposed outflows and inflows, and ending Fund Balance. Ms. Forrester noted three changes to the City's Fee Schedule which include the removal of the annual parking pass at the reservoir, update to the

park and field rental fees to reflect the recently adopted Special Event Policy, and changes to utility deposits. Mayor Grant opened the public hearing. Mr. Chris Everett spoke comparing the proposed budget and collection of property taxes. Mr. Everett also discussed the City's Fund Balance and asked about the use of those funds. Mr. Thomas Weaver spoke encouraging the City to review the regulatory fees on firearms licensees as well as Municipal Court fees. Mayor Grant closed the public hearing. Mr. Peppers highlighted and discussed a memorandum provided to the Council on July 30, 2024. A copy of this memorandum can be requested through the office of the City Clerk. Council and staff discussed other means by which to determine the deposit amount for commercial utility accounts such as the use of water or meter sizes. Mr. Peppers discussed the collection and use of Impact Fees.

6. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - July 18, 2024

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

7. Informational Items

- A. Review of June Financials - Finance Director Melissa Forrester

Ms. Forrester stated the City's funds are on target for the end of the third quarter of the budget.

- B. Information Only - Upcoming Adoption of New Zoning Map In Response to Unified Development Code Amendments - Community Development Intern Tyler Peoples

Community Development Director Kevin Turner introduced Mr. Tyler Peoples who is currently a student at Georgia State and is interning with the City of Canton in the Community Development Department. Mr. Peoples stated that the Council unanimously approved an ordinance on April 4th which deleted several zoning categories and all references to them from the Unified Development Code (UDC). These included O-RT (Office Residential Transition), NC (Neighborhood Commercial), PD-Business/Office, and PD-Traditional Neighborhood Development. Mr. Peoples informed that visual inspections were conducted on the 124 affected parcels, and staff recommendations for new zoning categories were given in consideration with the current use and character of properties, as well as uniformity amongst neighboring and proximal parcels. Additionally, governmental and quasigovernmental institutions and facilities currently not zoned SU (Special Use) will be rezoned to come in compliance with the UDC. Mr. Peoples stated that property owners have been notified of these staff recommendations via mail and were invited to provide feedback. This item will be brought to Council as a public hearing at the next meeting.

8. Other Announcements

None.

9. Ten Minute Public Input

None.

10. Consent Agenda

None.

11. Old Business

None.

12. New Business

- A. Discussion of Professional Services Agreement with Brown and Caldwell - City Engineer Bethany Watson

City Engineer Bethany Watson stated that the City has three other demand service contracts with other companies but having additional contracts would be better due to the number of projects going on at this time. Ms. Watson noted that the City has had water and sewer contracts with this company in the past.

- B. Discussion of the Award of the Reinhardt College Parkway at Reservoir Road Intersection Improvement Project to Glosson Enterprises in the Amount of \$702,690.00 - City Engineer Bethany Watson

Ms. Watson stated the City received ten bids for this project with Glosson Enterprises being the low bidder. Ms. Watson noted the bid is lower than the engineer's estimate. Councilmember Tolan asked what the bid includes. Ms. Watson stated the some of the largest line items cover traffic signal installation, grading, concrete, and testing.

- C. Discussion of Harmon Park Mini-Pitch Programming - Parks and Recreation Manager Adam Dodson

Parks and Recreation Manager Adam Dodson discussed former partnerships for the use of the Harmon Park fields as well as current partnerships following the renovations. Mr. Dodson stated that staff has been approached by an organization to hold programming on the mini-pitch fields. Staff is looking for direction from Council if this is something they are interested in. Mayor Grant discussed how partnerships benefit the residents of the City. Mr. Dodson stated he will research other jurisdictions for how they manage their partnerships and look at a fee structure for the use of the fields to help offset some costs with field maintenance.

13. City Manager's Report

Mr. Peppers provided updates on transportation projects at Killian Street and Scott Mill Road as well as the traffic signal at Teasley which was struck by lightning. Mr. Peppers stated the City received four responses to the Request for Proposals for auditing services. Mr. Peppers gave a shout out to everyone who helped make the River Rock concerts such a success. Mr. Peppers informed that

the August First Friday is this week as well as Pie Day on Saturday at the Farmers Market. Mr. Peppers noted that board presentations will be coming to Council to review what they've worked on during the past fiscal year and what they are working towards.

14. Council Introduced Items

None.

15. Mayor's Report

None.

16. Adjourn

Councilmember Tolan made a motion to adjourn. Councilmember Johnson seconded the motion, and it was approved unanimously.

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council