

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, August 15, 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 Roach.

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
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
Mr. Kevin Turner, Community Development Director
Mr. Tyler Peoples, Community Development Intern
Ms. Brittany Anderson, City Planner
Ms. Bethany Watson, City Engineer
Mr. Marty Ferrell, Police Chief
Mr. Adam Dodson, Parks and Recreation Manager
Ms. Lauren Johnson, Communications Manager
Ms. Kristin Norton Green, Theatre Events and Facilities Director
Mr. Russell Martin, IT Systems Analyst*

Absent:

Councilmember Travis Johnson

3. Consideration to Approve Agenda

City Manager Billy Peppers stated the appellant for Item 5A submitted a request to defer their item until September 5th. Councilmember Yawn made a motion to defer Item 5A until September 5th. Mayor Pro Tem Waterman seconded the motion, and it was approved unanimously. Mr. Peppers stated the applicant for Item 11B made a formal request to withdraw their application without prejudice. Councilmember Tolan made a motion to allow the withdrawal without prejudice. Councilmember Roach seconded the motion, and it was approved unanimously. 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. Public Hearings

- A. Public Hearing on Appeal of the Denial of Cases VAR2405-001 (Request to Reduce 50-Foot Landscape Buffer to 10 Feet) and VAR2405-002 (Request to Reduce 50-Foot Building Setback Around the Perimeter to 10 Feet) by the Board of Appeals - Zoning Administrator Steve Green

Attachments: [Variance Appeals Documentation](#)

This item was deferred until the September 5th Council meeting.

- B. Public Hearing on the Adoption of New Zoning Map In Response to Unified Development Code Amendments - Community Development Intern Tyler Peoples

Attachments: [Zoning Map Amendments](#)

Community Development Intern Tyler Peoples discussed 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. Mr. Peoples stated that property owners have been notified of these staff recommendations via mail and were invited to provide feedback. 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 noted that staff is continuing to receive comments from property owners and the date of potential adoption of the updated map will be September 12th. Mayor Grant opened the public hearing. Ms. Deborah Fincher discussed that if her property were to change zoning from O-RT, she would prefer to be changed to a RA-8 zoning classification. Mr. Thomas Weaver spoke about a possible conflict with state law regarding zoning over federally licensed firearm dealers. Mr. Mike Abernathy spoke about concerns with zoning changes and what impacts that may have on his property based on upcoming transportation improvements along State Route 140. Mayor Grant closed the public hearing. Community Development Director Kevin Turner discussed that after receiving feedback from residents that staff may wish to look at zoning changes on a case-by-case basis. Staff and Council further discussed how residents and/or the City could initiate any future zoning changes.

6. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - August 1, 2024

Attachments: [Minutes - Council Meeting - August 1, 2024](#)

Councilmember Roach made a motion to approve the minutes. Mayor Pro Tem

Waterman seconded the motion, and it was approved unanimously.

7. Informational Items

- A. Information Only - Historic District Expansion and Residential Historic District Design Guidelines Update - City Planner Brittany Anderson

Attachments: [Historic Preservation Updates](#)

Mayor Grant noted a public hearing for this item will be held in October. City Planner Brittany Anderson discussed the Historic Preservation Commission's recommendation for approval and the next steps in the adoption process. These next steps include an upcoming Public Hearing to be held on October 3rd, public notification, advertisements, and additional requirements set by the State and the City's code.

8. Other Announcements

None.

9. Ten Minute Public Input

None.

10. Consent Agenda

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

Attachments: [Brown & Caldwell](#)

- B. Approval 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

Attachments: [Glosson Enterprises](#)

Councilmember Yawn made a motion to approve the Consent Agenda. Mayor Pro Tem Waterman seconded the motion, and it was approved unanimously.

11. Old Business

- A. Discussion and Possible Action on the Approval of the Downtown Master Plan - City Engineer Bethany Watson

Attachments: [Downtown Master Plan](#)

City Engineer Bethany Watson stated that following discussion with City staff, it

is recommended that the Downtown Development Authority approve the Downtown Master Plan prior to approval by Council. This item will be moved to the September 12th Council meeting.

- B. Discussion and Possible Action on Master Plan Amendment MPA2404-010 - Request to Remove the Requirement of a Water Tank within the Laurel Canyon Development - Zoning Administrator Steve Green

Attachments: [MPA2404-010 Documentation](#)

This item was allowed to be withdrawn without prejudice.

- C. Discussion and Possible Action on Harmon Park Mini-Pitch Programming Fee Schedule - Parks and Recreation Manager Adam Dodson

Attachments: [Harmon Park Programming](#)

Parks and Recreation Manager Adam Dodson stated that after researching and contacting surrounding cities regarding their rental rates based on similar playing fields, it is recommended to set a fee schedule of \$50 per hour up to four hours with an additional \$15 per hour for the use of lights. Staff is not in favor of a full day rental for the mini-pitch. Mr. Dodson stated that if this is to be approved, staff will work with the Finance Department to update the City's Fee Schedule. Mr. Dodson further discussed how staff controls scheduling for all facilities and strives to allow for more youth programming. Councilmember Tolan made a motion to approve the mini-pitch programming fee schedule as proposed. Councilmember Roach seconded the motion, and it was approved unanimously.

- D. Discussion and Possible Action on Proposed Fiscal Year 2025 Budget and Fee Schedule - Finance Director Melissa Forrester

Attachments: [FY 2025 Budget and Fee Schedule](#)

Finance Director Melissa Forrester stated there are no changes from the last presentation of the budget and staff is recommending approval. Mayor Pro Tem Waterman made a motion to approve the Fiscal Year 2025 budget and fee schedule. Councilmember Tolan seconded the motion, and it was approved unanimously.

12. New Business

- A. Discussion of Task Order 12 for Canton Water Treatment Upgrade Feasibility Study to Black & Veatch in the Amount of \$83,545.00 - City Engineer Bethany Watson

Attachments: [Black & Veatch - Task Order 12](#)

Ms. Watson stated the feasibility study will look at expanding the existing 5.45 million gallons per day (mgd) water treatment facility to up to 8 mgd. Ms. Watson noted the Water Master Plan called for the construction of a new 10 mgd facility however the City would like to be cautious of funds and would like to examine if the current plant could be expanded. Ms. Watson stated she would ask Council for action at this time to be able to receive the preliminary findings

in time for the fall Council retreat. Councilmember Yawn made a motion to approve Task Order 12 for the Canton Water Treatment Upgrade Feasibility Study to Black & Veatch. Councilmember McGrew seconded the motion, and it was approved unanimously.

- B. Discussion of Request for Proposals for Annual Financial Auditing Services Issued July 9, 2024 - Finance Director Melissa Forrester

Attachments: [Audit RFP](#)

Ms. Forrester stated that the City received four proposals, one of which is from the City's incumbent service provider. After comparison of technical and price proposals, the review committee recommends Council award a contract to Rushton, LLC for the three consecutive fiscal years beginning with the fiscal year ending September 30, 2024 through fiscal year ending September 30, 2026, with renewal available to September 30, 2028. Ms. Forrester discussed the Government Finance Officers Association's recommendation of a full-scale competitive process for the selection of auditors at the end of each audit contract.

- C. Discussion and Possible Action to Readopt the City of Canton's Defined Benefit Pension Plan Documents - Assistant City Manager Nathan Ingram

Attachments: [GMEBS Adoption](#)

Assistant City Manager Nathan Ingram discussed that the Georgia Municipal Employees Benefit System (GMEBS) filed draft plan documents with the Internal Revenue Service (IRS) to reaffirm the tax status of the plan. After receiving a favorable opinion from the IRS, GMEBS requests that all plan members readopt their plan agreements with GMEBS using new IRS related guidelines. There are no changes to the plan formerly approved by the City. Councilmember McGrew made a motion to approve the readoption of the City's Defined Benefit Pension Plan documents. Councilmember Yawn seconded the motion, and it was approved unanimously.

- D. Discussion of Survey on Canton Building Authority Property within the Laurel Canyon/Soleil Development - Assistant City Manager Nathan Ingram

Attachments: [Gunnin Surveying](#)

Mr. Ingram noted the current lease agreement with the golf course operator allows for the purchase of the property. Mr. Ingram stated in order to do that the City needs to have a survey completed on the Canton Building Authority property. Mr. Ingram asked that the Council consider action at this meeting because the surveying company has an opening and could begin soon. Mr. Ingram noted the cost of the survey will be rolled into the disposition of the property. Councilmember Tolan made a motion to approve the expenditure of funds for the survey. Mayor Pro Tem Waterman seconded the motion, and it was approved unanimously.

13. City Manager's Report

Mr. Peppers provided updates on paving projects within the City. Mr. Peppers discussed the City's partnership with the Fox Theatre and highlighted those events. Mr. Peppers stated on August 24th a Hispanic Business Networking

Event will take place at City Hall. Mr. Peppers recognized Mr. Adam Dodson as the Team Member of the Month and stated today is City Hall Selfie Day.

14. Council Introduced Items

None.

15. Mayor's Report

Mayor Grant stated the demolition of the old Tippens Elementary site has been completed and noted the City will be completing the restoration of the gymnasium. Mayor Grant appointed Councilmember Tolan, Councilmember McGrew, and Councilmember Yawn to a committee to discuss possible uses and ideas for the property and requested that they submit a report to Council at the fall retreat.

16. Adjourn to Executive Session to Discuss Real Estate and Litigation

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

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council