

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, September 5, 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 Johnson.

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 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
Mr. Kevin Turner, Community Development Director
Ms. Bethany Watson, City Engineer
Mr. Marty Ferrell, Police Chief
Mr. Adam Dodson, Parks and Recreation Manager
Ms. Lauren Johnson, Communications Manager
Mr. Mike Morgan, Information Technology Director*

Absent:

Councilmember Sandy McGrew

3. Consideration to Approve Agenda

Mayor Grant requested an Executive Session be added to discuss real estate and litigation. Councilmember Yawn made a motion to approve the agenda as amended. Mayor Pro Tem Waterman seconded the motion, and it was approved unanimously.

4. Guests and Visitors

None.

5. Public Hearing

- A. Public Hearing, Discussion, and Possible Action 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](#)

Zoning Administrator Steve Green introduced the appeals noting that the applicant is only appealing two out of the five variance denials. Mayor Grant opened the public hearing. Mr. Nick Whitson stated the request for the building setback reduction is to reduce it to 20 feet, not 10 feet. Mr. Whitson discussed the Planned Development Mixed Use zoning category, reviewed the proposed site plan, and spoke about how the landscape buffer and building setback buffer restrict the site. Mayor Grant closed the public hearing. Mayor Grant asked about the requirements for landscape buffers. Mr. Green informed that they are reviewed during the land disturbance permit process. Mayor Grant asked if any comments were received from citizens. Mr. Green stated no. Councilmember Tolan confirmed that there are no residential units on the northern side of the subject property. Councilmember Roach asked how long the property has been zoned for this type of use. Mr. Green stated the development was rezoned about two years ago. Councilmember Roach made a motion to approve the landscape buffer reduction from 50-feet to 10-feet and the building setback reduction from 50-feet to 20-feet. Councilmember Yawn seconded the motion, and it was approved unanimously.

6. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - August 15, 2024

Attachments: [Minutes - Council Meeting - August 15, 2024](#)

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

7. Informational Items

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

Attachments: [July Financials](#)

Finance Director Melissa Forrester reviewed noteworthy activity during July including funds loaned to the Canton Housing Authority to kickstart the construction of Tanner Place, funds provided to the Canton Tourism Board, and funds provided to the Sequoyah Regional Library System. Mr. Forrester also noted that the City received the final sales tax receipt from Special Purpose Local Option Sales Tax (SPLOST) VII.

- B. Information Only - Annexation (ANNX2405-008), Rezoning (RZON2404-011), and Conditional Use Permit (CUP2404-012) for 1610 Butterworth Road, 1618 Butterworth Road, and 8420 Knox Bridge Highway for a Proposed Townhome Development - Zoning Administrator Steve Green

Attachments: [Butterworth Rd & Knox Bridge Hwy Townhomes](#)

Mr. Green stated the applicant is requesting to be rezoned to RA-8 for the purpose of constructing a 41-unit townhome development. Mr. Green noted the applicant also seeks a variance to the required 50-foot buffer where City and County jurisdictions abut one another. The public hearing will be held in October.

8. Other Announcements

Mayor Grant stated the Downtown Development Authority will be meeting on September 11th at 10:00 am to discuss the Canton Downtown Master Plan.

9. Ten Minute Public Input

Mr. Bill Kell spoke about the Downtown Master Plan and his concern traffic flow and how deliveries will be made in the downtown area.

Mr. Thomas Weaver spoke about concern with the flow of Canton Creek at the Canton Creek Bridge.

10. Consent Agenda

None.

11. Old Business

- A. Discussion and Possible Action to Award the Contract for Annual Financial Auditing Services - Finance Director Melissa Forrester

Attachments: [Annual Financial Auditing Services](#)

Ms. Forrester reviewed the Request for Proposal process and stated the review committee recommends Council award a contract to Rushton, LLC for 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. Mayor Pro Tem Waterman made a motion to award annual financial auditing services to Rushton, LLC with services starting with the fiscal year ending September 30, 2024. Councilmember Yawn seconded the motion, and it was approved unanimously.

- B. Discussion of the Approval of the Parks and Recreation Master Plan - Parks and Recreation Manager Adam Dodson

Attachments: [Parks and Recreation Master Plan](#)

Parks and Recreation Manager Adam Dodson stated over the last 10-11 months Brandstetter Carroll Inc has worked with staff, stakeholders, and community leaders to put together the final draft of the City's first ever Parks and Recreation Master Plan. Staff will bring the final draft back to Council at the first meeting in October for possible adoption.

12. New Business

- A. Discussion of Resolution of Support Authorizing the Preparation, Submission, and Funding Commitment of a Georgia Outdoor Stewardship Program Grant Pre-Application for the River Mill Pedestrian Bridge Project - City Engineer Bethany Watson

Attachments: [Resolution of Support - River Mill Pedestrian Bridge Project](#)

City Engineer Bethany Watson informed that the City is currently in the design phase of the River Mill Pedestrian Bridge. Staff has identified the Georgia Outdoor Stewardship Program Grant as a potential funding source. Ms. Watson noted that the grant offers up to \$3 million in matching funds for projects that support local parks and trails of state and regional significance. The total projected budget is \$6,165,938.40, which includes the pedestrian bridge, put in/take out, and 20% contingency.

- B. Discussion of the Procurement Policy for Federal and State Funded Transportation Projects - City Engineer Bethany Watson

Attachments: [Procurement Policy](#)

Ms. Watson stated that as part of the City's Local Administered Projects (LAP) Application, the City must adopt the Georgia Department of Transportation (GDOT) Procurement Policy. The policy will only be used for Federal and State Funded Transportation Projects. Ms. Watson stated this procurement policy was previously adopted in 2020 and is required to be updated with each LAP recertification. Mayor Grant asked if there were any changes from the last adopted policy. Ms. Watson said no. Mayor Pro Tem Waterman asked about audits. Ms. Watson noted they are completed by GDOT.

- C. Discussion of River Mill Trail Design to BCC Engineering LLC, dba Heath & Lineback in the Amount of \$178,150.26 - City Engineer Bethany Watson

Attachments: [Heath & Lineback Trail Design](#)

Ms. Watson discussed that in order to streamline coordination between the River Mill Pedestrian Bridge and the redesign of the remaining trail on the north side of the Etowah River, City staff has requested a proposal for redesign from Heath & Lineback. The trail design will consist of approximately 1,700 linear feet of 10-foot-wide trail on the west side of the Etowah River adjacent from the Mill on Etowah. The trail will start at an existing chain-link fence and gate then continue north to tie to an existing segment of trail. Ms. Watson stated the design will incorporate the approach to the proposed River Mill Pedestrian Bridge, include drainage crossings, and will transition from a 12-foot-wide trail on the north end to a 10-foot-wide trail beyond the Georgia Power easement.

- D. Discussion of Caustic Tank and Line Replacement at Canton Water Treatment Plant to RemTech Engineers Remediation Specialists in the Amount Not to Exceed \$65,268.72 - City Engineer Bethany Watson

Attachments: [RemTech Engineers Remediation Specialists](#)

Ms. Watson stated the City of Canton and H2O Innovations requested a quote from RemTech for the replacement of tanks and chemical lines for the Caustic system. Remtech has reviewed the current operations at the water plant and noted the upstairs day tank as well as one of the downstairs supply/storage tanks needs to be replaced. Ms. Watson stated the supply lines from the tanks also needs to be upgraded. Remtech has obtained costs for direct replacement of the current tanks as well as we have a proposed alternative for the day tank which will be presented.

- E. Discussion of Street Acceptance for City Maintenance for Streets in Summer Walk Townes - City Engineer Bethany Watson

Attachments: [Street Acceptance - Summer Walk Townes](#)

Ms. Watson noted the streets within Summer Walk Townes have met the requirements of the Unified Development Code and are now ready to be accepted by the City for maintenance.

13. City Manager's Report

Mr. Peppers reviewed a letter from the Environmental Protection Division (EPD) which states the City is fully authorized to operate the Water Pollution Control Plant at 6 million gallons per day. Mr. Peppers discussed upcoming requirements and agreements to meet new legislation regarding criminal illegal aliens. Mr. Peppers stated the Downtown Development Authority recently purchased three parcels along North Street including the Cherokee North Apartments. Mr. Peppers read a letter provided to those residents of the apartments that was sent by the City. Mr. Peppers noted the Multicultural Festival will take place Saturday, September 7th. Assistant City Manager Nathan Ingram provided Council a timeline of events for the massive leak that occurred at the Public Safety Building during a recent storm and discussed the next steps for remediation and repairs.

14. Council Introduced Items

None.

15. Mayor's Report

Mayor Grant thanked everyone for their quick response and efforts during the leak at the Public Safety Building and stated the information received from EPD is great news.

16. Adjourn

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