

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, July 18, 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 Yawn.

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. Russell Martin, IT Systems Analyst*

Absent:

None

3. Consideration to Approve Agenda

City Manager Billy Peppers requested to add an Executive Session to discuss real estate and litigation. Councilmember Yawn made a motion to approve the agenda as amended. Councilmember Tolan seconded the motion, and it was approved unanimously.

4. Guests and Visitors

- A. Presentation of Update on the Parks and Recreation Master Plan - Keith Rodenhauser with Brandstetter Carroll Inc. - Attachment 4A

Attachments: [BCI Presentation of Master Plan](#)

Mr. Keith Rodenhauser with Brandstetter Carroll Inc. reviewed the presentation discussing the purpose of the Parks and Recreation Master Plan, how the Steering Committee guided the plan, and how the project process creates the final Master Plan. Mr. Rodenhauser discussed the demographics within the City's population and noted needs and deficiencies within Canton's parks. Mr. Rodenhauser spoke about benchmarking and how the City compares to other agencies with similar populations as well as park service areas. Information gathered from citizen engagement and surveys was discussed and how those comments were used to create the strategic plan with a mission, vision, values, and goals. Mr. Rodenhauser provided recommendations for systemwide capital improvements, facility improvements, programs, and operations. Mr. Rodenhauser noted the next steps include having a complete draft of the master plan given to Council in the next few weeks to discuss and adopt the plan at the August 15th meeting.

- B. Northside Hospital Cherokee Development Update - Mr. Billy Hayes

Mr. Billy Hayes with Northside Hospital Cherokee noted that a 10-year plan was put in place in 2017 and was completed in four years. Mr. Hayes stated that a new plan has been put in place. Some of the new plan projects are already underway. Mr. Hayes discussed a new parking deck to be adjacent to the Women's Center to contain around 1,400 spaces, a second entrance into the hospital with another traffic signal, and the relocation of the hospital helipad. Mr. Hayes stated another medical office building as well as another parking deck to support it are in design. There are also designs for a second tower at the hospital that will likely open in late 2027. Mr. Hayes discussed the need for another 500 employees and 100 physicians.

5. Public Hearing

- A. Public Hearing and Possible Action on 2024 Millage Rate - Finance Director Melissa Forrester - Attachment 5A

Attachments: [2024 Millage Rate](#)

Finance Director Melissa Forrester stated this is the third and final public hearing for the millage rate. Ms. Forrester provided a presentation on the millage rate which reviewed the importance of property taxes as a revenue source for the City, requirements for advertising, twenty-year history of the City's millage rate, current tax digest, history of County Fire Tax Rates, calculations for property taxes, upcoming public hearings, and timeline for adoption. Mayor Grant opened the public hearing and called for anyone wishing to speak. Mr. Bob Stehlik spoke discussing the concern with the fair market value on his tax bill and the City taxes being higher than the County. Mr. Stehlik asked if property taxes paid by apartment complexes are comparable to what he pays as a homeowner. Mr. Thomas Weaver spoke discussing the importance of providing funding for the Fire Department. Mr. Chris Everett spoke requesting the City adopt the rollback rate and discussed increased City revenues. Mayor Grant closed the public hearing. Mr. Peppers discussed tax payments made previously by two large apartment complexes within the City and noted they do not receive any exemptions. Mr. Peppers also spoke about the City's reserves and how a portion of that is earmarked for special capital projects. Mr. Peppers compared the City of Canton's millage rate and services provided to other municipalities within the County. Mayor Grant stated he is proud to continue to hold the millage rate steady and spoke about the tremendous growth within the City and the amenities and services that come with that. Mayor Grant noted that once the Fire Tax is paid to the County, the City operates with just over two mills. Mayor Grant discussed the City's reserves remembering when the City did not have any reserves and the importance of having those reserves in place. Council and staff discussed the growth of the City, increases in tax assessments and tax bills, using the adopted millage rate to prepare the City's annual budget, senior exemptions, and the Fire Tax payment to the County and how that amount is determined. Following the discussion, Mayor Pro Tem Waterman made a motion to approve setting the City's millage rate at 5.4 mills. Councilmember Tolan seconded the motion, and it was approved unanimously.

6. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - July 11, 2024 - Attachment 6A

Attachments: [Minutes - Council Meeting - July 11, 2024](#)

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

7. Informational Items

None.

8. Other Announcements

None.

9. Ten Minute Public Input

Mr. Joe Manna spoke about concerns for senior citizen economics regarding social security and property taxes.

Mr. Bob Stehlik spoke about possible referendums for parks and recreation as well as increases to CPI.

Mr. Gordy Faulmann spoke about the City's noise ordinance and concern for the way it is written.

Councilmember McGrew made a motion to extend the Ten Minute Public Input for two and a half minutes. Mayor Pro Tem Waterman seconded the motion, and it was approved unanimously.

Mr. Thomas Weaver spoke requesting Council consider a resolution to not opt out of the cap on property assessments.

10. Consent Agenda

- A. Approval of Resolution to Establish a Standard Cable and Video Franchise Fee of 5% - Finance Director Melissa Forrester - Attachment 10A

Attachments: [Resolution for Cable Franchise Fee](#)

- B. Approval of the Award of Task Order 6 Addendum 1 for Supplemental Services for Brown Industrial Booster Pump and Waterline to Black & Veatch in the Amount of \$39,716.00 - City Engineer Bethany Watson - Attachment 10B

Attachments: [Black & Veatch Task Order 6 Addendum 1](#)

- C. Approval of the Award of the Task Order 9 Addendum 1 for Supplemental Services for SR 20/I-575 Water Main Replacement to Black & Veatch in the Amount of \$27,103.00 - City Engineer Bethany Watson - Attachment 10C

Attachments: [Black & Veatch Task Order 9 Addendum 1](#)

- D. Approval of the Proposal to Provide Wall Foundation Investigation for the River Mill Pedestrian Bridge at The Mill on Etowah from Heath & Lineback in the Amount of \$26,200.00 - City Engineer Bethany Watson - Attachment 10D

Attachments: [Heath & Lineback Proposal](#)

- E. Approval of the Award of Task Order 7 for Reinhardt College Parkway Utility Relocation SR 5 Connector at Highway 140 Intersection Improvement Project to Keck & Wood in the Amount of \$43,750.00 - City Engineer Bethany Watson - Attachment 10E

Attachments: [Keck & Wood Task Order 7](#)

- F. Approval of Intergovernmental Agreement with Cherokee County for Maintenance of Technology Ridge Parkway Phase I - Assistant City Manager Nathan Ingram - Attachment 10F

Attachments: [IGA for Technology Ridge Parkway](#)

- G. Approval of Request by Northside Hospital Cherokee for City Contributions to the Construction of a New Traffic Signal at the Hospital - Assistant City Manager Nathan Ingram - Attachment 10G

Attachments: [NHC Request for Traffic Signal Funding Assistance](#)

*Councilmember Roach made a motion to approve the Consent Agenda.
Councilmember Yawn seconded the motion, and it was approved unanimously.*

11. Old Business

None.

12. New Business

- A. Informational Only - Staff Report on Case MPA2404-010 - Request to Remove the Requirement of a Water Tank within the Laurel Canyon Development - Zoning Administrator Steve Green - Attachment 12A

Attachments: [MPA2404-010 Documentation](#)

Zoning Administrator Steve Green stated the applicant requests to remove the requirement of a water tank in Laurel Canyon and would like to construct two homes in the cul-de-sac where the tank was set to be located. The public hearing for this case will be held on August 1st. Mr. Green noted the applicant has submitted a revised Letter of Intent. Mr. Green also stated he has only received comments from one resident who he feels will be in favor of the application.

- B. Informational Only - Staff Report on 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 - Attachment 12B

Attachments: [Pearidge Land Investments LLC Documentation](#)

Mr. Green stated the applications are for four cases regarding 70 acres to include 196 single family detached homes, 32 townhomes, and a small retail center on Reservoir Drive. The public hearing will be held on August 1st. Mr. Green stated he has not yet received any comments from any residents.

13. City Manager's Report

Mr. Peppers provided Council updates on the next phase of paving projects, work completed at the old Tippens School site, and a recent water main break at Scott Mill Road. Mr. Peppers thanked everyone who worked so hard to get that repaired and assisted residents in the area. Mr. Peppers discussed the approved Crystal Lagoon and Avanta developments and updated Council on the status of those projects.

14. Council Introduced Items

- A. Discussion of Noise Concerns and Enforcement in the Central Business District - Mayor Pro Tem Waterman
- Mayor Pro Tem Waterman discussed the City's noise ordinance stating it was last updated in 2002 and is vague. Mayor Pro Tem Waterman requested that more details be added to the ordinance. Mayor Grant stated it may be a good idea to look at this ordinance since it predates a lot of the development downtown. Mr. Peppers stated that staff could bring some options back at the next meeting for Council to discuss. Councilmember Tolan asked that staff look at ordinances in other cities.*

15. Mayor's Report

None.

16. Adjourn

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

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council