

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Thursday, March 19, 2026

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 Councilor Roach.

2. Call to Order

The meeting was called to order by Mayor Grant.

Members Present:

Mayor Bill Grant
Mayor Pro Tem Farris Yawn
Councilor Darrell Rice
Councilor Bryan Roach
Councilor Dwayne Waterman
Councilor Shawn Tolan
Councilor Travis Johnson
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Mr. Bobby Dyer, City Attorney
Mr. Marty Ferrell, Police Chief
Mr. Kevin Turner, Community Development Director
Mr. Jakob Allen, City Planner
Mr. Ken Patton, Housing Initiatives Director
Ms. Bethany Watson, City Engineer
Mr. Ryan Lockett, Finance Director
Ms. Kelly Pendley, Operations Manager
Mr. Russell Martin, IT Systems Analyst
Ms. Annie Fortner, City Clerk

Absent:

None

3. Consideration to Approve Agenda

Mayor Pro Tem Yawn made a motion to approve the agenda. Councilor Waterman seconded the motion, and it was approved unanimously.

4. Guests and Visitors

None

5. Consideration to Approve Minutes

- A.** Council Meeting Draft Minutes - March 5, 2026

Attachments: [Minutes - Council Meeting - March 5, 2026](#)

- B.** Joint Council and Downtown Development Authority Meeting Draft Minutes - March 11, 2026

Attachments: [Minutes - Joint Council and DDA Meeting - March 11, 2026](#)

Councilor Tolan made a motion to approve both sets of minutes. Councilor Johnson seconded the motion, and it was approved unanimously.

6. Informational Items

- A. Review of Monthly Financial Report for January 2025 - Finance Director Ryan Lockett

Attachments: [January Monthly Financials](#)

Finance Director Ryan discussed that the cash and investments at the end of January were \$66.2M. Revenues were pacing at 68% and expenditures were 32%. Water and Sewer Revenues were at 34% and expenditures at 12%. TAD fund revenues was booked at \$242K and will also receive the counties increment around \$175K will come in later this month. In the Hotel Tax Fund, collections are 7% higher than prior year. Rental Car Taxes are down 2% from last year. In Impact Fees, the City collected fees for 8 apartment buildings on Reservoir Drive. SPLOST revenues are up 6% from the prior year at this point. Councilor Rice asked what payments to others are under page 3. Mr. Lockett stated that this is mostly payments to the county for fire services. Councilor Waterman noted the loss in the Sanitation Fund. Mr. Lockett noted that this is usually offset by general fund and sanitation franchise fees, but it could be that a budget amendment could be required.

7. Other Announcements

None

8. Ten Minute Public Input

None

9. Consent Agenda

- A. Approval of Street Acceptance for City Maintenance for Streets in Towne Mill Pod N Phase 3 - Land Development Administrator Nick Wilson

Attachments: [Street Acceptance - Towne Mill Pod N Phase 3](#)

- B. Approval of the Award of the Georgia Initiative for Community Housing (GICH) Point for Low Income Housing Tax Credit (LIHTC) Applications to TBG Residential for the Summit at Hickory Creek Project - Housing Initiatives Director Ken Patton

Attachments: [GICH Point Award](#)

- C. Approval of Resolution Establishing the Office of Prosecuting Attorney - City Attorney Jeff Rusbridge

Attachments: [Prosecuting Attorney Resolution](#)

Councilor Waterman made a motion to approve the Consent Agenda. Councilor Rice seconded the motion, and it was approved unanimously.

10. Old Business

- A. Discussion and Possible Action to Approve the Fiscal Year 2025 Year End Budget Amendment - Finance Director Ryan Lockett

Attachments: [FY 25 Year End Budget Amendment](#)

Mr. Lockett stated the audit firm proposed a budget amendment based upon preliminary findings. These fall to 3 items: repairs and maintenance, capital leases based upon accounting standards, and the payment for fire services which was approximately \$175K higher than budgeted. Mayor Grant noted these are the same as they were presented on March 5. Mayor Pro Tem Yawn moved to approve the budget amendment. Councilor Johnson seconded the motion and it was approved unanimously.

11. New Business

- A. Discussion of the Approval to Submit an Application for the City of Canton to Participate in the Georgia Initiative for Community Housing (GICH) Senior Program - Housing Initiatives Director Ken Patton

Attachments: [GICH Senior Program](#)

Housing Initiatives Director Ken Patton discussed that this is a new program from DCA with a mission to invest affordable housing funding in Georgia based on strategic visions. They will accept two communities into the program which will receive favorable reviews for CDBG/CHIP/LIHTC applications, and also technical assistance. Mr. Patton noted that the application requires some specific team members from a variety of sectors. Mr. Patton mentioned Jefferson Circle, Hickory Flat Highway Gateway and North Canton School Site as potential target areas. The application deadline is April 10. Mayor Grant noted that Senior GICH program is not just for senior housing, but the nomenclature is based on year of participation--not age. Mr. Patton noted the traditional programs are Freshmen, Sophomore, and Junior. Mayor Grant asked about the application process competition. Mr. Patton stated that there are at least 100 communities that could potentially make application, but less based on certified alumni status. Councilor Tolan asked about the major differences between Senior vs Alumni. Mr. Patton noted 2-3 vs 1 point for award to a LIHTC. Alumni are still allowed to participate in retreats. The biggest difference in the target funds. Councilor Tolan asked if this would be discussed at the retreat. City Manager Billy Peppers stated that it would fall under the topic of growth and development.

- B. Discussion of Request for Master Sign Plan for District on the Etowah - Zoning Administrator Steve Green

Attachments: [Master Sign Plan - District on the Etowah](#)

Zoning Administrator Steve Green stated this project has requested a master sign plan as they are allowed to do as part of PD-MU zoning. The Mill on Etowah has a master sign plan. They are seeking a wall sign, blade sign, and two address signs. Mayor Grant noted the clarification that the zoning allows the plan and that this does not require a variance. Mr. Green stated yes.

- C. Discussion of Road Resurfacing Intergovernmental Agreement with Cherokee County - Operations Manager Kelly Pendley

Attachments: [2026 LMIG](#)

Operations Manager Kelly Pendley noted this is the 3rd year of partnership with Cherokee County. The project also includes roads in Woodstock. Bids are due back on April 6. The new road assessment was used for this 4.48 miles of projects. The initial cost was \$1.8M, but the new figure from the County is \$1.3M. The optional road is MLK Jr. Boulevard. Mayor Grant asked about timing. Mr. Peppers noted that the Council would approve the IGA on April 2 with an approval for the Mayor to sign with a budget not to exceed the final bid.

- D. Discussion of 2026 Right of Way Maintenance - Operations Manager Kelly Pendley

Attachments: [2026 ROW Maintenance](#)

Ms. Pendley noted that these roads include all of Highway 5, Technology Ridge Parkway, MLK, Reservoir Drive, Reinhardt College Parkway, Highway 20, Northside Boulevard and Parkway, and option for 2 per year on Old Ball Ground. Three bids came back, with Yellowstone as the low bidder at \$69K plus \$2,400 for the optional cut. Councilor Roach asked if the issue is manpower. Mr. Peppers stated it is more liability but that it would be more expensive for manpower. Councilor Tolan asked about work they do. Ms. Pendley noted that they cover mowing and finish. Councilor Waterman asked about litter. Ms. Pendley noted it is included and also that the vendor provides a report for sustainability reporting.

- E. Discussion of the Agreement for Consulting Services Between the City of Canton and Tetra Tech, Inc. - City Engineer Bethany Watson

Attachments: [Tetra Tech Consulting Services](#)

City Engineer Bethany Watson noted that the City is required to provide an Emergency Response Plan and Risk and Resilience Assessment. The plans are required under the American Water Infrastructure Act. This will assist us as our current plan is not up to standard based upon our customer size. Mayor Grant asked about timeline. Ms. Watson noted it would be about 4 months.

- F. Discussion of Proposed List of Assets to be Disposed - Assistant City Manager Nathan Ingram

Attachments: [Auction Items](#)

Assistant City Manager Nathan Ingram noted that each Spring local governments combine efforts for an auction of surplus items. It will be April 25.

12. City Manager's Report

Mr. Peppers provided Council information on the following:

- a. Legislative Update--HB1116*
- b. Retreat Announcement*
- c. February Operations Report*

13. Council Introduced Items

None

14. Mayor's Report

None

15. Adjourn

Councilor Roach made a motion to adjourn. Councilor Waterman seconded the motion, and it was approved unanimously.

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council