

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Thursday, May 15, 2025

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.

Present:

*Mayor Bill Grant
Mayor Pro Tem Shawn Tolan
Councilmember Farris Yawn
Councilmember Sandy McGrew
Councilmember Dwayne Waterman
Councilmember Bryan Roach
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Mr. Bobby Dyer, City Attorney
Mr. Jeff Tucker, Deputy Police Chief
Mr. Ken Patton, Housing Initiatives Director
Ms. Bethany Watson, City Engineer
Mr. Kevin Turner, Community Development Director
Ms. Brittany Anderson, City Planner
Mr. Tyler Peoples, Planning Tech
Ms. Aundi Lesley, Economic Development Manager
Ms. Lauren Johnson, Communications Manager
Ms. Kristin Norton Green, Theatre Events & Facilities Director
Mr. Russell Martin, IT Systems Analyst
Ms. Annie Fortner, City Clerk*

Absent:

Councilmember Travis Johnson

3. Consideration to Approve Agenda

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

4. Guests and Visitors

None.

5. Consideration to Approve Minutes**A. Council Meeting Draft Minutes - May 1, 2025**

Attachments: [Minutes - Council Meeting - May 1, 2025](#)

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

6. Informational Items

- A. Information Regarding the Southern Cities Economic Initiative Grant through the National League of Cities - Economic Development Manager Aundi Lesley

Attachments: [SCEI Grant Information](#)

Economic Development Manager Aundi Lesley informed that Canton is one of twenty cities selected to receive the Southern Cities Economic Initiative (SCEI) Grant through the National League of Cities (NLC). The planning grant includes a \$15,000 award along with six months of technical assistance and peer learning guided by NLC. Ms. Lesley stated that at the end of the six months, the City will have the opportunity to apply for implementation funding of up to \$60,000. This will provide the City the opportunity for small business support, particularly for Canton's Hispanic entrepreneurs. Ms. Lesley said the initial plans include furthering bilingual business support, procurement opportunities, and business development programs.

7. Other Announcements

Councilmember McGrew stated that Garden in the Park will be held on Saturday, May 17th from 10:00 am to 3:00 pm.

City Manager Billy Peppers noted the River Rock concert series will also be held on Saturday, May 17th at Etowah River Park.

8. Ten Minute Public Input

Mr. Taylor Steele discussed concern with Low-Income Housing Tax Credit (LIHTC) properties and cautioned Council against the creation of the Canton Community Land Trust.

Mr. Thomas Weaver requested that Council prioritize the redevelopment of the former Tippens School gymnasium during the budget process.

9. Consent Agenda

- A. Approval of Street Acceptance for City Maintenance for Streets in River Green Pod B4, The Retreat - City Engineer Bethany Watson

Attachments: [Street Acceptance - River Green Pod B4 The Retreat](#)

- B. Approval of Proposed Reimbursement Resolution - Assistant City Manager Nathan Ingram

Attachments: [Reimbursement Resolution](#)

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

10. Old Business

- A. Discussion and Possible Action on the Award of the SR 20/I-575 Water Main Replacement Project to SOL Construction LLC in the Amount of \$964,000 - City Engineer Bethany Watson

Attachments: [Sol Construction LLC](#)

City Engineer Bethany Watson stated three bids were received for this project and Sol Construction was the low bidder. The City has worked with this contractor before and staff recommends the approval of the award to Sol Construction. Councilmember Roach made a motion to approve the award of the SR 20/I-575 Water Main Replacement Project to Sol Construction LLC in the amount of \$964,000. Councilmember Waterman seconded the motion, and it was approved unanimously.

- B. Discussion and Possible Action on the Award of Task Order 8 Addendum 2 for Supplemental Services for SR 20/I-575 Water Main Replacement for Construction Administration to Black & Veatch in the Amount of \$86,845 - City Engineer Bethany Watson

Attachments: [Black & Veatch - Task Order 8 Addendum 2](#)

Ms. Watson stated that Black & Veatch was originally tasked to design the water main replacement project for the crossing of I-575 along SR 20. Construction Administration was not included in the original Task Order. Ms. Watson stated that this addendum will cover supplemental services related to construction administration including monthly progress meetings, site visits, Substantial and Final Completion inspections, review of shop drawings and submittal logs, responding to Request for Information, review of change order requests, and the preparation of project record documents. Staff recommends approval of the Task Order Addendum. Councilmember Roach made a motion to approve the of Task Order 8 Addendum 2 for Supplemental Services for SR 20/I-575 Water Main Replacement for Construction Administration to Black & Veatch in the amount of \$86,845. Mayor Pro Tem Tolan seconded the motion, and it was approved unanimously.

- C. Discussion and Possible Action on Public Art Project at Heritage Park and Waleska Street Bridge - Theatre Events and Facilities Director Kristin Norton Green

Attachments: [Public Art Project - Heritage Park & Waleska Street Bridge](#)

Theatre Events & Facilities Director Kristin Norton Green discussed how a Call for Artists works similarly to that of a Request for Qualifications. For a successful call, it is requested that Council approve the location of the Public Art Project as well as determine a not to exceed budget. Ms. Norton Green reminded Council that a donation of \$25,000 has been pledged for public art by The Residential Group who is developing the apartments at The Mill on Etowah. The Cultural Arts Commission would like to utilize this donation to fund the requested project. Mayor Grant noted this would be the City's first sculpture and the Public Art Master Plan shows this site as a potential location for art. Mr. Peppers discussed the public art that was provided by the Sembler Development (Canton Marketplace) and the estimated amount for each sculpture was around \$25,000. Council and staff discussed funding sources for the project and how since this is the City's first sculpture, it is difficult to determine where to place the budget

amount. Council and staff also discussed the types of proposals that could be received with and without a projected budget as well as one sculpture vs two sculptures. Councilmember McGrew made a motion to approve the request for a Public Art Project at Heritage Park and Waleska Street Bridge with a budget of \$25,000. Councilmember Roach seconded the motion. Mr. Peppers stated that he understands that Council is approving the location of the art project and would like to move forward using the funds that have been pledged as a donation. Mr. Peppers stated it would be best for the Cultural Arts Commission to determine if the call will be for one sculpture, two sculptures, etc. The motion passed unanimously.

Councilmember Waterman left the meeting at this time.

- D. Discussion and Possible Action to Install an Interactive Kiosk in Cannon Park - Canton Main Street Board Secretary Dave Hatabian

Attachments: [Kiosk in Cannon Park](#)

Canton Main Street Board Secretary Dave Hatabian provided a concept rendering of the proposed kiosk. Mayor Grant confirmed that the cost of the kiosk will be paid by the Canton Main Street Board and the City's Communication Department will control the content displayed on the screen. Mr. Hatabian stated Public Works will be installing the concrete pad and power supply. The kiosk vendor will be installing the kiosk. Mayor Grant and Mr. Peppers discussed that since the ownership of the kiosk will be turned over to the City, that the City purchase the kiosk and then the Canton Main Street Board could reimburse the City. This way the warranties are in the correct name and the contract has the necessary contacts. Council and staff discussed how content is changed on the kiosk and the brightness of the screen. Mayor Pro Tem Tolan made a motion to approve the installation of an interactive kiosk in Cannon Park. Councilmember Yawn seconded the motion, and it was approved unanimously.

- E. Discussion and Possible Action to Approve of Waste Pro's Request to Amend the City's Agreement for Solid Waste Collection Services - Assistant City Manager Nathan Ingram

Attachments: [Waste Pro of Georgia - First Amendment to Agreement for Solid Waste Colle](#)

Assistant City Manager Nathan Ingram stated that Waste Pro has proposed to set the CPI increase at 2.5% for each of the three years. Councilmember McGrew made a motion to approve the First Amendment to the Agreement for Solid Waste Collection Services with Waste Pro of Georgia. Councilmember Yawn seconded the motion, and it was approved unanimously.

11. New Business

- A. Discussion of the Canton Housing Team Recommendation That the City Council Approve the Creation of the Canton Community Land Trust - Housing Initiatives Director Ken Patton

Attachments: [Canton Community Land Trust](#)

Housing Initiatives Director Ken Patton discussed that a Community Land Trust (CLT) is a nonprofit, community-based organization that acquires, owns, and

stewards land permanently for the common good. CLTs are best known for providing affordable homeownership opportunities that last generations. They do this by retaining ownership of the land and selling the housing on the land to lower-income households (utilizing long-term land lease). Mr. Patton stated that in exchange for below-market prices, purchasers agree to resale restrictions that ensure the homes will remain affordable to subsequent buyers. The CLT model allows lower-income households to build wealth through homeownership, while providing the community with a stock of homes that will remain affordable for generations. Mr. Patton stated that this is not Low-Income Housing Tax Credit housing. Mr. Patton and City Attorney Bobby Dyer discussed the differences between a Land Trust and Land Bank. Staff and Council discussed buyer restrictions, resale of homes, achieving affordability through the Land Trust, and who would best serve as the Board of Directors. Staff will come back to Council with additional information at the next meeting.

- B. Discussion of the Award of Aspect on the River Vault Install to Cummins Enterprises in the Amount of \$73,712.57 - City Engineer Bethany Watson

Attachments: [Aspect on the River](#)

Ms. Watson stated that the current vault for Aspect on the River sits along the Etowah River. Over the past few years, the area around the vault has been severely eroded and is in danger of detaching from the main water line. Ms. Watson discussed that this would not only cause significant damage to the City's water main but would also put the Aspect on the River out of water for a significant amount of time. City Staff has received three quotes to replace the vault in a safer area. Ms. Watson stated that Cummins Enterprises was the low bidder.

- C. Discussion of the Award of Task Order 7 Addendum 2 for Supplemental Services for Ridge Pine Elevated Tank and Booster Pump Station for Construction Administration to Black & Veatch in the Amount of \$498.661 - City Engineer Bethany Watson

Attachments: [Black & Veatch - Task Order 7 Addendum 2](#)

Ms. Watson stated that the City has been working on the design of the South Canton Water Tank to replace the Ridge Pine Elevated Tank. Bids have been received for this project and the low bid came in at around \$14 million. Construction Administration was not included in Black & Veatch's original agreement and with a project of this size, it is needed. Ms. Watson noted that the Supplemental Services for this addendum include Preconstruction Conference, Easement Acquisition, Periodic Site Visits (two a month on average), Submittals and Requests For Information, Testing and Startup, Punchlist and Final Inspections, Operations Training, Monthly Reports and Project Administration, Construction Qualify Assurance, and other items.

- D. Discussion of Approval for Task Order 13 to Black & Veatch for Canton's Water System Master Plan Project in the Amount of \$486,500 - City Engineer Bethany Watson

Attachments: [Black & Veatch - Task Order 13](#)

Ms. Watson stated Black & Veatch completed the City's Water Master Plan in 2018. As required by the Metro North Georgia Water Planning District, the

Master Plan must be updated every five years. Ms. Watson the Master Plan Project will include Water Demand Forecasts, Water Supply Evaluation (safe yield for the Reservoir), Water Treatment Facilities Plan (New/Upgraded Water Plant), Water Distribution System Evaluation, Capital Improvements Plan, and a Master Plan Report.

- E. Discussion of Proposed Tax Allocation District Agreement between the City and Cherokee County - Assistant City Manager Nathan Ingram

Mr. Ingram stated the City established Tax Allocation District #1 – Downtown and Etowah River Corridor (known as TAD #1) in December of 2021. Mr. Ingram discussed how the Tax Allocation District promotes redevelopment and reviewed the financing period. Mr. Ingram stated a copy of the agreement was emailed to each of the Councilmembers to review. No action is requested currently as the City is still working with Cherokee County on details.

- F. Discussion of Proposed Intergovernmental Agreement between the City, Downtown Development Authority, and Cherokee County for the Development of a Multi-Use Project along North Street - Assistant City Manager Nathan Ingram

Mr. Ingram stated that staff is still working with Cherokee County regarding financing and other details within the Intergovernmental Agreement so a draft is not yet available. This will be brought back to Council at a later meeting.

12. City Manager's Report

Mr. Peppers provided Council the Operations Report for April. Mr. Peppers informed that bids for the former Tippens School gymnasium projects were received. Four bids were submitted and staff is working to review them at this time. Mr. Peppers reminded Council that two concepts for the former Tippens School site were recently provided. Mr. Peppers asked that Council provide feedback regarding the two sites so that the selected concept can be finalized and cost estimates can be provided. Mr. Peppers discussed the recent incidents at the Isotec location. Craig Cataldo was recognized as Team Member of the Month. Mr. Peppers stated that he is still working with Georgia Department of Transportation to have a team member attend a Council meeting.

13. Council Introduced Items

None.

14. Mayor's Report

- A. Appointment of the Impact Fee Advisory Board

Mayor Grant made the following appointments to the Impact Fee Advisory Board:

Mr. Rajpal Sagoo

Mr. Lee Oliver

Ms. Caroline Goddard

Ms. Jennifer Hughes

One more appointment will be made to this board for a total of five members.

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

Councilmember Yawn made a motion to adjourn to Executive Session to discuss real estate and litigation. Councilmember Roach seconded the motion, and it was approved unanimously.

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council