

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, April 17, 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 Pastor Tony Nolan of Oak Leaf Church.

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
Councilmember Travis Johnson
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Mr. Bobby Dyer, City Attorney
Mr. Marty Ferrell, Police Chief
Mr. Ryan Luckett, Finance Director
Mr. Ken Patton, Housing Initiatives Director
Ms. Bethany Watson, City Engineer
Mr. Kevin Turner, Community Development Director
Mr. Steve Green, Zoning Administrator
Mr. Tyler Peoples, Planning Tech
Ms. Lauren Johnson, Communications Manager
Mr. Russell Martin, IT Systems Analyst
Ms. Annie Fortner, City Clerk*

Absent:

None

3. Consideration to Approve Agenda

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

4. Guests and Visitors**A. Presentation of Proclamation for Safe Digging Month**

Mayor Grant read and presented a proclamation for Safe Digging Month to Mr. Joe Ordway with AT&T.

B. Presentation of the Fiscal Year 2024 Annual Comprehensive Financial Report - Samuel G. Latimer with Rushton

Mr. Samuel Latimer with Rushton presented the audit report for the fiscal year that ended on September 30, 2024 noting an unmodified opinion on the financial statements has been given to the City. Mr. Latimer thanked the entire Canton

team for being helpful throughout the audit process. Mr. Latimer reviewed the City's net position and change for the last three years and discussed revenues, expenditures, and fund balance of the General Fund. Mr. Latimer further reviewed the operating revenues and expenses of the Water and Sewer Fund. Mr. Latimer stated no material weaknesses and no significant deficiencies were noted in the internal controls of the City of Canton and no instances of material noncompliance or other matters were noted. Lastly, Mr. Latimer discussed current and future reporting changes.

5. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - April 3, 2025

Attachments: [Minutes - Council Meeting - April 3, 2025](#)

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

6. Informational Items

- A. Review of February Financials - Finance Director Ryan Luckett

Attachments: [February Financials](#)

Finance Director Ryan Luckett highlighted the February financials noting the General Fund revenues are ahead of where they were this time last year, General Fund expenditures are on track, and SPLOST revenues are even compared with last year.

7. Other Announcements

None.

8. Ten Minute Public Input

Mr. Chris Everett spoke about housing and increased traffic within the City. Mr. Everett also discussed concern with the Downtown Development Authority spending City funds.

Mr. Jason Bryant discussed concern with the intersection of Riverstone Parkway and I-575 and requested that left turns onto I-575 only be made with a green light arrow.

9. Consent Agenda

- A. Approval of Task Order 8 from Keck & Wood for the Prominence Point Pkwy Intersection Improvements Project Right-of-Way Acquisition Services in the Amount of \$30,800 - City Engineer Bethany Watson

Attachments: [Keck & Wood - Task Order 8](#)

- B. Approval of Crown Castle Agreement for Utility Relocation for the West Main Street Pedestrian Corridor Project - City Engineer Bethany Watson

Attachments: [Crown Castle Agreement](#)

- C. Approval of the Award of Task Order 6 Addendum 2 for Supplemental Services for Brown Industrial Booster Pump and Waterline to Black & Veatch in the Amount of \$43,175 - City Engineer Bethany Watson

Attachments: [Black & Veatch - Task Order 6 Add 2](#)

- D. Approval of the Proposed List of Assets to be Disposed - Assistant City Manager Nathan Ingram

Attachments: [Assets for Disposal at Auction](#)

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

10. Old Business

- A. Discussion and Possible Action on Case MPA2502-001 - Request to Construct Two Residential Units within the Island of the Cul-de-Sac of Laurel Vista Drive in Horizon at Laurel Canyon - Zoning Administrator Steve Green

Attachments: [MPA2502-001 Documentation](#)

Zoning Administrator Steve Green reviewed the case details provided during the public hearing at the last Council meeting. Councilmember Johnson made a motion to deny case MPA2502-001. Councilmember McGrew seconded the motion, and it was approved unanimously.

- B. Presentation by Atkins for Consideration to Approve Canton Water Pollution Control Plant Expansion to 6 MGD Project Schedule Extension and Additional Construction Management and Resident Project Representative Services Request in the Amount of \$495,469 - City Engineer Bethany Watson

Attachments: [WPCP Project Schedule Extension](#)

City Engineer Bethany Watson stated the Water Pollution Control Plant expansion was increased to 7 MGD and the project completion date was September 24, 2024. The authorized service ended to this date. Ms. Watson stated that per the most recent project schedule update submittal in December 2024, the new project completion date is December 11, 2025. AtkinsRéalisis is proposing to provide additional construction engineering and resident project representation services to this new completion date. Tyler Hewitt and William Xu, representatives of Atkins, were present to answer questions from Council. Mayor Grant asked about the original date of completion for the project and the revised date of completion after the City decided to increase from 6 MGD to 7 MGD. Mr. Hewitt and Mr. Xu stated the original completion date was September

24, 2024, and the increase added an additional 45 days. Mayor Grant asked why an extension was not requested at the time Council requested to move to 7 MGD. Mr. Hewitt stated additional fees were not requested at that time, however further delays have pushed the completion date back. Mayor Grant asked about the delays. Mr. Hewitt discussed supply chain issues, delays in delivery of equipment, and labor and material challenges. Mayor Grant asked if the City was responsible for any of those delays. Mr. Hewitt stated no. Mayor Pro Tem Tolan asked if everything in the completed Phase I is now working. Mr. Hewitt stated there are a few minor items remaining. Mayor Pro Tem Tolan asked about the remaining parts of the project to be completed by the end of the new completion date. Mr. Hewitt stated the primary portion to be completed is the solids handling facilities and the treatment processes. Councilmember Waterman asked what the new completion date is projected to be. Mr. Xu stated it is December 11, 2025. Councilmember Waterman asked if there is anything that would push that date back further. Mr. Hewitt stated that they agree with the projected timeline at this point. Councilmember McGrew asked if there will be an extension request for the construction side of the project from Clark/Reeves Young. Mr. Hewitt stated yes and noted the details of that request are being negotiated with the contractor. Councilmember McGrew asked what would happen should the City not grant this extension. Mr. Hewitt stated they would work off their existing budget as long as they could.

- C. Discussion and Possible Action on the Request by TBG Residential for a \$500,000 Loan from the City as Part of Their Low-Income Housing Tax Credit (LIHTC) Application for the Summit at Hickory Creek Project - Housing Initiatives Director Ken Patton

Attachments: [TBG Residential Request](#)

Housing Initiatives Director Ken Patton provided a review of the information given to Council at the last meeting. Mayor Pro Tem Tolan asked about the funding source for the loan. Mr. Patton stated that the original source of the funds for the loan were from American Rescue Plan Act (ARPA). Mayor Grant verified that this is the same amount requested last year and that the applicant must have an approved Low-Income Housing Tax Credit (LIHTC) application through the Georgia Department of Community Affairs. Mayor Grant also clarified the loan would be given through the Housing Authority. Councilmember Waterman asked about the terms of the loan. City Manager Billy Peppers stated the terms are similar to those at Tanner Place. Councilmember Johnson asked if this request was just for Phase I. Mr. Patton stated that was correct. Councilmember McGrew asked about the timeline should the project be approved. Mr. Patton stated they could begin construction as soon as the loan is closed. Councilmember Yawn stated that the commitment of the loan shows the City supports this project in order to help the applicant to receive the LIHTC award. Mayor Pro Tem Tolan made a motion TBG Residential's request seeking a financial commitment letter for a loan in the amount of \$500,000 from the City as part of their LIHTC application for the Summit at Hickory Creek. Councilmember Roach seconded the motion, and it was approved unanimously.

- D. Discussion and Possible Action on the Georgia Initiative for Community Housing (GICH) Point Award Review Process for Low-Income Housing Tax Credit (LIHTC) Applications - Housing Initiatives Director Ken Patton

Attachments: [GICH Point Award Process](#)

Mr. Patton reviewed the information provided to Council at the last meeting regarding the Georgia Initiative for Community Housing (GICH) point award. Staff recommends awarding the GICH point to TBG Residential. Mayor Pro Tem Tolan made a motion to award the GICH point to TBG Residential. Councilmember Roach seconded the motion, and it was approved unanimously.

- E. Discussion and Possible Action on the North Canton Cottage Village Project and the Sealed Bid Process - Housing Initiatives Director Ken Patton

Attachments: [North Canton Cottage Village Project](#)

Mr. Peppers discussed a rank sheet that was created based upon Council feedback as it relates to this project. This sheet shows the ranking order of priorities which include missing middle housing, affordable housing, fee simple housing for existing residents in Canton, fee simple housing for existing employees in Canton, housing product built by one developer, housing development that matches the exact site plan, and "other". A copy of the rank sheet can be found in the office of the City Clerk. Mr. Peppers recommended that he, Mr. Patton, and the City Attorney meet to review these priorities and the bid process as provided in Council's packet. Following this, a recommendation will be brought back to Council at a future meeting.

11. New Business

- A. Discussion of the Preliminary Concept Plans for the North Canton School Site Project - Housing Initiatives Director Ken Patton

Attachments: [North Canton School Site Project](#)

Mr. Patton stated that Keck & Wood have prepared two concept plans for the North Canton School Site. One concept includes residential and recreational uses. The other concept was recreation only. Mr. Patton noted that these are preliminary concepts for Council to review and provide feedback.

- B. Discussion of the Award of Task Order 8 Addendum 2 for Supplemental Services for SR20/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 Add 2](#)

Ms. Watson stated that Black & Veatch was originally tasked to design a water main replacement project for the crossing of I-575 along SR20. Construction Administration was not included in the original Task Order. Ms. Watson stated 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 maintenance of submittal logs, responding to RFIs, reviewing change order requests, and preparing project record documents.

- C. Discussion of the Award of the SR20/I-575 Water Main Replacement Project to SOL Construction LLC in the Amount of \$964,000 - City Engineer Bethany Watson

Attachments: [Sol Construction - Water Main Replacement](#)

Ms. Watson stated the City received three bids on April 3rd with Sol Construction being the low bidder at \$964,000. This is below the estimated amount. Ms. Watson stated that the City has worked with this contractor before on previous projects.

12. City Manager's Report

Mr. Peppers recognized Mr. Cody Phelps as the Team Member of the Month.

Mr. Peppers provided updates on the North Street Project noting two important meetings occurred. First, the City Manager and Finance Director met with the City's financial advisors from Davenport to discuss projects in the City. This included the North Street Project, Downtown Fire Station and potential water plant project. The purpose of the meeting was to learn more about financing options, get a better understanding of the current bond market, and let our Davenport team know about the future work of the City so they can best help us plan our next moves. The second meeting was a team meeting between the City Manager, City Engineer, Downtown Development Authority Chair and Goodwin Mills Cawood (GMC) to discuss the next steps for design on the North Street Project. GMC was provided the latest agreement points between Canton and Cherokee County, a discussion of non-negotiables and priorities occurred, and lastly a timeline and project scope was discussed. At this point, the City believes we can have a contract ready for mid-May to approve the design services for the project and would like to post two Request For Proposals in the next few weeks (the first for the hotel partner and the second for a Construction Manager at Risk (CMAR)). GMC believes full designs will take a year to complete, but by having a CMAR on board, the City could begin site work and demolition of existing structures before the end of the year. Additionally, GMC has a transportation group and would handle the roundabout project at North Street/East Main Street/Brown Street as part of the overall project. The City is currently working through Mr. Dyer and the County's legal team on an IGA to launch the project.

Mr. Peppers stated that the Georgia Municipal Association has provided a slate of officers for District 3 North (which includes the cities in Cherokee County). The City needs to approve someone to vote on behalf of the City and cast the ballot. I would like to request that the Council nominate and approve someone to cast the City's ballot.

Mr. Peppers noted that City offices will be closed tomorrow to the public. Our team will be working as part of our Spring Cleaning initiatives. This is an opportunity for our team to work on better organization, shredding outdated materials that are past records retention rules, improving our electronic footprint, and team building. While the offices will be closed to the public, our first responders will be operating as normal.

Councilmember Waterman asked about inviting a representative of Georgia Department of Transportation to attend a Council meeting to discuss concerns. Mr. Peppers stated he reached out to the City's District Engineer in February but he has yet to receive a response. Mr. Peppers stated he will send the request again.

13. Council Introduced Items

None.

14. Mayor's Report

Mayor Grant congratulated Cody Phelps for being nominated Team Member of the Month. Mayor Grant noted that elected officials and staff members are in attendance during the Downtown Development Authority meetings in which the use of funds is discussed.

15. Adjourn

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

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council