

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Thursday, November 20, 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 Johnson.

2. Call to Order

The meeting was called to order by Mayor Grant.

Members Present:

Mayor Bill Grant
Mayor Pro Tem Shawn Tolan
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. Jeff Tucker, Deputy Police Chief
Mr. Kevin Turner, Community Development Director
Mr. Tyler Peoples, City Planner
Mr. Jakob Allen, City Planner
Mr. Steve Green, Zoning Administrator
Ms. Bethany Watson, City Engineer
Ms. Lauren Johnson, Communications Manager
Mr. Russell Martin, IT Systems Analyst
Ms. Annie Fortner, City Clerk

Absent:

Councilmember Farris Yawn

3. Consideration to Approve Agenda

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

4. Guests and Visitors

None

5. Public Hearing

- A. Public Hearing on Update to City of Canton Impact Fee Methodology and Fee Schedule - Community Development Director Kevin Turner

Attachments: [Update to Impact Fee Methodology and Fee Schedule](#)

Community Development Director Kevin Turner stated that two public hearings are required. The second public hearing is currently scheduled for the second Council meeting in December. Mr. Turner stated if approved, implementation of the new Impact Fees would begin around March of 2026. Mr. Henry Thomas, Senior Vice President of Raftelis, provided a presentation to Council. A copy of the presentation can be found in the office of the City Clerk. Mr. Thomas discussed what Impact Fees are and spoke about the restrictions on how they are used. Mr. Thomas further discussed the benefits and legal considerations regarding Impact Fees. Mr. Thomas spoke in detail about the fee calculation methodology and reviewed the City's Service Area Forecast. Mr. Thomas reviewed the categories of Impact Fees (Police, Parks and Recreation, and Transportation) discussing level of service, existing and planned investments, and current and proposed fees for residential and non-residential projects. It was noted that an amend to the Transportation fees will be made and are expected to be lower with the inclusion of the data from the recently approved Transportation Special Purpose Local Option Sales Tax (TSPLOST). In conclusion, Mr. Thomas recommended the adoption of the proposed Impact Fees as well as for the City to continue to review and update fees periodically to keep pace with changes in growth, level of service, and capital needs/costs. Mayor Grant opened the public hearing. Mr. Darrell Rice spoke. Mr. Rice indicated he served on the Impact Fee Advisory Committee and spoke in favor of the changes to the fees. Mr. Rice compared Canton to other municipalities and stated Canton is ahead of the curve as he believes others will be increasing their fees soon. Mayor Grant closed the public hearing and opened the discussion to Council. Mayor Grant thanked the Impact Fees Advisory Committee members: Rajpal Sagoo, Lee Oliver, Caroline Goddard, Jennifer Hughes, and Darrell Rice. Mayor Grant stated that the major concern from residents is transportation. Mayor Grant noted that this could be discussed further at the Council retreat in December ahead of the next public hearing.

6. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - November 6, 2025

Attachments: [Minutes - Council Meeting - November 6, 2025](#)

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

7. Informational Items

None

8. Other Announcements

None

9. Ten Minute Public Input

None

10. Consent Agenda

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

Attachments: [Tetra Tech, Inc. Consulting Services Agreement](#)

- B. Approval of Disposal of Public Works Vehicles - Assistant City Manager Nathan Ingram

Attachments: [Public Works Vehicle Disposal](#)

- C. Approval of Intergovernmental Agreement for Cherokee County to Conduct Elections - City Manager Billy Peppers

Attachments: [IGA - Cherokee County to Conduct Elections for the City of Canton](#)

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

11. Old Business

- A. Discussion and Possible Action on the Proposal for Wastewater System Master Plan from Black & Veatch in the Amount of \$509,319 - City Engineer Bethany Watson

Attachments: [Wastewater System Master Plan Proposal](#)

City Engineer Bethany Watson stated that currently the 7MGD permit serves the City along with 33 pump stations, 17 miles of force mains, and 110 miles of gravity sewers. The update will include Wastewater flow projections to 2070, Wastewater Collection and Hydraulic Conveyance System Evaluation, Wastewater Treatment Capacity Planning, Capital Improvements Plan, and Master Plan Report. Staff expects project completion to take 12 months. Councilmember McGrew made a motion to approve the proposal for the Wastewater System Master Plan from Black & Veatch in the amount of \$509,319. Councilmember Johnson seconded the motion, and it was approved unanimously.

- B. Discussion and Possible Action on Workforce Housing Agreement for 300 Prominence Point Parkway - Zoning Administrator Steve Green

Attachments: [Workforce Housing Agreement](#)

Zoning Administrator Steve Green informed that in 2021, the Master Plan Amendment for 300 Prominence Point Parkway was approved to allow a 168-unit apartment complex on the 3.408 acres. One of the conditions was to provide 10% of the units at an affordable rate between 60-120% AMI. The current owner is selling the project, and the new owner wants a written agreement spelling out this condition. The City Manager and City Attorney have been working with the buyer on an agreement. The 50-year agreement spells out that 17 of the units will be held for individuals that earn 60-120% AMI. Mr. Green stated that as this was an approved condition, staff recommends action on the agreement to not slow the property transaction. Mayor Pro Tem Tolan made a motion to approve the Workforce Housing Agreement for 300 Prominence Point Parkway. Councilmember Roach seconded the motion, and it was approved unanimously.

12. New Business

- A. Discussion of River Green Street Lights - City Engineer Bethany Watson

Attachments: [River Green Street Lights](#)

Ms. Watson discussed that River Green has a unique streetlight that was installed along River Green Avenue and River Bend Way. These 50 lights are old infrastructure that was designed and provided by the original developer. All other lights in the River Green development are maintained by Georgia Power with monthly costs provided by the City of Canton. Ms. Watson stated that Georgia Power provided a quote to replace the lights, which requires a prepayment of \$339,287. City staff met with the HOA and attempted to provide cost-sharing options, such as a Community Improvement District. The HOA maintains that as the lights are in the ROW, they are the responsibility of the City. Ms. Watson noted that the City's position would be that the lights were not turned over or accepted by the City. Staff agrees that the lights being out could create a public safety concern and seeks to get Council to decide the following: 1) Authorizing the full-funding of \$339,287 to initiate the project and accept the monthly maintenance once standard fixtures are installed; 2) Direct staff to re-engage the HOA on a specific cost-sharing proposal, including a desired amount of cost-sharing; or 3) Explore options for imposing a developer add-on fee for the remaining undeveloped lots within River Green. Council discussed concerns with safety, cost, and life cycle of streetlights. Council additionally compared accepting streetlights in the same manner as accepting streets for maintenance and spoke about the use of add-on fees.

Councilmember Waterman left at this time.

- B. Discussion of Agreement to Provide a Sewer Credit for Northside Hospital Cherokee's Cooling Tower - Assistant City Manager Nathan Ingram

Attachments: [NHC Cooling Tower Agreement](#)

Assistant City Manager Nathan Ingram stated that Council recently approved a one-time sewer credit for Northside Hospital Cherokee based upon evaporation related to water in the cooling tower. Staff requested a formal agreement/procedure be created for this credit moving forward which states the following:

- NHC will install flow meters and transmitters—one at the cooling tower domestic make-up water line and a second at the cooling tower blow-down line. The meters and transmitters will be purchased in consultation with the City and must match the City's reading technology.*
- NHC will make sure meters are properly installed and ensure accuracy.*
- NHC will pay for the meters and installation.*
- NHC will maintain the meters.*
- Canton will take monthly readings from both meters.*
- Canton will notify NHC if readings are not available or there is no consumption change. NHC will then have 60 days to remedy or be billed full consumption.*
- Canton has created a formula for measuring evaporation and will use that formula to provide a sewer credit to the bill.*

- C. Discussion of Proposed Engagement to Repair/Replace the Roof on the Public Safety Building - Assistant City Manager Nathan Ingram

Attachments: [Public Safety Building Roof](#)

Mr. Ingram informed that in May 2024, the Council approved the awarding of a bid to CMM Roofing to replace the roof of 151 Elizabeth Street in the amount of \$221,900. CMM was the low bidder on the project and passed reference checks. The roof project included two catastrophic rain events leading to claims and still leaks after CMM finished the project. Mr. Ingram stated that staff requested that Williamson & Associates do a full roof inspection and analysis post CMM's project completion. This information was provided to Croft & Associates, the engineering firm currently working with the City on the downtown fire station. Croft & Associates have developed a fee proposal to oversee the scope of work, Request for Qualifications/Contractor selection and award, and construction administration. Croft's fee is \$37,600. Mr. Ingram stated that this item is not budgeted and will likely exceed the initial contract with CMM Roofing. The City Attorney and staff are working to call the bonds on the project to recoup the City's expenses to CMM. Mr. Ingram noted that action to engage with Croft & Associates will be on Council's next meeting agenda.

13. City Manager's Report

Mr. Peppers provided project updates regarding the Hickory Flat Highway Gateway Project abatement and demolition, North Street Gateway Project Construction Manager at Risk interviews, and Downtown Fire Station Rehabilitation Project Construction Manager at Risk recommendation to be provided to the Canton Building Authority at their next meeting on December 4th. Mr. Peppers spoke about the great event held downtown for the Christmas tree lighting and drone show. The October Operations Report has been provided to Council and is available on the City's website.

14. Council Introduced Items

None

15. Mayor's Report

Mayor Grant thanked all of Team Canton that helped make the tree lighting and drone show such a success. Mayor Grant stated that board appointments to the Canton Housing Authority will be made at the next meeting.

13. Adjourn

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

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council