

Canton, Georgia

110 Academy Street
Canton, Georgia 30114



Minutes - Final - Final

Thursday, April 3, 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 Farris Yawn
Councilmember Sandy McGrew
Councilmember Dwayne Waterman
Councilmember Bryan Roach
Councilmember Travis Johnson
Mr. Billy Peppers, City Manager
Mr. Bobby Dyer, City Attorney
Mr. Nathan Ingram, Assistant City Manager
Mr. Marty Ferrell, Police Chief
Mr. Ken Patton, Housing Initiatives Director
Mr. Kevin Turner, Community Development Director
Mr. Tyler Peoples, Planning Tech
Mr. Steve Green, Zoning Administrator
Mr. Ryan Luckett, Finance Director
Ms. Lauren Johnson, Communications Manager
Ms. Kelly Pendley, Public Works Operations Director
Mr. Mike Morgan, Information Technology Director
Ms. Annie Fortner, City Clerk*

Absent:

None

3. Consideration to Approve Agenda

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

4. Guests and Visitors**A. Presentation of Proclamation for Child Abuse Prevention Month**

Mayor Grant read and presented a proclamation for Child Abuse Prevention Month to Ms. Michelle Meek with The Children's Haven, Ms. Sarah Welch with Anna Crawford Children's Center, and Ms. Stephanie Koson with Cherokee County Department of Family and Children's Services.

5. Public Hearing

A. Public Hearing for 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 introduced the case and stated that the Development Agreement requires that a water tank/tower be constructed within Laurel Canyon. The site generally recognized for the tank/tower is the island within the cul-de-sac of Laurel Vista Drive. Mr. Green stated the applicant is seeking to remove the requirement of the tank in order to construct two new residential units within the island. Mr. John Gaskins spoke on behalf of the owners stating the Development Agreement as well as the conditions within it expired in 2015. Mr. Gaskins requested that Council consider tabling this application until the May meetings to allow the applicant to work with the City and residents on any concerns. Mr. Jeremy Warner spoke in opposition to the application discussing concerns with lower home values and the desire for that property to remain greenspace/common area. Ms. Heather Collins spoke in opposition noting the applicant's previous application and withdrawal while the same concerns remain. Ms. Collins noted the three major concerns include inconsistent water pressure, property values, and lack of communication with residents and potential future residents of the possibility of two homes in that location. Mayor Grant closed the public hearing and opened the discussion to Council. Councilmember McGrew asked if the request is a change in zoning or a Master Plan Amendment. Mr. Green stated this is a Master Plan Amendment. Councilmember Johnson asked to find out what information is being presented to owners and potential owners about the property. Mr. Green stated he will get that information and provide it to Council.

6. Consideration to Approve Minutes

A. Council Retreat Draft Minutes - March 13-15, 2025

Attachments: [Minutes - Council Retreat - March 13-15, 2025](#)

B. Council Meeting Draft Minutes - March 20, 2025

Attachments: [Minutes - Council Meeting - March 20, 2025](#)

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

7. Informational Items

A. Review of January Financials - Assistant City Manager Nathan Ingram

Attachments: [January Financials](#)

Assistant City Manager Nathan Ingram noted that there were no significant items in the January financials. The February financials will be presented at the next Council meeting.

8. Other Announcements

None

9. Ten Minute Public Input

Mr. Kendall Jones spoke in support of New Business Items 12A and 12B discussing the need for senior housing and how the requested loan benefits the project.

10. Consent Agenda

None

11. Old Business

A. Discussion and Possible Action on Resurfacing Intergovernmental Agreement with Cherokee County - Public Works Operations Manager Kelly Pendley

Attachments: [2025 Resurfacing IGA](#)

Public Works Operations Manager Kelly Pendley reviewed the information that was provided to Council at the last meeting. Ms. Pendley noted the bid came in around \$339,000 less than estimated. A copy of the Intergovernmental Agreement (IGA) will be received from Cherokee County after April 15th to be signed if approved by Council. Councilmember Waterman made a motion to approve entering into an Intergovernmental Agreement with Cherokee County for 2025 road resurfacing not to exceed the amount of \$868,103.72 and authorize the Mayor to sign the agreement once received from the County. Councilmember Johnson seconded the motion, and it was approved unanimously.

B. Discussion and Possible Action on High Friction Surface Treatment on City Streets - Public Works Operations Manager Kelly Pendley

Attachments: [High Friction Surface Treatment](#)

Ms. Pendley reviewed the information that was provided to Council at the last meeting. Ms. Pendley stated this will be completed in conjunction with the IGA for resurfacing. Councilmember Waterman asked about the differences in pricing of the two quotes provided as well as the quality of work of the recommended contractor. City Manager Billy Peppers stated that the contractors who provided a quote generally work on larger scale projects. Mr. Peppers also noted that the City's other option would have been to not enter an IGA for resurfacing which may have got more bidders to come forward since they would be doing the paving and high friction surface treatment but that may cost the City more money. Mayor Pro Tem Tolan asked if specialized equipment is needed to do this treatment. Ms. Pendley stated yes and described the treatment process. Councilmember Johnson asked about the longevity of the treatment. Ms. Pendley stated it is the same as paving which is around 8 to 10 years. Councilmember McGrew made a motion to award the High Friction Surface Treatment to WJ Surface Treatment in the amount not to exceed \$143,436. Councilmember Johnson seconded the motion, and it was approved unanimously.

12. New Business

A. Discussion of 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 stated that the City received a request from TBG Residential requesting a \$500,000 loan from the City as part of their Low-Income Housing Tax Credit (LIHTC) application for their project, Summit at Hickory Creek. Representatives of TBG Residential discussed the loan amounts to \$5,000 per unit and will allow them to receive one point on their LIHTC application. The loan is fully repayable with interest and would be done through a Memorandum of Understanding with the Canton Housing Authority. Mayor Grant discussed the need for affordable senior housing and how this project will address that need. Mayor Pro Tem Tolan discussed the competitive nature of the application process and how one point makes all the difference. Councilmember McGrew asked if this request is for both phases of the project. Mr. Patton stated the current request is for Phase 1 and noted TBG Residential could return for another request for Phase 2. Councilmember Yawn asked where the funds for the loan will come from. Mr. Peppers stated they will come from the General Fund where all the City's American Rescue Plan Act (ARPA) Funds have been moved. The City would make the loan to the Housing Authority and then the Housing Authority would make a loan to the project.

B. Discussion of 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 stated the City has received two requests for the award the City's Georgia Initiative for Community Housing (GICH) point for LIHTC applications in the 2025 cycle. The City also received a letter of interest for the award of the City's GICH point. Mr. Patton stated TBG Residential has requested the City award the GICH point for their LIHTC application for their project in Riverstone. The City also received a request to award the City's GICH point to In-Fill Housing Inc. for their application for renovations to Lakeview Apartments. Mr. Patton stated ReaVentures has submitted a letter of interest for the award of Canton's GICH point. ReaVentures does not have a specific project at this point. Mr. Patton discussed that due to having multiple requests the staff has prepared a GICH Point Award Review Process for the Council to consider. Mayor Grant confirmed that the City has one GICH point to award each year which must be given by the application deadline in May. Mayor Pro Tem Tolan spoke in support of affordable/attainable housing for seniors and the TBG Residential project.

C. Discussion of the North Canton Cottage Village Project and the Sealed Bid Process - Housing Initiatives Director Ken Patton

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

Mr. Patton stated that following Council's retreat, staff prepared documents to proceed with a sealed bid process in regard to the disposition of the North Canton Cottage Village project. Mr. Patton reviewed the stipulations and timeline as provided in Council's agenda packet/attachments. Mayor Pro Tem Tolan asked how the stipulations would be enforced. City Attorney Bobby Dyer stated they would be enforced through covenants. Councilmember Roach discussed wanting to include the City's Down Payment Assistance Program in the awarded bidder's marketing package. Mr. Dyer clarified that the site plan noted in the stipulations is the site plan that Council has already approved. Also, information needs to be included that the contract would have no due diligence period. Mr. Patton stated he has received one letter of interest about the project.

D. Discussion of Task Order 8 from Keck & Wood for the Prominence Point Parkway Intersection Improvement Project Right-of-Way Acquisition Services in the Amount of \$30,800 - Assistant City Manager Nathan Ingram

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

Mr. Ingram stated this Task Order is for the acquisition of right-of-way.

E. Discussion of Crown Castle Agreement for Utility Relocation for the West Main Street Pedestrian Corridor Project - Assistant City Manager Nathan Ingram

Attachments: [Crown Castle Agreement](#)

Mr. Ingram stated the agreement would allow Crown Castle to install a four-inch duct for the burial of utilities along West Main Street. Mr. Ingram noted that this project is partially funded by Georgia Department of Transportation.

F. Discussion of Canton Water Pollution Control Plant Expansion to 6 MGD Project Schedule Extension Request from AtkinsRealis for Additional CM and RPR Services in the Amount of \$495,469 - Assistant City Manager Nathan Ingram

Attachments: [WPCP Project Schedule Extension](#)

Mr. Ingram stated the project completion date was September of 2024 and has now been moved to December of 2025. AtkinsRealis has requested an amount up to \$495,469 in compensation for the additional time. Mr. Ingram suggested that Council ask Atkins to make a presentation regarding the request for additional funds and timeline extension as there are still several questions about the added time and money.

G. Discussion 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 - Assistant City Manager Nathan Ingram

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

Mr. Ingram stated the Brown Industrial water storage tank was removed and a booster pump station was installed. Due to aged infrastructure in the area, Black & Veatch has requested compensation for an additional scope.

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

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

Mr. Ingram stated the auction will be held on Saturday, April 26th at the Fairgrounds.

13. City Manager's Report

Mr. Peppers provided updates on capital projects including the City facilities at City Hall, Public Safety, and the Theatre. Mr. Peppers further gave updates on the Downtown Fire Station, meetings for the Water Pollution Control Plant and with Cherokee County Water and Sewerage Authority, South Canton Water Tank, I-575 water line, Boling Park fields, North Canton Gymnasium, and Drawings for the South Canton Park.

Mr. Peppers stated the City has received a request for an early concrete pour at Tanner Place to be done on April 10th. The requester asked that the pour begin at 3:00 am however the earliest the City has ever allowed a pour to begin is 4:00 am. Councilmember Roach made a motion to add the request for an early concrete pour at Tanner Place to the agenda. Councilmember Yawn seconded the motion, and it was approved unanimously. Council and staff discussed that the requested pour would take about 20 loads of concrete and would be completed before the morning school and work hours. Councilmember Yawn made a motion to approve the early pour on April 10th to begin at 4:00 am. Councilmember Roach seconded the motion, and it was approved unanimously.

14. Council Introduced Items

None

15. Mayor's Report

None

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

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

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council