

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, September 18, 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 Brando.

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 Travis Johnson
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Mr. Bobby Dyer, City Attorney
Mr. Jeff Tucker, Deputy Chief
Mr. Ken Patton, Housing Initiatives Director
Ms. Bethany Watson, City Engineer
Mr. Ryan Luckett, Finance Director
Ms. Lauren Johnson, Communications Manager
Ms. Kaylee Floyd, Administrative Assistant
Ms. Annie Fortner, City Clerk*

Absent:

Councilmember Bryan Roach

3. Consideration to Approve Agenda

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

4. Guests and Visitors**A. Presentation of Proclamation for Constitution Week**

Mayor Grant read and presented a Proclamation for Constitution Week to members of the Hightower Trail Chapter of the Daughters of the American Revolution.

Mayor Grant read and presented a Proclamation for National Hispanic Heritage Month to Evelyn Soto, Carolina Castillo, and Ratal Mendez with Raices y Negocios Magazine.

B. Presentation by Davenport & Co. of Downtown Fire Station Renovation and Rehabilitation Funding

Doug Gebhardt with Davenport & Co. provided Council a presentation which discussed the background of the property, project overview, and

recommended funding strategy. Mr. Gebhardt reviewed key debt issuance assumptions, estimated debt service, and the preliminary financing timeline. A copy of the presentation can be found in the office of the City Clerk.

5. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - September 4, 2025

Attachments: [Minutes - Council Meeting - September 4, 2025](#)

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

6. Informational Items

None

7. Other Announcements

None

8. Ten Minute Public Input

Mr. Thomas Weaver spoke of concerns related to the last meeting and raised those same concerns with the Cherokee County Board of Commissioners.

Mr. Taylor Steele spoke against the Canton Community Land Trust and requested that the Council take a step back to complete due diligence.

9. Consent Agenda

None

10. Old Business

- A. Discussion and Possible Action on Street Acceptance for City Maintenance for Streets in Preserve at Canyon Ridge Phase 1 - City Engineer Bethany Watson

Attachments: [Street Acceptance - Preserve at Canyon Ridge Phase 1](#)

City Engineer Bethany Watson stated that the streets in Preserve at Canyon Ridge Phase 1 have met the requirements of the Unified Development Code and are now ready to be accepted by the City of Canton for maintenance. Councilmember Johnson made a motion to approve the acceptance. Councilmember McGrew seconded the motion, and it was approved unanimously.

- B. Discussion and Possible Action on Resolution to Authorize the Issuance of a Revenue Bond for the Renovation and Rehabilitation of the

Downtown Fire Station - Assistant City Manager Nathan Ingram

Attachments: [Resolution Authorizing Debt Issuance](#)

Assistant City Manager Nathan Ingram thanked representatives from Davenport & Co. for their presentation. Mayor Grant asked about the resolution and what it authorizes. Mr. Ingram explained that it authorizes staff, financial advisors, and bond counsel to move forward. Mayor Grant also noted that the funding is supposed to be Impact Fees. Mr. Ingram responded that every year Impact Fees vary, and this debt will allow for the project to weather changes in that market. Councilmember Waterman moved to approve the Resolution to Authorize the Issuance of a Revenue Bond for the Renovation and Rehabilitation of the Downtown Fire Station. Councilmember Johnson seconded the motion, and it was approved unanimously.

11. New Business

- A. Discussion and Possible Action on Change Order 1 to W.L. Griffin for Canton Water Treatment Plant Filter Rehab Project in the Amount of \$24,500 - City Engineer Bethany Watson

Attachments: [W.L. Griffin - Change Order 1](#)

City Engineer Bethany Watson stated that due to unforeseen conditions, W.L. Griffin for the Canton Water Treatment Plant Filter Media Rehab Project has submitted a change order. The contractor discovered that the 20" backflow valve and drain valves for Filters #5 and #6 are inoperable, preventing proper drainage. As a result, filter media must be removed wet and replaced by hand, deviating from the original slurry method. These issues will require additional labor, equipment, and time before disinfection can occur. Councilmember Johnson noted there are six filters and asked how long it would take to dry. Ms. Watson explained that each filter takes about a week and the whole project would take about two months. Councilmember Yawn made a motion to approve Change Order 1 to W.L. Griffin for the Canton Water Treatment Plant Filter Rehab Project in the amount of \$24,500. Councilmember Waterman seconded the motion, and it was approved unanimously.

12. City Manager's Report

Mr. Peppers provided project updates on the following: South Canton Park Bids, North Canton Gateway Project including, tenant notifications, and assistance, Canton Village Shopping Center Demo Bids. Mr. Peppers recognized Sergeant Carlos Henao as Team Member of the Month for August.

13. Council Introduced Items

- A. City Council Appointment to the Cherokee Regional Land Bank Authority and Possible Suggestions for the Two At-Large Board Appointments - Councilmember Tolan

Mayor Pro Tem Tolan motioned to nominate Bobby Dyer to represent the City of Canton in the Cherokee County Land Bank. Councilmember Yawn noted that Mr. Dryer would serve as a citizen and not as the City Attorney for Canton. Mayor Pro Tem Tolan also noted that the two at-large member

recommendations are still being discussed. Councilmember Yawn seconded the motion, and it was approved unanimously.

14. Mayor's Report

A. Commission and Board Appointments

Councilmember Roach (not present) nominated Todd Baker to fill the vacant seat for the Cultural Arts Commission. Councilmember Waterman seconded the motion, and it was approved unanimously. Mayor Grant nominated Darrell Rice to fill the vacancy on the Impact Fee Advisory Board. Mayor Pro Tem Tolan seconded the motion, and it was approved unanimously.

15. Adjourn to Executive Session to Discuss Litigation

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

Mayor Grant called the regular meeting back to order. Mayor Pro Tem Tolan made a motion to amend the agenda to add two items: 1) Proposed Consent Order in the City of Canton vs. Roach and Adams Investments, LLC; and 2) Proposed Settlement Agreement and Release with Clark Reeves Young JV. Councilmember Johnson seconded the motion, and it was approved unanimously.

Councilmember Yawn made a motion to authorize the Consent Order in the City of Canton vs. Roach and Adam's Investments LLC, regarding 141 Jarvis Street. Councilmember Johnson seconded the motion, and it was approved unanimously.

Councilmember Waterman made a motion to approve the Settlement Agreement and Release between the City of Canton and Clark Reeves Young JV, which includes a change order to the contract in the amount of \$2.7 million. Councilmember Yawn seconded the motion, and it was approved unanimously.

Mayor Pro Tem Tolan 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