

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, May 1, 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. Alec Robles, Crime Analyst
Mr. Kevin Turner, Community Development Director
Mr. Ken Patton, Housing Initiatives Director
Mr. Merrick McClure, Code Compliance Manager
Mr. Tyler Peoples, Planning Tech
Ms. Brittany Anderson, City Planner
Mr. Steve Green, Zoning Administrator
Ms. Bethany Watson, City Engineer
Mr. Ryan Lockett, Finance Director
Ms. Lauren Johnson, Communications Manager
Ms. Kristin Norton Green, Theatre Events & Facilities Director
Mr. Jacky Cheng, Digital Content Specialist
Ms. Aundi Lesley, Economic Development Manager
Mr. Mike Morgan, Information Technology Director
Ms. Annie Fortner, City Clerk*

Absent:

None

3. Consideration to Approve Agenda

City Manager Billy Peppers requested to add an item to Old Business for discussion and possible action on an agreement with the Canton Housing Authority for the \$500,000 loan to TBG Residential for their low-income housing tax credit application. Councilmember Yawn made a motion to approve the agenda as amended. Councilmember Johnson seconded the motion, and it was approved unanimously.

4. Guests and Visitors

- A.** Presentation of Proclamation for Historic Preservation Month

Mayor Grant read a proclamation for Historic Preservation Month and presented it to Brittany Anderson, City Planner and staff liaison to the Historic Preservation Commission.

- B. Presentation of Proclamation Celebrating the 50th Anniversary of History Cherokee

Mayor Grant read a proclamation celebrating the 50th anniversary of History Cherokee and presented it to Executive Director Stefanie Joyner who is also celebrating her 20th anniversary with the organization.

- C. Presentation of 2024 Annual Report from the City of Canton Police Department - Crime Analyst Alec Robles

Attachments: [2024 CPD Annual Report](#)

Crime Analyst Alec Robles provided the Council with the 2024 annual report. Mr. Robles reviewed information regarding the City's population and growth, total calls for service, Group A crimes, accidents, and arrests. Mr. Robles spoke about the Criminal Investigations Division's total cases and the intake and disposition of property and evidence. Mr. Robles informed of the number of training hours received by the department, promotions, and citizens served by the Records Department.

5. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - April 17, 2025

Attachments: [Minutes - Council Meeting - April 17, 2025](#)

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

6. Informational Items

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

Attachments: [March Financials](#)

Finance Director Ryan Luckett highlighted fiscal activity in the City's major fund sources for the month of March.

- B. Review of Community Redevelopment Tax Incentive Program - Code Enforcement Manager Merrick McClure

Attachments: [Tax Incentive Program](#)

Code Compliance Manager Merrick McClure provided an overview of the current Community Redevelopment Tax Incentive Program ordinance. Mr. McClure informed that the ordinance defines blight as meeting two or more conditions as noted in Section 54-160. Mr. McClure discussed the review and appeal process and stated the next step would be to start identifying properties which meet the

ordinance's definition of blight.

- C. Information Only - Case ZCA2504-001 - Request to Eliminate Zoning Conditions on the Property Located at the End of Joe Green Lane - Zoning Administrator Steve Green

Attachments: [ZCA2504-001 Documentation](#)

Zoning Administrator Steve Green stated that 30.54 acres was annexed into the City limits in 2005. This property was rezoned to R-2 (now zoned R-10 with the updated City Zoning Map) for the development of a single-family subdivision containing no more than 69 residential units. Mr. Green noted that numerous conditions were placed on the property that are related to the development of the project. The current owner of the property is requesting the elimination of these conditions so that he can build one, single family detached home with an attached accessory dwelling.

7. Other Announcements

Mayor Pro Tem Tolan discussed that the Georgia Initiative for Community Housing Team recently had a great retreat and are in the process of identifying homes to provide assistance.

8. Ten Minute Public Input

None.

9. Consent Agenda

None.

10. Old Business

- A. Discussion and Possible Action on Canton Water Pollution Control Plant Expansion to 6 MGD Project Schedule Extension and Additional Construction Management and Residential Project Representative Services Request by AtkinsRealis in the Amount of \$495,469.00 - City Engineer Bethany Watson

Attachments: [WPCP Project Schedule Extension](#)

Mr. Peppers stated that staff and the City Attorney are still reviewing the request and documents provided. Staff would request that Council take no action at this time.

- B. Discussion and Possible Action on the Election of a Voting Delegate for Georgia Municipal Association - City Manager Billy Peppers

Attachments: [District 3 North Ballot](#)

Mr. Peppers stated that a voting delegate is needed for the business meeting at the Georgia Municipal Association convention this June as well as to cast the ballot for the District 3 North officers. Councilmember Roach made a motion to

appoint Councilmember Waterman as the City's voting delegate. Councilmember Johnson seconded the motion, and it was approved unanimously.

Item 10C - Discussion and Possible Action on an Agreement with the Canton Housing Authority for the \$500,000 Loan to TBG Residential for Their Low-Income Housing Tax Credit Application:

Mr. Peppers discussed that the agreement must be approved by the City as well as the Housing Authority. The Low-Income Housing Tax Credit (LIHTC) applications are due on May 16th which is the reason it was requested to be added to the agenda. Mr. Peppers noted that it is the same agreement that the City had last year with the Housing Authority with two exceptions. The first exception is the removal of references to American Rescue Plan Act (ARPA) funding. The second exception being that a condition was added to the agreement which states the project by TBG Residential must obtain a permit within 24 months of being awarded the LIHTC project. Mayor Pro Tem Tolan made a motion to approve the agreement with the Canton Housing Authority for a loan of \$500,000 for TBG Residential's Riverstone LIHTC application. Councilmember Johnson seconded the motion, and it was approved unanimously.

11. New Business

- A.** 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 discussed that the new kiosk would improve wayfinding in downtown. The kiosk would be installed on City property and turned over to the City upon completion. Mr. Hatabian noted that staff will be able to update the kiosk in real time. Mayor Grant asked about power to the kiosk and about costs. Mr. Hatabian stated they are waiting to hear back from Georgia Power and described how the kiosk will be interactive and facing into Cannon Park. Mayor Grant asked for additional information regarding the installation of power and costs for the kiosk.

- B.** Discussion of 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 stated that in March, Cultural Arts Commission Chair Jamie Foster presented a proposal for Public Art Sculpture project along the trail in Heritage Park on either side of the Waleska Street Bridge. The Cultural Arts Commission recommends two related pieces of sculpture on either side of the bridge. Ms. Norton Green stated the Cultural Arts Commission has determined a budget estimated between \$23,000 and \$53,000 for the project. A donation of \$25,000 from developer The Residential Group (Apartments at the Mill on Etowah) has been pledged for Public Art in the area that the CCAC would like to utilize to fund the project. Mayor Grant noted that

the project complies with the City's Public Arts Master Plan. Council asked what would happen in the event of work being completed to the underpass or during flooding. Ms. Norton Green stated the art would be installed so that it could be moved if needed and made of suitable materials.

- C. Discussion 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](#)

City Engineer Bethany Watson stated the streets in River Green Pod B4 – The Retreat have met the requirements of the Unified Development Code and are ready to be accepted by the City for maintenance.

- D. Discussion 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 informed that the City and Waste Pro are coming to the end of their initial three year term to provide waste services to Canton residents on September 30, 2025. After this initial three-year term, the contract calls for an automatic extension of two years, unless other agreements are met. Mr. Ingram reminded Council that the agreement with Waste Pro allows for a CPI increase each year's anniversary on October 1st. Mr. Ingram stated that Waste Pro opted to waive any rate increase during last year's anniversary on October 1, 2024, which resulted in no service charges to Canton residents. The proposed amendment to the contract by Waste Pro has been included in Council's packet. The amendment would extend the agreement for three years and shows a proposed cap on this year's CPI to 2.5%. Council asked what the CPI is proposed to be the following years if approved.

- E. Discussion of Proposed Reimbursement Resolution - Assistant City Manager Nathan Ingram

Attachments: [Reimbursement Resolution](#)

Mr. Ingram stated that a reimbursement resolution allows the City to reimburse funds already used, with future financing sources, should financing be required. Mr. Ingram noted that this was used during the construction of the Water Pollution Control Plant and will more than likely be needed during the renovation of the downtown fire station and North Street project.

- F. Discussion of Proposed Contract with Goodwyn Mills Cawood for Architectural and Engineering Services on the Proposed Project Being Considered along North Street - Assistant City Manager Nathan Ingram

Attachments: [Goodwyn Mills Cawood - North Street Project](#)

Mr. Ingram stated that Goodwyn Mills Cawood (GMC) was the firm responsible for the concept designs on the proposed multi-use project along North Street. The City and County are eager to get this project moving forward. The City requested that GMC provide a proposal for final architect, engineering, and construction management. Mr. Ingram reviewed the Key Objectives as provided within the proposal. Mr. Ingram noted that these are just estimates until once a

contractor has been selected. Mr. Peppers also stated that a portion of the costs will be paid by the County. Mayor Grant stated that an Intergovernmental Agreement and Tax Allocation District Agreement need to be in place before the approval of this contract. Council and staff discussed the collaboration between the City and the County as it relates to design and funding as well as the City utilizing the Tax Allocation District as a funding source.

12. City Manager's Report

Mr. Peppers did not have a report.

13. Council Introduced Items

Councilmember Waterman asked Mr. Peppers if he had received any response back from the Georgia Department of Transportation regarding the City's request to have a representative present at a Council meeting. Mr. Peppers stated that he has still not received a response. Mr. Peppers suggested that he and Mayor Grant draft a letter to the City's GDOT Board Member and State Representative.

14. Mayor's Report

Mayor Grant appointed Ms. Ashely Carlile to serve on the Downtown Development Authority. Ms. Carlile will replace Mr. Corey Shupert. Councilmember McGrew seconded the appointment, and it was approved unanimously.

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

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

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council