

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, February 19, 2026

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 Mayor Pro Tem Yawn.

2. Call to Order

The meeting was called to order by Mayor Grant.

Members Present:

- Mayor Bill Grant*
- Mayor Pro Tem Farris Yawn*
- Councilor Darrell Rice*
- Councilor Bryan Roach*
- Councilor Dwayne Waterman*
- Councilor Shawn Tolan*
- Mr. Billy Peppers, City Manager*
- Mr. Nathan Ingram, Assistant City Manager*
- Mr. Bobby Dyer, City Attorney*
- Mr. Marty Ferrell, Police Chief*
- Mr. Kevin Turner, Community Development Director*
- Mr. Tyler Peoples, City Planner*
- Mr. Jakob Allen, City Planner*
- Mr. Ken Patton, Housing Initiatives Director*
- Ms. Bethany Watson, City Engineer*
- Mr. Eric Fortner, Director of Building and Safety Services*
- Mr. Ryan Lockett, Finance Director*
- Ms. Amy Thomas, Human Resources Director*
- Mr. Scott Hooper, Public Works Director*
- Ms. Kelly Pendley, Operations Manager*
- Mr. Russell Martin, IT Systems Analyst*
- Ms. Annie Fortner, City Clerk*

Absent:

- Councilor Travis Johnson*

3. Consideration to Approve Agenda

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

4. Guests and Visitors

None

5. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - February 5, 2026

Attachments: [Minutes - Council Meeting - February 5, 2026](#)

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

6. Informational Items

- A. Update on South Canton Park Construction - Public Works Director Scott Hooper

Public Works Director Scott Hooper introduced Mr. David Argo with TSW to present updates regarding the construction of the new South Canton Park. Mr. Argo discussed that the project began in late December and to date erosion control and tree protection measures have been installed, asbestos remediation has been completed, and mass grading has mostly been completed. A few minor change orders have been submitted due to additional erosion control and tree health care measures. Mr. Argo stated that by the end of the week the remaining mass grading, site demolition, and house demolition are to be completed. Long term projects through the summer include site utilities to be installed, hardscape installations, restroom construction, and other above ground elements to be started.

- B. Update on Building Demolition at Canton Village Shopping Center, 301 Marietta Road, and 351 Marietta Road - Operations Manager Kelly Pendley

Operations Manager Kelly Pendley stated that a Request for Proposals (RFP) for building demolition was issued on August 5th and the bid was awarded to TriStar America LLC on October 7th in the amount of \$155,500. Prior to the demolition, the site was inspected for asbestos and results came back positive. Asbestos abatement began in December then TriStar America was able to begin demolition on January 26th. Ms. Pendley informed that the shopping center slab will also be demolished and removed from the site. Demolition will begin the week of February 23rd for 301 and 351 Marietta Road. The project completion date is expected to be March 19th. Councilor Rice discussed the purchase of the property by the Downtown Development Authority in 2024 and asked about the tenant leases. Staff discussed that many of the tenants were on month-to-month leases and provided information about notifications to the tenants regarding the purchase of the property and dates to vacate the site. Councilor Rice asked if the asbestos removal was included in the bid award amount. Ms. Pendley stated that it was not. Councilor Tolan discussed that the contractor is salvaging materials during the demolition process.

7. Other Announcements

None

8. Ten Minute Public Input

Ms. Darlene Smith spoke about concerns regarding the notifications and transition process for the Cherokee North Apartment residents.

9. Consent Agenda

- A. Approval of Update to the Central Canton Urban Redevelopment Plan - City Planner Jakob Allen

Attachments: [2026 Central Canton Urban Redevelopment Plan Update](#)

- B. Approval of Resolution to Submit Application for Transportation Improvement Project Solicitation 2026 and Funding Commitment - City Engineer Bethany Watson

Attachments: [TIP Solicitation](#)

- C. Approval of Adoption of a Revised Procurement Card Policy - Finance Director Ryan Luckett

Attachments: [P-Card Policy](#)

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

10. Old Business

11. New Business

- A. Discussion and Possible Action on Request to Conduct Work After Normally Prescribed Hours within the Canton Corporate Park - Director of Building and Safety Services Eric Fortner

Attachments: [After Hours Work Request - The Conlan Company](#)

Director of Building and Safety Services Eric Fortner informed that the Conlan Company, who is the contractor for the new CBBE (Commercial Bank and Business Equipment) building to be located in the Canton Corporate Park along Knox Bridge Highway, approached the City requesting to work outside of normal work hours in order to pour concrete. These pours usually begin around midnight and can run through 7:00 pm each day. No pump trucks are to be used and there is a buffer between the site and neighboring residential areas. Mr. Fortner stated that residents have been notified of pours between March 9th to the 15th. In addition to these pours, the contractor has requested extended work hours from April 15th to May 15th for concrete pours for the building wall panels. Councilor Waterman made a motion to approve the request to conduct work after normally prescribed hours within the Canton Corporate Park. Councilor Rice seconded the motion, and it was approved unanimously.

- B. Discussion and Possible Action to Approve the 2026-2027 Health Insurance Renewal for the City of Canton - Human Resources Director Amy Thomas

Attachments: [2026-2027 Health Insurance Renewal](#)

Human Resources Director Amy Thomas stated that Mark III is the City's Insurance Broker and Agent of Record and they presented a final renewal quote to the City to remain with Anthem as the medical insurer for Canton. The proposed renewal reflects a 19% increase in overall healthcare premiums. Staff recommends the cost-sharing percentages between the City and staff be adjusted based upon the increases. These range from an 80/20 split for families on the

Traditional Plan to a 95/5 split for employee-only coverage on the High-Deductible Plan. Ms. Thomas stated that Anthem also proposed a 9% increase to the City's dental plan. The City staff recommends leaving those cost-sharing percentages the same. If approved, these increases will take effect on April 1 with the start of the City's new plan year. Ms. Thomas informed that the health insurance benefits are paid for through a combination of general funds, water and sewer funds, and staff withholdings. Mayor Grant noted that the original proposed renewal reflected a 28% increase and the City was able to work with Mark III to reduce that to 19%. Councilor Tolan made a motion to approve the 2026-2027 health insurance renewal. Councilor Roach seconded the motion, and it was approved unanimously.

- C. Discussion to Engage Kimley-Horn and Associates, Inc. for the City of Canton's Unified Development Code Update in the Amount of \$115,000 - Community Development Director Kevin Turner

Attachments: [Unified Development Code Update](#)

Community Development Director Kevin Turner stated the City's Unified Development Code was formally adopted in 2024. In November of 2025, staff issued a Request for Proposals (RFP) and received six qualified proposals. Mr. Turner stated that after reviewing the proposals, staff recommends working with Kimley-Horn and Associates, Inc. Mayor Grant asked how long the update is expected to take. Mr. Turner stated he believes it will take six to nine months for completion. Staff will make a formal recommendation for action at the next meeting.

- D. Discussion of the Proposal to Provide Construction Materials Testing and Special Inspections Services at Ridge Pine Elevated Water Storage Tank and Booster Pump Station from Black & Veatch with Geo-Hydro Engineers in the Amount of \$69,028.50 - City Engineer Bethany Watson

Attachments: [Geo-Hydro Ridge Pine Elevated Water Storage Tank Proposal](#)

City Engineer Bethany Watson stated the City is currently working with Black & Veatch on the design and construction of a new elevated water tank at South Canton. As part of the project, the City needs to engage a firm to do materials testing and special inspection services. Staff recommends using Geo-Hydro Engineers in an amount of \$69,028.50. This cost includes:

- 1. Subgrade evaluations*
- 2. Field density testing*
- 3. Foundation bearing surface evaluations*
- 4. Observation of reinforcing steel*
- 5. Concrete testing*
- 6. Structural Steel Inspection and testing (upon request)*
- 7. Pump alignment observations*
- 8. Protective coating for steel water storage tank inspection (upon request)*
- 9. Pavement testing*
- 10. Project administration*
- 11. Miscellaneous consultation*

Ms. Watson noted that the City is looking to contract the materials testing and special inspection services to ensure there is no bias. Staff will request action to approve the proposal at the next meeting.

12. City Manager's Report

Mr. Peppers reviewed several possible legislative updates including those regarding property taxes, plans review and permitting, alcohol sales, local government management, and housing. Mr. Peppers recognized Sergeant Taylor Lilley as Team Member of the Month.

Assistant City Manager Nathan Ingram provided Council with an update on the North Street Gateway Project discussing recent and upcoming meetings. Mr. Ingram also provided an update on the Cherokee North Apartments discussing recent inspections, testing, mail and utility services, and when demolition could begin. Councilor Roach asked if the Bray & Johnson building is set to be demolished. Mr. Ingram stated that it is not and could be used as a construction office. Councilor Roach discussed concern with the loss of parking during construction and suggested that the Bray & Johnson site could be used for temporary parking.

13. Council Introduced Items

None

14. Mayor's Report

None

15. Adjourn

Mayor Pro Tem Yawn made a motion to adjourn. Councilor Rice seconded the motion, and it was approved unanimously.

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council