

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, December 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 City Manager Billy Peppers. Following the invocation, Councilmember Sandy McGrew was presented with a rocking chair and thanked for her 12 years of dedicated service to the City of Canton.

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
Councilmember Farris Yawn
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. Nick Wilson, Land Development Administrator
Mr. Scott Hooper, Public Works Director
Ms. Lauren Johnson, Communications Manager
Mr. Russell Martin, IT Systems Analyst
Ms. Annie Fortner, City Clerk

Absent:

None

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 Hearings

- A.** Public Hearing, Discussion, and Possible Action 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 only change that has occurred since the last public hearing was the inclusion of TSPLOST. Mr. Turner reviewed the information that was presented to Council at the November 20th public hearing. A copy of the Impact Fee Methodology and Fee Schedule as well as the PowerPoint presentation provided to Council can be requested from the Office of the City Clerk. Mayor Grant opened the public hearing. Mr. Taylor Steele spoke thanking Council for taking on the endeavor of studying the methodology and fee schedule. Mr. Steele also discussed concern with basing costs on house size and suggested that Council consider a flat fee. Mayor Grant closed the public hearing and opened the discussion to Council. Mayor Grant discussed the benefits of increasing the City's Impact Fees and spoke about the standards the City has to guide growth. Councilmember Johnson asked if other jurisdictions use flat rates for residential Impact Fees. Mr. Turner stated that some do however the consultants are recommending to implement a tiered approach. Councilmember Roach asked if Accessory Dwelling Units (ADUs) would be charged Impact Fees. Mr. Turner stated no. Council and staff discussed the reasoning and concerns regarding the tiered structure for residential Impact Fees. Impact Fees are generally studied/reviewed every 5-10 years. Councilmember Waterman made a motion to approve the update to the Impact Fee Methodology and Fee Schedule. Councilmember McGrew seconded the motion. The motion passed with Mayor Pro Tem Tolan, Councilmember Yawn, Councilmember Johnson, Councilmember Waterman, and Councilmember McGrew voting for the motion. Councilmember Roach voted against the motion.

- B. Public Hearing, Discussion, and Possible Action to Transmit Capital Improvements Element Amendment - Community Development Director Kevin Turner

Attachments: [Capital Improvements Element Amendment](#)

Mr. Turner informed that the recently approved methodology must be reported and reviewed by the state. Mayor Grant opened the public hearing. There being no one signed up to speak, Mayor Grant closed the public hearing. Councilmember Yawn made a motion to approve the resolution to transmit the Capital Improvements Element Amendment. Councilmember Johnson seconded the motion. The motion passed with Mayor Pro Tem Tolan, Councilmember Yawn, Councilmember Johnson, Councilmember Waterman, and Councilmember McGrew voting for the motion. Councilmember Roach voted against the motion.

6. Consideration to Approve Minutes

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

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

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

7. Informational Items

None

8. Other Announcements

None

9. Ten Minute Public Input

Mr. Taylor Steele spoke about concerns with growth including schools reaching capacity, traffic congestion, complaints about current infrastructure, and loss of greenspace. Mr. Steele cautioned Council about any new annexations.

10. Consent Agenda

None

11. Old Business

- A. Discussion and Possible Action to Ratify the Appointments of the Two At-Large Positions and the Cherokee Office of Economic Development Position for the Cherokee Regional Land Bank Authority - Housing Initiatives Director Ken Patton

Attachments: [Regional Land Bank Authority Appointments](#)

Housing Initiatives Director Ken Patton discussed that in August, the City Council approved an intergovernmental agreement with Cherokee County to start a Cherokee Regional Land Bank Authority. This was approved unanimously. In September, the City Council approved the City's appointment to the Board of the Cherokee Regional Land Bank Authority, Mr. Bobby Dyer. Mr. Patton noted there are two at-large seats on the board. Those are nominated to be Greg Elder and David Moody. Additionally, the new authority includes a representative from the Cherokee Office of Economic Development (COED). That board member has been nominated by COED to be Ashley Holcomb. Mayor Pro Tem Tolan made a motion to approve the appointment of Greg Elder and David Moody for the two at-large Board positions and ratify the appointment of Ashley Holcomb as the appointment for the Office of Economic Development Board position. Councilmember McGrew seconded the motion, and it was approved unanimously.

- B. Discussion and Possible Action on the Proposal for Great Sky Pump Station Odor Control Design from Black & Veatch in the Amount of \$259,485 - City Engineer Bethany Watson

Attachments: [Great Sky Pump Station Odor Control](#)

City Engineer Bethany Watson discussed that Black & Veatch was given Task Order 11 to review the odors in the area and determine mitigation options. They

provided two near-term options and two long-term options. Ms. Watson explained that both near-term options have been implemented, but concerns linger. Staff recommends moving forward with long-term Alternative 2 which installs a hybrid system combining biotrickling filtration and dry adsorption in a single vessel. Ms. Watson provided a background of the pump station and the odor complaints received. It was noted that this option should not need any major replacements for ten years. Ms. Watson stated that this proposal is for design and bidding services as well as engineering services to include preliminary investigations, field surveys, design and construction documents, and bid and pre-award services. Councilmember McGrew made a motion to approve the proposal for the Great Sky Pump Station Odor Control Design from Black & Veatch not to exceed the amount of \$259,485. Councilmember Johnson seconded the motion, and it was approved unanimously.

- C. Discussion and Possible Action on BCC Engineering, LLC d/b/a Heath & Lineback Construction Administration Services for the River Mill Pedestrian Bridge and Trail at The Mill on Etowah in the Amount of \$97,500 - City Engineer Bethany Watson

Attachments: [Heath & Lineback Administration Services](#)

Ms. Watson stated that with construction documents nearing completion, staff recommends approval of a proposal with BCC Engineering, LCC d/b/a Heath and Lineback for construction administration services for the project in the amount of \$97,500. Councilmember Roach made a motion to approve Engineering, LLC d/b/a Heath & Lineback Construction Administration Services for the River Mill Pedestrian Bridge and Trail at the Mill on Etowah in the amount not to exceed \$97,500. Mayor Pro Tem Tolan seconded the motion, and it was approved unanimously.

12. New Business

- A. Discussion of the Replacement of the Laurel Canyon Parkway Guardrail Utilizing the Safety Action Plan Grant - Public Works Director Scott Hooper

Attachments: [Laurel Canyon Parkway Guardrail](#)

Public Works Director Scott Hooper stated that the City was awarded the Safety Action Plan Grant in the amount of \$138,460 with a 30% match to City. A section of guardrail along Laurel Canyon Parkway was identified as needing replacement due to damaged and deteriorating wood. Mr. Hooper noted that several contractors were contacted to place bids on this work. One contractor provided a bid to replace the wooden guardrail with a brown coated steel guardrail. Staff recommends the steel replacement due to the ease of maintenance.

13. City Manager's Report

Mr. Peppers stated that City offices would be closed December 24th – 26th for the holidays. The City will hold the organizational Council meeting on Thursday, January 8th. The State of the City Address will be presented on Thursday, January 29th. Mr. Peppers provided slides reviewing the work and initiatives of Councilmember McGrew during her 12 years in office.

Councilmember Waterman asked if staff has followed up with River Green

regarding the streetlights. Mr. Peppers stated staff is working to set up a meeting with the HOA.

14. Council Introduced Items

None

15. Mayor's Report

Mayor Grant discussed the important work being done by the Downtown Development Authority and with there being a vacancy on that board, it has been difficult at times to have a quorum at meetings. Mayor Grant stated that members of Mayor and Council are allowed to serve on that board and appointed himself to serve until other appointments can be made. Mayor Pro Tem Tolan seconded the appointment. Council discussed that this could be an interim appointment and be reevaluated later. The appointment was approved unanimously.

Mayor Grant thanked Councilmember McGrew for her service and wished her well. Mayor Grant also thanked Council and staff for a productive year and wished everyone Happy Holidays.

16. Adjourn

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

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council