



Action Requested/Required:

- Vote/Action Requested
 - Discussion or Presentation Only
 - Public Hearing
- Report Date: _____
Hearing Date: 11/6/25
Voting Date: 6/18/26

Department: Community Development **Presenter(s) & Title:** Kevin Turner
Community Development Director

Agenda Item Title:

Discussion and Possible Action on FY25 Capital Improvements Element Annual Update and 5 Year Short Term Work Plan for Impact Fees.

Summary:

The City of Canton is required to submit an annual update to Georgia DCA and ARC for its impact fee program. Canton's annual update deadline is June 30 each year. At the November 6, 2025 City Council meeting, the plan was transmitted to Georgia DCA and ARC for review and comment. The DCA and ARC have reviewed the annual update and has approved it for adoption. The City of Canton is now required to approve a resolution to adopt the annual update CIE and 5 Year STWP Addendum. After adoption, the staff is required to submit executed Resolution to Adopt to Georgia DCA and ARC prior to June 30, 2026. Failure to meet the June 30, 2026 deadline would result in Canton losing "Qualified Local Government Status." Loss of QLG status would mean Canton would not be eligible for grant or loan funding administered through Georgia DCA and GEFA.

Budget Implications:

Budgeted? Yes No N/A

Total Cost of Project: Check if Estimated

Fund Source: General Fund Water & Sewer Sales Tax Other:

Staff Recommendations:

Staff recommends that City Council adopt the FY25 Annual Update to the Capital Improvements Plan and 5 Year Short Term Work Plan.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? Yes No

Attachments:

Council Agenda Cover
Year End Financial Statement
Capital Improvement Element
Resolution to Adopt

City of Canton
County of Cherokee
State of Georgia
Resolution No. 2026 -

**RESOLUTION AUTHORIZING THE ADOPTION OF THE CAPITAL IMPROVEMENTS
ELEMENT ANNUAL UPDATE AND FIVE-YEAR SHORT TERM WORK PROGRAM FOR FISCAL
YEAR 2025**

WHEREAS, the City of Canton is a member of the Atlanta Regional Commission, an agency created to provide regional planning and intergovernmental coordination among the eleven county governments and their cities in the metropolitan area of Atlanta; and

WHEREAS, the City of Canton is governed by the State of Georgia Planning Act of 1989 which calls for a Comprehensive Land Use Plan in order to maintain the status of a Qualified Local Government; and

WHEREAS, contained within the Comprehensive Land Use Plan is the Capital Improvements Element for Roads, Parks and Recreation, Police Protection, and Fire Safety; along with the Short-Term Work Program; and

WHEREAS, to maintain the certified local government status as a Qualified Local Government, the City of Canton has prepared documents in accordance with State law;

WHEREAS, the annual update to the Capital Improvements Element (CIE) and the 5-Year Short-Term Work Program of the City of Canton Comprehensive Plan have been determined to meet the "Minimum Standards and Procedures for Local Comprehensive Planning" adopted by the Georgia Department of Community Affairs pursuant to the Georgia Planning Act of 1989;

NOW THEREFORE BE IT RESOLVED, that the Mayor and City Council of the City of Canton does hereby adopt the Capital Improvements Element Annual Update and Five-Year Short Term Work Program for Fiscal Year 2025, as per the rules and requirements of the Development Impact Fee Compliance Requirements.

Resolved this 18th day of June 2026.

BY: _____

Bill Grant, Mayor

ATTEST: _____

William Peppers, Interim City Clerk

Approved as to Form and Content: _____

Robert M. Dyer, City Attorney

City of Canton
State of Georgia
County of Cherokee
Resolution No. 2025- 20

**RESOLUTION
TO TRANSMIT CERTAIN AMENDMENTS
OF THE COMPREHENSIVE LAND USE PLAN
CANTON 2045 – COMPREHENSIVE PLAN
CIE ANNUAL UPDATE**

WHEREAS, the City of Canton, Georgia has prepared an annual update to a Capital Improvements Element; and

WHEREAS, the annual update of the Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements established by the Georgia Department of Community Affairs, and a Public Hearing was held on November 6, 2025, at Canton City Hall, 110 Academy Street, Canton, Georgia 30114;

BE IT THEREFORE RESOLVED, that the City of Canton, Georgia does hereby submit the annual update of the Capital Improvements Element and covering the five-year period 2025-2029 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989. Approved this 6th day of November 2025.

BY: Bill Grant ATTEST: Annie Fortner
Bill Grant, Mayor Annie Fortner, City Clerk



Approved as to Form and Content: Robert M. Dyer
Robert M. Dyer, City Attorney

**CITY OF CANTON, GEORGIA
ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025**

1 CITY-WIDE SERVICE AREA

(1) Public Facility Type	Parks & Recreation	Police	Fire	Roads	Administration	Total
(2) Service Area						
(3) Beginning Impact Fee Fund Balance	2,881,572.48	190,006.33	-	2,049,605.70	189,982.67	5,311,167.18
(4) Impact Fees Collected	654,597.28	21,856.86	146,715.44	137,823.65	28,947.22	989,940.45
(5) Accrued Interest	13,464.57	1,550.46	-	43,123.23	559.87	58,698.13
(6) Project Expenditures	(138,651.92)	(209,659.93)	(141,864.80)	(215,053.39)	-	(705,230.04)
(7) Administrative Costs					(686.51)	(686.51)
(8) Impact Fee Refunds						-
(9) Ending Impact Fee Fund Balance	3,410,982.41	3,753.72	4,850.64	2,015,499.19	218,803.25	5,653,889.21
(10) Impact Fees Encumbered	3,410,982.41	3,753.72	4,850.64	2,015,499.19	218,803.25	5,653,889.21

CITY OF CANTON, GEORGIA
 ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024

1 CITY-WIDE SERVICE AREA

(1) Public Facility Type	Parks & Recreation	Police	Fire	Roads	Administration	Total
(2) Service Area						
(3) Beginning Impact Fee Fund Balance	1,128,790.58	97,058.06	-	1,696,861.02	62,426.32	2,985,135.98
(4) Impact Fees Collected	2,848,762.02	90,054.12	619,596.68	368,169.60	127,551.15	4,054,133.57
* Administration fees exceed 3% due to \$41,362.02 in Road Impact Fee credits being issued						
* Administration fees exceed 3% due to \$286,560.84 in Parks & Recreation Impact Fee credits being issued						
(5) Accrued Interest	226.50	2,894.15		63,686.04	91.80	66,898.49
(6) Project Expenditures	(1,096,206.62)	-	(619,596.68)	(79,110.96)	-	(1,794,914.26)
(7) Administrative Costs					(86.60)	(86.60)
(8) Impact Fee Refunds						-
(9) Ending Impact Fee Fund Balance	2,881,572.48	190,006.33	-	2,049,605.70	189,982.67	5,311,167.18
(10) Impact Fees Encumbered	2,881,572.48	190,006.33	-	2,049,605.70	189,982.67	5,311,167.18

CITY OF CANTON, GEORGIA
 ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2023

1 CITY-WIDE SERVICE AREA

(1) Public Facility Type	Parks & Recreation	Police	Fire	Roads	Administration	Total
(2) Service Area						
(3) Beginning Impact Fee Fund Balance	2,042,753.89	303,250.07	-	1,530,663.08	61,270.81	3,937,937.85
(4) Impact Fees Collected	747,308.38	30,654.56	212,373.19	100,032.43	43,249.42	1,133,617.98
* Administration fees exceed 3% due to \$38,117.94 in Road Impact Fee credits being issued						
* Administration fees exceed 3% due to \$264,086.42 in Parks & Recreation Impact Fee credits being issued						
(5) Accrued Interest	325.56	2,356.24		49,627.76	6.51	52,316.07
(6) Project Expenditures*	(1,661,597.25)	(239,202.81)	(212,373.19)	16,537.75	-	(2,096,635.50)
(7) Administrative Costs					(42,100.42)	(42,100.42)
(8) Impact Fee Refunds						-
(9) Ending Impact Fee Fund Balance	1,128,790.58	97,058.06	-	1,696,861.02	62,426.32	2,985,135.98
(10) Impact Fees Encumbered	1,128,790.58	97,058.06	-	1,696,861.02	62,426.32	2,985,135.98

CITY OF CANTON, GEORGIA
 ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2022

1 CITY-WIDE SERVICE AREA

(1) Public Facility Type	Parks & Recreation	Police	Fire	Roads	Administration	Total
(2) Service Area						
(3) Beginning Impact Fee Fund Balance	2,353,629.55	324,600.26	-	1,962,156.61	4,194.74	4,644,581.16
(4) Impact Fees Collected	1,129,157.25	39,907.00	276,188.13	154,523.26	57,072.72	1,656,848.36
* Administration fees exceed 3% due to \$39,739.98 in Road Impact Fee credits being issued						
* Administration fees exceed 3% due to \$275,324.14 in Parks & Recreation Impact Fee credits being issued						
(5) Accrued Interest	430.19	110.81		909.55	3.35	1,453.90
(6) Project Expenditures*	(1,440,463.10)	(61,368.00)	(276,188.13)	(586,926.34)	-	(2,364,945.57)
(7) Administrative Costs						-
(8) Impact Fee Refunds						-
(9) Ending Impact Fee Fund Balance	2,042,753.89	303,250.07	-	1,530,663.08	61,270.81	3,937,937.85
(10) Impact Fees Encumbered	2,042,753.89	303,250.07	-	1,530,663.08	61,270.81	3,937,937.85

CITY OF CANTON, GEORGIA
 ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021

1 CITY-WIDE SERVICE AREA

(1) Public Facility Type	Parks & Recreation	Police	Fire	Roads	Administration	Total
(2) Service Area						
(3) Beginning Impact Fee Fund Balance	1,584,621.76	269,228.45	-	2,061,103.33	12,285.12	3,927,238.66
(4) Impact Fees Collected	1,379,430.13	55,266.86	378,472.56	221,335.29	71,905.38	2,106,410.22
* Administration fees exceed 3% due to \$40,591.00 in Road Impact Fee credits being issued						
* Administration fees exceed 3% due to \$280,943.00 in Parks & Recreation Impact Fee credits being issued						
(5) Accrued Interest	345.21	104.95		951.19	4.24	1,405.59
(6) Project Expenditures*	(671,416.97)	-	(378,472.56)	(260,584.28)	-	(1,310,473.81)
(7) Administrative Costs					(80,000.00)	(80,000.00)
(8) Impact Fee Refunds						-
(9) Ending Impact Fee Fund Balance	2,292,980.13	324,600.26	-	2,022,805.53	4,194.74	4,644,580.66
(10) Impact Fees Encumbered	2,292,980.13	324,600.26	-	2,022,805.53	4,194.74	4,644,580.66

CITY OF CANTON, GEORGIA
 ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2020

1 CITY-WIDE SERVICE AREA

(1) Public Facility Type	Parks & Recreation	Police	Fire	Roads	Administration	Total
(2) Service Area						
(3) Beginning Impact Fee Fund Balance	535,816.38	221,034.21	16,387.60	3,075,736.68	29,565.34	3,878,540.21
(4) Impact Fees Collected	1,048,417.24	47,086.42	312,106.52	251,030.47	52,715.15	1,711,355.80
* Administration fees exceed 3% due to \$15,409.38 in Road Impact Fee credits being issued						
* Administration fees exceed 3% due to \$106,758.34 in Parks & Recreation Impact Fee credits being issued						
(5) Accrued Interest	388.14	1,107.81		12,119.72	4.63	13,620.30
(6) Project Expenditures*	-	-	(328,494.12)	(1,277,783.53)	-	(1,606,277.65)
(7) Administrative Costs					(70,000.00)	(70,000.00)
(8) Impact Fee Refunds						-
(9) Ending Impact Fee Fund Balance	1,584,621.76	269,228.45	-	2,061,103.33	12,285.12	3,927,238.66
(10) Impact Fees Encumbered	1,584,621.76	269,228.45	-	2,061,103.33	12,285.12	3,927,238.66



MEMORANDUM

To: Kevin Turner, Community Development Director
From: Ryan Lockett, Finance Director
Date: April 1, 2026
Subject: Prior Period Adjustment – Impact Fee Fund

As part of the City’s FY 2025 audit, a prior period adjustment was identified and recorded for the Impact Fee Fund. This adjustment was needed due to the fact that expenditures in FY 2024 were overstated. The adjustment resulted in a revision to the beginning fund balance for Fiscal Year 2025.

The adjustment was made in accordance with applicable accounting standards to ensure that the financial statements accurately reflect the Fund’s financial position. The FY 2025 beginning balance for the Impact Fee Fund has been updated to incorporate this correction.

Original FY 2025 Beginning Balance	Adjustment	Restated FY 2025 Beginning Balance
\$5,111,758	\$199,409	\$5,311,167

Attached is the audited FY 2025 Statement of Revenues, Expenditures, and Changes in Fund Balance for the Impact Fee Fund, which notes the adjustment.

Please let me know if you need any additional information or supporting documentation.

CITY OF CANTON, GEORGIA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For the fiscal year ended September 30, 2025

	<u>General</u>	<u>American Rescue Plan Act of 2021</u>	<u>Canton Building Authority</u>	<u>Impact Fees</u>
REVENUES				
Taxes	\$ 21,433,940	\$ -	\$ -	\$ -
Licenses and permits	1,510,979	-	-	-
Fines and forfeitures	957,871	-	-	-
Charges for services	385,259	-	-	989,940
Intergovernmental	28,637	21,220	-	65,862
Interest	385,757	-	-	58,698
Contributions	22,891	-	-	-
Other	94,301	-	-	-
Total revenues	<u>24,819,635</u>	<u>21,220</u>	<u>-</u>	<u>1,114,500</u>
EXPENDITURES				
Current				
General government	4,971,996	7,756	-	-
Judicial	406,597	-	-	-
Public safety	15,415,075	-	-	-
Public works	2,557,802	-	-	-
Culture and recreation	1,400,891	-	-	-
Housing and development	2,405,125	-	-	-
Capital outlay	-	-	-	802,913
Debt service				
Principal	860,785	-	1,550,521	-
Interest	148,655	-	249,511	-
Total expenditures	<u>28,166,926</u>	<u>7,756</u>	<u>1,800,032</u>	<u>802,913</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(3,347,291)</u>	<u>13,464</u>	<u>(1,800,032)</u>	<u>311,587</u>
Other financing sources (uses)				
Transfers in	935,131	-	1,800,032	31,135
Transfers out	(175,484)	(13,464)	-	-
Sales of capital assets	9,800	-	-	-
Termination of leases	11,649	-	-	-
Issuance of debt	784,222	-	-	-
Total other financing sources (uses)	<u>1,565,318</u>	<u>(13,464)</u>	<u>1,800,032</u>	<u>31,135</u>
Net change in fund balance	<u>(1,781,973)</u>	<u>-</u>	<u>-</u>	<u>342,722</u>
Fund balances, October 1, as previously reported	20,644,315	-	-	5,111,758
Correction of an error	-	-	-	199,409
Fund balances, October 1, restated	<u>20,644,315</u>	<u>-</u>	<u>-</u>	<u>5,311,167</u>
Fund balances, September 30	<u>\$ 18,862,342</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,653,889</u>

See accompanying notes to the financial statements.

**5-Year Work Program: Impact Fee Eligible Projects
FY2025 CIE Annual Update
1-CITY-WIDE DISTRICT**

Project Description	2025	2026	2027	2028	2029	Project Status	Cost Estimate	Funding Source	Responsible Party
Administrative									
Impact Fee Program Methodology Update					X	In Progress	\$150,000	100% Impact Fees	Planning & Zoning
Fire Protection									
Fire Station 16	X	X	X			In Progress	\$8,000,000	100% Impact Fees	Cherokee Co. Fire and Emergency Services
Police Services									
Police Station & Facilities	X	X	X	X	X	In Progress	\$1,519,608	64.2% Impact Fees; SPLOST	Canton Police Dept.
Parks and Recreation									
Heritage Park Trail			X	X	X		\$500,000	63.8% Impact Fees; SPLOST	Canton Public Works Dept.
Splash Pad			X	X			\$1,000,000	45.01% Impact Fees; General Fund; SPLOST	Canton Public Works Dept.
Heritage Park Community Pavilion				X			\$305,000	45.01% Impact Fees; General Fund; SPLOST	Canton Public Works Dept.
Etowah River Trail Phase 1 (Heritage Park to Cherokee High)	X	X				In Progress	\$2,250,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 2 (Cherokee High to Boling Park)	X	X				In Progress	\$750,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Boling Park Trailhead			X	X	X		\$3,050,000	45.01% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 4A – Pedestrian Crossing	X	X	X			In Progress	\$6,100,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 4B – Pedestrian Crossing	X	X	X			In Progress	\$3,500,000	63.8% Impact Fees; SPLOST; General Fund; Grants	Canton Public Works Dept.
Etowah River Trail Phase 5			X	X	X		\$11,225,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 6 Harmon Park (Connection)			X	X	X		\$850,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Etowah River Trail Phase 7 - Wildlife					X		\$2,000,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
South Canton Park	X	X	X			In Progress	\$7,000,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
Hickory Log Reservoir Trail - Phase 1 Design		X	X				\$2,000,000	63.8% Impact Fees; SPLOST; LWCF; General Fund	Canton Public Works Dept.
New Park Acres (30 Acres)	X	X	X	X	X	In Progress	\$400,000	100% Impact Fees	Canton Public Works Dept.

**5-Year Work Program: Impact Fee Eligible Projects
FY2025 CIE Annual Update
1-CITY-WIDE DISTRICT**

Project Description	2025	2026	2027	2028	2029	Project Status	Cost Estimate	Funding Source	Responsible Party
Road Improvements									
Business Hwy 5 - Marietta Hwy Widening			x	x	x		\$10,000,000	34.2% Impact Fees; Grants; Cherokee Co.	Canton Community Dev. Dept.
SR Business 5 Intersection Improvements	x	x	x	x	x	In Progress	\$1,647,000	34.2% Impact Fees; Grants	Canton Community Dev. Dept.
Heard Road Extension	x	x	x	x	x	In Progress	\$1,525,736	34.2% Impact Fees; SPLOST; Developer	Canton Community Dev. Dept.
Eastside Connector		x	x	x	x		\$8,928,930	34.2% Impact Fees; Cherokee Co.; SPLOST	Canton Community Dev. Dept.
Marietta Hwy / Riverstone Pkwy / Waleska Rd Intersection Improvement	x	x	x	x	x	In Progress	\$7,000,000	34.2% Impact Fees; Cherokee Co.; SPLOST; FHWA	Canton Community Dev. Dept.
Reinhardt College Pkwy/Waleska Rd Intersection	x	x	x	x	x	In Progress	\$5,000,000	34.2% Impact Fees; Cherokee Co.; SPLOST; FHWA	Canton Community Dev. Dept.
Reinhardt College Pkwy / Reservoir Drive Intersection Improvements	x	x	x			In Progress	\$1,000,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept.
Marietta Road - Bridge Replacement	x	x	x	x	x		\$3,000,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept.
Reservoir Drive - Intersection Improvements						Completed	\$1,000,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept.
Marietta Rd / Hickory Flat Hwy Intersection Conversion to a Roundabout	x	x	x	x			\$1,600,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept
Prominence Point Parkway Intersection Improvements	x	x					\$750,000	34.2% Impact Fees; SPLOST	Canton Community Dev. Dept
Downtown Master Plan Traffic Improvement Projects	x	x	x	x	x	In Progress	\$1,500,000	34.2% Impact Fees; SPLOST; TAD	Canton Community Dev. Dept
Marietta Rd Realignment and Various Intersection Improvements		x	x	x	x		\$15,000,000	34.2% Impact Fees; SPLOST; GDOT; FHWA	Canton Community Dev. Dept
Northside Hospital Cherokee Secondary Entrance	x	x				In Progress	\$600,000	34.2% Impact Fee; Cherokee County; Northside Hospital	Northside Hospital