

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, December 4, 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 Mr. Kendall Jones.

2. Call to Order

The meeting was called to order by Mayor Grant.

Members Present:

*Mayor Bill Grant
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
Mr. Steve Green, Zoning Administrator
Ms. Bethany Watson, City Engineer
Mr. Nick Wilson, Land Development Administrator
Ms. Lauren Johnson, Communications Manager
Mr. Ryan Lockett, Finance Director
Mr. Mike Morgan, Information Technology Director
Ms. Annie Fortner, City Clerk*

Absent:

Mayor Pro Tem Shawn Tolan

3. Consideration to Approve Agenda

*Councilmember Waterman made a motion to approve the agenda.
Councilmember Yawn seconded the motion, and it was approved unanimously.*

4. Guests and Visitors

- A. Georgia Initiative for Community Housing (GICH) Team Presentation of Certificate of Completion
- Housing Initiatives Director Ken Patton discussed that the City has been part of the program for the past three years and has now graduated. The City will continue to be a Certified Alumni Community. Member of the Georgia Initiative for Community Housing (GICH) Team include Ken Patton, Brantley Day, Briana Stewart, Catherine Long, Chris Coulter, Chuck Ware, David Moody, De Gale, Hope Bowling, Jacquelyn Loberg, Jennifer Hughes, Katherine Ortwerth, Kendall Jones, Kevin Turner, Lauren Johnson, Leonard Akers, Mitch Hamilton, Nancy Tucker, Shawn Tolan, Sonia Carruthers, Tannish Welch, and Tracie Sanchez.*

5. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - November 20, 2025
- Attachments: [Minutes - Council Meeting - November 20, 2025](#)
- Councilmember Johnson made a motion to approve the minutes. Councilmember McGrew seconded the motion, and it was approved unanimously.*

6. Informational Items

- A. Information Only - Cases ZCA2510-003 and VAR2510-001 - Request to Amend Previous Zoning Conditions to Allow Commercial and Office Use in Lieu of Condominiums, Eliminate Required Gates on Private Streets, and Provide Sidewalks along One Side of the Private Streets at River Green Village - Zoning Administrator Steve Green
- Attachments: [ZCA2510-003 & VAR2510-001 Documentation](#)
- Zoning Administrator Steve Green discussed that this pod of River Green was originally planned to have commercial uses. The developer received a change to the zoning in 2021 to allow more residential in this pod. One of the items approved in that change were two-12-unit stacked condo buildings and a commercial building with a drive-thru. Mr. Green explained that the commercial component within this pod has done well with leasing and sales so the current developer is seeking to eliminate the two condo buildings and replace them with two commercial buildings totaling 8,900 square feet. Additionally, the developer seeks two concurrent variances: 1) Removal the requirement for sidewalks on both sides of the streets. The developer wants to eliminate sidewalks along the roadways where it connects driveways at the rear of residential units; 2) Removal the requirement that the private streets be gated. Mr. Green stated the public hearing will be held at the first meeting in January.*

- B. Information Only - Case RZON2510-005 - Request to Rezone Property at 264 Marietta Highway from O-I (Office-Institutional) to GC (General Commercial) - Zoning Administrator Steve Green

Attachments: [RZON2510-005 Documentation](#)

Mr. Green informed that the applicant seeks to rezone the property from O-I (Office-Institutional) to GC (General Commercial) for the proposed use of a residential facility for treatment program participants. The current O-I zoning does not allow for residential treatment programs. Mr. Green stated the public hearing will be held at the first meeting in January.

7. Other Announcements

Councilmember Yawn spoke a recent open house held for the Georgia Department of Transportation (GDOT) to discuss upcoming roadway improvements along Highway 20. GDOT will be accepting public comments until December 11th. A link to provide feedback can be found on the City's website.

8. Ten Minute Public Input

None

9. Consent Agenda

None

10. Old Business

- A. Discussion and Possible Action on Cases ANNX2509-003 and RZON2509-008 - Request to Annex and Rezone +/- 4.85 Acres for the Purposes of Developing a Single Family Detached Subdivision Along Fate Conn Road - Zoning Administrator Steve Green

Attachments: [Fate Conn Road Documentation](#)

Mr. Green reviewed the case details provided at the November 6th public hearing. After further consideration following the public hearing, staff have amended their recommendation for approval suggesting that the property be rezoned to a R-10 (10,000 square foot minimum lot size) zoning instead of the requested R-4. In addition to recommending approval of a R-10 zoning, staff would suggest the following conditions: 1) The rear setback line shall be thirty (30) feet. 2) An eight (8) foot solid wood screening fence shall be constructed along the north, south and west property lines. 3) A five (5) foot no access easement shall be placed along the property frontage of Fate Conn Road. This easement shall be shown on all Land Disturbance Permits and the final plat. 4) The owner/developer shall donate a mitigation fee per unit as determined by an agreement between the owner/developer and the Cherokee County School Board. This mitigation fee shall be paid prior to the issuance of the first building permit. This shall be paid as one lump sum and not on a permit-by-permit basis. 5) Any non-substantial change may be administratively approved. 6) The required buffer along the north property line, adjacent to unincorporated Cherokee County is reduced to twenty-five (25) feet. Councilmember Roach made a motion to approve cases ANNX2509-003 and RZON2509-008 with a R-10 zoning including the conditions as stated by Mr. Green with a maximum of fifteen (15) single family homes. Councilmember Waterman seconded the motion, and it was approved unanimously.

- B. Discussion and Possible Action on Case RZON2503-001 - Request to Rezone Property at 100 Cherokee Street from R-20 (Single Family Residential) to CBD (Central Business District) - Zoning Administrator Steve Green

Attachments: [RZON2503-001 Documentation](#)

Mr. Green reviewed the case details provided at the November 6th public hearing. Staff recommends denial of the rezoning due to the site not being compatible with the Future Land Use Map and the absence of adjacent commercial businesses. Staff believes this would be spot zoning. Mr. Green stated that if Council wishes to approve, staff recommends the following: 1) The owner/applicant install concrete or asphalt parking area as required by code. 2) Approval of the requested stream buffer variance as the encroachment is not due to measures taken by the owner but rather ordinance change. Councilmember Roach made a motion to deny the rezoning application. Councilmember Waterman seconded the motion, and it was approved unanimously.

- C. Discussion and Possible Action on Agreement to Provide a Sewer Credit for Northside Hospital Cherokee's Cooling Tower - Assistant City Manager Nathan Ingram

Attachments: [NHC Cooling Tower Agreement](#)

Assistant City Manager Nathan Ingram stated that staff recommends approval of the proposed agreement which outlines a procedure for providing a sewer-only credit to Northside Hospital-Cherokee based upon the evaporation of water from its cooling tower. The meters have been installed and are communicating with the City's AMI system. Councilmember Yawn made a motion to approve the agreement to provide monthly sewer credits to Northside Hospital Cherokee and authorize the Mayor to sign the Resolution. Councilmember Johnson seconded the motion, and it was approved unanimously.

- D. Discussion and Possible Action on Proposed Engagement to Repair/Replace the Roof on the Public Safety Building - Assistant City Manager Nathan Ingram

Attachments: [Public Safety Building Roof](#)

Mr. Ingram stated that staff recommends approval of the proposal from Croft Engineering for architectural services and managing the roof replacement project. The proposal is for \$37,600. It is hoped that the work will be completed before the beginning of summer. Councilmember Waterman made a motion to approve an engagement with CROFT & Associates to provide services toward installation of a new roof on the Canton Public Safety Building, for a cost not to exceed \$37,600. Councilmember Roach seconded the motion, and it was approved unanimously.

- E. Discussion and Possible Action on River Green Street Lights - City Engineer Bethany Watson

Attachments: [River Green Street Lights](#)

City Engineer Bethany Watson discussed that there are 50 streetlights along River Green Avenue and River Bend Way that were purchased and installed by the original developer of the neighborhood. These lights have not been maintained by Georgia Power or the City. Ms. Watson noted that Georgia Power has informed that the cost to replace these lights and wiring is \$339,000. Following the discussion at the last Council meeting, staff has determined that there are 187 lots remaining to be constructed within River Green. If the City were to implement an Add-On Fee, this would be an estimated \$1,800 per lot. Staff would recommend that the City moves forward with the lights (as there is a safety concern) on the condition that costs be divided as follows: 25% paid by the City through SPLOST, 50% paid by the River Green Community (either through the HOA or through the addition of a streetlight fee to utility bills), the remaining 25% be assessed to unbuilt lots via an Add-On Fee. Councilmember Yawn made a motion to approve proceeding with the replacement of the streetlights in River Green using the funding schedule as suggested by staff. Councilmember Waterman seconded the motion, and it was approved unanimously.

- F. Discussion and Possible Action on Replacement Membranes for Water Pollution Control Plant - City Engineer Bethany Watson

Attachments: [Water Pollution Control Plant Replacement Membranes](#)

Ms. Watson stated that the City will need to replace the membranes at the Water Pollution Control Plant. Last summer, the City Council approved the removal of membranes for cleaning and while the cleaning was successful, the cost of the cleaning per membrane is not efficient given the cost to buy new with warranty. Ms. Watson discussed that staff negotiated with Veolia, the current vendor, a cost reduction of the replacement of all 16 membranes or 4 trains from \$2.2 million to \$1.7 million. Ms. Watson stated that if these are ordered by December 7th, the lead time for delivery is 8 weeks. These are manufactured in Hungary and there is currently a 15% tariff. Ms. Watson noted that orders after December 7th may result in a 12–16-week lead time. Staff and H2O recommend the replacement of all membranes and the short time frame as this best lines up with completion of the plant project. Councilmember McGrew made a motion to approve the proposal from Veolia for the replacement of membranes at the Water Pollution Control Plant facility at a total not to exceed cost of \$2.2 million. Councilmember Johnson seconded the motion, and it was approved unanimously.

- G. Discussion of Atkins Change Order Request for Water Pollution Control Plant
- City Engineer Bethany Watson

Attachments: [Atkins Change Order](#)

Ms. Watson reviewed the following timeline:

AtkinsRealis submitted a Change Order (CO) request to the City of Canton on February 26, 2025.

- 1. The request was for \$495,469 based upon the revised completion schedule of December 11, 2025 from the original September 24, 2024.*
- 2. They sought 459 additional hours of project management fees and 2,420 additional hours of resident project representative fees.*

At this time of this request, the City was also negotiating a Time Impact Analysis (TIA) request with Clark/Reeves Young (CRY), the construction team on the project. CRY was seeking more than \$4M based upon time impacts from design concerns related to the motor control center and the initial AtkinsRealis electrical designs.

The City approved the TIA with Clark/Reeves Young with CRY agreeing to reduce the TIA claim to \$2.7M. This was approved on September 18, 2025.

AtkinsRealis issued a second Change Order request on October 7, 2025 noting the completion of the TIA with CRY being completed. Updated in this request was:

- 1. Completion date being pushed from December 11, 2025 to April 23, 2026 and a Change Order cost of \$621,332.*
- 2. They sought 506 hours of project management fees and 3,146 hours of resident project representative fees.*

On November 10, the City denied the Atkins CO request based upon the following:

- 1. The request was not substantiated based upon evidence that the costs were result of*
 - a. Changes to project scope*
 - b. Unforeseen site conditions*
 - c. Errors or omissions attributable to the Owner*
- 2. Additionally, the denial noted that an email from the project engineer on March 7, 2025 acknowledges the merit of the TIA related to the MCC delivery schedule delay and original design concerns while also agreeing to the 174-day TIA.*
- 3. The City accepted responsibility for the TIA at \$2.7M and noted that it would not approve additional fees to Atkins related to the same circumstances that have already been compensated.*

AtkinsRealis disagreed with the City's denial and requested reconsideration from the City Council with a new letter. A copy of the letter can be found in the agenda item attachment.

11. New Business

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

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

Ms. 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 stated that both near-term options have been implemented, however concerns are still present. 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 noted that design is expected to take six to eight months.

- B. Discussion of 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. This work includes project management and coordination, assistance with bid documents, bid question responses, bi-weekly construction meetings, shop drawing review, pre-construction meetings, responding to requests for information, up to three construction site visits during construction, final inspection and punch list, and initial erosion inspection.

12. City Manager's Report

Mr. Peppers stated that a groundbreaking ceremony took place at the location of the new South Canton Park. It is estimated that completion of the park will be around the first quarter of 2027. Mr. Peppers informed that Council will hold a Year in Review Work Session on December 12th in which staff will discuss the accomplishments of this year as well as a look of what is ahead in 2026. The Canton Village Shopping Center is in the process of remediation and demolition will soon follow. Mr. Peppers provided an update on the pedestrian bridge across Canton Creek that is currently under construction. Mr. Peppers recognized Ms. Velinda Hardy as the Team Member of the Month.

13. Council Introduced Items

None

14. Mayor's Report

A. Board and Commission Appointments

Mayor Grant made the following nominations for the Canton Housing Authority:

Wes Latimer to replace Darrell Rice (unexpired term ending December 31, 2027)

De Gale to replace Jeanette D'Amico (term expiring December 31, 2025)

Mayor Grant also made the following nominations for the Canton Tourism Board:

Keith Johnston to replace Micki Farley (nominated by Mayor Grant)

Chicka Elloy to replace Phil Hardwick (nominated by Mayor Pro Tem Tolan)

Councilmember Johnson seconded the nominations and they were 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