

CITY COUNCIL:
GIL MCDUGAL, MAYOR
LESLIE MCPHERSON, MAYOR PRO TEM
SHIRLEY MARCHMAN
MATTHEW MOMTAHAN
ANNA MCCOY
DANNY CARTER

City of Villa Rica



CITY MANAGER: TOM BARBER CITY
CLERK: THERESA CAMPBELL CITY
ATTORNEY: C. DAVID MECKLIN

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CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street
Tuesday, May 9, 2023, | 6:00 pm

Meeting Call to Order (Mayor Gil McDougal)

Mayor Gil McDougal called the meeting to order at 6 pm.

Present: Mayor Gil McDougal, Mayor Pro Tem Leslie McPherson, Councilwoman Shirley Marchman, Councilman Matthew Momtahan, Councilwoman Anna McCoy, and Councilman Danny Carter.

Invocation was led by Barry W. Thompson, Pastor of Care, Prayer & Connections Midway Church

Pledge of Allegiance was led by Ofc. Austin Massey

Adoption of the Agenda (Mayor Gil McDougal)

Councilwoman Shirley Marchman moved to adopt the agenda as amended to include item A3, the Framework for Eastside TAD Agreement with Carroll County School District.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Shirley Marchman, Councilwoman
SECONDER:	Danny Carter, Councilman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

Public Comment (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes.)

- Charlotte Evans asked that Council and Police Department address High School traffic, speeding students and road safety in the neighborhood surrounding Villa Rica High School.
- Connie Meuth-Boone spoke about the road safety behind Chic Fil A and near Jefferson's due to speeding and loud mufflers.

Council Updates (Subjects of General Interest and Concern)

- Mayor Gil McDougal sent the City's condolences to Carroll County Fire Department for the loss of the Fire Chief, Nic Turner due to illness. He also updated the City on the Railroad crossing repairs and upcoming events including the ribbon cutting of the Splash Pad. Lastly, he reminded everyone that there will be no Council Meeting in June.
- Councilwoman Leslie McPherson celebrated the Community Market and thanked Council for voting

down the benefit concert as the Lion's Club was able to take it on as a fundraiser.

Consent Agenda (Mayor Gil McDougal)

The Consent Agenda is a single item that encompasses all things the City Council would normally approve with little comment. Each of these items were discussed at the Council Work Session, and it was the unanimous consensus of the Governing Body to place the following items on the Consent Agenda.

1. Appointment of Claudia Best for the Carroll County Library Advisory Board
2. National Public Works Week
3. Setting Date for Accepting Applications for Package Stores
4. Ballot for GMA's District 4 Officers
5. Powell Park Flooring Replacement
6. Appointment of Candy Wilson and Landon Prather to the Main Street Advisory Board
7. Community Grant Application - Thomas A. Dorsey Birthplace & Gospel Heritage Festival, Inc.
8. Community Grant Application - Alzheimer's Group of Carroll County
9. Community Grant Application - Villa Rica Lions Clubs
10. Motorola Portable Radios
11. Solid Waste Services Operational & Financial Assessment
12. Cowans Lake Improvements Change Order #1
13. Dam Repair Development Report
14. Purchase of Distribution Isolation Valves
15. Water Plant Basin Repair
16. West Plant Supervisory Control and Data Acquisition Upgrade
17. To approve the updated customer sanitation rates due to GFL's 5.2% rate increase based on the Consumer Price Index for all Urban Consumers (CPI-U) effective June 1, 2023.
18. FY23 Budget Amendments #154-155
19. Execution of the GDOT Project Framework Agreement - Downtown Streetscape Project
20. Grant Application for LMIG Funds
21. Utility Aid for Conners Road Roundabout
22. Waste Pit Easement Agreement

23. Food Truck Permit for The Highway Cafe

Councilman Danny Carter moved to approve the Consent Agenda.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

Ceremonial Presentations (Mayor & Council)

- Recognition of Charlene Clark for 5 Years of Service with the Utilities Department
- Recognition of Sydney Augustus for 5 Years of Service with Villa Rica Public Library
- Recognition of McKenzie O'Bannon for 5 Years of Service with Villa Rica Police Department
- Recognition of Paul Lewis for 5 Years of Service with Villa Rica Police Department
- Recognition of Jeffrey Shelton for 5 Years of Service with Villa Rica Police Department
- Recognition of Kai Waldo for 20 Years of Service with Villa Rica Police Department
- Retirement Presentation for Charles 'Charlie' Davis

A. Governing Body (Mayor Gil McDougal)

1. Approval of Minutes from April 11, 2023 City Council Meeting

Councilman Matthew Momtahan moved to table the approval of the April 11, 2023 Council Meeting Minutes to the July 11, 2023 Meeting.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Matthew Momtahan, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

2. Second Reading Home Rule Ordinance Providing for Board and Commission Terms (C. David Mecklin, City Attorney)

Councilman Danny Carter moved to table to July for second reading.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Leslie McPherson, Councilwoman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

3. Framework for Eastside TAD Agreement with Carroll County School District

Councilman Danny Carter moved to approve the framework for the Eastside TAD with the Carroll

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Matthew Momtahan, Councilman
AYES: McPherson, Marchman, Momtahan, McCoy, Carter

B. Community Development (Tracy Jarvis, Director)

1. Food Truck Vendor Application for La Catrina Street Tacos (Nyree Simpson, Licensing Specialist)

Councilwoman Leslie McPherson moved to approve the applicant's request to operate a Mobile Food Service Unit (Food Truck), pursuant to Sec. 11.18 – Food Trucks and Mobile Food Vendors, according to Article 3 of the zoning ordinance.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Leslie McPherson, Councilwoman
SECONDER: Matthew Momtahan, Councilman
AYES: McPherson, Marchman, Momtahan, McCoy, Carter

2. RA-06-22 - 1739 Carrollton-Villa Rica Highway - Rezoning from AG to SFA and Public Hearing (Ronald Johnson, Planning and Zoning Administrator)

Councilman Danny Carter moved to revert back to Planning & Zoning Commission per applicant's request.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Shirley Marchman, Councilwoman
AYES: McPherson, Marchman, Momtahan, McCoy, Carter

3. VA-01-23 - Variance from Section 9.14(4) of the Villa Rica Sign Ordinance and Public Hearing. (Ronald Johnson, Planning and Zoning Administrator)

No one came forward for public hearing.

Councilwoman McPherson moved to approve the requested variance from Section 9.14(4) by Jennifer Wolfe and PILOT store #4559 as presented with the condition that sign conforms to the presentation made to Council and Staff Report.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Leslie McPherson, Councilwoman
SECONDER: Shirley Marchman, Councilwoman
AYES: McPherson, Marchman, Momtahan, McCoy, Carter

4. VA-02-23 - Variance from Sections 7.05(6)(a) and Section 8.09(4)(a) of the Villa Rica Zoning Ordinance and Public Hearing. (Ronald Johnson, Planning and Zoning Administrator)

No one came forward for public hearing.

Councilman Momtahan moved to approve the requested variance from Section 7.05(6)(a) by MQSK on the condition that the landscaping plan shows increased density and is approved by staff.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Matthew Momtahan, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

Councilwoman McPherson moved to approve the requested variance from Section 8.09(4)(a) by MQSK, LLC as presented.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Leslie McPherson, Councilwoman
SECONDER:	Danny Carter, Councilman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

5. CU-01-23 - Special Exception Use Permit to operate a Truck Parking facility and Public Hearing. (Ronald Johnson, Planning and Zoning Administrator)

Councilman Carter moved to table until July 11 meeting as requested by applicant.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Anna McCoy, Councilwoman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

6. RA-01-23 - Rezoning of 45.26 acres at Punkintown Road and Dallas Highway and Public Hearing. (Ronald Johnson, Planning and Zoning Administrator)

Public Hearing had seven (7) residents speak against this for density, traffic, and environmental concerns.

Councilwoman McPherson moved to deny the rezoning request from Arpit Realty, LLC for a rezoning from AG to C1 and SFA.

RESULT:	DENIAL
MOVER:	Leslie McPherson, Councilwoman
SECONDER:	Anna McCoy, Councilman
AYES:	McPherson, McCoy
NAYS:	Marchman, Momtahan, Carter

Councilman Carter moved to approve the rezoning request from Arpit Realty, LLC for a rezoning from AG to C1 and SFA with the conditions as outlined by staff.

No second.

Councilman Momtahan moved to table until the July 11 meeting.

RESULT:	ADOPTED
MOVER:	Matthew Momtahan, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Marchman, Momtahan, Carter
NAYS:	McPherson, McCoy

7. RA-04-23 - 974 Dallas Highway Rezoning from Single-Family Agricultural (AG) to Commercial Low-Density (C1) and Public Hearing. (Ronald Johnson, Planning and Zoning Administrator)

No one came forward for Public Hearing.

Councilman Carter moved to deny the rezoning request from Amyn Dhamani for a rezoning from AG to CI.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Leslie McPherson, Councilwoman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

C. City Manager's Report (Tom Barber, City Manager)

Due to time the City Manager's report was emailed.

D. Executive Session (Governing Body)

1. Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 50-14- 3(b)(2).

The Executive Session was pulled.

Adjournment (Mayor Gil McDougal)

Councilwoman Marchman moved to adjourn the meeting and was seconded by Councilman Danny Carter and the vote was unanimous. Mayor Gil McDougal adjourned the meeting.

Mayor Gil McDougal

City Clerk Theresa Campbell