

CITY COUNCIL
GIL MCDUGAL, MAYOR
MICHAEL YOUNG, MAYOR PRO TEM
SHIRLEY MARCHMAN
DANNY CARTER
LESLIE MCPHERSON
MATTHEW MONTAHAN

City of Villa Rica



CITY MANAGER: TOM BARBER
CITY CLERK: ALISA DOYAL
CITY ATTORNEY: C. DAVID MECKLIN

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VILLA RICA, GA. 30180
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CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street
Tuesday, December 14, 2021 | 6:00 pm

Meeting Call to Order (Mayor Gil McDougal)

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

Present: Mayor Pro Tem Michael Young, Councilwoman Shirley Marchman, Councilman Danny Carter, Councilwoman Leslie McPherson, and Councilman Matthew Momtahan.

Invocation: Reverend L. M. Spear, Jr., Pleasant Hill United Methodist Church

Pledge of Allegiance: Sgt. Drew Fowler, Villa Rica Police Department

Ceremonial Presentations (Mayor & Council)

- Recognition of Villa Rica High School Football Team, Coaches and Touchdown Club
- Proclamation of Remembrance of 64th Anniversary of Gas Explosion
- Recognition of Monroe Spake of 48 Years of Service for City of Villa Rica
- Recognition of Jerry Doyal for 18 Years of Service on the Downton Development Authority
- Recognition of Alyssa J. Hyatt for 5 Years of Service with Villa Rica Police Department

Adoption of Agenda (Mayor Pro Tem Michael Young)

Councilman Danny Carter moved to adopt the agenda.

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

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.)

The following citizens came forward to make a public comment.

1. Nancy Mims, 17 Hickory Trail, Villa Rica.
2. Kevin Scasny, 9730 Lakemoore Cove, Villa Rica
3. Mike McPherson, 103 Chadwick Place, Villa Rica

Council Updates (Subjects of General Interest and Concern)

- Mayor Gil McDougal recognized Councilman Michael Young for his work with the Council.

- Councilwoman Leslie McPherson talked about the ways to help the tornado victims in Kentucky and the other states and what is happening in the housing market.

A. Consent Agenda (Mayor Gil McDougal)

Mayor Gil McDougal presented the Consent Agenda for approval.

1. Resolution of Support for a LCI Implement Grant for Planning and Engineering Phase of Northside Downtown Streetscape Project
2. Police Department and Courthouse Generator Purchase
3. 2021 Downtown Development Authority Board Appointment
4. 2021 Main Street Advisory Board Reappointment
5. 2022 Professional Services Agreement with RCS Productions, Inc.
6. Biometric Screenings
7. West Plant Parkson Drum Screen Refurbishment
8. Bivins Wastewater Lift Station Control Panel
9. Approval of updated Utility Rates to be effective January 1, 2022
10. Professional Services with Falcon Design Consultants for Conceptual Design of Road Segment
11. To Approve a Proposal from Keck & Wood for Additional Services for the North Bypass Related to the Archaeological Review
12. Professional Services Agreement with Mark Teal of TE², LLC
13. Approval of Work Order 17003.16 with Brennan Jones to Design Sewer Improvements near Nalley Road

Councilman Michael Young moved to adopt the Consent Agenda.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Michael Young, Councilman
SECONDER:	Danny Carter, Councilman
AYES:	Young, Carter, Marchman, Young, Momtahan

B. Governing Body (Mayor Gil McDougal)

1. Approval of Minutes
 - a. Meeting Minutes of October 12, 2021
 - b. Meeting Minutes of Special Called Meeting of October 26, 2021.

Councilwoman Shirley Marchman moved to approve the Meeting Minutes of October 12, 2021 and the Meeting Minutes of the Special Called Meeting of October 26, 2021.

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

2. Mayoral Appointment of Tom Flowers to the Housing Authority Board
Mayor Gil McDougal appointed Tom Flowers to the Housing Authority Board to fill Monroe Spake's unexpired term. Term: 06/01/2019 – 05/31/2024.
3. Presentation of Livable Centers Initiative - Donny Zellefrow, MKSK
Donny Zellefrow with MKSK gave a presentation of the Livable Centers Initiative.

C. Community Development (Tracy Jarvis, Director)

1. RA-06-21 – Parcel #V02 0070100 – Rezoning Application from Starlight Homes, LLC of Alpharetta, GA for 29.21 acres on Highway 78 and Public Hearing (Ronald Johnson, Planning and Zoning Specialist)

Public Hearing: Two citizens came forward to speak.

1. Joann Herrell, 809 W Bankhead Hwy, Villa Rica
2. William Awalt, 301 Villa Trace, Villa Rica

Motion: Councilman Matthew Momtahan moved to approve the rezoning request from Starlight Homes, LLC of Villa Rica, GA for a rezoning from I2 to SFA with the conditions that:

- a. Owner/applicant agrees to submit the property to the Georgia Property Owners Act OCGA 44-3-22.
- b. Owner/applicant agrees to include in the declaration of covenant restrictions for the property to include a restriction of a maximum of 15% of non-owner occupied units or homes.
- c. Owner/applicant agrees that no vinyl siding or similar materials are used on the units or facades.

Councilwoman Shirley Marchman seconded the motion.

Amendment to Motion: Councilman Michael Young moved to amend the motion to add gates to private streets. Councilwoman Shirley Marchman seconded the amended motion.

RESULT:	ADOPTED (VOTE: 4-1)
MOVER:	Michael Young, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Young, Marchman, Carter, Momtahan
NAYS:	McPherson

Original Motion:

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

2. RA-10-21 – Parcel V07 0110153, V07 0110003 and V07 0110230, 135 & 189 Commerce Drive – Rezoning Request from MMCC, LLC of Villa Rica, GA for a Rezoning of Three Vacant Parcels Totaling 16.89 Acres (Ron Johnson, Planning & Zoning Specialist)

Public Hearing: No one came forward to speak.

Motion #1: Councilwoman Leslie McPherson moved to approve the rezoning request from MMCC, LLC of Villa Rica, GA for a rezoning from MF1 to MF2 for Parcel #V07 0110230, with the aforementioned conditions as outlined by staff. Councilman Danny Carter seconded the motion.

Amendment to Motion: Councilman Matthew Momtahan amended the motion to add conditions that the unit or development have no more than 25 three-bedroom units, and add another condition that if permitted or approved by the city and the school board that the owner/applicant reopen Meadowlark Drive extension. Councilman Danny Carter seconded the amended motion.

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

Original Motion:

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

Motion #2: Councilwoman Leslie McPherson moved to approve the rezoning request from MMCC, LLC of Villa Rica, GA for a rezoning from MF1 to MF2 and C2 for Parcel #V07 0110003, as shown on the submitted site plan and with the aforementioned conditions as outlined by staff. Councilman Danny Carter seconded the motion.

Amendment to Motion: Councilman Matthew Momtahan amended the motion to add conditions that the unit or development have no more than 25 three-bedroom units, and add another condition that if permitted or approved by the city and the school board that the owner/applicant reopen Meadowlark Drive extension. Councilman Danny Carter seconded the amended motion.

Original Motion:

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

Motion #3: Councilwoman Leslie McPherson moved to approve the rezoning request from MMCC, LLC of Villa Rica, GA for a rezoning from MF1 to MF2 and C2 for Parcel #V07 0110153, as shown on the submitted site plan and with the aforementioned conditions as outlined by staff, and the conditions that the unit or development have no more than 25 three-bedroom units, and if permitted or approved by the city and the school board that the owner/applicant reopen Meadowlark Drive extension. Councilman Danny Carter seconded the motion.

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

3. Amendment to the Villa Rica Zoning Ordinance – Section 8.02(2)t – Accessory Structures in Residential Zoning Districts and Public Hearing (Chris Montesinos, Deputy Director)

Public Hearing: No one came forward to speak.

Councilman Danny Carter moved to approve the amendment to Section 8.02(2)t – Accessory Structures in Residential Zoning Districts.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Michael Young, Councilman
AYES:	Carter, Young, Marchman, McPherson, Momtahan

4. Amendment to the Villa Rica Zoning Ordinance – Section 8.03(2)c – Temporary Use and Structure Standards and Public Hearing (Chris Montesinos, Deputy Director)

Public Hearing: No one came forward to speak.

Councilman Michael Young moved to approve the amendment to Section 8.03(2)c – Temporary Construction, Sales, or Leasing Trailers/Offices.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Michael Young, Councilman
SECONDER:	Matthew Momtahan, Councilman
AYES:	Young, Momtahan, Carter, Marchman, McPherson

5. Amendment to the Villa Rica Zoning Ordinance – Chapter VIII – Supplementary Standards for Specific Uses – Subsection 8.02(2)p) – Solar Energy Conversion Equipment and q) Wind Energy Conversion Equipment (Chris Montesinos, Deputy Director)

Public Hearing: No one came forward to speak.

Councilman Michael Young moved to approve the amendment to Section 8.02(2) of the Villa Rica Zoning Ordinance to amend subsection p) Solar Energy Conversion Equipment.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Michael Young, Councilman
SECONDER:	Danny Carter, Councilman
AYES:	Young, Carter, Marchman, McPherson, Momtahan

D. Finance (Jennifer Hallman, Finance Director)

1. FY2022 Budget Amendments - #14 – 21

Councilman Danny Carter moved to adopt the resolution amending the 2022 fiscal year budget pursuant to Section 2-71 of the City Charter.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Michael Young, Councilman
AYES:	Carter, Young, Marchman, McPherson, Momtahan

2. Financial Update – October 2021
Jennifer Hallman, Finance Director, gave a Financial Update of October 2021.

E. Deputy City Manager (Sarah Andrews)

1. Proposed 2022 Meeting Calendar
The Proposed 2022 Meeting Schedule moves the Work Session to 10 am. The meeting date will remain on the 2nd Tuesday of each month.

Councilman Michael Young moved to approve the 2022 Meeting Calendar as presented.

RESULT:	ADOPTED (VOTE: 4-1)
MOVER:	Michael Young, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Young, Marchman, Carter, Momtahan
NAYS:	McPherson

F. City Manager's Report (Tom Barber)

Tom Barber gave a report of current City Projects.

G. Executive Session (David Mecklin, City Attorney)

1. Meeting to discuss or vote to enter into a contract to purchase, dispose of, or lease real estate subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(2).

Councilman Danny Carter moved to go into Executive Session.

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

Councilwoman Shirley Marchman moved to return to regular session.

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

City Attorney David Mecklin reported there was no action taken by the Council in Executive Session.

H. Adjournment (Mayor Gil McDougal)

Councilman Danny Carter moved to adjourn.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Michael Young, Councilman
AYES:	Carter, Young, Marchman, McPherson, Momtahan

Mayor Gil McDougal adjourned the meeting.


Alisa Doyal, City Clerk


Gil McDougal, Mayor