

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

City of Villa Rica



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

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CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street
Tuesday, July 12, 2022 | 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 Matthew Momtahan, Councilwoman Leslie McPherson, Councilwoman Anna McCoy, Councilman Danny Carter. Councilwoman Shirley Marchman was absent.

Invocation: Lamar Rackely, Care Pastor, First Baptist Church of Villa Rica

Pledge of Allegiance: Officer Stephen Ellinas, Villa Rica Police Department

Ceremonial Presentations:

- Chuck Groover, Coordinator for State Certification with Georgia Law Enforcement Certification Program, presented Chief Michael Mansour and Certification Officer, Chris Baxter, with State Certification Plaques.
- Recognized Nyree Simpson for 5 Years of Service with Community Development
- Recognized Glenda Golden for 5 Years of Service with Senior Services
- Recognized Tom Barber for 5 Years of Service as City Manager
- Recognized Captain Hunter Ethredge for 15 Years with Villa Rica Police Department
- Recognized Municipal Judge, Michael Hubbard – New Chief Magistrate Judge for Carroll County
- Recognized Pete Zorbanos for Retirement from the City

Adoption of Agenda (Mayor Gil McDougal)

Councilman Danny Carter moved to adopt the agenda.

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

One citizen came forward to speak.

1. Corinda Sparks – 304 Jamestown Run
2. Mike McPherson – 103 Chadwick Place

Council Updates (Subjects of General Interest and Concern)

1. Councilwoman Anna McCoy – Was not able to attend fireworks due to COVID. Apologized to constituents for not being as available as she would like due to personal difficulties.
2. Councilwoman Leslie McPherson – Thanks to staff for 15 years of putting on the July 3 display.
3. Councilman Matthew Momtahan – Thanked staff for a good event (July 3 fireworks)
- 4.

A. Consent Agenda (Mayor Gil McDougal)

Mayor Gil McDougal presented the Consent Agenda for approval.

1. Mayoral Reappointment of Nancy Stolz-Jeffares to the Cemetery Commission – Term: 06/01/2022 – 06/30/2025
2. Adoption of New Schedule of Fees for City Cemeteries
3. Development Agreement with Villa Rica Townhomes Georgia, LLC
4. Development Agreement Fuqua Acquisitions II, Inc.
5. Amendment to Community Development Fee Schedule
6. Preparation and Painting of Mural at Hixtown Brewery-Efis Wall Repair
7. Auction of Non-Running /Retired Vehicles and Small Equipment on GovDeals.com
8. Flowers Bakery Culvert Material
9. Final Plat of Gold Pointe at Dogwood
10. Lift Station Supervisory Control and Data Acquisition (SCADA) Upgrade
11. FY22 Budget Amendments #293-298
12. Thermal Process Systems Service Proposal
13. Request for Ratification for the Repair of Weatherstone Lift Station
14. Implementation of Computerized Maintenance Management System (CMMS)
15. Resolution of Support for the City's Application for the Georgia Initiative for Community Housing (GICH) Program

Councilman Danny Carter moved to adopt the Consent Agenda.

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

B. Governing Body (Mayor Gil McDougal)

1. Approval of Minutes

- a. Special Called Council Meeting Minutes of June 8, 2022

Councilwoman Anna McCoy moved to approve the Special Called Council Meeting Minutes of June 8, 2022.

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

- b. Special Called Council Meeting Minutes of June 30, 2022

Councilwoman Anna McCoy moved to approve the Special Called Council Meeting Minutes of June 30, 2022.

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

2. Establish Date for Lottery (Tom Barber, City Manager)

Councilman Danny Carter moved to table to the August meeting.

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

C. Community Development (Tracy Jarvis, Director)

1. ALP 2-2022: Alcohol License Permit Application for Divine City Inc., dba Carroll Rd Shoppette and Public Hearing (Nyree Simpson, Licensing Specialist)
Divine City, Inc. dba Carroll Rd Shoppette has applied for an Alcohol License to offer retail package sales of beer, malt beverages and wine.

Public Hearing: No one came forward to speak.

Motion: Councilman Danny Carter moved to approve the request of an alcohol license permit for the business of Divine City Inc., dba Carroll Rd Shoppette.

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

2. Amendment to Section 9.29 Wall Signs of the Villa Rica Sign Ordinance and Public Hearing (Ronald Johnson, Planning and Zoning Specialist)
Revision to regulations for wall signs to clarify the scale of maximum area for a wall sign.

Public Hearing: No one came forward to speak.

Motion: Councilwoman Leslie McPherson moved to approve the proposed amendment to Section 9.29 of the city's sign ordinance as attached hereto.

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

3. Amendment to Section 9.40(6)(b) Banners of the Villa Rica Sign Ordinance and Public Hearing (Ronald Johnson, Planning and Zoning Specialist)
Revisions to regulations for temporary signs (banners) to permit them on adjacent contiguous lots under common ownership as the parcel where the use associated with the banner is located.

Public Hearing: No one came forward to speak.

Motion: Councilwoman Anna McCoy moved to approve the proposed amendment to Section 9.40(6)(b) of the city's sign ordinance as attached hereto.

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

4. Amendment to Section 7.03 – Entrance/Drive Standards (Contained in the City of Villa Rica Zoning Code) and Public Hearing (Ronald Johnson, Planning and Zoning Specialist)
To revise all references to driveway distances from streets in favor of referencing standards already in existence in the Development Code. .

Public Hearing: No one came forward to speak.

Motion: Councilman Matthew Momtahan moved to approve the proposed amendment to Section 7.03 of the City of Villa Rica Zoning Ordinance as attached hereto.

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

5. Amendment to Section 9.03 – Multifamily and Single-Family Attached Designed Standards (Contained in the City of Villa Rica Zoning Code) and Public Hearing (Ronald Johnson, Planning and Zoning Specialist)
To remove standards within this subsection addressing multifamily building orientation; reducing the depth of garages for all single-family attached developments; and introducing additional fenestrations for entryways.

Public Hearing: No one came forward to speak.

Motion: Councilman Danny Carter moved to approve the proposed amendment to Section 9.03 of the City of Villa Rica Zoning Ordinance as attached hereto.

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

6. Amendment to Section 9.04 – Nonresidential Design Standards (Contained in the City of Villa Rica Zoning Code) and Public Hearing

To revise all references to driveway distances from streets in favor of referencing standards already in existence in the Development Code, and to remove references to the "Corridor Overlay Zone", which is not a valid zoning category in the city.

Public Hearing: No one came forward to speak.

Motion: Councilwoman Leslie McPherson moved to approve the proposed amendment to Section 9.04 of the City of Villa Rica Zoning Ordinance as attached hereto.

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

D. Finance (Jennifer Hallman, Finance Director)

1. May 2022 Update

Finance Director Jennifer Hallman gave the May 2022 Financial Update.

E. City Manager's Report (Tom Barber)

City Manager Tom Barber gave an update of city projects.

E. Executive Session (C. David Mecklin, City Attorney)

City Attorney David Mecklin asked for a motion from the Council to go into Executive Session to discuss the following:

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).

Motion: Councilman Danny Carter moved to go into Executive Session for the purposes stated by the City Attorney.

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

The Council returned from Executive Session at 8:01 pm.

Motion: Councilman Matthew Momtahan moved to return to regular session.

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

Executive Session Action: Mayor Gil McDougal announced that the Council considered the replacement for Judge Hubbard and yielded to Councilman Danny Carter to make a motion.

Motion: Councilman Danny Carter moved to appoint Keith Rollins to the position of Municipal Court Judge of Villa Rica through December 31, 2022.

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

Adjournment: Councilwoman Anna McCoy moved to adjourn, seconded by Councilwoman Leslie McPherson. The vote was unanimous. Mayor Gil McDougal adjourned the meeting.



City Clerk Alisa Doyal



Mayor Gil McDougal