

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

571 W BANKHEAD HWY  
VILLA RICA, GA. 30180  
770.459.7000 | VILLARICA.ORG

## CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street  
Tuesday, September 13, 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 Shirley Marchman, Councilman Danny Carter, Councilwoman Leslie McPherson, and Councilwoman Anna McCoy.

**Invocation:** Pastor James E. Potts, Mt. Prospect Baptist Church

**Pledge of Allegiance:** Officer Jason Miller, Villa Rica Police Department

### Adoption of the Agenda (Mayor Gil McDougal)

Councilman Danny Carter moved to adopt the agenda as presented.

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|------------------|----------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>                   |
| <b>MOVER:</b>    | Danny Carter, Councilman                     |
| <b>SECONDER:</b> | Shirley Marchman, Councilwoman               |
| <b>AYES:</b>     | Carter, Marchman, McPherson, Momtahan, McCoy |

### Ceremonial Presentations:

- Recognized Anthony Keith Dollar for 5 Years of Service with the Villa Rica Police Department
- Recognized James David Morris for 5 Years of Service with Water Treatment Plant
- Recognized Deborah N. Eidson for 5 Years of Service with the Villa Rica Public Library
- Mayor Gil McDougal presented a Proclamation of National Recovery Month and a Proclamation for Constitution Week

**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.)

Two citizens came forward to speak. Human Resources Director Lena Taylor spoke on the upcoming Job Fair that will be held on September 20 from 9 am to 2 pm at V-Plex. Courtney Schnoebelen with Wildwood Apartments asked staff to do a traffic study at the intersection of S. Carroll Road, and the back entrance to Walmart due to the number of accidents at that location.

### Council Updates (Subjects of General Interest and Concern)

Councilwoman Leslie McPherson spoke on today's housing cost.

**A. Public Hearing #2 for 2023 Budget** (Jennifer Hallman, Finance Director)

Finance Director Jennifer Hallman gave the Proposed 2023 Budget presentation. No one came forward to speak during the Public Hearing.

**B. Consent Agenda** (Mayor Gil McDougal)

1. Amendment to Special Requirements for Packaged Distilled Spirits Licenses
2. Intergovernmental Agreement for Special Local Option Sales Tax Distribution – Douglas County
3. Modification of Allied Plan Document
4. South Dogwood Street Sidewalk Project
5. Electronic Message Boards for Mirror Lake Boulevard and Punkintown
6. Considerations of Adding Speed Humps as Traffic Calming Devices on Cleghorn Street and South Dogwood Street (South of Hwy 78)
7. Upgrade All Existing SCADA units in the Distribution System to Cellular Service
8. West Plant Station Pump Repair
9. Lift Station Supervisory Control and Data Acquisition (SCADA) Upgrade
10. Low Income Household Water Assistance Program Agreement
11. FY22 Budget Amendments #305 - #311
12. Temporary Signage for “A Taste of Villa Rica” Event
13. Set Dates for 2022 Cleanup Week
14. Resolution of Support – Reconnecting Communities Pilot (RCP) Program Grant Application and 20% Match Commitment
15. Resolution of Support – Railroad Crossing Elimination (RCE) Grant Application and 20% Match Commitment.

**Motion:** Councilman Danny Carter moved to adopt the Consent Agenda.

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| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>                   |
| <b>MOVER:</b>    | Danny Carter, Councilman                     |
| <b>SECONDER:</b> | Leslie McPherson, Councilwoman               |
| <b>AYES:</b>     | Carter, McPherson, Marchman, Momtahan, McCoy |

**C. Governing Body** (Mayor Gil McDougal)

1. Approval of May 10, 2022, Council Meeting Minutes

**Motion:** Councilwoman Shirley Marchman moved to approve the Council Meeting Minutes of May 10, 2022.

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| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>                   |
| <b>MOVER:</b>    | Shirley Marchman, Councilwoman               |
| <b>SECONDER:</b> | Anna McCoy, Councilwoman                     |
| <b>AYES:</b>     | Marchman, McCoy, Carter, McPherson, Momtahan |

2. Approval of August 9, 2022, Council Meeting Minutes

**Motion:** Councilwoman Shirley Marchman moved to approve the Council Meeting Minutes of August 9, 2022.

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

3. Amendment to Article 3 – Heavy Motor Vehicles, Routes – Code of Ordinances  
To amend Section 12-60 of the Code of Ordinances to better enforce the Heavy Truck Ordinance.

**Motion:** Councilman Danny Carter moved to approve the amendment of Section 12-60 of the Code of Ordinances of the City of Villa Rica as attached to this cover sheet effective immediately.

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

#### **D. Community Development (Tracy Jarvis, Director)**

1. ALT-01-22 – Extension of Rezoning for 55 and 63 Goldworth Road – Avemore (RA-06-18) and Public Hearing (Ronald Johnson, Planning and Zoning Specialist)  
Jay Davis of Winchester Real Estate Investment Company requested an extension of the rezoning for Avemore from Rural Development (RD) to Planned Development (PD) and its successor zone, Planned Unit Development (PUD).

**Public Hearing:** No one came forward to speak.

**Motion:** Councilman Danny Carter moved to approve the extension to the Avemore rezoning for another year.

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

2. VA-12-22 – 105 West Church Street – Variance to Permit Residential Units on the Ground Level in the Commercial Mixed-Use Zone and Public Hearing (Ronald Johnson, Planning and Zoning Specialist)  
Jay Davis of GD Construction & Development, LLC requested a variance from Section 3.11(4) of the City of Villa Rica Zoning Ordinance to permit residential units on the ground level within the Commercial Mixed (CMU) Zone for 105 West Church Street, Villa Rica.

**Public Hearing:** No one came forward to speak.

**Motion:** Councilman Danny Carter moved to approve the variance request by Jay Davis from Section 3.11(4) *Transitional Uses in Mixed-Use Districts*.

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

#### E. Public Works (Bobby Elliott, Director)

1. Purchase of 3 New 2023 Trucks for Water Distribution and Wastewater Treatment Plant Use (Charles Davis, Deputy Director of Public Works)

To replace three 18+ year old work trucks that have become very expensive to keep on the road.

**Motion:** Councilman Danny Carter moved to approve the purchase of the 3 each 2023-year model trucks equipped as specified and requested. One with a F550 cab and chassis only for WWTP, one F450 Cab and chassis with a service body for Distribution and Collection, and one F450 with a dump body for Distribution and Collection. Conditioned upon the inclusion of the funds in the 2023 Budget, I further move that the trucks be purchased for a sum not to exceed \$222,876.00 as listed in this document. These prices include the existing crane body transfer to the new F550 and all related purchase and installation parts and labor costs for the dump body and service body to be mounted on the two F450 trucks.

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| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>                   |
| <b>MOVER:</b>    | Danny Carter, Councilman                     |
| <b>SECONDER:</b> | Leslie McPherson, Councilwoman               |
| <b>AYES:</b>     | Carter, McPherson, Marchman, Momtahan, McCoy |

#### F. Finance (Jennifer Hallman, Finance Director)

Finance Director Jennifer Hallman presented a Financial Update of July 2022.

#### G. City Manager (Tom Barber)

1. Discussion of the Limitations on Annexation and Future Development Due to Sewer System's Collection Capacity

Discussion only. No action taken.

2. Agreement with Carroll County on the Eastside Tax Allocation District

To consider an Intergovernmental Agreement (IGA) with Carroll County detailing their participation in the Eastside Tax Allocation District (TAD).

**Motion:** Councilman Danny Carter moved to reject the attached Intergovernmental Agreement, dated September 6, between Carroll County and the City of Villa Rica. Further, the Mayor and staff are authorized to submit a draft version of an IGA to the school board for their consideration as soon as is practical.

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| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>                   |
| <b>MOVER:</b>    | Danny Carter, Councilman                     |
| <b>SECONDER:</b> | Anna McCoy, Councilwoman                     |
| <b>AYES:</b>     | Carter, McCoy, Marchman, McPherson, Momtahan |

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

  
City Clerk Alisa Doyal

  
Mayor Gil McDougal