

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

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, January 9, 2024 | 6:00 pm

Meeting Call to Order (Mayor Leslie McPherson)

Mayor Leslie McPherson called the meeting to order at 6:18 pm.

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

Invocation was led by Jeff Powell, Missions Pastor Villa Rica First Baptist Church

Pledge of Allegiance was led by Office Tyler Gosdin, Villa Rica Police Department

Ceremonial Presentations (Mayor and Council)

1. Oaths of office for elected officials Mayor Leslie McPherson, Shirley Marchman and Matthew Momtahan

Adoption of the Agenda (Mayor Leslie McPherson)

Councilwoman Anna McCoy moved to adopt the agenda as presented.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Anna McCoy, Councilwoman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Marchman, Momtahan, Warmoth, McCoy, Carter

Councilman Danny Carter amended the agenda to table RA-05-23 rezoning from Commercial Medium Density (C2) to Industrial Low-Density (I1) for property located at the SE corner of Highway 61 and Whitworth Road until February 13, 2024 Regular Meeting.

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

1. Amy Brown- Mentioned the tabled item that the potential business asking for rezoning has made a public announcement they that are coming to Carroll County, and there seems to be more to the story and she wants the Council to address it as it progresses.
2. Jody Willis- Asks that the Council deny the tabled item when it comes back before them.
3. Ann Bone- Mentioned her family home is on Whitworth Rd. and is near Ithica Elementary, she cannot imagine putting an Industrial Park near her home, the school and the Methodist Church.
4. Diane Duncan- Mentioned her home is adjacent to Ithica Elementary School. She is worried about the air quality, water quality and additional traffic the Industrial Park would cause. It would also affect property values. She does not want the Industrial Park to be built.
5. Luz Morales- Mentioned that she is a Villa Rica transplant, and moved from the North to raise a family because it was unlike the Northeast, very suburban. She believes the Industrial Park will cause health and safety issues and that the business will have permitting issues. She also believes they will not be able to hire enough staff to maintain safe standards, especially being near the school. She wants the Council to vote against the Industrial Park.
6. Lisa Hewitt- Mentioned that the potential Industrial Park is adjacent to her home. She believes it is bad for the community and bad for their health. She wants to be properly notified if it comes back to the agenda. The signage used to inform residents is too small. She thinks the property should become a park or additional land for the elementary school.
7. Cecelia Brown- Mentioned she did not make it to the Planning and Zoning Meeting that the Industrial Park was discussed and voted on. She is an advocate for children and wants the Council to consider all the factors in place, including the safety of the community and the children.
8. Laura Harris- Mentioned she is a lifelong resident of Villa Rica; she lives one mile from the possible Industrial Park and is concerned about the environmental impact. She is a teacher at Ithica Elementary and she feels the children would not be safe with the added traffic and people near the school.
9. Josh Evans- Mentioned that an Industrial Park will destroy homes, farms and water ways. The US Steel and chemical industry will pollute air, kill fish, wildlife habitat and destroy creek, streams, and river in the area. He mentioned he not a smart a man but believes it is not worth it. He spoke about Villa Rica claiming the water is clean for consumption then presented a zip lock bag containing small cups of water samples. He wants Villa Rica to clean their lakes and streams.

10. Nanette Lee- Congratulated the citizens of Villa Rica on their new Mayor. She mentioned Leslie's

integrity is beyond imagination and her dedication to the citizens, and small businesses is to be congratulated. She presented Leslie with a new name tag, gavel and business card holder.

11. Rich Myberg- Mentioned the Planning and Zoning Committee has met two times and asked for denial. The first building at the Industrial Park would use anodized metals. He does not want that near a school. He mentioned the company could not tell the Planning and Zoning Committee who or what the second building would consist of. He does not want aluminum dust which is flammable and sulfuric acid in the community. He wants the Council to review P and Z's comments.
12. Doug Lang- Mentioned during both Planning and Zoning meetings that the applicant mentioned they would be occupying the 100,000 SF building and another company would occupy the 92,000 SF building. However, at the work session earlier this day, staff mentioned that the 92,000 SF building would be for future growth for the same company, not for another company. He is not sure if staff was unclear or confused or if they were being disingenuous in some fashion.
13. Max Wallace- is opposed to the Industrial Park and wants the community to stay the same.
14. Lawrence Coors-He asked that Tom Barber give more clarity to Consent Agenda Item 1. He asked all the people that spoke before him "if not this, then what?" He mentioned that property is currently zoned commercial, and change is coming, bringing lights and noise. He asked that Consent Agenda Item 1 be removed from the Consent and voted on later.
15. Natalie Harris- Mentioned she was a former student at Ithica Elementary School and does not believe the Industrial Park should be allowed. She believes it will endanger children.
16. Charlotte Evans- Believes the speed limit change to 15 MPH on Clearview Street is a wonderful idea. She mentioned the speed bumps have made a big difference the speed of drivers.
17. Amir Cosby- Mentioned he was born and raised in Villa Rica and he knows industrialization of the city is coming, it just does not belong on Highway 61. He believes Villa Rica is unorganized and needs a better plan. He mentioned he grew up on Darden Street and will not be replaced by a new road.
18. Elizabeth Rahn- She believes people should honor their word. A statement was made by Tom Barber that he would leave his position if the new mayor was elected. She hopes there will be some sort of information following that statement. She would like to be enlightened with the future plans of that position.

Council Updates (Subjects of General Interest and Concern)

There were no Council Updates

Consent Agenda (Mayor Leslie McPherson)

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 Joint City/School Board Committee
2. Reappointment of Ward 5 Planning and Zoning Commissioner Ashley Head
3. Abandonment and Transfer of Walnut Drive to Villa Rica Housing Authority
4. ARMIS Renewal
5. Appointment and Reappointment of Members to Library Advisory Board
6. Repave Conners Road Cart Path
7. Repair Sidewalk at Hixtown Brewery
8. Repair of Reid Plantation Sidewalks
9. Stone Street Paving Project
10. Repairs of Parking Lot at World Changers
11. Mini Excavator Purchase
12. Lake Paradise Dam Renovation
13. FY24 Budget Amendments #169-237
14. Development Agreement with Old Stone Road Residential LLC
15. Development Agreement for Conners Landing Lift Station
16. Development Agreement for Northwoods @ Mirror Lake Phase III Lift Station
17. Sandra Morris, Grant Writer.
18. For BM&K to modify their engineering plans to accommodate a traffic light at the intersection of Villa Rica Parkway and Cleghorn Street
19. Survey of Powell Park and Gold Dust Park

Councilman Danny Carter moved to approve the Consent Agenda.

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

A. Governing Body (Mayor Leslie McPherson)

1. Selection of Mayor Pro Tem for 2024

Councilman Matthew Momtahan moved to select Councilman Danny Carter as Mayor Pro Tem for 2024

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

2. Approval of Minutes from December 12, 2023, Work Session and Council Meeting

Councilwoman Shirley Marchman moved approve the December 12, 2023, Council Work Session and Meeting Minutes.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Shirley Marchman, Councilwoman
SECONDER:	Anna McCoy, Councilwoman

AYES: Marchman, Momtahan, Warmoth, McCoy, Carter

3. Approval of Minutes from December 19, 2023 Special Called Meeting

Councilwoman Shirley Marchman moved to approve the December 19, 2023, Special Called Meeting Minutes

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

B. Community Development (Tracy Jarvis, Director)

1. Affinity Gold Partners, LLC d/b/a Bobby Jones Links and Public Hearing.

Applicants Whitney Crouse and Stephen Willy presented in support of the request.

No one came forward for Public Hearing

Councilman Danny Carter moved to approve the request for an alcohol license permit for the business of Affinity Golf Partners LLC d/b/a Bobby Jones Links

RESULT: APPROVED
MOVER: Danny Carter, Councilman
SECONDER: Anna McCoy, Councilwoman
AYES: Momtahan, Warmoth, McCoy, Carter
NAYS: Marchman

2. SI Management inc. d/b/a Korner Store and Public Hearing

Applicant Syed J. Saadat presented in support of request.

No one came forward for Public Hearing.

Councilman Danny Carter moved to approve the request for an alcohol license permit for the business of SI Management Inc. d/b/a Korner Store

RESULT: APPROVED
MOVER: Danny Carter, Councilman
SECONDER: Anna McCoy, Councilwoman
AYES: Warmoth, McCoy, Carter
NAYS: Marchman, Momtahan

3. **VA-16-23 Variance Request from Section 9.15(2) of the Villa Rica Sign Ordinance at 123 Conners Road and Public Hearing**

Applicant Gabrielle Smith presented in support of variance.

Elaine Steer spoke in support of the sign and carwash.

Councilman Matthew Momtahan moved to approve the requested variance from Section 9.15(2) as presented by staff.

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

C. Finance (Jennifer Hallman)

1. **Financial Update November 2023**

Finance Director Jennifer Hallman presented financial update for November 2023

D. City Manager (Tom Barber)

1. **Reduction of Speed Limit on Clearview Street**

Councilman Danny Carter moved to table this item until the February 13, 2024 Council Meeting. Councilwoman Shirley Marchman seconded the motion. After further discussion, Councilwoman Marchman withdrew her second. After further discussion Councilwoman Warmoth seconded the motion.

RESULT:	APPROVED
MOVER:	Danny Carter, Councilman
SECONDER:	Stephanie Warmoth, Councilwoman
AYES:	Warmoth, McCoy, Carter
NAYS:	Marchman, Momtahan

E. City Manager's Report (Tom Barber)

No report issued

F. Executive Session

Councilwoman Shirley Marchman moved to enter into Executive Session at 7:56 pm for the purpose of 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) and to confer with legal counsel pursuant to attorney client privilege.

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

Councilwoman Shirley Marchman moved to reenter Regular Session at 9:18 pm

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

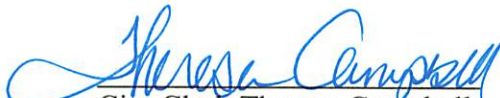
No action taken on the first item discussed in Executive Session.

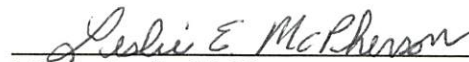
Councilman Danny Carter moved to express City Council support and approval for the continuation of Tom Barber to serve in the position of City Manager.

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

Adjournment (Mayor Leslie McPherson)

Councilman Danny Carter moved to adjourn the meeting and was seconded by Councilwoman Anna McCoy and the vote was unanimous. Mayor Leslie McPherson adjourned the meeting.


City Clerk Theresa Campbell


Mayor Leslie McPherson

