

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

City of Villa Rica



INTERIM CITY MANAGER: JEFF REESE
CITY CLERK: THERESA CAMPBELL
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, October 8, 2024 | 6:00 pm

Meeting Call to Order (Mayor Leslie McPherson)

Mayor Leslie McPherson called the meeting to order

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

Invocation was led by Captain Steven Lujan, Villa Rica Police Department

Pledge of Allegiance was led by Captain Steven Lujan, Villa Rica Police Department

Ceremonial Presentations (Mayor and Council)

1. Domestic Violence Awareness Month
2. Recognition of John Hannabach
3. National Principal Month
4. Villa Rica Police Officer Recognition for three officers who have received MADD (Mother's Against Drunk Driving) Awards for their DUI enforcement for the 2023 calendar year.

Adoption of the Agenda (Mayor Leslie McPherson)

Councilman Danny Carter moved to amend the agenda to table item C1 till the November meeting.

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

Councilman Danny Carter moved to approve the agenda as presented

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Shirley Marchman, Councilwoman
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. Peg Taylor-Questioned if another venue has been discussed to have Council Meetings and wants left turn lane in front of new Public closed. She mentioned the red light in front of Publix should be set on a timer.
2. Pam Whyte-mentioned she has no updated on the new road, as it seems to be a stand still. She wants the city to acknowledge to wrongdoing as she believes the Council has been negligent.
3. Joel Crawford-Volunteer and president of the Main Street Board. He gave an update of Main Street business such as fundraisers, parade, luncheons and concerts.
4. Jeremy Brown-Mentioned the constituents that voted for Mayor McPherson and that he is disappointed in her as a leader. He wants the Council to listen to the people.
5. Doug Lang- Read from a prepared statement, he is 100% against the new road. He does not believe the city should spend millions of dollars on a road to save a minute of travel time. He also mentioned the FUQUA contractual obligations have been met.
6. Greg Roberts-Supports Doug Lang's position if everything he mentioned is correct. He believes the Council does not fully understand the items they have before them, before they get to the meetings.
7. Bill Awalt-Concerned about variance request in Villa Trace. He read a certified letter he received and does not want the townhome built near his home.
8. Jennifer Awalt-attended Planning and Zoning meeting about the Villa trace item, but there was quorum, so nothing was discussed. She does not want the extra traffic, and her road used the thru access. It is too dangerous for drivers and the school aged kids.
9. Emmanuel Mencey-He created a web page named Villa Rica for Dummies, that summarizes all the meetings that have taken place. He wants transparency.
10. Jackie Childress-Mentioned the work session and that she is disappointed. She is upset the Council does not remember that they voted to approve the liquor store a year ago.
11. Tracy Evans-Reminded the Mayor, that she was told imminent domain will never be used. She questioned the Norfolk Southern Grant; she believes there will be stipulations. She mentioned apartments bring crime, and what the Council wants, is not always what the community wants.
12. Horace Ridley- Attended this meeting to gather information. Mentioned the Council will reap what they sew.
13. Valeria Rivera- Mentioned she wants the mayor to do what is right for everyone. She believes an historic black neighborhood should be protected. She wants the Council to make a difference.

14. Josh Evans- He wants the Chicken Little issued addressed. He mentioned garbage, sewage and grease are leaking into the streams. He sold 2 companies for several million dollars and if you are from Villa Rica, you are related no matter what your race is. He mentioned EPA gearing up for the biggest lawsuit against the city we have ever seen.

Council Updates (Subjects of General Interest and Concern)

Councilman Momtahan thanked Joel Crawford for his Main Street service. He mentioned a Chamber of Commerce meeting, he attended that a GDOT representative spoke about upcoming projects in Villa Rica. R Cuts on SR 61, Villa Rica N. Loop will be complete fall of 2025, Roundabout on Hwy. 61, Roundabout on Hwy 78 at Rocky Branch will begin March 2027, another roundabout at Hwy 61 and Hwy 78, and the diamond interchange.

Mayor McPherson- She addressed public comments. Asked Diana to investigate the timing of the light at Mirror Lake Blvd and Shoreline Pkwy. She mentioned we approved a proposal from Falcon Design for the survey, design & engineering for the left-hand turn lane at Mirror Lake Blvd.

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. Approval of Intergovernmental Agreement with Carroll County for Supplemental Water Supply
2. Award of Monthly Pest Control Services to Bug Busters USA
3. Approval of Traffic Calming Recommendations for River Trace Subdivision
4. Award of 2024 Water System Improvements – Church Street to HD Excavations & Utilities in the amount of \$491,047.00
5. Ratification of proposal from Georgia & West for the engineering & design of West Industrial Court Culvert Replacement Project
6. Proposal from Falcon Design for the survey, design & engineering for the left-hand turn lane at Mirror Lake Blvd

Councilman Danny Carter moved to approve the Consent Agenda as presented.

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

A. Governing Body (Mayor Leslie McPherson)

1. Approval of Work Session Meeting from September 10, 2024 and approval of City Council Meeting Minutes from September 10, 2024

Councilman Matthew Momtahan moved to adopt all the minutes as presented.

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

B. Community Development (Nina Shabazz, Director)

1. RA-04-24 rezoning request for 6.09-acre parcel located on Conners Road.

Applicant spoke in favor of request via attorney Sam Larkin

Joe Fowler-Spoke for Tanner Medical, he is concerned for future businesses. He mentioned only 6% of population voted for alcohol referendum. He would like ordinance rewritten so neighbors can be noticed.

Rosalind McDonald- Against package store, mentioned rezoning not needed.

Gary Thomas- Is a representative for Tanner, he introduced Marcy Edwards.

Marcy Edwards- works at Willow Brooke, mentioned environment matters, and that they provide adequate care for mental health patients. She does not want package store.

Rita Miller- works at the Birch's, read from a prepared statement, she does not want beverage store at this location.

Michael Adams-read from a prepared statement. Is Pastor at Life gate church. A neighbor to the location and he never received notice of a liquor store. He does not want package store.

Gary Thomas-does not want rezoning into 4 parcels. He wants to ordinance changed so noticing will be issued.

Amy McCoy-spoke against rezoning, sees a pattern of proper noticing not taking place.

Brent Pendrak-spoke in favor of rezoning. Believes the taxes will benefit the city. He is an alcoholic and believes in personal accountability. Mentioned beer and wine can be purchased across the street at the BP station.

Nic Patel-spoke in favor of package store. He wants to buy local, and this is near his home.

Josh Evans-mentioned the liquor store can be built if conditions are met. He wants to know how the citizens know or sure, the conditions were met. He is against rezoning.

Pedro Watts-he does not see a vision for the city and wants the council to mash the brakes and take time to make decisions.

Trey Farmer-He wants what is best for the community. He wants logic to be used and all options looked at.

Mehwoudgie Sanet-does not want liquor store in the community.

Councilman Danny Carter moved to deny the rezoning request made by AUP Enterprise LLC., to rezone the 6.09-acre parcel located on Conners Road for C2- C1.

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

2. VA-10-24-Two variance requests by Prime Construction for a proposed private townhome development located on Villa Trace Rd.

Developer Trey Robinson spoke in favor of variance. He mentioned if variance if denied Ridge Cole will build apartments and not the townhome.

Alex Botin- spoke in favor of variances as the property is challenging.

Peg Taylor- approved of the variances.

Jennifer Awalt- never had any knowledge of the townhomes. Worried they will become rentals.

Emmanuel Mencey-supports the variances, likes that the developer is trying to protect the creek.

Bill Awalt-objects to the driveways being on Villa Trace, it is too dangerous.

Councilman Danny Carter moved to deny Prime Construction's variance proposal to reduce the 35-foot setback on Villa Trace Road for Lot 33- to 15 feet.

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

Councilman Danny Carter moved to approve the variance proposal made by Prime Construction to encroach within the impervious stream buffer of 631 square feet.

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

3. ABL-06-24 BSB VR LLC dba Bell Street Burritos and Public Hearing.

Applicant Benjamin Eidson spoke in favor of license:

Kristi Chastain- spoke in favor of license

Peg Taylor- Questioned whether if the beer would be on tap, or canned and bottled?

Councilman Danny Carter moved to approve the license application for BSB VR, LLC dba Bell Street Burritos located at 660 W. Bankhead Hwy Ste F., Villa Rica GA 30180

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

C. Finance (Jennifer Hallman)

1. Financial Update August 2024

Finance Director Jennifer Hallman presented financial update for August 2024

D. City Manager (Diana DeSanto, Interim)

1. Acceptance of the Norfolk Southern Thriving Communities Grant

Councilwoman Shirley Marchman moved to approve the acceptance of the Norfolk Southern Thriving Communities Grant in the amount of \$50,000 for the Cleghorn Rd, Anderson St. Park.

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

City Manager's Report (Diana DeSanto, Interim)

Interim City Manager Diana DeSanto provided update on current projects with a Power point presentation.

E. Executive Session

Councilman Danny Carter moved to enter into Executive Session for the purpose of meeting to discuss or vote to enter into an option to purchase, dispose of, or lease real estate subject to approval in a subsequent public vote as provided by Georgia Code Section 50-14-3(b)(1)(E) and to discuss or deliberate upon the appointment, employment, 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) at 9:56 PM

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

Councilman Danny Carter moved to return to regular session at 11:06 PM.

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

No action was taken on the real estate item discussed in Executive Session

Councilman Danny Carter moved to enter into a contract to appoint Diana DeSanto as Interim City Manager effective November 1, 2024 for a period of 6 months.

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

Adjournment (Mayor Leslie McPherson)

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

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


City Clerk Theresa Campbell


Mayor Leslie McPherson

