

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: DIANA DESANTO
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: KEVIN DRUMMOND

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CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street
Tuesday, January 14, 2025 | 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 (arrived at 6:37 PM)

Invocation was led by Councilwoman Shirley Marchman

Pledge of Allegiance was led by Officer Mike Reed, Villa Rica Police Department

Ceremonial Presentations (Mayor and Council)

1. James McBurnett-5 Years of Service Recognition
2. Proclamation for the 70th Anniversary of George Washington Carver High School

Adoption of the Agenda (Mayor Leslie McPherson)

Councilman Danny Carter moved adopt the agenda as presented.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Marchman, Momtahan, Warmoth, 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. Pam Whyte-Mentioned the Board of Ethics and how the city is out of compliance. Believes there is no transparency and feels the rules changed once the citizens became vocal.
2. Lisa Hewitt- Not in favor of light industrial on the south side of the city.
3. Nora Halliday-Mentioned the main Street Advisory Board bi-laws, she believes there is potential for monetary mistakes. She mentioned that the city main street program is being investigated and is on probation.
4. Doug Lang- Mentioned the Ethics Board and wants details on the future board. He was told in the past if you hold a seat on any board you are disqualified from filing an ethics complaint. He believes there is an opportunity for positive change.
5. Josh Evans- Claims city is moving backwards. He does not understand how the council is doing nothing about environmental impacts in the city. He mentioned the city smells like sewage and grease. He also believes documents are being falsified.
6. Aleta Farmer-Mentioned RAISE Grant application and waterline improvements on Cleghorn Rd. She wants to know where the 2022 RAISE Grant award money is and wants proof the work has been completed.

Council Updates (Subjects of General Interest and Concern)

Councilwoman Stephanie Warmoth- thanked Diana for her quick response in implementing a radar sign, on Dallas Hwy. Also, she would defer to the city manager update to comment on the GFL situation that took place during the snowstorm.

Councilman Matthew Momtahan- thanks the city crews for great work clearing the roads during the snowstorm.

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. Establishing Qualifying Fees of \$270.00 for Ward 3, Ward 4, and Ward 5 City Council Seats for November 4, 2025 Election
2. FY24 Year-End Budget Amendments #262-#280
3. FY25 Rollover Budget Amendments #20-#133
4. Write Off Customer Receivables
5. Personnel Policy Amendments
6. 2025 Raise Grant Applications Authorization

7. Authorize award to Keck and Wood from successful response to RFQ for Comprehensive Safety Action Plan
8. 2025 Community Home Investment Program (CHIP) Application Authorization
9. 2025 Georgia Transportation and Infrastructure Bank Loan and Grant Application and Authorization

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. Selection of Mayor Pro Tem for 2025

Councilman Danny Carter moved to nominate Councilwoman Anna McCoy Mayor Pro Tem for 2025

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

2. Appointment to Mayoral Standing Committees

Councilman Matthew Momtahan moved to adopt appointments to remain the same as 2024.

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

3. Approval of December 10, 2024 Work Session and Regular Meeting Minutes

Councilwoman Shirley Marchman moved to adopt the Minutes as presented

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

4. Convention & Visitors Bureau (CVB) 2025 Board Appointments

Councilman Danny Carter moved to approve the appointment of Frank Pritchett and Camelia Chandler as board members to the Villa Rica Convention and Visitors Bureau.

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

B. Building Development (Tracy Jarvis, Director)

1. Jameson Towns Final Plat

Councilman Danny Carter moved to approve the Final Plat for Jameson Towns Phase 1 with conditions as noted in the minutes from the May 24, 2022 Council meeting minutes.

1. Receipt of a favorable sewer and water capacity letter from the city's Utilities Department guaranteeing availability to service all lots within the proposed development within sixty (60) days. This letter must be on file with the city's Community Development Department upon receipt.
2. The applicant must comply with all recommendations found within the traffic report dated August 23rd, 2021, prepared by A & R Engineering, Inc.
3. The applicant must address the Reed Road/Tolbert Dr. and South Carroll Road intersection in the form of a traffic study.
4. The developer shall contribute no more than \$1,500 per lot to the cost of traffic improvements.
5. The Applicant/Developer/Owner agrees that site/neighborhood/development amenities include a pool and cabana, walking trail, tot lot, and picnic/cookout/barbecue grilling area.
6. The Applicant/Developer/owner agrees that the proposed pool will have a minimum surface area of 1,500 square feet.
7. The Applicant/Developer/Owner agrees to install sidewalks on both sides of internal streets and along the frontage of Tolbert/Reed Road.
8. The Applicant/Developer/Owner agrees to submit the site/neighborhood/development to covenants pursuant to the Georgia Property Owners Act (O.C.G.A. § 44-3-220, et seq.)
9. The Applicant/Developer/Owner agrees to be responsible for incorporating a minimum of one traffic calming practice in accordance with the Institute of Transportation Engineers (ITE) manual for traffic calming along the main entrance road internal to the neighborhood. The practice may include a stop sign, road diet, speed hump or other device which shall be approved through the civil plan review process.
10. The Applicant/Developer/Owner acknowledges that water and sewer availability is not expressly implied as a

result of zoning.

11. The Applicant/Developer/Owner agrees and acknowledges that all conditions or stipulations of re-zoning shall bind Applicant/Developer/Owner's successors and assigns.
12. The Covenants, Conditions and Restrictions shall include a clause that limits the maximum number of units that can be rented or leased within the development at any one time to 10% or less of the total homes.
13. The Applicant/Developer/Owner agrees to build all internal roadways and parking aisles to standards that would accommodate emergency access vehicles. This includes emergency access to the proposed park in the rear of the property.
14. The city will withhold any certificate of occupancies or relevant permits until the POA amendment is filed.

C. Community Development (Nina Shabazz, Director)

1. RA-05-24 Rezoning Request for .47-acre property located at 628 South Street from Single Family Urban (R2) to Commercial Medium, Density (C2) and Public Hearing.

Public Hearing:

In Favor: No one came forward

Opposed: No one came forward

Councilman Matthew Momtahan moved to approve the rezoning request by MMCC Fund, LLC for the property located at 628 South Street, changing the zoning from Residential Single-Family Urban (R2) to Commercial Medium Density (C2) subject to the conditions that the applicant must perform a lot merger combining 628 South St. and the rezone C2 neighboring properties which align with the proposed commercial site plan and also the condition that the applicant will abide by all conditions from the March 2023 rezoning of the neighboring properties on the site plan and the November 2023 variances and conditions and stipulations related to that as well.

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

2. ABL-03-25 Kuhiva Group Inc. and Public Hearing.

Public Hearing:

In Favor: No one came forward

Opposed: No one came forward

Councilman Danny Carter moved to approve the alcohol license application for Kuhiva Inc. located at 133 Commons Way, Villa Rica, GA 30180.

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

D. Utilities (John Bain, Director)

1. Supplemental Water Supply Intergovernmental Agreement

Councilman Matthew Momtahan moved to authorize the Mayor to execute the Supplemental Water Supply Intergovernmental Agreement with the Douglasville-Douglas County Water and Sewer Authority.

RESULT:	ADOPTED
MOVER:	Matthew Momtahan, Councilman
SECONDER:	Stephanie Warmoth, Councilwoman
AYES:	Momtahan, Warmoth, Marchman
NAYS:	Carter, McCoy

E. Finance (Jennifer Hallman, CFO)

1. Financial Update: November 2024

Finance Director Jennifer Hallman presented financial update for November 2024.

F. City Manager (Interim City manager Diana DeSanto)

1. TA-01-25 Text Amendment to Establish Section 4.18 Technology Park Overlay District & new definition to section 13.01 and Public Hearing.

Public Hearing:

In Favor: No one came forward

Opposed:

Ted Williamson- mentioned most overlay districts add restrictions this change will give everything away.

Josh Evans- mentioned this could allow the aluminum plant that was brought forth to council and denied.

Susan Crane- believes this sounds like a blank check to developers and the allowances are too broad.

Lane Smith- the language is too specific and caters to the next item on the agenda.

Chirs Gore- wants to know if the council realizes how much water and energy this will cost? Mentioned this does create jobs and our town is small.

Pam Whyte-mentioned that all of council should remember they work for the citizens, and they depend on their vote. Please vote as the constituents want.

Luz Morales- needs a question answered, if a parcel of land is designated residential this overlay could not happen without a vote, correct?

Jennifer Ingham- would like something added about water run-off protection of streams and creeks.

Lisa Huett- questioned why the city of Villa Rica needs to amend the ordinance and why is it needed when the developer can already apply? This removes the public's right.

Ricky Haralson-if the city wants this, put it in the city, the residents in the county do not want it.

Councilman Danny Carter moved to approve the text amendments as presented.

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

2. Rezoning and annexation for Hwy 61 and South Van Wert- Avemore PUD (ANX-01 & 2-24) (RA-06-24) and Public Hearing.

Public Hearing:

In Favor:

Applicant and attorney Joe Fowler spoke in favor of item.

Scott Cowart- Board of Education supports Planning and Zoning Commission vote to approve this item, and residential homes would put a strain on the school system.

Opposed:

Josh Evans- believes this site is ironic and he is not buying it. Find the overlay and annexation a suspicious coincidence.

Paul Cutler- mentioned all the developments up and down Van Wert Rd being all residential. He has been over 100 industrial plants, does not want solvents in his backyard, He mentioned Fulton Industrial Boulevard being half empty because of crime. He also mentioned 50 + acres are open in the industrial park.

Susan Crane-moved to Villa Rica from Smyrna to get away from growth. She has been discussing this item for over a year and is concerned about the decibel noise will bother her, the amount of water and 90 jobs is not worth it.

Dan Krisner- mentioned he is the most impacted and survey has pink ribbons inches from his driveway. He does not want this facility. Wants council to prove him wrong and that this is not a done deal.

Councilman Danny Carter moved to approve the zoning request for tax parcel 1680090 and tracks 2 and 3 of tax parcel 1690120 and to amend the PUD into the Avemore PUD and to be subject to the technology park overlay district and to further amend PUD to remove all residential housing and all previously approved residential housing subject to the conditions recommended by staff regarding water and sewage.

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

Councilman Danny Carter moved to adopt the application for annexation of tax parcel 1680090 and to adopt an ordinance approving annexation into the City of Villa Rica.

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

Councilman Danny Carter moved to approve the application for annexation of tracks 2 and 3 of tax parcel 1690120 as depicted in the application and to adopt an ordinance approving the annexation into the City of Villa Rica.

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

3. Ratification of the City of Villa Rica Main Street Advisory Board Bylaws (Revised December 12, 2024)

Councilman Matthew Momtahan moved to table the item until February regular council meeting.

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

4. Authorize award to successful respondent to RFP Administrative AND Related Grant Services Community HOME Investment Program (CHIP)

Councilman Danny Carter moved to approve the proposal submitted by Residential Enhancements Inc., DBA RE Global and authorize the Mayor to enter into a contract for the City of Villa Rica’s CHIP Grant Administrative and Grant Services.

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

5. Approval/Appointment of City Engineer

Councilman Matthew Momtahan moved to approve Teal Education & Engineering Consulting, LLC as the consultant for City Engineer.

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

6. Interim Deputy City Manager

Councilman Danny Carter moved to approve the appointment of Jennifer Hallman to Interim Deputy City Manager/CFO.

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

7. Interim Deputy City Manager

Councilman Matthew Momtahan moved to approve the appointment of Bobby Elliott to Interim Deputy City Manager.

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

City Manager's Report (Diana DeSanto, Interim)

Interim City Manager Diana DeSanto provided update thanking all City employees that worked during the winter storm and the great work they did. She mentioned that GFL notified the city on Thursday that Friday pickups would be handled the following Friday. Diana requested that the council consider crediting the residents that were affected. The amount is approximately \$4200, with a portion of that money being credited from GFL back to the city.

Adjournment (Mayor Leslie McPherson)

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

RESULT:

MOVER:

SECONDER:

AYES:

ADOPTED (UNANIMOUS)

Shirley Marchman, Councilwoman

Danny Carter, Councilman

Marchman, Momtahan, Carter, Warmoth, McCoy

Mayor Leslie McPherson

City Clerk Theresa Campbell