

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

City of Villa Rica

INTERIM CITY MGR: JENNIFER HALLMAN
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: KEVIN DRUMMOND

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CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street

Tuesday, June 10, 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 Anna McCoy, Councilwoman Shirley Marchman (by phone) Councilman Matthew Momtahan, Councilwoman Stephanie Warmoth, and Councilman Danny Carter

Invocation was led by Ethan Waits, Grounds Maintenance Manager

Pledge of Allegiance was led by Ofc. Paul Lewis, Villa Rica Police Department

Ceremonial Presentations (Mayor and Council)

Dedication of Police Department Annual Report

Adoption of the Agenda (Mayor Leslie McPherson)

Councilman Danny Carter moved to adopt the agenda as presented.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Stephanie Warmoth, Councilwoman
AYES:	Momtahan, Marchman, 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. Pam Whyte- Mentioned the appointment of potential interim city manager, and how the Mayor did not consult the Council. She wants the appointment tabled or vetoed until Council can be brought up to speed.

2. Brad Hartley- spoke briefly about the annexation council approved last month and felt there was not a lot of transparency.
3. Doug Lang- mentioned he would like a new city manager, not someone that has worked here in the past.
4. Aleta Farmer-mentioned lack of transparency and questioned who represents the people of Villa Rica. She believes the Council is representing the developers and not the citizens.
5. Josh Evans- mentioned the clean water act and believes staff are not doing their jobs.

Council Updates (Subjects of General Interest and Concern)

Mayor Leslie McPherson made a statement based on some of the Public Comments, she explained that she follows the City Charter and spoke with the City Attorney to make sure she is always within the guidelines.

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. July is Parks & Recreation Month
2. Planning and Zoning Reappointment of Julie Cepin for Ward 2
3. Approval of Jameson Towns Phase 2 Final Plat
4. Approval of a Temporary Limited Alcohol Pouring License for ETA Omega Foundation Inc.
5. Approval of Renewal 2025-2026 Workers' Compensation with BITCO
6. Adoption of GDOT Title VI Non- Discrimination Agreement
7. Approval of Resolution declaring municipal property as surplus and authorizing the disposition and sale of property located at Russell Street (V/Lot 6 Russell St. VR27-V050180066)

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

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

A. Governing Body (Mayor Leslie McPherson)

1. Housing Authority Appointment of Barbara Daniell

Councilman Danny Carter moved to appoint Barbara Daniell to Housing Authority

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

2. Appointment of Vivian Lyons to Planning and Zoning Commission, Ward 1

Councilwoman Shirley Marchman moved to appoint Vivienne Lyons to Planning and Zoning Commission.

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

3. Approval of May 6, 2025 Council Work Session Minutes

Councilman Danny Carter moved to approve May 6, 2025 Work Session Minutes

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

4. Approval of May 13, 2025 Council Meeting Minutes

Councilman Danny Carter moved to approve May 13, 2025 Council Meeting Minutes

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

5. Consideration of Board of Ethics Recommendation after Hearing

Councilman Danny Carter moved to accept and approve the report from the Ethics Board

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

B. Community Development

1. TA-04-25 Text Amendment to modify the Smoke Shops, Tobacco stores, and Medical Cannabis Dispensaries and Definition of Vape Shop and Public Hearing

Public Hearing: No one came forward in support

Public Hearing: Against

Josh Evans- disagrees due to the potential of selling to minors

Andrew Newton- mentioned discussion from work session, would like reports enhanced and a member of Council to attend Planning Zoning Meetings.

Doug Lang- wants to limit the amount of shops allowed

Lisa Conner- most sales come from gas stations not vape shops

Councilman Matthew Momtahan moved to approve the proposed modifications to section 8.22 of the zoning ordinance which addresses regulations for smoke shops, tobacco stores, and medical cannabis dispensaries, along with the addition of definitions for Vape, Vaping Products, and Vape Shops and setting the sales threshold at 25% of a business's aggregate retail sales for classification as a smoke or vape shop.

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

C. Utilities (John Bain, Director)

1. Development Regulations Update

Councilman Danny Carter moved to the amendments to Appendix A – Developmental Regulations of the Code of Ordinances of the City of Villa Rica Georgia, Section IA, Section 200 (a) Exemptions.

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

D. Finance (Jennifer Hallman CFO/Interim City Manager)

1. GFL Sanitation Rate Increase

Councilman Danny Carter moved to approve the updated customer sanitation rates due to GFL's 4.9% rate increase based on the Consumer Price Index for All Urban Consumers (CPI-U) effective August 1, 2025.

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

E. Executive Session (Kevin Drummond, City Attorney)

Councilman Danny Carter moved to enter into Executive Session for the purpose of pending litigation and to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(D), and 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) at 7:28 PM.

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

Councilwoman Danny Carter moved to enter back into Regular Session at 9:15 PM.

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

Mayor Leslie McPherson appointed Larry Wood as Interim City Manager

Councilwoman Anna McCoy moved to override the appointment, and it was seconded by Councilwoman Stephanie Warmoth. After further discussion Councilwoman Anna McCoy called for the vote, the vote was passed.

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

Adjournment (Mayor Leslie McPherson)

Councilwoman Anna McCoy moved to adjourn the meeting and was seconded by Councilwoman Stephanie Warmoth and the vote was unanimous. Mayor Leslie McPherson adjourned the meeting.

RESULT:

MOVER:

SECONDER:

AYES:

ADOPTED (UNANIMOUS)

Anna McCoy, Councilwoman

Stephanie Warmoth, Councilwoman

Marchman, Momtahan, Carter, Warmoth, McCoy


City Clerk Theresa Campbell




Mayor Leslie McPherson