

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

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

CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street

Tuesday, August 13, 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 Kevin Kersey, Community Service Supervisor

Pledge of Allegiance was led by Officer Christopher Powell, Villa Rica Police Department

Ceremonial Presentations (Mayor and Council)

1. Villa Rica Police Department Dedication
2. 10 Years of Service Recognition- Renata Cunningham
3. 10 Years of Service Recognition- Ida Hairston
4. Moody's Rating Upgrade

Adoption of the Agenda (Mayor Leslie McPherson)

Councilman Danny Carter moved to amend the agenda to delete item B 2 and adopt the agenda as presented.

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. Greg Roberts- Mentioned the meetings are long and wants the Council to add another meeting day. He does not believe the rezoning for Scott Evans is ready to be approved. He stated there are semi-

trucks parking on Liberty Rd exit ramp and non-city of Villa Rica Streets.

2. Pam Whyte- Spoke on behalf of the Heritage Preservation Coalition, she has no update but has suffered a setback. She mentioned the city is in a crisis, and believes Shirley Marchman, Matthew Momtahan, Anna McCoy and Leslie McPherson have been engaged with other communities but not hers. She mentioned the most recent interview the mayor had on WLBB.
3. Amy McCoy- Mentioned that the vacancies on the Economic Development Board vacancies should be filled with someone that has residential and commercial property knowledge involved in those conversations. She sent the Council an email prior to the meeting.
4. Aleeta Farmer-Wants the city to prosper and everyone to get along. She feels the city is against her family and community. She mentioned that city officials have given her a lack of respect and support. She wants citizens to have adequate water, schools and resources.
5. Krisit Chastain- Wants the council to move work sessions to another day as it is hard for her to attend as she must work.
6. Luz Morales- Requests that work sessions be moved to another day. Since she is a volunteer on Planning and Zoning she would like to have had a chance to attend the work session so she could respond to questions.
7. Kelly Lines- She was not able to attend the work session, as she had to work. Would like the work session meetings changed to another day. She has comments for item B 1 on the agenda but has no idea what comments were previously made.
8. Josh Evans- Mentioned he grew up in Villa Rica and is good at what he does. The city has a massive stormwater problem. He wants a buffer around the wood chips throughout the city. He disagrees with rerouting water from the North Plant. He also mentioned having to smell dumpster juices at his home.
9. Chief Michael Mansour- Mentioned the upcoming Citizens Academy.
10. Brent Steele-mentioned lack of planning by the city. Also, cutting through Cleghorn Street is not the answer.

Council Updates (Subjects of General Interest and Concern)

Mayor McPherson- Wanted to clarify that the Council has been split on the meeting and work session schedule, but that the Council will revisit this issue. She mentioned Economic Development and that residential growth has been the focus and commercial tax base needs to be looked at further. She thanked the citizens that volunteer, Jeff Resse, for coming to work at great personal sacrifice, and the new Deputy City Manager Diana DeSanto.

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. Amendment to Ordinance Section 2-30-Terms for Members of Boards, Commissions and Authorities
2. Appointment of Mr. Joseph "Jody" Folsom and Mr. Thomas Scott Wilson to the Villa Rica Development Authority (VRDA)
3. Amend WIC Lease to include relocation to 25 East Church Street
4. Intergovernmental Agreement with Carroll County for Ad Valorem Tax Collection for extension to December 31, 2028
5. Engage with Major Display, Inc. for 9 Scoreboard Replacements for Villa Rica Civic Center & Sport Complex
6. Approval of Temporary Signage for 19th Annual Don Rich Ford Villa Rica Frontiers' Rodeo
7. FY25 Medical and Ancillary Insurance Renewal
8. Approval of FY25 Insurance Premium Rates
9. Appointment of Marilyn Glass to Library Advisory Board
10. Approval of Three Rivers Commission- Area Agency on Aging Contract for Services Fiscal Year 2025
11. Purchase of Police Patrol Vehicle FY 2024 from Wade Ford
12. Purchase of Police Patrol Vehicles FY 2025 from Wade Ford
13. Purchase of CID Vehicle from Hardy Ford
14. Surplus items to sell on Gov Deals
15. Purchase of Cowans Lake Pump Replacement from Sulzer Pump
16. Approval of FY24 Audit & Single Audit Services with Mauldin and Jenkins, LLC
17. Approval of FY24 Budget Amendments #250-261
18. Renewal agreement with Placer Labs, Inc., d/b/a/ Placer.ai
19. Acceptance of Safe Streets and Road for All (SS4A) Grant Award and to utilize the Foresite Group for Professional Services for the grant agreement process.

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 July 9, 2024

Councilwoman Shirley Marchman moved to adopt the minutes as presented.

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

2. Approval of Minutes from July 9, 2024, Regular Session

Councilwoman Shirley Marchman moved to approve the minutes as presented.

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

3. Approval of Special Called Meeting Minutes from July 25, 2024

Councilman Matthew Momtahan moved to approve the minutes as presented

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

4. Approval of Special Called Meeting Minutes from August 2, 2024

Councilman Danny Carter moved to approve the minutes as presented.

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

B. Community Development (Nina Shabazz, Director)

1. Extension Rezoning for 55 and 63 Goldworth Road-Avemore (RA-06-18) and public hearing

Councilman Danny Carter moved table the item until the September regular meeting, Councilwoman Shirley Marchman seconded the motion. Councilman Danny Carter withdrew his motion to allow citizens that were present to speak on this item.

Applicant Mike Embry spoke

Kelly Lines- mentioned she had only received one letter from the city, she wishes there had been more communication and wants clarity on the data center rumors.

Councilman Danny Carter moved to table the item until the September regular session meeting.

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

2. VA-09-24-Two Variance requests: reduce the minimum landscape strip from ten feet to five feet and encroach within the Commercial, medium- density (C2) 45 rear building rear setback by 16 feet for 738 W. Bankhead Hwy and Public Hearing.

Robert Alley spoke in favor of variance requests.

Josh Evans- questioned why Waffle House could not tie into the new road behind the fire station. Also, does not see the need for another Waffle House. Traffic is bad.

Peg Taylor- in support of Waffle House and wants Council to approve

Luz Morales- wants more discussion on setback and landscape buffer.

Councilman Matthew Momtahan moved to approve the request to reduce the minimum landscape strip from ten feet to five feet by Waffle House Inc.

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

Councilman Danny Carter moved to approve the request to reduce the 45-foot rear building setback by 16 feet by Waffle House Inc.

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

3. RA-03-24-Rezoning tow parcels from Industrial Low Density (I1) to Commercial Medium Density (C2) for property at 615 Industrial Blvd. and Public Hearing.

Zach Bell- spoke in favor of rezoning.

Peg Taylor-used to work at that lot and never had a problem with traffic.

Josh Evans-Hopes car lot works out, he used to work at that site and believes it will benefit the city to have a location to have city vehicles purchased in town.

Kristi Chastain- Sean does great presentations and believes there is no downside to having Scott Evans in this location.

Councilman Danny Carter moved to approve the rezoning request for Scott Evans to rezone the two tracts located at 615 Industrial Blvd from I1 to C2 subject to the two conditions set by staff.

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

C. Utilities (John Bain)

1. Shoreline Lift Station and Forced Main Reroute and Upgrade

Councilman Danny Carter moved to approve the Mayor to authorize the engagement of Tim Grizzard & Associates for the force main redirect, at a cost of \$884,500.00 and the purchase of the pumps and control panel assembly, at a total cost of \$1,006,800.00.

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

D. Finance (Jennifer Hallman)

1. Financial Update June 2024

Finance Director Jennifer Hallman presented financial update for June 2024

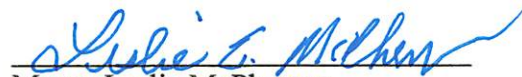
E. City Manager's Report (Jeff Reese, Interim)

Interim City Manager Jeff Reese provided update on current projects and mentioned he would provide each Council member with the same statement in writing.

Adjournment (Mayor Leslie McPherson)

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


City Clerk Theresa Campbell


Mayor Leslie McPherson

