

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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VILLA RICA, GA 30180 |  
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## CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street

Tuesday, July 8, 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, Councilman Matthew Momtahan, Councilwoman Stephanie Warmoth, and Councilman Danny Carter

**Invocation** was led by Angel Arzuaga, Athletic Manager

**Pledge of Allegiance** was led by Ofc. Jason Miller, Villa Rica Police Department

### Ceremonial Presentations (Mayor and Council)

25 Years of Service Recognition- Jason Miller (Police Officer)

5 Years of Service Recognition- Alexis Perry (CID Evidence Technician)

### Adoption of the Agenda (Mayor Leslie McPherson)

Councilman Danny Carter moved to adopt the agenda as presented.

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>                 |
| <b>MOVER:</b>    | Danny Carter, Councilman                   |
| <b>SECONDER:</b> | Shirley Marchman, Councilwoman             |
| <b>AYES:</b>     | 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. Peg Taylor- Thanked the Council, city employees, and Chief of Police. She mentioned all the great

programs at the library, the events at the amphitheater and the fireworks show. She mentioned the wonderful restaurants, and her hope is that people will start speaking positively about Villa Rica while openly in public.

2. Pam Whyte- mentioned the excessive use of Executive Session to block transparency. She spoke of emails where she asked for items to be added to the agenda, and no one responded to her. She mentioned communities do not die from protests they die from silence. Her community wants updates and answers.
3. Josh Evans- mentioned he was born in Villa Rica. He knows there are over 500 violations to the clean water act currently in Villa Rica. He is tired of no one listening.
4. Aleta Farmer- thankful, that item B2 on the agenda mentions the ward and the whole address. She mentioned public hearings were not well attended in the past due to no address being provided.
5. John Hannaback- mentioned he is a combat veteran and founder of the Villa Rica Veterans Group. He asked the Council for a Veterans Memorial Park.
6. Andrew Newton- mentioned he is annoyed and does not care about smoke shops. He mentioned he spoke to the city attorney about a court case that established what can be done with or without a subpoena or warrant. He was troubled the city attorney failed to see the relevance. He requested the Council be temporary experts on everything they vote on.
7. Robert Hernandez- encouraged the Council to approve the Veterans Memorial Park. He requested the Council to work as a team, and he thanked the Mayor.

#### **Council Updates (Subjects of General Interest and Concern)**

Councilman Matthew Momtahan thanked city staff for the July 3<sup>rd</sup> fireworks.

Mayor Leslie McPherson mentioned the veterans park being a concept in the Renaissance Plan, but also mentioned the downtown streetscape and does not want the park forgotten.

Councilwoman Shirley Marchman thanked everyone that attended the Thomas Dorsey Concert. She mentioned the National Thomas Dorsey Group will be visiting Villa Rica and invited everyone to attend on July 26, 2025.

#### **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. FY25 Budget Amendments #151-165

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

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

City Attorney Kevin Drummond mentioned a missing item from the agenda and requested the agenda be amended to add VRDA Appointments.

Councilman Danny Carter moved to amend the agenda to add VRDA Appointments.

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

**A. Governing Body (Mayor Leslie McPherson)**

**1. Approval of Amendment to May 13, 2025 Meeting Minutes**

Councilman Matthew Momtahan moved to approve the amendment to the May 13, 2025 Meeting Minutes.

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

**2. Approval of June Work Session and Council Meeting Minutes**

Councilman Matthew Momtahan moved to approve the June Work Session and Council Meeting Minutes.

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

**3. Resolution of Support, Amicus Brief in Chang v Milton Appeal**

Councilman Danny Carter moved to approve the Resolution of Support, Amicus Brief in Chang v Milton Appeal.

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

**4. Discussion Only: Charter Revisions**

The City Attorney mentioned that revisions can be made with Home Rule or through the State Legislator. The Council requested that the City Attorney present the costs associated with a consultant helping with the revisions at the August Meeting.

## 5. VRDA Appointments

Councilman Matthew Momtahan moved to approve the reappointments of Dale Schwarzkoph, Matthew Momtahan, Rusty Dean and Thomas Scott Wilson to be reappointed to the Villa Rica Development Authority Retroactive to their term beginning February 1, 2025 for a 4-year term.

**RESULT:** ADOPTED (3-2)  
**MOVER:** Matthew Momtahan, Councilman  
**SECONDER:** Danny Carter, Councilman  
**AYES:** Momtahan, Marchman, Carter  
**NAYS:** Warmoth, McCoy

Councilman Matthew Momtahan moved to appoint Julie Cepin for a 4-year term to the Villa Rica Development Authority retroactive February 1, 2025.

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

Councilman Danny Carter moved to appoint Vivian Lyons to the Villa Rica Development Authority for the term of August 1, 2024-September 30, 2028.

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

Councilman Danny Carter moved to appoint Chelby Rogers to the Villa Rica Development Authority effective immediately until September 30, 2028.

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

## B. Community Development

1. VA-02-25 – Stepfon Brown and Pro Building, on behalf of Peach State Trucking, are requesting multiple variances, deviating from the following sections: *Section(s) 9.29 - Wall Signs, 9.37 - Billboard Signs, and 9.30 - Wayfinding Signs*. The project is located at 450 Edge Road, within Ward 5, and zoned Commercial Medium Density (C2). **This is a Public Hearing.**

Greg Allhart on behalf of Peach State Trucking, spoke in favor of Variance

Public Hearing: In Favor

Josh Evans- approves of variance because the city does not meet its own ordinances.

Larry Cohrs- thankful streetlight at Edge Rd and approves of wall signs.

Public Hearing: Against

No came forward

Councilman Danny Carter moved to approve all ten variance requests.

|                  |                                            |
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| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>                 |
| <b>MOVER:</b>    | Danny Carter, Councilman                   |
| <b>SECONDER:</b> | Anna McCoy, Councilwoman                   |
| <b>AYES:</b>     | Momtahan, Marchman, Warmoth, McCoy, Carter |

2. VA-03-25 – Skyler Evans is requesting three (3) variances, deviating from the following section: Section 7.05 Landscaping Standards. The project is located at 615 Industrial Blvd., within Ward 2, and zoned Commercial Medium Density (C2). **This is a Public Hearing.**

Applicant Skylar Evans spoke in favor of Variance.

Public Hearing: In Favor

Josh Evans- wants a vehicle service center in Villa Rica.

Zack Bell- wants landscape variances so cars will be more visible.

Public Hearing: Against

No one came forward

Councilman Danny Carter moved to approve the variances as recommended by staff; Variance from Section 7.05(6)(a) Parking Area Landscaping to install 5' and keep the current opaque fence in place for screening, Variance from Section 7.05(6)(a) Parking Area Landscaping to install a 10' wide buffer Variance from Section 7.05(6)(c) Interior Landscaping for Off-Street Parking Area 2.18%, which is approximately 3,184sf of interior landscaped area.

|                  |                            |
|------------------|----------------------------|
| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b> |
| <b>MOVER:</b>    | Danny Carter, Councilman   |
| <b>SECONDER:</b> | Anna McCoy, Councilwoman   |

**AYES:** Momtahan, Marchman, Warmoth, McCoy, Carter

**C. Finance (Jennifer Hallman CFO/Interim City Manager)**

**1. Financial Update: May 2025**

Interim Finance Director Amanda Long provided a financial update for May 2025

**D. City Manager Report:**

Interim City Manager Jennifer Hallman provided a city-wide update for July 2025 via PowerPoint Presentation.

**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), at 8:24 PM

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

Councilwoman Anna McCoy moved to return to Regular Session at 9:09 PM.

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

Councilman Danny Carter moved to approve the purchase of parcel numbers, V050160004, V050150121, V050150044, V050150059, and V050150046.

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

**Adjournment** (Mayor Leslie McPherson)

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

**RESULT:**

**MOVER:**

**SECONDER:**

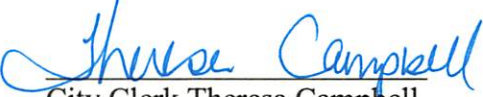
**AYES:**

**ADOPTED (UNANIMOUS)**

Anna McCoy, Councilwoman

Matthew Momtahan, Councilman

Marchman, Momtahan, Carter, Warmoth, McCoy

  
City Clerk Theresa Campbell



  
Mayor Leslie McPherson