

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: NICOLE SMITH

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CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street
Tuesday, November 11, 2025 | 6:00 pm

Meeting Call to Order (Mayor Pro Tem Anna McCoy)

Mayor Pro Tem Anna McCoy called the meeting to order

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

Invocation was led by Tracy Jarvis, Building Development Director

Pledge of Allegiance was led by Tim Merrill, VRPD

Ceremonial Presentations

- Villa Rica Police Department State Certification
- Recognition for 5 Years of Service-Tracy Jarvis, Building Development Director
- Recognition for 5 Years of Service-Amanda Long, Interim Finance Director
- Recognition for 5 Years of Service- John Bain, Interim Deputy City Manager/Utilities Director
- Recognition of 5 Years of Service- Tyler Gable, Wastewater Lab Analyst

Adoption of the Agenda (Mayor Pro Tem Anna McCoy)

Councilman Danny Carter moved to amend the agenda to move item B1, Appeal of the Utility Capacity Decision for 11 Gordon Street to the January Meeting Agenda.

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

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.)

Aleta Farmer- mentioned the October meeting and comments that were made by Councilman Matthew Momtahan, in reference to a real estate offer she made to the city for 1 acre of her land for 1 million dollars.

Pam Whyte- addressed Councilman Matthew Momtahan's comments made at the October meeting, and that she is not trying to profit from the city. She believes his comments to be defamatory and wishes to have her name redacted from any official minutes or video. She mentioned that Councilwoman Anna McCoy is overqualified to be a council woman and she should run for Mayor.

Kristi Chastain- mentioned the Council Calendar agenda item and that she is disappointed to see a same day option. She does not believe it gives citizens time to voice their opinions.

Josh Evans- believes the city was great 40 years ago, but not now. He mentioned it costs too much money to live in Villa Rica, with high water and trash bills. He wants the seats on the Council to change. He also mentioned he would like Code Enforcement to visit his home to see over 50 cars he plans to park in his yard.

Council Updates (Subjects of General Interest and Concern)

Councilman Matthew Momtahan wished all veterans a Happy Veteran's Day and thanked them for their service. He addressed several comments made during Public Comment.

Councilwoman Stephanie Warmoth mentioned per GDOT the North Bypass should be open by the end of the year.

Mayor Pro Tem Anna McCoy mentioned that Dick Chambers passed away and thoughts and prayers are with his family.

Consent Agenda (Mayor Pro Tem Anna McCoy)

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. Proposed 2026 City Wide Holiday Schedule
2. Support Agreement with Intradyme for Archiving

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

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

A. Governing Body (Mayor Leslie McPherson)

1. Approval of Minutes from October 6, 2025 Work Session and October 14, 2025 Regular Meeting Minutes

Councilwoman Stephanie Warmoth moved to approve the October 6, 2025 work session and October 14, 2025 regular meeting minutes.

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

2. 2026 City Council Meeting Calendar

Councilman Danny moved to table until December meeting agenda.

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

3. Election Update

City Clerk Theresa Campbell provided an update on the election.

B. Community Development (Brecca Carter, Interim Director)

1. VA-05-25. Variance request by Milan Patel, for a reduction in the minimum masonry required on building facades and a reduction to the minimum lot size, in accordance with *Sec. 4-401 License issuance - Retail dealer building and inventory requirements, and Sec. 8.27 Liquor Stores, Package Stores, and Liquor Outlets*. For the property located at 113 Commons Way, Land Lot 131, District 6, also known as Parcel Number: V07 0100183. The property lot size is 0.98 +/- acres. The subject property is zoned Commercial Medium Density (C2) located within Carroll County, GA, Ward This is a Public Hearing.

Public Hearing

Chief Mansour spoke about the exit onto South Carroll Rd. He requests that the exit be a left turn out, only. Wants transportation engineer to look at intersection.

Councilman Danny moved to table until December meeting agenda.

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

C. City Manager (Jennifer Hallman, Interim City Manager)

1. Ratify the Memorandum of Agreement with US Army Corps of Engineers, Savannah District and The Georgia State Historic Preservation Officer for the Construction of the Villa Rica Parkway

Councilman Danny Carter moved to Ratify the agreement with Army Corps of Engineers, Savannah District and The Georgia State Historic Preservation Officer for the construction of the Villa Rica Parkway

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

2. City Manager Report

Interim City Manager Jennfer Hallman provided November update via PowerPoint presentation

D. Executive Session (Nicole Smith, City Attorney)

Councilman Danny Carter moved to enter into Executive Session 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 7:53 PM.

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

Councilman Danny Carter moved to return to Regular Session at 8:42 PM.

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

No action taken

Adjournment (Mayor Pro Tem Anna McCoy)

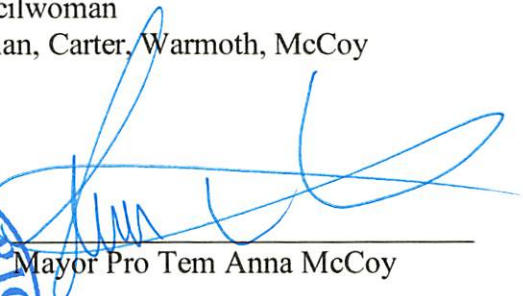
Councilman Danny Carter moved to adjourn the meeting and was seconded by Councilwoman Anna McCoy and the vote was unanimous. Mayor Pro Tem Anna McCoy adjourned the meeting.

RESULT:
MOVER:
SECONDER:
AYES:

ADOPTED (UNANIMOUS)
Danny Carter, Councilman
Anna McCoy, Councilwoman
Marchman, Momtahan, Carter, Warmoth, McCoy


City Clerk Theresa Campbell




Mayor Pro Tem Anna McCoy