



MAYOR & COUNCIL MEETING AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
May 12, 2026 | 6:00 PM

Meeting Call to Order (Mayor Leslie McPherson)

Invocation (Clint Chance, Carroll County Commissioner)

Pledge of Allegiance (Ofc. Debra Williams, VRPD)

Ceremonial Presentations (Mayor & Council)

- Cities Week Coloring Contest Winner- Lena Price
- Proclamation—National Police Week May 11–16, 2026
- Proclamation- Recognizing Villa Rica Small Business, Cafe Bloom
- Certificate of Appreciation- Carroll County BOC
- Georgia Association of Water Professionals Presentation

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.)

Council Updates (Subjects of General Interest and Concern)

Adoption of the Agenda (Mayor Leslie McPherson)

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. Final Plat Approval: Robbie Bishop Parkway
2. Addition of Juneteenth (June 19) as a City Paid Holiday
3. 2026 Community Development Grant Application - Villa Rica Lions Club for an upcoming fundraising concert to be held at The Mill Amphitheater on Saturday, October 3, 2026.
4. Thomas A. Dorsey Festival Concert @ The MILL
5. Resolution for Road Dedication & Acceptance of Robbie Bishop Parkway as a Public Street
6. Local Drought Response Ordinance

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the City Clerk at 678-840-1229 2 business days before the scheduled meeting to allow the City to make reasonable accommodations for those persons.

H. Governing Body (Mayor Leslie McPherson)

1. Resolution — Renaming Fortune Parkway
2. Approval of April 7, 2026, Work Session Minutes and April 14, 2026, Meeting Minutes
3. Georgia Municipal Association (GMA) District 4 Nominations 2026-2027 (Theresa Campbell, City Clerk)

I. Legal (Nicole Smith, City Attorney)

1. Resolution Authorizing Participation in Amicus Brief in Chang vs. City of Milton on Remand (Nicole Smith, City Attorney)

J. Finance Amanda Long, Interim Finance Director

1. Financial Update, March 2026

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

1. Modification of GEFA Loan No. DW2020024 (Jennifer Hallman, Interim City Manager)
2. 2026 License Agreement with Los Cowboys Mexican Restaurant (Jennifer Hallman, Interim City Manager)

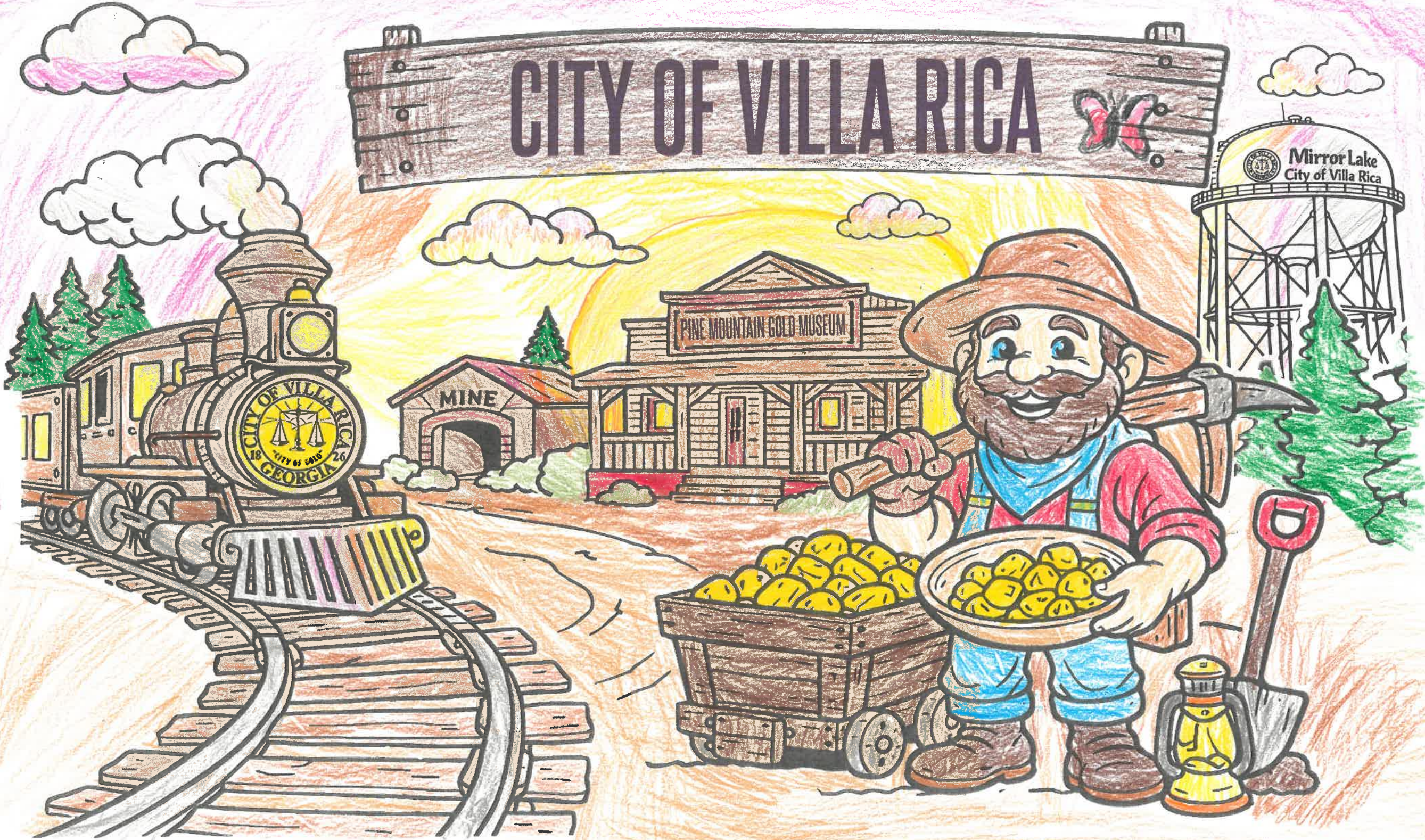
L. Executive Session (Nicole Smith, City Attorney)

1. Meeting 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).

Adjournment (Mayor Leslie McPherson)

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CITY OF VILLA RICA





To recognize National Police Week 2026 and to honor the service and sacrifice of those law enforcement officers killed in the line of duty while protecting our communities and safeguarding our democracy.

WHEREAS, there are more than 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Villa Rica Police Department;

WHEREAS, since the first recorded death in 1786, there are currently more than 24,500 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty, including 2 members of the Villa Rica Police Department;

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, DC;

WHEREAS, including new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 111 officers killed in 2025 and including officers killed in previous years;

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 38th Candlelight Vigil, on the evening of May 13, 2026;

WHEREAS, the Candlelight Vigil is part of National Police Week, which will be observed this year May 11th-16th;

WHEREAS, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff;

THEREFORE, BE IT RESOLVED that the City of Villa Rica will observe May 11-16, 2026, as National Police Week in the City of Villa Rica, and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

Leslie McPherson, Mayor



PROCLAMATION

RECOGNIZING CAFÉ BLOOM IN HONOR OF NATIONAL SMALL BUSINESS WEEK

WHEREAS, National Small Business Week is celebrated across the United States to recognize the vital contributions of small businesses to economic growth, job creation, innovation, and the overall strength of our communities; and

WHEREAS, small businesses serve as the backbone of the local economy, providing valuable services, creating employment opportunities, supporting local initiatives, and enhancing the quality of life for citizens throughout the City of Villa Rica; and

WHEREAS, Cafe Bloom is a family-owned neighborhood café located in Historic Downtown Villa Rica that has quickly become a welcoming gathering place for residents, visitors, families, and local professionals through its warm hospitality, handcrafted coffee, fresh pastries, breakfast and lunch offerings, and inviting atmosphere; and

WHEREAS, Cafe Bloom has contributed to the continued revitalization and vibrancy of Downtown Villa Rica by creating a community-centered space that encourages connection, supports local commerce, and enhances the unique charm and character of the city's historic downtown district; and

WHEREAS, local media and community members have recognized Cafe Bloom for its welcoming environment, thoughtful service, and commitment to creating a positive and uplifting experience for the community, further demonstrating the important role small businesses play in strengthening Villa Rica's local economy and sense of community; and

WHEREAS, the City of Villa Rica recognizes the importance of supporting and celebrating locally owned businesses whose hard work, perseverance, and investment continue to positively impact the community; and

WHEREAS, during National Small Business Week, it is fitting that the Mayor and City Council honor Cafe Bloom for its contributions to the City of Villa Rica and its continued commitment to local economic vitality, downtown development, and community spirit.

NOW, THEREFORE, BE IT PROCLAIMED, that the Mayor and City Council of the City of Villa Rica, Georgia, do hereby recognize and honor Cafe Bloom for its continued contributions to the economic vitality, community spirit, and local business community of the City of Villa Rica, and extend sincere appreciation in recognition of National Small Business Week.

BE IT FURTHER PROCLAIMED that all citizens are encouraged to recognize and support local small businesses that help strengthen our economy, enrich our community, and contribute to the continued success of the City of Villa Rica.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Villa Rica, Georgia, to be affixed this 12th day of May, 2026.

City of Villa Rica

(Seal)

Mayor Leslie McPherson



CERTIFICATE OF APPRECIATION

PRESENTED TO

Carroll County Board of Commissioners

In recognition and sincere appreciation of your generous contribution of \$25,000 to the Villa Rica Military Veterans Association in support of the Veterans Memorial Project. Your commitment to honoring the service and sacrifice of America's veterans strengthens our community and ensures that the legacy of our heroes endures for generations. Your support directly advances our mission and reflects the core values The Villa Rica Military Veterans Association upholds.

Veterans – Veterans, for Veterans

Integrity – High moral principles, upholding standards

Loyalty – Strong commitment and dedication

Learning – Life, living, knowledge, personal development

Advocacy – Championing the interests of veterans and families

Respect – Treating all individuals with respect

Inclusive – Creating an environment that bridges the gap between military and civilian life

Commitment – Guiding veterans to uphold high standards

Active – Staying active in the community

With gratitude and respect,
**The City Council of Villa Rica &
The Villa Rica Military Veterans Association**



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Acceptance of Robbie Bishop Parkway

AGENDA DATE: May 5th, 2026

DATE PREPARED: April 30th, 2026

PREPARED BY: Nic Griffin

PUBLIC HEARING: Not required

PURPOSE: To accept Robbie Bishop Parkway as a Public Road.

BACKGROUND: Inline Communities entered into a Development Agreement with the City of Villa Rica, to construct a road connecting Anderson Road and Old Stone Road. This work has been completed and all inspections have been made. City Staff has required a maintenance and performance bond for this road. As-Built drawings have been submitted and approved. This road was originally “Fortune Parkway” and has since been named “Robbie Bishop Parkway”. The road is depicted in Exhibit via Final Plat.

Maintenance bond submitted - \$215,000.00

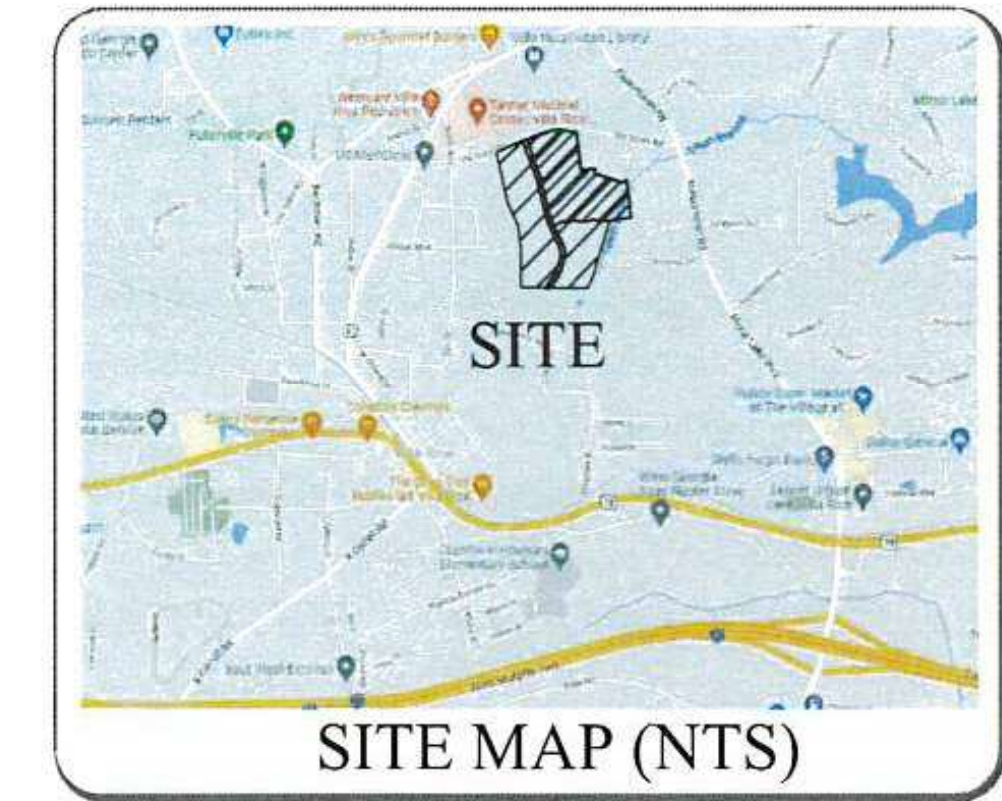
Performance Bond submitted – \$175,000.00

As-built record drawings have been submitted and approved.

STAFF RECOMMENDATION: Staff recommends approval.

MOTION: I move to accept Robbie Bishop Parkway, as depicted in the “Final Plat for Old Stone Residential, LLC”, as a Public Roadway including the public improvements, being the street, together with all drainage and utility structure within the Right of way.

FINAL PLAT FOR OLD STONE ROAD RESIDENTIAL, LLC



RESERVED FOR PLAT FILING

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CARROLL COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13045001560, PANEL 156 OF 430, EFFECTIVE DATE SEPTEMBER 19, 2007 AND FOUND PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON ALSO TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
3. THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN FEBRUARY 2026. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
6. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. PROPOSED WATER UTILITIES (MAINS, SERVICES, AND APPURTENANCES) WILL BE INSTALLED BY THE DEVELOPER CONCURRENT WITH THE CONSTRUCTION OF THE SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL DEVELOPMENT. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF VILLA RICA STANDARDS AND SPECIFICATIONS.
8. THIS PLAT DOES NOT SUPERSEDE THE PRELIMINARY PLATS FOR SF AND MULTIFAMILY PLATS PER PLAT BOOK 109, PAGE 873, PLAT BOOK 109, PAGE 892 & PLAT BOOK 109, PAGE 906

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 192 of the 6th District, Carroll County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING at the point located 240 feet, more or less, on the southerly right of way line of Old Stone Road (80 foot right of way) northwesterly from the point of intersection created by said southerly right of way of Old Stone Road and the westerly right of way of Gold Drive (50 foot right of way); thence proceed along said southerly right of way line of Old Stone Road the following courses and distances: North 79 degrees 39 minutes 43 seconds West a distance of 46.89 feet to a point; North 80 degrees 46 minutes 46 seconds West a distance of 64.52 feet to a point; North 81 degrees 43 minutes 25 seconds West a distance of 57.23 feet to a point; North 82 degrees 33 minutes 09 seconds West a distance of 52.61 feet to a point; North 86 degrees 53 minutes 17 seconds West a distance of 49.46 feet to a point; South 84 degrees 13 minutes 43 seconds West a distance of 45.82 feet to a point; South 77 degrees 36 minutes 40 seconds West a distance of 49.88 feet to a point; South 74 degrees 07 minutes 06 seconds West a distance of 52.67 feet to a point; South 71 degrees 21 minutes 48 seconds West a distance of 58.75 feet to a point; South 70 degrees 15 minutes 15 seconds West a distance of 55.82 feet to a point; South 68 degrees 01 minutes 20 seconds West a distance of 55.15 feet to a point; South 68 degrees 57 minutes 36 seconds West a distance of 54.25 feet to a point; thence South 88 degrees 38 minutes 00 seconds West a distance of 13.63 feet to a point, said point being the TRUE POINT OF BEGINNING.

With the TRUE POINT OF BEGINNING thus established thence leaving said southerly right of way of Old Stone Road and proceed thence along a curve turning to the left with an arc length of 25.77 feet, having a radius of 32.00 feet, being subtended by a chord bearing of South 03 degrees 00 minutes 43 seconds West, and a chord length of 25.08 feet; to a point; thence South 20 degrees 03 minutes 43 seconds East a distance of 104.94 feet to a point; thence along a curve turning to the right with an arc length of 14.86 feet, having a radius of 158.00 feet, being subtended by a chord bearing of South 17 degrees 22 minutes 01 seconds East, and a chord length of 14.86 feet to a point; thence South 14 degrees 40 minutes 19 seconds East a distance of 46.78 feet to a point; thence South 20 degrees 03 minutes 43 seconds East a distance of 325.27 feet to a point; thence along a curve turning to the right with an arc length of 22.75 feet, having a radius of 230.00 feet, being subtended by a chord bearing of South 17 degrees 13 minutes 40 seconds East, and a chord length of 22.74 feet to a point; thence South 14 degrees 23 minutes 37 seconds East a distance of 63.64 feet to a point; thence along a curve turning to the left with an arc length of 36.02 feet, having a radius of 170.00 feet, being subtended by a chord bearing of South 20 degrees 27 minutes 48 seconds East, and a chord length of 35.95 feet to a point; thence South 28 degrees 31 minutes 58 seconds East a distance of 58.78 feet to a point; thence South 28 degrees 31 minutes 58 seconds East a distance of 269.75 feet to a point; thence along a curve turning to the right with an arc length of 255.65 feet, having a radius of 330.00 feet, being subtended by a chord bearing of South 04 degrees 20 minutes 33 seconds East, and a chord length of 249.30 feet to a point; thence South 17 degrees 51 minutes 12 seconds West a distance of 141.70 feet to a point; thence along a curve turning to the right with an arc length of 99.29 feet, having a radius of 330.00 feet, being subtended by a chord bearing of South 29 degrees 28 minutes 22 seconds West, and a chord length of 98.92 feet to a point; thence South 35 degrees 05 minutes 33 seconds West a distance of 173.18 feet to a point; thence along a curve turning to the left with an arc length of 11.54 feet, having a radius of 270.00 feet, being subtended by a chord bearing of South 33 degrees 52 minutes 05 seconds West, and a chord length of 11.54 feet to a point located along the common lot line between Land Lot 161 and 192 of the 6th District; thence along common lot line between Land Lot 161 and 192 thence North 89 degrees 05 minutes 20 seconds West a distance of 68.24 feet to a point; thence leaving said lot line thence along a curve turning to the right with an arc length of 50.07 feet, having a radius of 330.00 feet, being subtended by a chord bearing of North 30 degrees 44 minutes 46 seconds East, and a chord length of 50.02 feet to a point; thence North 35 degrees 05 minutes 33 seconds East a distance of 173.18 feet to a point; thence along a curve turning to the left with an arc length of 81.24 feet, having a radius of 270.00 feet, being subtended by a chord bearing of North 28 degrees 28 minutes 22 seconds East, and a chord length of 80.93 feet to a point; thence North 17 degrees 51 minutes 12 seconds East a distance of 141.70 feet to a point; thence along a curve turning to the left with an arc length of 209.16 feet, having a radius of 270.00 feet, being subtended by a chord bearing of North 04 degrees 20 minutes 23 seconds West, and a chord length of 203.97 feet to a point; thence North 28 degrees 31 minutes 58 seconds West a distance of 326.53 feet to a point; thence along a curve turning to the right with an arc length of 48.73 feet, having a radius of 230.00 feet, being subtended by a chord bearing of North 20 degrees 27 minutes 48 seconds West, and a chord length of 48.64 feet to a point; thence North 14 degrees 23 minutes 37 seconds West a distance of 63.64 feet to a point; thence along a curve turning to the left with an arc length of 15.82 feet, having a radius of 170.00 feet, being subtended by a chord bearing of North 17 degrees 13 minutes 40 seconds West, and a chord length of 16.81 feet to a point; thence North 20 degrees 03 minutes 43 seconds West a distance of 272.04 feet to a point; thence North 25 degrees 27 minutes 07 seconds West a distance of 98.78 feet to a point; thence along a curve turning to the right with an arc length of 15.33 feet, having a radius of 163.00 feet, being subtended by a chord bearing of North 22 degrees 45 minutes 25 seconds West, and a chord length of 15.33 feet to a point; thence North 20 degrees 03 minutes 43 seconds West a distance of 101.70 feet to a point; thence along a curve turning to the left with an arc length of 29.57 feet, having a radius of 27.00 feet, being subtended by a chord bearing of North 51 degrees 26 minutes 07 seconds West, and a chord length of 28.11 feet to a point located on said southerly right of way of Old Stone Road; thence along said southerly right of way of Old Stone Road the following courses and distances: thence North 88 degrees 35 minutes 07 seconds East a distance of 59.29 feet to a point; thence North 88 degrees 38 minutes 00 seconds East a distance of 40.20 feet to the TRUE POINT OF BEGINNING.

Tract contains 134,839 square feet or 3.098 acres.

REFERENCES

1. SURVEY FOR D.L. HITCHCOCK & TERRY LEE FERNANDER, DATED 6/22/94, PREPARED BY TIBBITTS LAND SURVEYING, INC. BEARING A SEAL OF RANDY L. TIBBITTS, REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, LICENSE NUMBER 2137.
2. OLD STONE ROAD, STREAMS AND WETLANDS INVESTIGATION ENVIRONMENTAL REPORT, DATED MARCH 10, 2022, LAST UPDATED AUGUST 12, 2022, PROJECT NUMBER 21219.00, PREPARED FOR BRYAN EHRSAM, INLINE COMMUNITIES, PREPARED BY PLANNERS AND ENGINEERS COLLABORATIVE, INC (a.k.a. PEC+), SIGNED BY NEIL SCHAAP, P.E., CFM.
3. THIS PLAT SUPERSEDES THAT CERTAIN MINOR PLAT RECORDED FEBRUARY 17, 2026 AT 10:17 A.M. IN PLAT BOOK 110, PAGE 437, CARROLL COUNTY RECORDS, ONLY INsofar AS IT AFFECTS THE PROPERTY AND RIGHT-OF-WAY SHOWN HEREON.

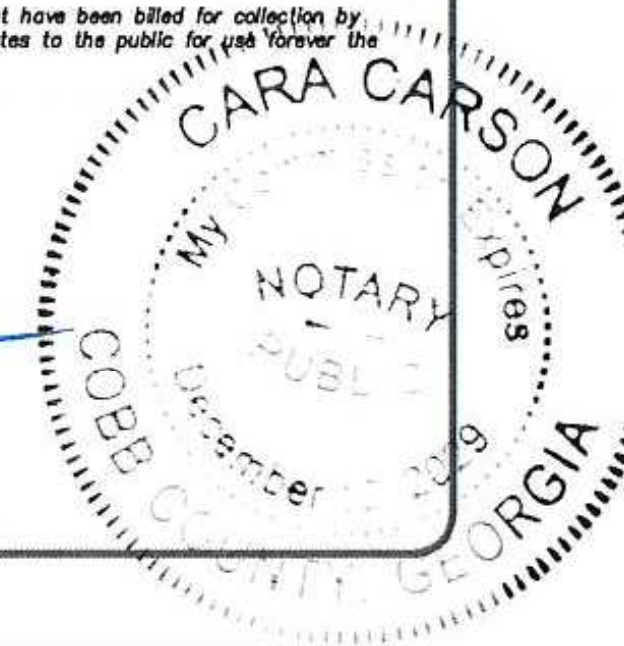
OWNER'S CERTIFICATE

The owner certifies that all state and local taxes and other assessments that have been billed for collection by the pertinent taxing authority have been paid. The owner donates and dedicates to the public for and forever the public street right-of-way as shown on this plat.

OLD STONE ROAD RESIDENTIAL, LLC
Owner:

[Signature]
BRYAN MUSOLF, Manager
Signed, sealed and delivered in the presence of:

[Signature]
Witness
[Signature]
Notary Public



SURVEYOR'S CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Date of Map or Plat: 1/12/2026

[Signature]
MICHAEL C. SANFORD

MICHAEL C. SANFORD REGISTERED GEORGIA SURVEYOR NO. 3179

The field data upon which this map or plat is based has a closure precision of one foot in 57,803 feet and an angular error of 00' 00' 01" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 2,135,112 feet.

EQUIPMENT USED:
ANGULAR: TOPCON TOTAL STATION
LINEAR: TOPCON TOTAL STATION

CLIENT CONTACT:
BRYAN EHRSAM
INLINE COMMUNITIES, LLC
1776 PEACHTREE ST. NW SUITE 2605
ATLANTA, GA 30309
PHONE: 513-687-0752
EMAIL: behrsam@inlinecommunities.com

SURVEYING CONTACT:
CHRIS SANDFORD
PLANNERS AND ENGINEERS COLLABORATIVE, INC.
350 RESEARCH COURT
PEACHTREE CORNERS, GA 30092
PHONE: 770-451-2741
FAX: 770-451-3915
EMAIL: csanford@pec-plus



REVISIONS			
REV	DATE	DESCRIPTION	BY
5	-	-	-
4	-	-	-
3	-	-	-
2	-	-	-
1	-	-	-

LAND LOT(S) 176, 177 & 192
DISTRICT 2ND & 6TH

FINAL PLAT FOR OLD STONE ROAD RESIDENTIAL, LLC

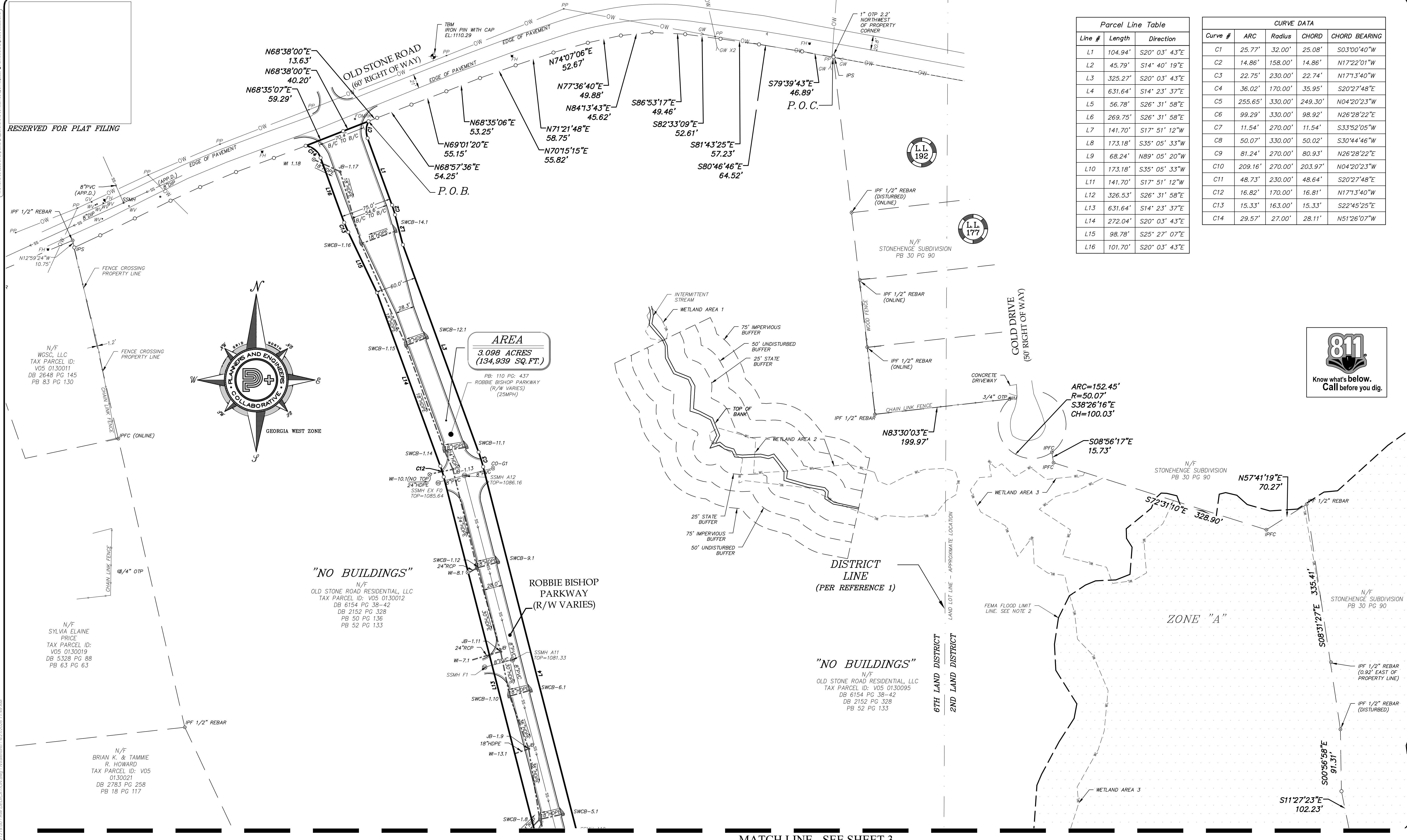
CITY OF VILLA RICA

CARROLL COUNTY
GEORGIA



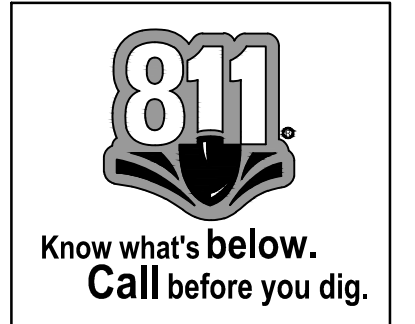
SHEET 1 OF 3
DRAWN BY: NAV
CHECKED BY: MCS
FILE NO.: 21219.00
DATE: 3/17/26
SCALE: 1" = 60'
DATE OF FIELD WORK: -

This drawing is the property of Planners and Engineers Collaborative and is not to be used in whole or in part for any other project without the written consent of Planners and Engineers Collaborative.



Parcel Line Table		
Line #	Length	Direction
L1	104.94'	S20° 03' 43"E
L2	45.79'	S14° 40' 19"E
L3	325.27'	S20° 03' 43"E
L4	631.64'	S14° 23' 37"E
L5	56.78'	S26° 31' 58"E
L6	269.75'	S26° 31' 58"E
L7	141.70'	S17° 51' 12"W
L8	173.18'	S35° 05' 33"W
L9	68.24'	N89° 05' 20"W
L10	173.18'	S35° 05' 33"W
L11	141.70'	S17° 51' 12"W
L12	326.53'	S26° 31' 58"E
L13	631.64'	S14° 23' 37"E
L14	272.04'	S20° 03' 43"E
L15	98.78'	S25° 27' 07"E
L16	101.70'	S20° 03' 43"E

CURVE DATA				
Curve #	ARC	Radius	CHORD	CHORD BEARING
C1	25.77'	32.00'	25.08'	S03°00'40"W
C2	14.86'	158.00'	14.86'	N17°22'01"W
C3	22.75'	230.00'	22.74'	N17°13'40"W
C4	36.02'	170.00'	35.95'	S20°27'48"E
C5	255.65'	330.00'	249.30'	N04°20'23"W
C6	99.29'	330.00'	98.92'	N26°28'22"E
C7	11.54'	270.00'	11.54'	S33°52'05"W
C8	50.07'	330.00'	50.02'	S30°44'46"W
C9	81.24'	270.00'	80.93'	N26°28'22"E
C10	209.16'	270.00'	203.97'	N04°20'23"W
C11	48.73'	230.00'	48.64'	S20°27'48"E
C12	16.82'	170.00'	16.81'	N17°13'40"W
C13	15.33'	163.00'	15.33'	S22°45'25"E
C14	29.57'	27.00'	28.11'	N51°26'07"W



RESERVED FOR PLAT FILING

AREA
3.098 ACRES
(134,939 SQ. FT.)

"NO BUILDINGS"
N/F
OLD STONE ROAD RESIDENTIAL, LLC
TAX PARCEL ID: V05 0130012
DB 6154 PG 38-42
DB 2152 PG 328
PB 50 PG 136
PB 52 PG 133

"NO BUILDINGS"
N/F
OLD STONE ROAD RESIDENTIAL, LLC
TAX PARCEL ID: V05 0130095
DB 6154 PG 38-42
DB 2152 PG 328
PB 52 PG 133

MATCH LINE - SEE SHEET 3

FINAL PLAT
FOR
OLD STONE ROAD RESIDENTIAL, LLC



Planners & Engineers Collaborative+
LAND PLANNING • SURVEYING & CONSTRUCTION • CIVIL ENGINEERING •
ARBORISTS • LANDSCAPE ARCHITECTURE • WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

REVISIONS			
REV	DATE	DESCRIPTION	BY
5	-	-	-
4	-	-	-
3	-	-	-
2	-	-	-
1	-	-	-

LAND LOT(S) 176, 177 & 192
DISTRICT 2ND & 6TH

CITY OF VILLA RICCA

CARROLL COUNTY
GEORGIA



SHEET 2 OF 3
DRAWN BY: NAV
CHECKED BY: MCS
FILE NO.: 21219.00
DATE: 3/17/26
SCALE: 1" = 60'
DATE OF FIELD WORK: -
0 30 60 120

ZONE "A"

RESERVED FOR PLAT FILING

"NO BUILDINGS"

N/F
OLD STONE ROAD RESIDENTIAL, LLC
TAX PARCEL ID: V05 0130012
DB 6154 PG 38-42
PB 2152 PG 136
PB 50 PG 133
PB 52 PG 133

"NO BUILDINGS"

N/F
OLD STONE ROAD RESIDENTIAL, LLC
TAX PARCEL ID: V05 0130095
DB 6154 PG 38-42
DB 2152 PG 328
PB 52 PG 133

AREA
3.098 ACRES
(134,939 SQ. FT.)
PB: 110 PG: 437
ROBBIE BISHOP PARKWAY
(R/W VARIES)
(25MPH)

ROBBIE BISHOP PARKWAY
(R/W VARIES)

DISTRICT LINE
(PER REFERENCE 1)

6TH LAND DISTRICT
2ND LAND DISTRICT

N/F
STONEHENGE SUBDIVISION
PB 30 PG 90

N/F
BRIAN K. & TAMMIE
R. HOWARD
TAX PARCEL ID:
V05 0130022
DB 2783 PG 258

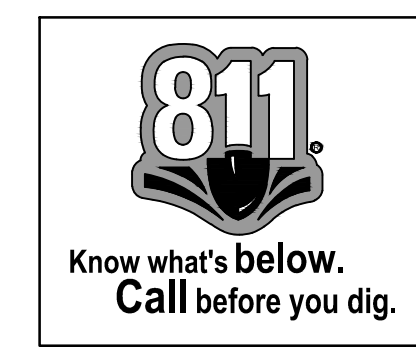
N/F
JOEL H. & MARGUERITE A.
CRAWFORD
TAX PARCEL ID:
V05 0130007
DB 5593 PG 413
PB 43 PG 78
PB 104 PG 30

N/F
HOUSING AUTHORITY
OF THE CITY OF
VILLA RICA, GEORGIA
TAX PARCEL ID:
V05 0130003
DB 577 PG 554
(EXHIBIT B)

N/F
ARBOURS AT VILLA RICA, LLC
TAX PARCEL ID: V05 0130014
DB 5864 PG 653
PB 86 PG 185

N/F
CLAYTON & AJ HOYLE
TAX PARCEL ID: V05
0180078
DB 56 PG 325
PB 76 PG 106
PB 78 PG 285

N/F
CITY OF VILLA RICA, GEORGIA
TAX PARCEL ID: V05 0130013
DB 50 PG 287



SHEET 3 OF 3
DRAWN BY: M.V.
CHECKED BY: M.C.S.
FILE NO.: 21219.00
DATE: 3/17/26
SCALE: 1" = 60'
DATE OF FIELD WORK: -



FINAL PLAT FOR
OLD STONE ROAD RESIDENTIAL, LLC

REV	DATE	DESCRIPTION	BY
1			
2			
3			
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5			

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CITY OF VILLA RICA

City Council Meeting

Agenda Item Cover Sheet

SUBJECT: Addition of Juneteenth (June 19) as a City Paid Holiday

AGENDA DATE: May 5, 2026

DATE PREPARED: April 23, 2026

PREPARED BY: Tiffany Lanford, HR Director

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM? N/A

PURPOSE:

To consider the addition of Juneteenth (June 19) as an official City-wide paid holiday.

BACKGROUND:

Juneteenth, observed annually on June 19, commemorates the emancipation of enslaved African Americans in the United States and is recognized as a federal holiday. Many municipalities and public sector organizations have adopted Juneteenth as an official paid holiday in recognition of its historical and cultural significance.

The City of Villa Rica currently maintains an established list of paid holidays for employees. This item proposes adding Juneteenth to the City's official holiday schedule to align with federal observances.

If approved, Juneteenth would be observed annually on June 19, or in accordance with City holiday observation practices when the date falls on a weekend. City offices would be closed, with the exception of essential personnel required to maintain public safety and essential services

STAFF RECOMMENDATION:

Approval.

MOTION:

I move to approve the addition of Juneteenth (June 19) as an official paid holiday for the City of Villa Rica.



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: 2026 Community Development Grant Application – Villa Rica Lions Club

WORK SESSION DATE: May 5, 2026

MEETING DATE: May 12, 2026

PREPARED BY: Melissa Conner, Main Street Manager

PUBLIC HEARING: No

AMOUNT: \$9,000

GL ACCOUNT #: 100-1110-573050

FUNDING SOURCE: General Fund

BUDGETED ITEM? Yes

PURPOSE: 2026 Community Development Grant Application request from the Villa Rica Lions Club in the amount of \$9,000 for Departure – A Journey Tribute Band Fundraiser Concert that will be held at The MILL amphitheater on Saturday, October 3, 2026.

BACKGROUND: The Villa Rica Lions Clubs (Golden City Lions Club and Villa Rica Lions Club) began hosting a concert in 2023 as a fundraiser event for both clubs. Previously, the clubs hosted *A Taste of Villa Rica* that was held in October of each year at The MILL amphitheater. Unable to host that event any longer, the clubs took on a new way to raise funds to support their community activities and donations by hosting a fundraising concert. Fundraiser concerts offer a unique and dynamic way to raise funds for a cause or organization.

STAFF RECOMMENDATION: Staff recommends approval of the 2026 Community Development Grant Application in the amount of \$9,000 for the Villa Rica Lions Club for the Departure – A Journey Tribute Band Fundraiser Concert that will be held at The MILL amphitheater on Saturday, October 3, 2026.

IMPACT: Fundraising by the Villa Rica Lions Club serves to address pressing needs in their communities locally fulfilling their mission of "We Serve" by making a positive impact on the lives of others.

MOTION:

I move to approve the 2026 Community Development Grant Application from the Villa Rica Lions Club in the amount of \$9,000 for the Departure – A Journey Tribute Band Fundraiser Concert to be held on Saturday, October 3, 2026 at the MILL amphitheater.



Villa Rica Community Development Grant Application

Section A: Applicant

- 1. Name of Organization:** Villa Rica Lions Club Foundation
Contact Person: Gina Brandenburg, Treasurer or Stacey Orr, President
- 2. Mailing Address:** Villa Rica Lions Club, PO Box 1945, Villa Rica, GA 30180
- 3. Telephone Day/Evening:** Gina: 770.630.0381 Stacey: 770.853.3489
- 4. Email:** ginabrandenburg2022@gmail.com or staceyorr829@gmail.com
- 5. Fax (optional):** n/a
- 6. Date of Tax-Exempt Number and date of Incorporation in Georgia:** 41-4403203, Date of Incorporation 2026
- 7. Number of Years in City of Villa Rica:** The Villa Rica Golden City Lions Club and The Villa Rica Lions Club merged in 2025. Villa Rica Lions Club has been in Villa Rica for over 50 years.
- 8. Have you ever received funds from the City of Villa Rica?** Yes

If Yes, most recent funding amount? In 2025, we received \$8,500

Were there any residual funds at the completion of the project? No, all funds are used to support local charities


Section B: Project

- 1. Project Title:** 2026 Fundraising Concert featuring Departure – A Journey Tribute Band
- 2. Scheduled Start and End Dates:** Saturday, October 3, 2026
- 3. Hours of Operation Each Day:** 9 a.m. to 10 p.m. This allows time for setup, ticket sales, concert and cleanup
- 4. Amount Requested:** \$9,000.00
- 5. Funds Disbursement Date:** By July 1, 2026

Section C: Certification



Signature of Authorized Official/Individual



Date

Gina Brandenburg

Treasurer

Printed Name of Authorized Official/Individual

Title of Authorized Official/Individual

Sections D-F: Project Narrative, Accessibility and Project Budget

Sections D-F requires an attachment as indicated in the "Application Instructions" accompanying this form.

For Official Use Only

Approved: _____ Approved by: _____ Date: _____ Grant Amount: _____

Section D: Project Narrative

1. Summarize the organization's mission and goals.

The Villa Rica Lions Club is a community-based civic organization made up of dedicated men and women committed to serving others and strengthening the local community. Guided by the Lions Clubs International motto, "We Serve," the club focuses on improving lives throughout Villa Rica and the surrounding West Georgia area. The organization prioritizes vision care, youth support, hunger relief, and hands-on community service, partnering with initiatives such as Villa Rica Shop-with-a-Cop, Carroll County Toys for Tots, the Villa Rica High School PASS program for at-risk students, and providing assistance for eye exams for individuals in need. The club also supports local families through meal assistance and outreach efforts for individuals experiencing hardship.

In addition to these efforts, the Villa Rica Lions Club collects used eyeglasses for refurbishment and distribution through humanitarian missions, awards scholarships to local students, and supports organizations such as Chase the Victory and the Braxton Dollar Foundation, which assist children affected by cancer. The club also participates in literacy and accessibility initiatives, including support for Braille book programs and educational resources for students who are blind or visually impaired. In 2023, the club launched a free vision screening initiative for children in local daycare centers and schools within the Villa Rica cluster of Carroll County Schools. Since its inception, the program has screened approximately 3,249 children, with 522 referred for additional evaluation.

The club has also expanded its impact through community-based projects addressing food insecurity. Last year, Community Garden projects were established at the WIC Office and the Villa Rica Senior Center. These gardens provide fresh produce to families and seniors while promoting nutrition education and sustainable gardening practices. Most recently, the club launched a bench restoration project in partnership with the City of Villa Rica, refurbishing aging public benches throughout the community. This initiative enhances public spaces while recognizing local business sponsors and demonstrating the club's commitment to improving the quality of life for residents.

This year, the Villa Rica Lions Club will host its inaugural Dinner in the Dark event at Gabe's Downtown. This unique experience is designed to raise awareness about vision impairment while supporting Leader Dogs for the Blind, an organization that provides guide dogs and orientation and mobility training at no cost to individuals who are blind or visually impaired.

Funds raised through the annual Concert Fundraiser play a vital role in sustaining these initiatives. Proceeds support the purchase of vision screening equipment, scholarships, hunger relief efforts, accessibility programs, and other community service projects that directly benefit residents of Villa Rica and the surrounding area. These efforts reflect the club's ongoing mission to serve the community, create opportunities, and improve lives through service and philanthropy.

2. Discuss the staff/volunteer's qualifications and past work. • Include the approximate number of staff or volunteers associated with the project.

The 2026 Concert Fundraiser is organized and managed by a team of experienced volunteers from the Villa Rica Lions Club. Many of these individuals have played key roles in planning and executing previous concerts and other large-scale community events. Building on past success, the club has

established clearly defined committees this year to enhance organization, communication, and overall event coordination.

Key leadership roles include:

- **Valerie Ingram-Butler**, serving as Overall Concert Chair, brings extensive experience coordinating event logistics and volunteer teams. She is supported by **Stacey Orr**, who served as Concert Chair for the past two years and provides continuity and guidance.
- **Gina Brandenburg**, serving as Club Treasurer and Co-Chair of the Technology and Promotion Committee, works alongside **Clint Chance**, whose background in event promotion and production contributes significantly to marketing and planning efforts.
- **Jody Mattox** will lead the Sponsorship Committee, supported by Valerie Ingram-Butler, Ashley Darby, Leslie McPherson, David Rogers, and additional club members who will focus on securing financial support from local businesses and community partners.
- A Chairperson for the Day-of-Event Committee will be appointed to oversee on-site volunteer coordination, logistics, and event-day operations.

Approximately 20 volunteers will participate in the planning and execution of the concert. These volunteers contribute skills in sponsorship outreach, marketing and social media promotion, ticket sales, event setup, and overall event management. Many have multiple years of experience supporting this fundraiser and other Lions Club service initiatives, ensuring a high level of organization and professionalism.

In addition to club volunteers, the Lions Club collaborates with several key community partners to ensure a successful and safe event. The club works closely with the City of Villa Rica to coordinate venue setup, logistics, and public works support. The Villa Rica Police Department will be hired to provide on-site security, and a professional sound and lighting company will be contracted to ensure a high-quality production. A local entertainer will open the event, showcasing area talent and enhancing the overall experience. The Bay Springs Middle School Beta Club will also assist with various event-day tasks, providing students with meaningful community service opportunities.

With experienced leadership, strong volunteer engagement, and established community partnerships, the Villa Rica Lions Club is well positioned to successfully execute the 2026 Concert Fundraiser.

3. Discuss prior project successes. • Include photographs, if possible.

Over the past three years, the Villa Rica Lions Club has successfully hosted three annual Concert Fundraisers, each building on prior experience and strengthening community engagement. These events have become an important component of our fundraising efforts while also supporting the goals of the City of Villa Rica Community Development Grant Program.

In 2023, the club hosted an Elvis tribute artist, followed by the popular 7 Bridges – Eagles Tribute Band in 2024, and Sail On – A Beach Boys tribute in 2025. Each concert generated strong community participation and allowed the club to expand support for local service initiatives,

including vision care for children, scholarships, and assistance for families impacted by childhood cancer. Through these events, the club has refined planning processes, strengthened sponsorship relationships, and improved overall event coordination.

These concerts directly support the City's Community Development Grant Program objectives by attracting visitors to downtown Villa Rica, promoting local businesses through partnerships with food vendors and sponsors, and enhancing cultural and recreational opportunities for residents. The events showcase Villa Rica as a vibrant and welcoming destination while contributing to economic activity within the downtown area. The concert has become a well-recognized annual tradition that benefits both charitable causes and the broader community.

Photographs from the 2025 Sail On – Beach Boys Tribute concert demonstrate the strong turnout, community involvement, and overall success of the event. Selected images are included below to illustrate the impact of this project.





Through careful planning, committed volunteers, and strong community partnerships, the Villa Rica Lions Club has established a proven track record of successful events and looks forward to continuing to grow the concert fundraiser to benefit both the community and the City of Villa Rica.

4. Summarize the proposed project including innovative and creative tools/methods of promoting the project.

The Villa Rica Lions Club is excited to host the 2026 Concert Fundraiser featuring Departure – a Journey Tribute Band. This family-friendly, high-energy concert is scheduled for Saturday, October 3, 2026, at The MILL Amphitheater in downtown Villa Rica. The event is designed to bring the community together for an evening of live music, food, and entertainment while raising funds to support important local initiatives such as vision care for children, scholarships, hunger relief, and other community service programs.

Building on the success of previous concerts, the club will implement expanded and creative promotional strategies to maximize attendance and community engagement. A comprehensive digital marketing campaign will include targeted social media advertising, engaging countdown posts, sponsor recognition features, and interactive event updates across multiple platforms. Content will be shared through the club’s Facebook pages, local community groups, sponsor networks, and partner organizations to broaden outreach and maintain momentum leading up to the event.

The club will also collaborate with local media outlets, including newspapers, online event calendars, and a featured appearance on the Community Voice radio program, to increase visibility. The Technology and Promotion Committee will manage online ticket sales, allowing attendees to conveniently purchase tickets in advance and improve event planning and attendance forecasting.

To complement digital outreach, printed promotional materials such as flyers and posters will be distributed in local businesses, schools, and community gathering locations. Club members and sponsors will further extend promotion through word-of-mouth marketing and cross-promotion within their own networks. Sponsor spotlight posts and recognition features will highlight

participating businesses, strengthening community partnerships while encouraging additional engagement.

We are grateful for the continued support of sponsors, including the City of Villa Rica Community Development Program, whose contributions help make this event possible. Sponsor logos will be prominently displayed on promotional materials, social media content, and event signage, providing meaningful recognition for their investment in community programming.

The 2026 Concert Fundraiser supports the Lions Club's service mission while also promoting local tourism and economic activity by attracting residents and visitors to downtown Villa Rica. With a well-known tribute band, enhanced marketing efforts, and strong community collaboration, this event will continue to build on past success and provide lasting benefits for the community.

5. Discuss the approximate number of participants expected. • If the proposed event has occurred in the past, detail the approximate number of participants.

The Villa Rica Lions Club anticipates welcoming approximately 1,000 to 1,200 participants to the 2026 Concert Fundraiser featuring Departure – A Journey Tribute Band. This estimate reflects continued community interest, strong sponsorship support, and expanded promotional efforts designed to increase attendance.

Previous concerts demonstrate consistent community participation and provide a basis for projected growth. In 2023, the club hosted an Elvis tribute concert that drew approximately 500 attendees. In 2024, the 7 Bridges – Eagles Tribute Band concert attracted an estimated 900 participants. In 2025, the Sail On – Beach Boys Tribute concert continued to draw strong attendance and sponsorship participation, with all reserved seating areas selling out.

Seating options in recent years have included multiple levels designed to accommodate a wide range of attendees. For the 2024 concert, the club offered:

- Sponsor Tables – 17 tables with 8 seats per table (sold out)
- VIP Reserved Chair Seating – 200 seats (sold out)
- General Admission Lawn Seating – approximately 530 tickets sold

For the 2025 concert, seating included:

- Sponsor Tables – 13 tables with 8 seats per table (sold out)
- VIP Reserved Chair Seating – 220 seats (sold out)
- General Admission Lawn Seating – strong participation, with additional attendees purchasing lawn seating and walk-up tickets

Based on past attendance, consistent sellout of reserved seating, and expanded marketing for 2026, the Villa Rica Lions Club expects continued strong community participation. The anticipated attendance of 1,000 to 1,200 participants reflects the event's growing recognition as a popular community gathering. The 2026 featured band, Departure – A Journey Tribute Band, has broad

cross-generational appeal and is expected to attract both returning attendees and new audiences, supporting the projected increase in participation.

Section E: Accessibility

1. Is the facility where the project takes place physically accessible?

The 2026 Concert Fundraiser will be held at The MILL Amphitheater, which is a physically accessible venue designed to accommodate individuals of all abilities. The facility includes ADA-compliant parking, accessible restrooms, and paved, navigable pathways throughout the amphitheater and surrounding areas. The venue layout allows for wheelchair access in both lawn seating and reserved seating sections, and VIP seating areas are also easily accessible.

In addition to the venue's existing accessibility features, the Villa Rica Lions Club will work closely with the City of Villa Rica to ensure appropriate accommodations are available for attendees who may need additional assistance. Volunteers will be stationed throughout the event to help guide guests from parking areas to seating locations and to provide support as needed.

These measures help ensure that the concert remains inclusive and accessible for all members of the community.

2. Describe plans to meet the Americans with Disabilities Act requirements.

The Villa Rica Lions Club is committed to ensuring that the 2026 Concert Fundraiser complies with the Americans with Disabilities Act (ADA) and remains accessible to all community members. The MILL Amphitheater already meets ADA standards for public venues, and additional steps will be taken to support accessibility throughout the event.

These efforts include:

- Clearly marked accessible parking areas with appropriate signage.
- ADA-compliant restroom facilities available to all attendees.
- Accessible seating options in both reserved and lawn seating areas, with ticketing information identifying these accommodations.
- Event volunteers available to assist guests with disabilities, including support with navigation from parking areas to seating locations.
- Communication through promotional materials and event information indicating that accessibility accommodations are available upon request.

By selecting an accessible venue and implementing these additional measures, the Villa Rica Lions Club will ensure the concert is inclusive, welcoming, and enjoyable for all attendees.

Section F: Project Budget

2026 Concert Fundraiser – Villa Rica Lions Club Foundation

Expenses	Amount
Facility Rental - The Mill to include Tents, tables, chairs	\$1,425.00
Barriers	\$900.00
Security – Villa Rica Police Department	\$600.00
Entertainment – Departure - Journey Tribute Band	\$7,000.00
Food and Beverage Buyout	\$250.00
Entertainment – Opening Act	\$100.00
Sound and Lighting	\$3,500.00
Port-a-Potty rental	\$575.00
Marketing (signs, ads, radio)	\$1700.00
Supplies and printing	\$500.00
Total Expenses	\$16,550.00

Revenues	Amount
Ticket Sales	\$4,000.00
Donations	\$1,000.00
Sponsorships	\$15,000.00
Grants	\$9,000.00
Food Vendors	\$600.00
Total Revenues	\$29,600.00

The projected net proceeds for the 2026 Concert Fundraiser are **\$13,050**, with all funds directly supporting the Villa Rica Lions Club’s community service initiatives, including vision care programs, scholarships, youth services, hunger relief efforts, and other local charitable projects.

In addition to ticket sales, we anticipate strong financial support through sponsorships from local businesses, organizations, and individuals. Previous sponsors have included the City of Villa Rica Community Development Program, 3:16 Healthcare, Benchmark Homes, Don Rich Ford, Golden City Cruisers, Georgia-Alabama Woodland, Verida Southeastern Transport, and J. Collins Funeral Home and Crematory. Numerous additional community partners also contributed to the success of prior events.

The Villa Rica Lions Club expects to build upon this strong foundation of support for the 2026 concert. With increased community awareness, expanded promotional efforts, and continued engagement with local businesses, we anticipate maintaining strong sponsorship participation and maximizing the fundraising potential of this event.



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: 2026 Community Development Grant Application – Villa Rica Lions Club

WORK SESSION DATE: May 5, 2026

MEETING DATE: May 12, 2026

PREPARED BY: Melissa Conner, Main Street Manager

PUBLIC HEARING: No

AMOUNT: \$9,000

GL ACCOUNT #: 100-1110-573050

FUNDING SOURCE: General Fund

BUDGETED ITEM? Yes

PURPOSE: 2026 Community Development Grant Application request from the Villa Rica Lions Clubs in the amount of \$9,000 for Departure – A Journey Tribute Band Fundraiser Concert that will be held at The MILL amphitheater on Saturday, October 3, 2026.

BACKGROUND: The Villa Rica Lions Clubs (Golden City Lions Club and Villa Rica Lions Club) began hosting a concert in 2023 as a fundraiser event for both clubs. Previously, the clubs hosted *A Taste of Villa Rica* that was held in October of each year at The MILL amphitheater. Unable to host that event any longer, the clubs took on a new way to raise funds to support their community activities and donations by hosting a fundraising concert. Fundraiser concerts offer a unique and dynamic way to raise funds for a cause or organization.

STAFF RECOMMENDATION: Staff recommends approval of the 2026 Community Development Grant Application in the amount of \$9,000 for the Villa Rica Lions Clubs for the Departure – A Journey Tribute Band Fundraiser Concert that will be held at The MILL amphitheater on Saturday, October 3, 2026.

IMPACT: Fundraising by the Villa Rica Lions Clubs serves to address pressing needs in their communities locally fulfilling their mission of "We Serve" by making a positive impact on the lives of others.

MOTION: Move to approve the 2026 Community Development Grant Application from the Villa Rica Lions Clubs in the amount of \$9,000 for the Departure – A Journey Tribute Band Fundraiser Concert to be held on Saturday, October 3, 2026 at the MILL amphitheater.



Villa Rica Community Development Grant Application

Section A: Applicant

- 1. Name of Organization:** Villa Rica Lions Club Foundation
Contact Person: Gina Brandenburg, Treasurer or Stacey Orr, President
- 2. Mailing Address:** Villa Rica Lions Club, PO Box 1945, Villa Rica, GA 30180
- 3. Telephone Day/Evening:** Gina: 770.630.0381 Stacey: 770.853.3489
- 4. Email:** ginabrandenburg2022@gmail.com or staceyorr829@gmail.com
- 5. Fax (optional):** n/a
- 6. Date of Tax-Exempt Number and date of Incorporation in Georgia:** 41-4403203, Date of Incorporation 2026
- 7. Number of Years in City of Villa Rica:** The Villa Rica Golden City Lions Club and The Villa Rica Lions Club merged in 2025. Villa Rica Lions Club has been in Villa Rica for over 50 years.
- 8. Have you ever received funds from the City of Villa Rica?** Yes

If Yes, most recent funding amount? In 2025, we received \$8,500

Were there any residual funds at the completion of the project? No, all funds are used to support local charities

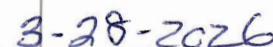
Section B: Project

- 1. Project Title:** 2026 Fundraising Concert featuring Departure – A Journey Tribute Band
- 2. Scheduled Start and End Dates:** Saturday, October 3, 2026
- 3. Hours of Operation Each Day:** 9 a.m. to 10 p.m. This allows time for setup, ticket sales, concert and cleanup
- 4. Amount Requested:** \$9,000.00
- 5. Funds Disbursement Date:** By July 1, 2026

Section C: Certification



Signature of Authorized Official/Individual



Date

Gina Brandenburg

Treasurer

Printed Name of Authorized Official/Individual

Title of Authorized Official/Individual

Sections D-F: Project Narrative, Accessibility and Project Budget

Sections D-F requires an attachment as indicated in the "Application Instructions" accompanying this form.

For Official Use Only

Approved: _____ Approved by: _____ Date: _____ Grant Amount: _____

Section D: Project Narrative

1. Summarize the organization's mission and goals.

The Villa Rica Lions Club is a community-based civic organization made up of dedicated men and women committed to serving others and strengthening the local community. Guided by the Lions Clubs International motto, "We Serve," the club focuses on improving lives throughout Villa Rica and the surrounding West Georgia area. The organization prioritizes vision care, youth support, hunger relief, and hands-on community service, partnering with initiatives such as Villa Rica Shop-with-a-Cop, Carroll County Toys for Tots, the Villa Rica High School PASS program for at-risk students, and providing assistance for eye exams for individuals in need. The club also supports local families through meal assistance and outreach efforts for individuals experiencing hardship.

In addition to these efforts, the Villa Rica Lions Club collects used eyeglasses for refurbishment and distribution through humanitarian missions, awards scholarships to local students, and supports organizations such as Chase the Victory and the Braxton Dollar Foundation, which assist children affected by cancer. The club also participates in literacy and accessibility initiatives, including support for Braille book programs and educational resources for students who are blind or visually impaired. In 2023, the club launched a free vision screening initiative for children in local daycare centers and schools within the Villa Rica cluster of Carroll County Schools. Since its inception, the program has screened approximately 3,249 children, with 522 referred for additional evaluation.

The club has also expanded its impact through community-based projects addressing food insecurity. Last year, Community Garden projects were established at the WIC Office and the Villa Rica Senior Center. These gardens provide fresh produce to families and seniors while promoting nutrition education and sustainable gardening practices. Most recently, the club launched a bench restoration project in partnership with the City of Villa Rica, refurbishing aging public benches throughout the community. This initiative enhances public spaces while recognizing local business sponsors and demonstrating the club's commitment to improving the quality of life for residents.

This year, the Villa Rica Lions Club will host its inaugural Dinner in the Dark event at Gabe's Downtown. This unique experience is designed to raise awareness about vision impairment while supporting Leader Dogs for the Blind, an organization that provides guide dogs and orientation and mobility training at no cost to individuals who are blind or visually impaired.

Funds raised through the annual Concert Fundraiser play a vital role in sustaining these initiatives. Proceeds support the purchase of vision screening equipment, scholarships, hunger relief efforts, accessibility programs, and other community service projects that directly benefit residents of Villa Rica and the surrounding area. These efforts reflect the club's ongoing mission to serve the community, create opportunities, and improve lives through service and philanthropy.

2. Discuss the staff/volunteer's qualifications and past work. • Include the approximate number of staff or volunteers associated with the project.

The 2026 Concert Fundraiser is organized and managed by a team of experienced volunteers from the Villa Rica Lions Club. Many of these individuals have played key roles in planning and executing previous concerts and other large-scale community events. Building on past success, the club has

established clearly defined committees this year to enhance organization, communication, and overall event coordination.

Key leadership roles include:

- **Valerie Ingram-Butler**, serving as Overall Concert Chair, brings extensive experience coordinating event logistics and volunteer teams. She is supported by **Stacey Orr**, who served as Concert Chair for the past two years and provides continuity and guidance.
- **Gina Brandenburg**, serving as Club Treasurer and Co-Chair of the Technology and Promotion Committee, works alongside **Clint Chance**, whose background in event promotion and production contributes significantly to marketing and planning efforts.
- **Jody Mattox** will lead the Sponsorship Committee, supported by Valerie Ingram-Butler, Ashley Darby, Leslie McPherson, David Rogers, and additional club members who will focus on securing financial support from local businesses and community partners.
- A Chairperson for the Day-of-Event Committee will be appointed to oversee on-site volunteer coordination, logistics, and event-day operations.

Approximately 20 volunteers will participate in the planning and execution of the concert. These volunteers contribute skills in sponsorship outreach, marketing and social media promotion, ticket sales, event setup, and overall event management. Many have multiple years of experience supporting this fundraiser and other Lions Club service initiatives, ensuring a high level of organization and professionalism.

In addition to club volunteers, the Lions Club collaborates with several key community partners to ensure a successful and safe event. The club works closely with the City of Villa Rica to coordinate venue setup, logistics, and public works support. The Villa Rica Police Department will be hired to provide on-site security, and a professional sound and lighting company will be contracted to ensure a high-quality production. A local entertainer will open the event, showcasing area talent and enhancing the overall experience. The Bay Springs Middle School Beta Club will also assist with various event-day tasks, providing students with meaningful community service opportunities.

With experienced leadership, strong volunteer engagement, and established community partnerships, the Villa Rica Lions Club is well positioned to successfully execute the 2026 Concert Fundraiser.

3. Discuss prior project successes. • Include photographs, if possible.

Over the past three years, the Villa Rica Lions Club has successfully hosted three annual Concert Fundraisers, each building on prior experience and strengthening community engagement. These events have become an important component of our fundraising efforts while also supporting the goals of the City of Villa Rica Community Development Grant Program.

In 2023, the club hosted an Elvis tribute artist, followed by the popular 7 Bridges – Eagles Tribute Band in 2024, and Sail On – A Beach Boys tribute in 2025. Each concert generated strong community participation and allowed the club to expand support for local service initiatives,

including vision care for children, scholarships, and assistance for families impacted by childhood cancer. Through these events, the club has refined planning processes, strengthened sponsorship relationships, and improved overall event coordination.

These concerts directly support the City's Community Development Grant Program objectives by attracting visitors to downtown Villa Rica, promoting local businesses through partnerships with food vendors and sponsors, and enhancing cultural and recreational opportunities for residents. The events showcase Villa Rica as a vibrant and welcoming destination while contributing to economic activity within the downtown area. The concert has become a well-recognized annual tradition that benefits both charitable causes and the broader community.

Photographs from the 2025 Sail On – Beach Boys Tribute concert demonstrate the strong turnout, community involvement, and overall success of the event. Selected images are included below to illustrate the impact of this project.





Through careful planning, committed volunteers, and strong community partnerships, the Villa Rica Lions Club has established a proven track record of successful events and looks forward to continuing to grow the concert fundraiser to benefit both the community and the City of Villa Rica.

4. Summarize the proposed project including innovative and creative tools/methods of promoting the project.

The Villa Rica Lions Club is excited to host the 2026 Concert Fundraiser featuring Departure – a Journey Tribute Band. This family-friendly, high-energy concert is scheduled for Saturday, October 3, 2026, at The MILL Amphitheater in downtown Villa Rica. The event is designed to bring the community together for an evening of live music, food, and entertainment while raising funds to support important local initiatives such as vision care for children, scholarships, hunger relief, and other community service programs.

Building on the success of previous concerts, the club will implement expanded and creative promotional strategies to maximize attendance and community engagement. A comprehensive digital marketing campaign will include targeted social media advertising, engaging countdown posts, sponsor recognition features, and interactive event updates across multiple platforms. Content will be shared through the club’s Facebook pages, local community groups, sponsor networks, and partner organizations to broaden outreach and maintain momentum leading up to the event.

The club will also collaborate with local media outlets, including newspapers, online event calendars, and a featured appearance on the Community Voice radio program, to increase visibility. The Technology and Promotion Committee will manage online ticket sales, allowing attendees to conveniently purchase tickets in advance and improve event planning and attendance forecasting.

To complement digital outreach, printed promotional materials such as flyers and posters will be distributed in local businesses, schools, and community gathering locations. Club members and sponsors will further extend promotion through word-of-mouth marketing and cross-promotion within their own networks. Sponsor spotlight posts and recognition features will highlight

participating businesses, strengthening community partnerships while encouraging additional engagement.

We are grateful for the continued support of sponsors, including the City of Villa Rica Community Development Program, whose contributions help make this event possible. Sponsor logos will be prominently displayed on promotional materials, social media content, and event signage, providing meaningful recognition for their investment in community programming.

The 2026 Concert Fundraiser supports the Lions Club's service mission while also promoting local tourism and economic activity by attracting residents and visitors to downtown Villa Rica. With a well-known tribute band, enhanced marketing efforts, and strong community collaboration, this event will continue to build on past success and provide lasting benefits for the community.

5. Discuss the approximate number of participants expected. • If the proposed event has occurred in the past, detail the approximate number of participants.

The Villa Rica Lions Club anticipates welcoming approximately 1,000 to 1,200 participants to the 2026 Concert Fundraiser featuring Departure – A Journey Tribute Band. This estimate reflects continued community interest, strong sponsorship support, and expanded promotional efforts designed to increase attendance.

Previous concerts demonstrate consistent community participation and provide a basis for projected growth. In 2023, the club hosted an Elvis tribute concert that drew approximately 500 attendees. In 2024, the 7 Bridges – Eagles Tribute Band concert attracted an estimated 900 participants. In 2025, the Sail On – Beach Boys Tribute concert continued to draw strong attendance and sponsorship participation, with all reserved seating areas selling out.

Seating options in recent years have included multiple levels designed to accommodate a wide range of attendees. For the 2024 concert, the club offered:

- Sponsor Tables – 17 tables with 8 seats per table (sold out)
- VIP Reserved Chair Seating – 200 seats (sold out)
- General Admission Lawn Seating – approximately 530 tickets sold

For the 2025 concert, seating included:

- Sponsor Tables – 13 tables with 8 seats per table (sold out)
- VIP Reserved Chair Seating – 220 seats (sold out)
- General Admission Lawn Seating – strong participation, with additional attendees purchasing lawn seating and walk-up tickets

Based on past attendance, consistent sellout of reserved seating, and expanded marketing for 2026, the Villa Rica Lions Club expects continued strong community participation. The anticipated attendance of 1,000 to 1,200 participants reflects the event's growing recognition as a popular community gathering. The 2026 featured band, Departure – A Journey Tribute Band, has broad

cross-generational appeal and is expected to attract both returning attendees and new audiences, supporting the projected increase in participation.

Section E: Accessibility

1. Is the facility where the project takes place physically accessible?

The 2026 Concert Fundraiser will be held at The MILL Amphitheater, which is a physically accessible venue designed to accommodate individuals of all abilities. The facility includes ADA-compliant parking, accessible restrooms, and paved, navigable pathways throughout the amphitheater and surrounding areas. The venue layout allows for wheelchair access in both lawn seating and reserved seating sections, and VIP seating areas are also easily accessible.

In addition to the venue's existing accessibility features, the Villa Rica Lions Club will work closely with the City of Villa Rica to ensure appropriate accommodations are available for attendees who may need additional assistance. Volunteers will be stationed throughout the event to help guide guests from parking areas to seating locations and to provide support as needed.

These measures help ensure that the concert remains inclusive and accessible for all members of the community.

2. Describe plans to meet the Americans with Disabilities Act requirements.

The Villa Rica Lions Club is committed to ensuring that the 2026 Concert Fundraiser complies with the Americans with Disabilities Act (ADA) and remains accessible to all community members. The MILL Amphitheater already meets ADA standards for public venues, and additional steps will be taken to support accessibility throughout the event.

These efforts include:

- Clearly marked accessible parking areas with appropriate signage.
- ADA-compliant restroom facilities available to all attendees.
- Accessible seating options in both reserved and lawn seating areas, with ticketing information identifying these accommodations.
- Event volunteers available to assist guests with disabilities, including support with navigation from parking areas to seating locations.
- Communication through promotional materials and event information indicating that accessibility accommodations are available upon request.

By selecting an accessible venue and implementing these additional measures, the Villa Rica Lions Club will ensure the concert is inclusive, welcoming, and enjoyable for all attendees.

Section F: Project Budget

2026 Concert Fundraiser – Villa Rica Lions Club Foundation

Expenses	Amount
Facility Rental - The Mill to include Tents, tables, chairs	\$1,425.00
Barriers	\$900.00
Security – Villa Rica Police Department	\$600.00
Entertainment – Departure - Journey Tribute Band	\$7,000.00
Food and Beverage Buyout	\$250.00
Entertainment – Opening Act	\$100.00
Sound and Lighting	\$3,500.00
Port-a-Potty rental	\$575.00
Marketing (signs, ads, radio)	\$1700.00
Supplies and printing	\$500.00
Total Expenses	\$16,550.00

Revenues	Amount
Ticket Sales	\$4,000.00
Donations	\$1,000.00
Sponsorships	\$15,000.00
Grants	\$9,000.00
Food Vendors	\$600.00
Total Revenues	\$29,600.00

The projected net proceeds for the 2026 Concert Fundraiser are **\$13,050**, with all funds directly supporting the Villa Rica Lions Club’s community service initiatives, including vision care programs, scholarships, youth services, hunger relief efforts, and other local charitable projects.

In addition to ticket sales, we anticipate strong financial support through sponsorships from local businesses, organizations, and individuals. Previous sponsors have included the City of Villa Rica Community Development Program, 3:16 Healthcare, Benchmark Homes, Don Rich Ford, Golden City Cruisers, Georgia-Alabama Woodland, Verida Southeastern Transport, and J. Collins Funeral Home and Crematory. Numerous additional community partners also contributed to the success of prior events.

The Villa Rica Lions Club expects to build upon this strong foundation of support for the 2026 concert. With increased community awareness, expanded promotional efforts, and continued engagement with local businesses, we anticipate maintaining strong sponsorship participation and maximizing the fundraising potential of this event.



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Thomas A. Dorsey Festival Concert @ The MILL

AGENDA DATE: 05/12/26

DATE PREPARED: 04/30/26

PREPARED BY: Jennifer Hallman, Interim City Manager/CFO

AMOUNT: \$10,000

GL ACCOUNT #: Transfer From 100-1110-573050 to 100-7550-523880

FUNDING SOURCE: General Fund

BUDGETED ITEM? Yes

PURPOSE: In prior years, the Thomas A. Dorsey Heritage Festival Concert @ The MILL expenses were paid by several entities including the City (via \$10k grant), Main Street non-profit and Thomas Dorsey non-profit. However, the City would also invoice the Thomas Dorsey non-profit for a portion of the expenses (production, staff overtime, rental of tables/chairs/tents). To streamline the process and to be consistent with how events are structured, Interim City Manager and staff feel this event should be designated as a City event and treated as such.

BACKGROUND: The Thomas A Dorsey organization was established soon after Dr. Dorsey's death in January 1993 to recognize his birth (July, 1899) in Villa Rica, Georgia, and to foster and encourage the study of African- American "anointed" gospel music of the kind he is often credited with. In July 1995, the organization presented the first Annual Thomas Dorsey Gospel Festival in Villa Rica.

STAFF RECOMMENDATION: Staff recommends approval. The budgeted funds from the grant line item (\$10,000) would be transferred to the City's Mainstreet budget. No additional funds are needed for FY26.

IMPACT: The festival promotes businesses (hotels, restaurants, stores) located in the City.

MOTION: I move to approve designating the Thomas A. Dorsey Festival Concert at The Mill as an official City event beginning in 2026 and in future years, continuing the partnership with the Main Street nonprofit for this event and authorizing the associated budget transfer.

From: [Karina Rivas-Martinez](#)
To: [Jennifer Hallman](#)
Cc: [Tracie Ivey](#); [Melissa Conner](#); [Collin Cash](#)
Subject: Thomas Dorsey Festival Summary
Date: Friday, May 1, 2026 9:20:50 AM

Good morning, Jennifer,

And happy Friday to all. My apologies for the delay in summarizing the costs for Thomas Dorsey Festival I was starting logistics for the next 4 events in June and July + Market at the Mill. Nonetheless, I've included where the costs for Thomas Dorsey will come from based on our last meeting. I did speak with the Dorsey board, and they are excited for the festival to be taken on by the city. They agreed to pay the rental of the tents, tables, & chairs.

The **Mainstreet city budget** will pay for the following

- Opening and headlining artist
 - Includes band rider needs (*hotel accommodations only*)
 - Estimate for 2026 \$12,000 (*includes opening + headlining bands*)
- RCS Production costs (*sound & lighting*) \$6,775
- City of VR employee overtime
 - Grounds estimated at \$2,899
- Graddick Communications radio ads
 - Estimated \$765

The **Mainstreet nonprofit** will pay for the following

- Band, production, & staff catering + any hospitality needs (*does not include hotel hospitality*)
 - Estimated up to \$3,000
- 2VRPD officers
 - \$500 per officer

Tourism will take on other forms of marketing such as ads, billboards, brochures, magazines, etc.

Please let me know if I need to add or change anything.

All the best,

Karina Rivas Martinez
Events Manager
City of Villa Rica
106 Temple St.
Villa Rica, GA 30180



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Resolution for Authorizing the Acceptance of Road Known As “Fortune Parkway” and For Other Purposes

AGENDA DATE: 05/12/2026

DATE PREPARED: 04/29/2026

PREPARED BY: Nicole Smith, City Attorney

PURPOSE: Resolution for Authorizing the Acceptance of Road Known As “Fortune Parkway” and For Other Purposes

BACKGROUND: Inline Communities approached the City years ago proposing a Planned Unit Development (PUD). They received the zoning for this development and entered into an agreement with the City to construct Fortune Parkway. All criteria, prerequisites, and deliverables have been met and submitted. City staff has received required bonds, performed inspections, and is ready to accept this road from Inline Communities.

STAFF RECOMMENDATION: Approval

MOTION: I move to approve the resolution for authorizing the acceptance of road known as “Fortune Parkway” and for other purposes.

**City of Villa Rica
State of Georgia**

**A RESOLUTION AUTHORIZING THE ACCEPTANCE OF ROAD KNOWN AS
“ROBBIE BISHOP PARKWAY” AND FOR OTHER PURPOSES**

WHEREAS, the City of Villa Rica, Georgia desires to accept the street known as “Robbie Bishop Parkway” as depicted on the survey attached hereto as **Exhibit “A”** (the “Survey”), as part of the City Street System; and

WHEREAS, the property owner has formally petitioned the City Council of Villa Rica to accept dedication of these public improvements, being the street, together with all drainage and utility structures, fixtures and equipment lying on, over, or under said roads; and

WHEREAS, the public improvements as set forth above have been found to meet the standards and requirements as set forth by the code of ordinances for the City of Villa Rica, Georgia and in accordance with the development agreement entered into with Old Stone Residential, LLC on March 28, 2024 and attached hereto as **Exhibit “B”**; and

WHEREAS, the property owner has caused a Dedication Deed to be prepared, transferring the public improvements, and has presented the same to the City Council of Villa Rica for approval and acceptance; and

WHEREAS, it is advantageous to the welfare of the residents of the City of Villa Rica, Georgia, that the City of Villa Rica adopt a resolution authorizing the same.

NOW THEREFORE, be it hereby resolved by the Mayor and Council of the City of Villa Rica, Georgia as follows:

1. All of the “Whereas” clauses set forth above are hereby incorporated by reference.

2. That certain road as shown on the Survey shall be part of the City Street System as of the _____ day of _____, 2026.

ADOPTED and APPROVED on the _____ day of _____, 2026 at a regular meeting of the Mayor and Council of the City of Villa Rica.

Leslie McPherson, Mayor

Attest:

Theresa Campbell, City Clerk
(City Seal)

Exhibit "A"
Survey

Exhibit "B"
Development Agreement

After Recording Return to:
Tisinger Vance, P.C.
100 Wagon Yard Plaza
Carrollton, GA 30117
ATTN: Nicole W. Smith

STATE OF GEORGIA
COUNTY OF CARROLL

DEED OF DEDICATION

THIS INDENTURE, made the ____ day of _____, in the year 2026, between **INLINE COMMUNITIES, LLC a Georgia limited liability company**, as party or parties of the first part, hereinafter called Grantor, and **VILLA RICA, GEORGIA**, a political subdivision of the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of the mutual benefits flowing between the parties hereto by the dedication of this property for public purposes, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee for public purposes and uses, all that tract and parcel of property lying and being in **Land Lots 176, 177, & 192 of the 2nd & 6th District, Carroll County, Georgia** and being more particularly described in **Exhibit "A"** attached hereto.

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above-described and dedicated rights in and to the property described unto the public forever in fee simple, for uses and purposes hereinabove stated.

The grantor hereby, covenants that it is the owner in fee simple and the property is free and clear of all liens and encumbrances; that the Grantor has good and legal right to grant its right in the above-described property, and Grantor will pay all taxes and assessments due and owing on the property up to the time of the acceptance of this deed of dedication.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

The purpose of this deed is to dedicate the described property as a public street and to provide the legal description in this Deed of Dedication to be recorded in the Carroll County Records.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed of dedication, the day and year above written.

Signed, sealed and delivered
in the presence of:

INLINE COMMUNITIES, LLC a Georgia
limited liability company

Unofficial Witness

By: _____ (SEAL)
Name:
Title:

Notary Public
My commission expires:

Accepted by CITY OF VILLA RICA

Leslie McPherson, Mayor

This Deed of Dedication shall not be considered an acceptance of the property by the City of Villa Rica, Georgia as a Public Street or Public Road until the same has been formally accepted by the City. The Road(s) shall be deemed formally accepted as a public street or roadway upon the occurrence of: 1) placement of the signature of either the Mayor or the City Manager of the city, set out below, or, 2) by the placement of the above described property as a Public Street or Public Road on the official Roads Registry for Villa Rica, Georgia.

This Deed of Dedication accepted this _____ day of _____, 2026.

By: _____
Name: _____
Title: _____

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 192 of the 6th District, Carroll County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at the point located 240 feet, more or less, on the southerly right of way line of Old Stone Road (60 foot right of way) northwesterly from the point of intersection created by said southerly right of way of Old Stone Road and the westerly right of way of Gold Drive (50 foot right of way); thence proceed along said southerly right of way line of Old Stone Road the following courses and distances: North 79 degrees 39 minutes 43 seconds West a distance of 46.89 feet to a point; North 80 degrees 46 minutes 46 seconds West a distance of 64.52 feet to a point; North 81 degrees 43 minutes 25 seconds West a distance of 57.23 feet to a point; North 82 degrees 33 minutes 09 seconds West a distance of 52.61 feet to a point; North 86 degrees 53 minutes 17 seconds West a distance of 49.46 feet to a point; South 84 degrees 13 minutes 43 seconds West a distance of 45.62 feet to a point; South 77 degrees 36 minutes 40 seconds West a distance of 49.88 feet to a point; South 74 degrees 07 minutes 06 seconds West a distance of 52.67 feet to a point; South 71 degrees 21 minutes 48 seconds West a distance of 58.75 feet to a point; South 70 degrees 15 minutes 15 seconds West a distance of 55.82 feet to a point; South 68 degrees 35 minutes 06 seconds West a distance of 53.25 feet to a point; South 69 degrees 01 minutes 20 seconds West a distance of 55.15 feet to a point; South 68 degrees 57 minutes 36 seconds West a distance of 54.25 feet to a point; thence South 68 degrees 38 minutes 00 seconds West a distance of 13.63 feet to a point, said point being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence leaving said southerly right of way of Old Stone Road and proceed thence along a curve turning to the left with an arc length of 25.77 feet, having a radius of 32.00 feet, being subtended by a chord bearing of South 03 degrees 00 minutes 40 seconds West, and a chord length of 25.08 feet; to a point; thence South 20 degrees 03 minutes 43 seconds East a distance of 104.94 feet to a point; thence along a curve turning to the right with an arc length of 14.86 feet, having a radius of 158.00 feet, being subtended by a chord bearing of South 17 degrees 22 minutes 01 seconds East, and a chord length of 14.86 feet to a point; thence South 14 degrees 40 minutes 19 seconds East a distance of 45.79 feet to a point; thence South 20 degrees 03 minutes 43 seconds East a distance of 325.27 feet to a point; thence along a curve turning to the right with an arc length of 22.75 feet, having a radius of 230.00 feet, being subtended by a chord bearing of South 17 degrees 13 minutes 40 seconds East, and a chord length of 22.74 feet to a point; thence South 14 degrees 23 minutes 37 seconds East a distance of 631.64 feet to a point; thence along a curve turning to the left with an arc length of 36.02 feet, having a radius of 170.00 feet, being subtended by a chord bearing of South 20 degrees 27 minutes 48 seconds East, and a chord length of 35.95 feet to a point; thence South 26 degrees 31 minutes 58 seconds East a distance of 56.78 feet to a point; thence South 26 degrees 31 minutes 58 seconds East a distance of 269.75 feet to a point; thence along a curve turning to the right with an arc length of 255.65 feet, having a radius of 330.00 feet, being subtended by a chord bearing of South 04 degrees 20 minutes 23 seconds East, and a chord length of 249.30 feet to a point; thence South 17 degrees 51 minutes 12 seconds West a distance of 141.70 feet to a point; thence along a curve turning to the right with an arc length of 99.29 feet, having a radius of 330.00 feet, being subtended by a chord bearing of South 26 degrees 28 minutes 22 seconds West, and a chord length of 98.92 feet to a point; thence South 35 degrees 05 minutes 33 seconds West a distance of 173.18 feet to a

point; thence along a curve turning to the left with an arc length of 11.54 feet, having a radius of 270.00 feet, being subtended by a chord bearing of South 33 degrees 52 minutes 05 seconds West, and a chord length of 11.54 feet to a point located along the common land lot line between Land Lots 161 and 192 of the 6th District; thence along common land lot line between Lands Lot 161 and 192 thence North 89 degrees 05 minutes 20 seconds West a distance of 68.24 feet to a point; thence leaving said land lot line thence along a curve turning to the right with an arc length of 50.07 feet, having a radius of 330.00 feet, being subtended by a chord bearing of North 30 degrees 44 minutes 46 seconds East, and a chord length of 50.02 feet to a point; thence North 35 degrees 05 minutes 33 seconds East a distance of 173.18 feet to a point; thence along a curve turning to the left with an arc length of 81.24 feet, having a radius of 270.00 feet, being subtended by a chord bearing of North 26 degrees 28 minutes 22 seconds East, and a chord length of 80.93 feet to a point; thence North 17 degrees 51 minutes 12 seconds East a distance of 141.70 feet to a point; thence along a curve turning to the left with an arc length of 209.16 feet, having a radius of 270.00 feet, being subtended by a chord bearing of North 04 degrees 20 minutes 23 seconds West, and a chord length of 203.97 feet to a point; thence North 26 degrees 31 minutes 58 seconds West a distance of 326.53 feet to a point; thence along a curve turning to the right with an arc length of 48.73 feet, having a radius of 230.00 feet, being subtended by a chord bearing of North 20 degrees 27 minutes 48 seconds West, and a chord length of 48.64 feet to a point; thence North 14 degrees 23 minutes 37 seconds West a distance of 631.64 feet to a point; thence along a curve turning to the left with an arc length of 16.82 feet, having a radius of 170.00 feet, being subtended by a chord bearing of North 17 degrees 13 minutes 40 seconds West, and a chord length of 16.81 feet to a point; thence North 20 degrees 03 minutes 43 seconds West a distance of 272.04 feet to a point; thence North 25 degrees 27 minutes 07 seconds West a distance of 98.78 feet to a point; thence along a curve turning to the right with an arc length of 15.33 feet, having a radius of 163.00 feet, being subtended by a chord bearing of North 22 degrees 45 minutes 25 seconds West, and a chord length of 15.33 feet to a point; thence North 20 degrees 03 minutes 43 seconds West a distance of 101.70 feet to a point; thence along a curve turning to the left with an arc length of 29.57 feet, having a radius of 27.00 feet, being subtended by a chord bearing of North 51 degrees 26 minutes 07 seconds West, and a chord length of 28.11 feet to a point located on said southerly right of way of Old Stone Road; thence along said southerly right of way of Old Stone Road the following courses and distances; thence North 68 degrees 35 minutes 07 seconds East a distance of 59.29 feet to a point; thence North 68 degrees 38 minutes 00 seconds East a distance of 40.20 feet to the TRUE POINT OF BEGINNING and being identified as "AREA 3.098 ACRES (1349,939 SQ. FT.) on that certain survey entitled "Final Plat for Inline Communities", dated March 17, 2026, prepared by Planners & Engineers Collaborative, certified by Michael C. Sanford, Registered Land Surveyor No. 3179, recorded in Plat Book ____, Page ____, Carroll County, Georgia Public Real Estate Records.

Tract contains 134,939 square feet or 3.098 acres.



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Ordinance for Local Drought Management and Response

AGENDA DATE: May 12, 2026

DATE PREPARED: April 28, 2026

PREPARED BY: John Bain, Interim Deputy City Manager/Utilities Director

AMOUNT:	N / A
GL ACCOUNT#:	N / A
FUNDING SOURCE:	N / A
BUDGETED ITEM?:	N / A
PUBLIC HEARING?:	No

PURPOSE: Adoption of Drought Management and Response Plan per Environmental Protection Division and Metro North Georgia Water Planning District requirements.

BACKGROUND: Local water providers should be prepared to address water waste and respond to droughts. Water waste includes excessive application of water beyond what is needed or other uses of water that are intended, unnecessary, or uncontrolled. This ordinance aligns with state and District requirements on the various levels of drought declaration, and specifies what activities will be considered water waste.

Education is the recommended approach for addressing water waste during non-drought periods, with warning and enforcement more appropriate once a drought response level has been declared. The EPD Drought Rule in 391-3-30.07(4)(c) and (5)(j) together provide that drought restrictions and water waste prohibitions must be enforceable to implement this drought response strategy.

All drought response efforts by local water providers must be consistent with the EPD Drought Rule.

IMPACT: Adopting this Drought Management and Response Ordinance aligns with the EPD Drought Rule, Metro District requirements, and aligns with requirements set forth in the Waterfirst program. This ordinance gives water providers the ability to enforce the existing state requirements on drought management.

RESOLUTION AND ORDINANCE OF THE VILLA RICA CITY COUNCIL TO AMEND THE VILLA RICA CODE OF ORDINANCES TO ADD A NEW SECTION 26.10, ENTITLED "ORDINANCE FOR LOCAL DROUGHT MANAGEMENT AND RESPONSE" TO ARTICLE I OF CHAPTER 26 ENTITLED "WATER AND SEWERAGE"; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the Villa Rica City Council, Georgia, has the duty to protect the health, safety and welfare of persons and property within its jurisdiction limits; and

WHEREAS, the Council has determined a need to regulate water use restrictions and ensure adequate supplies of water for customers in the Code of Ordinances of Villa Rica, Georgia, to protect the health, safety and welfare of persons and property within the City;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF VILLA RICA, GEORGIA, HEREBY ORDAINS that Villa Rica Code of Ordinances Article I of Chapter 26 shall be amended by adding Section 26.10 as set forth in Exhibit A attached hereto.

This Resolution and Ordinance shall be effective when adopted by the City of Villa Rica Council.

Adopted this ____ day of _____, 2026.

CITY OF VILLA RICA, GEORGIA

By: _____
Leslie McPherson, Mayor

Attest: _____
Theresa Campbell Clerk

EXHIBIT A

Section 26.10 Ordinance for Local Drought Management and Response.

Section 26.10-1. Purpose and Intent.

- (a) *Purpose.* The purpose of this Article is to protect the public health, safety, environment, and general welfare by adopting and enforcing water use restrictions that ensure adequate supplies of water for customers of the public water system and avoid or relieve any local water shortages during declared periods of drought.
- (b) *Intent.* It is the policy of the City of Villa Rica (City) to comply with the laws and regulations imposed by the State of Georgia and any local variances restricting water use, particularly during times of declared drought. The water use restrictions and exceptions in this Article are consistent with the EPD Drought Rule. Codifying these water use restrictions and exceptions is required by O.C.G.A. §12-5-7(a.1)(3) and is necessary to consistently, fairly, and lawfully enforce water use restrictions at the local level as part of the public water system’s drought response efforts.
- (c) *Delegation to Utilities Director.* The Mayor and City Council of the City of Villa Rica hereby delegates to the Utilities Director the authority and responsibility under this Article for the implementation of drought response efforts, for seeking local variances for additional or fewer drought restrictions as needed, and for the enforcement of water use restrictions.

Section 26.10-2. Authority. The City has the authority to adopt this ordinance pursuant to applicable home rule provisions of Article 9, Section 2 of the Constitution of the State of Georgia and Title 36 of the Official Code of Georgia Annotated, Section 7 of Chapter 5 of Title 12 of the Official Code of Georgia Annotated, the EPD Drought Rule, and Section [X] of the [local jurisdiction]’s Charter.

Section 26.10-3. Applicability.

- (a) *Applicable to Customers.* The water use restrictions in this Article apply to all retail customers of the City’s public water system. This application is based on the public water system’s water service area and, therefore, applies regardless of whether a given retail customer is located within or outside of the City’s general city limits and/or designated service area.
- (b) *Condition of Water Service.* As a condition of receiving continued water service from the public water system, customers agree to familiarize themselves with and comply by the water use restrictions for the applicable declared drought response level.
- (c) *Customer Responsibility for Third-Party Usage.* The customer is responsible for ensuring third-party water usage from their account complies with the restrictions in this Article, and all notices of violation and administrative fines resulting from violations of water use restrictions by third parties with water from the customer’s

account will be the responsibility of the customer. This applies whether such third-party is a tenant, property management company, landscaping contractor, lawncare company, employee, independent contractor, or any other person or legal entity that customer allows to use water from its account.

Section 26.10-4. Definitions.

“City” means City of Villa Rica, Georgia.

“affected drought area” means any area subject to a drought declaration made by the EPD Director in accordance with EPD Drought Rule.

“customer” means any person or legal entity that has established an account with, and makes retail water purchases from, the public water system.

“declared drought response level” means the applicable drought response level 1, 2, 3, or 3 plus as declared by the EPD director or pursuant to a local variance, if any.

“drip irrigation” means the use of an irrigation system manufactured and sold specifically for delivering water through small flexible pipes and emitters slowly and directly to the soil around the base of individual plants in a manner that minimizes evaporative losses, pooling, runoff and wetting of plant foliage. This type of system may be part of a larger automated irrigation system or may operate as a stand-alone system connected to a typical outdoor faucet.

“drought contingency plan” means the City plan submitted to, and approved by EPD, as part of the [local jurisdiction’s] most recent new or modified water withdrawal permit. As required by Ga. Comp. R. & Regs. Ch. 391-3-6-.07(4)(b)(9), such plan includes drought condition indicators, potable water use priorities, surface water low flow protections, and water storage availability analyses (if applicable).

“EPD” means the Environmental Protection Division of the Georgia Department of Natural Resources.

“EPD Director” means the director, or his/her designee, of the EPD.

“EPD Drought Rule” Georgia Department of Natural Resources Rules for Drought Management, Ga. Comp. R. & Regs. Ch. 391-3-30.

“even-numbered address” means an address number ending with the number 0, 2, 4, 6, 8, or no address number.

“Golf Irrigation Prediction and Estimation Worksheet” is an Excel spreadsheet tool that EPD has developed for drought response that a mathematical calculation that takes into account local evapotranspiration, distribution uniformity of irrigation, efficiency of the

water application, crop coefficients, and local average rainfall to determine the annual irrigation needed to maintain healthy turf grass.

“landscape” means ground cover, trees, shrubs, or other plants such as grasses.

“odd-numbered address” means an address number ending with the number 1, 3, 5, 7, or 9.

“ornamental purposes” refers to when water is used outdoors for the purpose of adding beauty, aesthetic appeal, visual, or auditory appeal. Water used for ornamental purposes does not include fountains that must be operated to sustain aquatic animals or splash pads and other outdoor water features used primarily for recreation.

“pool covers” means a solid track, foam, or bubble cover which can be placed over the water area of a swimming pool and is intended for use during the open swim season. Pool covers may be automatically, semi-automatically, or manually controlled, and pool covers may, but are not required to be, safety pool covers. Pool covers do not include solar rings, liquid barriers, or chemical barriers.

“public water system” means the system owned and operated by [local jurisdiction] for the provision to the public of piped water for human consumption among other purposes.

“Utilities Director” means the City staff member who is responsible for the management and direction of the public water system.

“soaker hose” means a hose that is connected to a typical outdoor faucet and that is manufactured and sold specifically for delivering water slowly and directly to the soil around the base of individual plants by allowing water to seep from it in a manner that minimizes evaporative losses, pooling, runoff and wetting of plant foliage.

Section 26.10-5. Non-drought restrictions on watering hours and water waste.

(a) *Year-round restrictions on watering hours.* Subject to further limitations under any applicable declared drought response levels, customers may irrigate outdoor ground cover, trees, shrubs, or other plants such as grasses only before 10 a.m. and after 4 p.m. subject to the following exceptions:

- i. Agricultural operations as defined in O.C.G.A. § 1-3-3,
- ii. Capture and reuse of cooling system condensate or storm water in compliance with applicable local ordinances and state guidelines,
- iii. Reuse of gray water in compliance with O.C.G.A. § 31-3-5.2 and applicable local board of health regulations adopted pursuant thereto,
- iv. Use of reclaimed wastewater by a designated user from a system permitted by the Environmental Protection Division of the department to provide reclaimed wastewater,
- v. Irrigation of personal food gardens,

- vi. Irrigation of new and replanted plant, seed, or turf in landscapes, golf courses, or sports turf fields during installation and for a period of 30 days immediately following the date of installation,
- vii. Drip irrigation or irrigation using soaker hoses,
- viii. Hand watering with a hose with automatic cutoff or handheld container,
- ix. Use of water withdrawn from private water wells or surface water by an owner or operator of property if such well or surface water is on said property,
- x. Irrigation of horticultural crops held for sale, resale, or installation,
- xi. Irrigation of athletic fields, golf courses, or public turf grass recreational areas,
- xii. Installation, maintenance, or calibration of irrigation systems, and
- xiii. Hydroseeding.

(b) *Restriction on Water Wasting Activities.* The following are prohibited everyday and all the time under non-drought and all declared drought response levels as water wasting activities:

- i. Operating a landscape irrigation system under the following conditions:
 - 1. with visible leaks,
 - 2. with broken or missing sprinkler heads,
 - 3. during the rain or shortly thereafter when the landscape is visibly wet, or
 - 4. in a manner that results in pooling or flowing water on hard surfaces such as streets, gutters, sidewalks, and driveways.
- ii. Failing to install correctly, maintain, or use the legally required rain-sensor shutoff for a landscape irrigation system,
- iii. Failing to repair a water service line, customer-side connection to the water meter, outdoor water spigot, or yard hydrant with a visible leak within 30 days after being notified by the public water system,
- iv. Using a water hose without a water shut-off nozzle,
- v. Operating water features as fountains, reflecting pools, and waterfalls, when water is regularly misting, splashing, or otherwise escaping outside the areas designed to be part of such water feature, and
- vi. Failing to offer and explain to hotel and motel guests the option of using their towels and linens for more than one day during multi-day stays.

Section 26.10-6. Declared Drought Response Levels by the EPD Director and through Local Variances.

- (a) *Compliance with Water Use Restrictions.* The public water system and its customers shall comply with the water use restrictions imposed based on the declared response level by the EPD Director or by local variance. A variance is required before the public water system may impose additional or fewer water use restrictions at a local level.
- (b) *Drought Response Levels Declared by the EPD Director.* The EPD Director may declare drought response levels for affected drought area(s) based upon the severity of drought conditions and their impacts on water supplies and the factors established in the EPD Drought Rule. If the public water system is in an affected drought with a

declared drought response level, the public water system shall implement the water use restrictions for the declared drought response level in this Article.

(c) *Local Variance for Additional Restrictions.*

- i. If the City determines based on the drought condition indicators that additional water use restrictions are needed to avoid or relieve a local water shortage, then the Utilities Director may submit a variance request to the EPD director to impose additional restrictions. The local drought condition indicators are set forth in the City’s drought contingency plan.
- ii. For variance requests for drought response level 3 plus, the Utilities Director must first submit the proposed water use restrictions to the public water system’s governing body for consideration and approval.
- iii. The request shall include the information required under the EPD Drought Rule including but not limited to a statement of which drought response (level 1, level 2, level 3, or level 3 plus) the public water system seeks to declare, the duration of those restrictions, and a description of why such restrictions are necessary.
- iv. Such variance shall be effective and become the declared drought response level for the public water system upon approval by the EPD director.

(d) *Emergency Restrictions.* In the case of an emergency which immediately threatens the public health, safety, or welfare as determined by the Utilities Director, the Utilities Director may impose additional emergency restrictions on water use; provided, however, that such emergency restrictions shall be valid for a period not to exceed seven days unless a variance request is submitted and approved in accordance with Section [Y]-6(c) of this Article. Emergency water use restrictions shall be consistent with the water use priorities in the City’s drought contingency plan.

(e) *Local Variance for Fewer Restrictions.* If the Utilities Director determines based on drought condition indicators that the water use restrictions under the declared drought response level are not needed to avoid or relieve a local water shortage, then the Utilities Director may submit a variance request to the EPD director to impose fewer restrictions. The local drought condition indicators are set forth in the City’s drought contingency plan. The request shall include the information required under the EPD Drought Rule including but not limited to a statement of which drought response level (non-drought, level 1, or level 2) the public water system seeks to apply, the duration of the less stringent restrictions, and a description of why the restrictions described in the Rule are not needed. Such variance shall be effective upon approval by the EPD director.

Section 26.10-7. Drought Response Level 1. During a declared drought response level 1, the public water system will implement a public information campaign that will include, at a minimum, public notice regarding drought conditions and drought specific public-service messages. The restrictions on water wasting activities and the watering hours and exceptions in

Section 26.10-5 of this Article continue to apply, but there are otherwise no additional water use restrictions under a declared drought response level 1.

Section 26.10-8. Drought Response Level 2. During a declared drought response level 2, the following restrictions apply:

- (a) *Outdoor Irrigation Limited to Two Days Per Week.* Customers may irrigate outdoor ground cover, trees, shrubs, or other plants such as grasses only two days a week on an odd-even schedule. Customers with even numbered addresses may irrigate on Wednesday and Saturday and customers with odd numbered addresses may irrigate on Thursday and Sunday. The restrictions on watering before 10:00 am and after 4:00 pm and the exceptions in Section [Y]-5 of this Article continue to apply.
- (b) *Restrictions on other Outdoor Water Uses.* The following outdoor water uses are not allowed:
 - i. Washing hard surfaces such as streets, gutters, sidewalks and driveways, except when necessary for public health and safety,
 - ii. Using water outdoors for ornamental purposes, such as fountains, reflecting pools, and waterfalls,
 - iii. Use of fire hydrants, except for the purposes of firefighting, public health, safety, or flushing,
 - iv. Non-commercial washing of vehicles, such as cars, boats, trailers, motorbikes, airplanes, or golf carts,
 - v. Non-commercial washing, or pressure washing, of buildings or structures, except for immediate fire protection, and
 - vi. Charity, or non-commercial fund-raiser, car washes.
- (c) *Drought Response Strategies.* The public water system shall select and implement four or more of the drought response strategies listed in the EPD drought rule. Most of the drought response strategies involve internal operational actions by the public water system and, therefore, do not involve restrictions on customers that must be set forth in this ordinance. However, the following drought response strategies are included in this ordinance because they impose additional water use restrictions on customers. The public water system shall post on their website and make known by public notice if they select any of the following water use restrictions:
 - i. Restaurant shall serve glasses of water only upon request by their patrons and shall provide drought education materials from their public water system to patrons either on tabletop placards or in another location highly visible to patrons;
 - ii. Customers responsible for private and public pools must place pool covers over the water area of their swimming pools when not in use whether day or night during the open swim season; and
 - iii. Customers, including but not limited to local governments, shall suspend their street cleaning programs that use water.

Section 26.10-9. Drought Response Level 3. During a declared drought response level 3, the following restrictions apply:

- (a) *Outdoor Irrigation Ban.* Customers shall not irrigate outdoor ground cover, trees, shrubs, or other plants such as grasses subject to the exceptions in Section [Y]-5 of this Article modified as follows:
 - i. Irrigation of personal food gardens and handwatering with an automatic cutoff or handheld container may be conducted only before 10:00 a.m. and after 4:00 p.m.,
 - ii. Irrigation of athletic fields or public turf grass recreational areas may be conducted only before 10:00 a.m. and after 4:00 p.m. and subject to the two days a week odd-even schedule described in drought response level 2,
 - iii. Irrigation of golf courses shall be conducted in accordance with the "Golf Irrigation Prediction and Estimation Worksheet" and only before 10:00 am and after 4:00 p.m., provided, however, irrigation of golf course greens may occur at any time of day,
 - iv. Installation, maintenance, or calibration of irrigation systems is allowed provided it is done by professional landscapers or golf course superintendents, and
 - v. Reclaimed wastewater shall not be used for irrigating outdoor ground cover, trees, shrubs, or other plants such as grasses subject only to the exceptions in Section [Y]-5 of this Article as modified in (i) through (iv) above.

- (b) *Restrictions on other Outdoor Water Uses.* The restrictions in Section [Y]-8 of this Article continue to apply.

- (c) *Drought Response Strategies.* The public water system shall implement all ten of the drought response strategies listed in the EPD drought rule, including strategies involving operational changes and those water use restrictions on customers in Section [Y]-8(c) of this Article.

Section 26.10-10. Drought Response Level 3 Plus.

- (a) *Creating Additional Water Use Restrictions.* Under a declared drought response level 3 plus, public water systems may create and implement water use restrictions in addition to those set forth in the EPD drought rule. Additional water use restrictions should be based on an evaluation of areas where the greatest water savings potential exists among and within its customer classes.

- (b) *Water Use Priorities.* Unless modified based on local conditions in the public water system's local drought contingency plan, the following order of potable water use priorities provided in EPD rule 391-3-6-.07(9)(ii)(I) should be followed:
 - i. Emergency facilities for essential life support measures;

- ii. Domestic and personal uses, including drinking, cooking, washing, sanitary and health related;
 - iii. Farm uses;
 - iv. Industrial uses;
 - v. Other uses such as lawn sprinkling, non-commercial car washing, garden watering, etc.; and
 - vi. Outdoor recreational uses.
- (c) *Approvals and Notice of Additional Water Use Restrictions.* The Utilities Director is responsible for creating and then seeking approval from the local governing board and from EPD for a variance to impose any necessary, additional water uses restrictions. Upon local and EPD approval, the public water system shall post the additional water use restrictions on their website and make them known by public notice, and then such additional water use restrictions may be implemented and enforced as water use restrictions under this Article.

Section 26.10-11. Signage, Notice and Registration Required to Claim Exceptions for New and Replanted Landscapes and Reuse, Reclaimed, and Privately Sourced Water.

- (a) *New and Replanted Landscapes.* To claim the exception from restrictions under this Article on outdoor irrigation for new or replanted landscapes being irrigated within 30 days following installation, the customer shall post one or more signs that list the date of planting and the date the 30-day period ends. The customer shall send notice on or before the date of planting to the public water system to claim the exception.
- (b) *Reuse, Reclaimed, and Privately Sourced Water.* To claim the exceptions from restrictions under this Article on outdoor landscape irrigation using reuse, reclaimed, and privately sourced water, the customer shall post one or more signs that state as applicable: “This landscape is irrigated with [reuse water / reclaimed water / private well / private surface waters]”. The customer shall register their alternative water source with the public water system to claim the exception. The registration shall be made using the paper or electronic forms provided by the public water system and include the customer number, customer address, brief description of the alternative source, its intended use and estimated volumes, and a picture of the required signage.
- (c) *Signage Requirements.* Each sign required under this section shall be at least 24-inches wide and 18-inches tall and shall be visible and readable from all rights-of-way from which outdoor landscape irrigation is visible to passersby. If such irrigation is visible from two or more right-of-ways, then one sign shall be placed along each right-of-way.
- (d) *Grace Period.* Customers shall have 30-day grace period from the date of the declared drought response level imposing the outdoor water use restrictions to post the required signage, provide notice, and register with the public water system. This 30-day grace period applies regardless of whether a customer is given individual notice of the applicable water use restrictions.

Section 26.10-12. Professional Exemptions; Applications Required for Essential Business Use Exception.

- (a) *Professional Exemptions.* The following commercial outdoor water uses are exempt from the outdoor water use restrictions of this Article:
- i. Pressure washing;
 - ii. Permanent car wash facility, provided that it is connected to a sanitary sewer system of a political subdivision or local government authority or recycles used wash water;
 - iii. Water use at construction sites;
 - iv. Watering-in of pesticides and herbicides on turf grasses; and
 - v. Other water using activities essential to daily business as established pursuant to Section [Y]-12(b) of this Article.
- (b) *Required Application for Professional Exemptions.* To claim the exemption in Section [Y]-12(a)(v) of this Article for water use activities essential to daily business, a customer must first apply in writing to the public water system with information and supporting materials showing why an otherwise restricted outdoor water use is essential to daily business. The public water system shall approve such outdoor water use as essential if there are no reasonable alternatives and the customer could not operate without such water use. Otherwise, the public water system shall deny the application. The public water system shall make its determination within 14 days of receiving each application.
- (c) *Grace Period.* Customers shall have 30-day grace period from the date of the declared drought response level imposing the outdoor water use restrictions to submit the required application to the public water system. This 30-day grace period applies regardless of whether a customer is given individual notice of the applicable water use restrictions.
- (d) *Dispute.* Following a denial of its application, a customer may dispute the determination through the same process used for disputing administrative fines set forth in Section [Y]-13(e) of this Article.
- (e) *Water Use While Application or Dispute Resolution Pending.* The customer may use water as if its application will be approved while waiting for a decision on their application and during any dispute resolution process. If the application is denied and following the resolution of any dispute, if initiated, the customer must cease the water use in question within 14 days.

Section 26.10-13. Enforcement and Administrative Fines.

- (a) *Enforcement Authority.* The public water system is the enforcement authority for this Article. The City Manager may also authorize other City departments as may be deemed necessary to support enforcement.

(b) *Warning and Administrative Fines for Violations.*

- i. Customers that violate the water use restrictions in this Article shall be subject to the following schedule of administrative penalties:
 - a. First Violation – Written warning,
 - b. Second Violation – An administrative fine of \$125,
 - c. Third Violation – An administrative fine of \$250, and
 - d. Fourth Violation – An administrative fine of \$500.
 - e. Fifth Violation – An administrative fine of \$1,000.
 - f. Sixth and Subsequent Violations – An administrative fine of \$1,000 and water shut-off.
- ii. Violations shall be counted from the first violation after the first drought response level is declared and shall not reset until such time as there is no longer any declared drought response level for the public water system and the non-drought conditions in Section [Y]-5 of this Article once again apply. After and except for the first violation, one violation may be issued per day of noncompliance with the applicable water use restrictions.

(c) *Notices of Violation.* Notices of violation for the first and all subsequent violations of the water use restrictions in this Article shall be posted at the property where the violation occurred and sent by first class mail to the customer. These notices shall be in writing, include the address of where the violation occurred, the restriction which has been violated, and the consequences of subsequent violations.

(d) *Payment of Administrative Fine.* All administrative penalties shall become a part of the customer's regular bill for service. Failure to remit payment of the regular bill plus the administrative fine shall be subject to the public water system's rules, procedures, and penalties for nonpayment, including water shut-off.

(e) *Disputing Administrative Penalties.* Customers desiring to dispute an administrative fine must file a written request for the Utilities Director to reconsider the administrative fine along with full payment of the fine amount plus a \$25 processing fee within 14 days of the notice of violation. The Utilities Director will convene an administrative hearing on the matter where the customer will have the opportunity to show cause as to why an administrative fine under this Article should not be assessed. The Utilities Director shall establish reasonable procedures for conducting such hearings and appointing members to decide customer disputes. Until such time as these procedures are established and members of general public are appointed, Customers disputes shall instead be referred to the local *municipal court*. If the customer's appeal is successful, the payment of the fine and processing fee shall be returned to the customer.

Resources:

- Metro Water District, Model Ordinance/Policy for Local Drought Response and Water Waste
- Metro Water District, Local Drought Planning Guide
- Report on Use and Effectiveness of Municipal Irrigation Restrictions During Drought, Alliance for Water Efficiency, January 2020
- EPD Drought Rule (391-3-30-.01 et seq.) and O.C.G.A. 12-5-7(a.1)(3).



RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF VILLA RICA TO RENAME FORTUNE PARKWAY TO ROBBIE BISHOP PARKWAY

WHEREAS, the City of Villa Rica recognizes the importance of honoring individuals whose service and dedication have had a meaningful and lasting impact on the community; and

WHEREAS, Captain Robbie Bishop faithfully served as a law enforcement officer in the State of Georgia, beginning his career November 1, 1985 with the Murray County Sheriff’s Office, working for several agencies before his service with the Villa Rica Police Department where he became widely respected for his professionalism, integrity, and unwavering commitment to protecting the public; During his career he seized over 10,000 pounds of narcotics and more than \$8 million from drug traffickers, a record that established him as one of the most outstanding interdiction officers in the United States; and

WHEREAS, Captain Robbie Bishop tragically lost his life in the line of duty on January 20, 1999 during a routine traffic stop on I-20, an event that deeply affected the Villa Rica community, the broader law enforcement profession across the nation, along with his loving family and friends; and

WHEREAS, the City of Villa Rica recognizes and deeply values the unwavering dedication, courage, and sacrifice of its public safety personnel and first responders, who selflessly serve and protect the community each day, often placing themselves in harm’s way to ensure the safety and well-being of others; and

WHEREAS, the Mayor and Council find it fitting and appropriate to commemorate Robbie Bishop’s contributions by renaming a public roadway in his honor; and

WHEREAS, Fortune Parkway is a roadway within the municipal limits of the City of Villa Rica and is suitable for renaming to reflect this recognition; and

BE IT FURTHER RESOLVED, that the City Manager and all appropriate city departments are directed to take the necessary steps to implement this change, including updating signage, maps, municipal records, and public communications; and

THEREFORE BE IT RESOLVED, by the Mayor and Council of the City of Villa Rica that the street currently named Fortune Parkway as shown in “Exhibit A” will now be named Robbie Bishop Parkway to honor its significance and honor future generations this 12th day of May 2026.



Mayor Leslie McPherson

ATTEST: Thersa Campbell, City Clerk

“Exhibit A”





MAYOR & COUNCIL WORK SESSION MINUTES

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
April 7, 2026 | 10:00 AM

Meeting Call to Order (Mayor Leslie McPherson)

Present: Mayor Leslie McPherson (absent), Mayor Pro Tem Stephanie Warmoth, Councilwoman Shirley Marchman Councilman Matthew Momtahan, Councilman Tyler L. Barr, and Councilwoman Dominique Conteh

A. Building Development:

1. Appeal of Capacity Decision- Peachstate Trucking
2. Development Update

Nic Griffin provided a Development Update

B. Community Development:

1. ABL-04-26 Aom's Thai Delites, LLC dba Chat & Choo- Restaurant Limited Pouring License and Public Hearing
2. Rezoning request by Apex Nexus Investments, to rezone the subject property from Agricultural Residential (AG) to Commercial Low-Density (C1). The property is located at 974 Dallas Highway, within Land Lot 208 of District 2, also known as Parcel Numbers V04 0130002, and is located within Carroll County, GA, Ward 3. The total property size is approximately 1.56 ± acres. This is a Public Hearing
3. Special Exception request pursuant to *Sec. 4.05* of the Zoning Ordinance to allow a Place of Worship within the Agricultural Residential (AG) Zoning District; submitted by the property owner, West Hills Church, for the development of a church. The subject property consists of approximately 22.45 ± acres and is located on Carrollton Villa Rica Highway, Land Lot 99, District 6, Parcel

Number V07 0140153, Ward 2, Carroll County, Georgia This is a Public Hearing

4. Stream Buffer Variance request for Village Walk Townhomes, for land development activity within the required stream buffer impervious area in accordance with the City of Villa Rica Stream Buffer Protection Ordinance. The request applies to Lots 21–28 of the Village Walk Townhomes subdivision, located on Village Lane, Villa Rica, Georgia, within Land Lots 161 and 162 of the 6th District, Carroll County, Georgia, Ward 5. This is a Public Hearing
5. An ordinance by the Mayor and City Council for the City of Villa Rica, Georgia; To adopt and amend Appendix A: Developmental Regulations, 300. General Design Regulations, 302. Street Design Criteria, 304.10 Sidewalks. To replace and repeal Ordinance O-6-2021 and all conflicting ordinances. This is a Public Hearing

Completed the Consent Agenda:

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. Resolution Cities Week April 20-25, 2026
2. Resolution of the City Council of the City of Villa Rica, Georgia expressing the intent to establish a Small Business Advisory Commission (SBAC)
3. Liberty Pointe Phase 5- Final Plat Approval
4. The Cottages of Villa Rica- Final Plat Approval
5. Northwoods III Phase B- Final Plat Approval
6. SAN and Switch Replacement
7. Downtown Streetscape Task Order #2, Keck and Wood- LCI Engineering Study
8. Apply for Local Road Assistance Administration funds (LRA)
9. FY26 Budget Amendments #101-138
10. Excess (Supplemental) Cyber Liability Insurance
11. Renewal with GIRMA for Property and Liability Insurance
12. Amending Resolution R-72-2024, Accepting Park Ridge Drive as a Public Street
13. Resolution Agreeing to Participate in National Settlements Concerning the National Prescription Opioid Litigation
14. Certify the Estimate Roll-Back Millage Rate at 5.588 for 2026
15. Resolution to Support the Application of Federal & State Grants for Safety Action Plan Projects
16. Old Stone Road Residential, LLC Agreement Addendum
17. Punkintown Rd. Phase I-Stream & Wetland Credits

C. Executive Session:

Councilman Matthew Momtahan moved to enter into Executive Session for the purpose Meeting 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) and meeting to discuss or vote to enter into an option to purchase, dispose of or lease real estate subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3 (b)(1)(E), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential

litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved at 12:09 PM

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Matthew Momtahan, Councilman
SECONDER: Shirley Marchman, Councilwoman
AYES: Marchman, Momtahan, Warmoth, Barr, Conteh

Councilwoman Shirley Marchman moved to return to Work Session at 1:30 PM

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Shirley Marchman (Councilwoman)
SECONDER: Matthew Momtahan, Councilman
AYES: Marchman, Momtahan, Warmoth, Barr, Conteh

No Action Taken

Mayor Pro Tem, Stephanie Warmoth

City Clerk Theresa Campbell



CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street
Tuesday, April 14, 2026 | 6:00 pm

Meeting Call to Order (Mayor Leslie McPherson)

Mayor Leslie McPherson called the meeting to order

Present: Mayor Leslie McPherson, Councilwoman Shirley Marchman, Councilman Matthew Momtahan, Councilwoman Stephanie Warmoth, Councilman Tyler L. Barr and Councilwoman Dominique Conteh

Invocation was led by City Clerk Theresa Campbell

Pledge of Allegiance was led by Cpl. Jacob Early, VRPD

Ceremonial Presentations

- Proclamation- Child Abuse Prevention Month
- 5 Year Employee Recognition-Austin Massey, VRPD

Adoption of the Agenda (Mayor Leslie McPherson)

Councilwoman Dominique Conteh asked to amend the agenda to table item K1 until the May Council Meeting. Councilwoman Stephanie Warmoth moved to approve the agenda as amended.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Stephanie Warmoth, Councilwoman
SECONDER:	Dominique Conteh, Councilwoman
AYES:	Momtahan, Marchman, Warmoth, Barr, Conteh

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.)

Pam Whyte- mentioned incident from March 12, 2026 Council meeting where she states she was poked by another citizen and intimidated. She mentioned she made a report with the Villa Rica Police Department and that she believes she is a victim of simple battery and she will begin protecting herself.

Aleta Farmer- mentioned previous comments from March Council meeting. Specifically, statement from Mayor McPherson that “it is a desire to displace people not a need” she believes this a horrible statement.

Council Updates (Subjects of General Interest and Concern)

Councilwoman Warmoth hoped everyone had a wonderful Spring Break and Easter. She also mentioned that Reid Plantation is holding their annual yard sale on April 24-26 and Mirror Lake is having their yard sale on Saturday May 2.

Councilwoman Conteh updated that she attended newly elected official training in Tifton, GA. She is going to further in June in Savannah, GA. She is also having her next quarterly town hall in June, and quarterly in the future.

Councilman Momtahan thanked Theresa Campbell for the great prayer. He mentioned that he and his wife are foster parents and his wife is beginning CASA training. The children involved in foster care are having a tough life and they want to help.

Councilman Barr thanked CASA for child abuse proclamation. He wants the city to do something more sustainable than a proclamation moving forward. He mentioned Mirror Lake yard sale being held May 2, beginning about 8 am, and sign-up forms are on the website. He had a great 1st quarter, visiting with citizens and events. He is also holding quarterly meeting April 28, 2026, from 6-8 pm at the Mirror Lake Community Center.

Mayor McPherson read from a prepared statement addressing previous public comment statements that were accusatory in nature.

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. Resolution Cities Week April 20-25, 2026
2. Resolution of the City Council of the city of Villa Rica Georgia expressing the intent to establish a Small Business Advisory Commission (SBAC)
3. Liberty Pointe phase 5 Final Plat Approval
4. The Cottages of Villa Rica Final Plat Approval
5. Northwoods III Phase B Final Plat Approval
6. SAN and Switch Replacement

7. Downtown Streetscape Task order #2 Keck and Wood LCI Engineering Study
8. Apply for Local Road Assistance Administration Funds (LRA)
9. FY26 Budget Amendments #101-138
10. Excess Supplemental Cyber Liability Insurance
11. Renewal with GIRMA for Property and Liability Insurance
12. Amending Resolution R-72-2024, Accepting Park Ridge Dr as a Public Street
13. Resolution Agreeing to Participate in National Settlements Concerning the National Prescription Opioid Litigation
14. Certify the Estimate Roll-Back Millage Rate at 5.588 for 2026
15. Resolution to Support the Application of Federal and State Grants for Safety Action Plan Projects
16. Old Stone Road Residential, LLC Agreement Addendum
17. Punkintown Rd. Phase I Stream and Wetland Credits

Councilwoman Stephanie Warmoth moved to approve the Consent Agenda as presented.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Tyler Barr, Councilman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

A. Governing Body (Mayor Leslie McPherson)

1. Annual Audit presentation for FY25 by Nichols and Cauley
2. Approval of Minutes from March 3, 2026, Work Session and March 10, 2026, City Council Meeting Minutes

Councilwoman Stephanie Warmoth moved to approve the March 3, 2026, Work Session and March 10, 2026, Meeting Minutes as presented

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Matthew Momtahan, Councilman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

B. Building Development (Tracy Jarvis, Director)

1. Appeal of Capacity Decision- Peachstate Trucking

Councilwoman Stephanie Warmoth moved to deny Peachstate Trucking’s appeal of the sewer capacity decision.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Dominique Conteh, Councilwoman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

B. Community Development (Consultant Brecca Carter, Interim Director)

1. ABL-04-26 Aom’s Thai Delites, LLC dba Chat & Choo Restaurant Limited Pouring License and Public Hearing

Public Hearing:

In Favor- Applicant Jeffery Ainsworth

Opposed: No one came forward

Councilwoman Stephanie Warmoth moved to approve the alcohol license application for Aom’s Thai Delites, LLC, dba Chat & Choo, located at 130 W. Montgomery St., Ste. E., Villa Rica, GA 30180.

RESULT: **ADOPTED**
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Tyler Barr, Councilman
AYES: Momtahan, Warmoth, Barr, Conteh
NAYS: Marchman

2. Rezoning request by Apex Nexus Investments, to rezone the subject property from Agricultural Residential (AG) to Commercial Low-Density (C1). The property is located at 974 Dallas Highway (corrected), within Land Lot 208 of District 2, also known as Parcel Numbers V04 0130002, and is located within Carroll County, GA, Ward 3. The total property size is approximately 1.56 ± acres and public hearing.

Public Hearing:

In Favor: Applicant Christopher Patel

Pam Whyte- applicant has complied with everything Planning and Zoning requested and letter should be considered valid.

David Howard- applicant is reputable and explained property purchase process

Joey Clark- roundabout has improved traffic and location is in a transitional area, this development makes sense.

Opposed:

Citizen- lives in Mirror Lake and traffic is too bad

David Hladik- lives in Mirror Lake believes this will cause too much traffic

Councilwoman Dominique Conteh moved to approve the request to rezone the property located at 974 Dallas Highway (Parcel Number V04 0130002) from AG (Single-Family Agricultural) to C-1 (Commercial, Low-Density), subject to the 10 conditions recommended by staff.

1. All building, fire life safety, design and zoning requirements shall be met in accordance with all applicable City codes and regulations.
2. Prior to issuance of any land disturbance or building permits, the applicant shall submit a site plan compliant with all zoning and development standards, and includes the required 150-foot deceleration lane with a 50-foot taper along Dallas Highway, as well as right-in-right-out only access.
3. A detailed site plan prepared and sealed by a licensed engineer, consistent with the conceptual site plan dated 3/12/2026, shall be submitted for review and approval, prior to issuance of a land disturbance permit.
4. A detailed landscape plan prepared and sealed by a licensed landscape architect shall be submitted for review and approval in accordance with Section 7.05 (Landscaping Standards) prior to issuance of a land disturbance permit.
5. Prior to issuance of a certificate of occupancy, the applicant shall provide an inter-parcel access easement and construct a vehicular connection to the adjacent commercial property to the west (Dollar General), in a location and manner approved by the Community Development Department and City Engineer. The easement shall be recorded and shown on all final site and civil plans.
6. A traffic impact study shall be submitted with civil construction plans. Any recommended roadway, access, or traffic control improvements shall be implemented or guaranteed, as determined and approved by the City Engineer.
7. All access to Dallas Highway shall be subject to Georgia Department of Transportation (GDOT) review and approval, if required. GDOT permits shall be obtained prior to construction, if required.
8. Final driveway locations, spacing, and access type (including any right-in/right-out restrictions) shall be subject to City Engineer and GDOT approval (if required).
9. The proposed development shall comply with all City utility requirements. Any use of onsite septic system shall be subject to approval by the appropriate regulatory health agencies. Connection to public sewer shall be required when and if service becomes available, in accordance with City's ordinance
10. Rezoning will limit its uses to the uses specifically listed to what is in the site plan

RESULT: **ADOPTED**
MOVER: Dominique Conteh, Councilwoman
SECONDER: Tyler Barr, Councilman
AYES: Marchman, Barr, Conteh
NAYS: Momtahan, Warmoth

3. Special Exception request pursuant to *Sec. 4.05* of the Zoning Ordinance to allow a Place of Worship within the Agricultural Residential (AG) Zoning District; submitted by the property owner, West Hills Church, for the development of a church. The subject property consists of approximately 22.45 ± acres and is located on Carrollton Villa Rica Highway, Land Lot 99, District 6, Parcel Number V07 0140153, Ward 2, Carroll County, Georgia and public hearing

Public Hearing:

In favor: Applicant Don Allenswoth

Opposed: no one came forward

Councilman Matthew Momtahan moved to approve the Special Exception request to allow a place of worship at the property located at 0 Carrollton Villa Rica Highway (Parcel Number V07 0140153), subject to the eight (8) conditions recommended by staff.

1. All building, fire life safety, design and zoning requirements shall be met in accordance with all applicable City codes and regulations.
2. Development shall be in substantial conformance with the site plan prepared by Southeast Civil Group, dated 11.20.2025, and shall be revised to address all zoning compliance comments from the Community Development Department. Site plan shall be subject to review and approval of the Community Development Department prior to issuance of a Land Disturbance Permit.
3. The proposed secondary access connection to the Bay Springs East commercial development shall be subject to review and approval by the City Engineer; require a recorded cross-access and maintenance agreement between property owners; and be designed to prevent adverse impacts to internal circulation within commercial development.
- 4.. Parking areas shall meet all requirements and landscaping standards, including interior and perimeter parking lot landscaping per Section 7.05.
5. The final site plan shall provide continuous internal sidewalk connections and an ADA compliant pedestrian route from each parking field to the primary building entrances, subject to review and approval by the Community Development Department prior to issuance of a Land Disturbance Permit.
6. Sidewalk installation along Carrollton Villa Rica Highway shall be provided unless waived by the City Council, in which case the applicant shall contribute to the City's sidewalk fund in lieu of construction.
7. The use of exposed metal exterior building materials, including but not limited to metal panels or pre-engineered metal building systems, shall not be permitted. Final architectural elevations and material selections shall be subject to review and approval by the Community

Development Department prior to the issuance of a building permit.

8. A minimum twenty (20) foot undisturbed vegetative buffer shall be maintained along the perimeter property boundaries. Existing vegetation within the buffer shall be preserved to the greatest extent possible, and any gaps or disturbance shall be supplemented with additional plantings to ensure effective screening, subject to review and approval by the Community Development Department prior to issuance of a Land Disturbance Permit

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

4. Approved Stream Buffer Variance request for Village Walk Townhomes, for land development activity within the required stream buffer impervious area in accordance with the City of Villa Rica Stream Buffer Protection Ordinance. The request applies to Lots 21–28 of the Village Walk Townhomes subdivision, located on Village Lane, Villa Rica, Georgia, within Land Lots 161 and 162 of the 6th District, Carroll County, Georgia, Ward 5 and public hearing.

Public Hearing:

In favor: Applicant Aaron McCulloch

Opposed:

Sonja Tonpea- questioned if parking has been accounted for.

Jackie Childress- questioned what happens to the streams and is concerned about habitats.

Councilman Matthew Momtahan moved to APPROVE the stream buffer variance request for Lots 21–28 within the Village Walk Townhomes subdivision, subject to the four (4) conditions recommended by staff

1. All building, fire life safety, zoning, and design requirements shall be met in accordance with all applicable City codes and regulations.
2. The applicant shall install additional native vegetation within the buffer area to offset surface water runoff impacts to the stream. A planting plan, including species, quantities, and locations, shall be submitted for review and approval by the Community Development Department prior to issuance of a Land Disturbance Permit.
3. All land disturbance activities shall comply with applicable erosion and sedimentation control requirements. Approved erosion and sedimentation control measures shall be installed prior to any land disturbance and maintained throughout construction, subject to inspection and approval by the City.
4. Stream buffer encroachment shall be consistent with the areas shown on the Buffer Variance Exhibit site plan dated August 13, 2025. No additional intrusion into the 25' impervious setback stream buffer shall be permitted without prior variance approval

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Matthew Momtahn, Councilman
SECONDER: Stephanie Warmoth, Councilwoman
AYES: Marchman, Momtahan, Warmoth, Barr, Conteh

5. An ordinance by the Mayor and City Council for the City of Villa Rica, Georgia; To adopt and amend Appendix A: Developmental Regulations, 300. General Design Regulations, 302. Street Design Criteria, 304.10 Sidewalks. To replace and repeal Ordinance O-6-2021 and all conflicting ordinances.

Councilman Matthew Momtahn moved to approve the requested Ordinance to amend Appendix A – Developmental Regulations, 300. General Design Regulations, 302. Street Design Criteria, Section 304.10 Sidewalks, and to replace and repeal Ordinance O-6-2021 and all conflicting ordinances

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Matthew Momtahn, Councilman
SECONDER: Stephanie Warmoth, Councilwoman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

C. Legal (Nicole Smith, City Attorney)

1. Resolution to Affirm the Resolution to Amend the City Charter of the City of Villa Rica Pertaining to the Appointment and Removal of the City Manager Subject to Pending Legislation Action

Councilwoman Stephanie Warmoth moved to adopt the Resolution to the Resolution

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Matthew Momtahn, Councilman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

2. Sumter Consulting Contract for City Manager

Councilman Tyler Barr moved to adopt the professionals service agreement from Sumter Local Government Consulting as presented

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Tyler Barr, Councilman
SECONDER: Dominique Conteh, Councilwoman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

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

1. Community and Economic Development Director Appointment

Councilwoman Stephanie Warmoth moved to approve Brecca Carter as Community and Economic Development Director effective April 1, 2026

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

2. Public Works Director Appointment

Councilwoman Stephanie Warmoth moved to approve the appointment of Joshua Smith as Public Work Director effective April 27, 2026

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Matthew Momtahan, Councilman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

3. Renaming Fortune Parkway

Councilwoman Stephanie moved to rename Fortune Parkway to Robbie Bishop Parkway with Council adopting a Resolution at the May 12, 2026, Council meeting.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Matthew Momtahan, Councilman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

4. City Manager Report

Interim City Manager Jennifer Hallman Provided April City Manager Report via PowerPoint Presentation.

D. Executive Session (Nicole Smith, City Attorney)

Councilwoman Shirley Marchman moved to enter 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) 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 10:38 PM

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Shirley Marchman, Councilwoman

SECONDER: Matthew Momtahan, Councilman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

Councilman Matthew Momtahan moved to return to Regular Session at 11:40 PM.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Matthew Momtahan, Councilman
SECONDER: Shirley Marchman, Councilwoman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

Councilman Matthew Momtahan moved to approve the purchase of Parcel # V0501500030.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Matthew Momtahan, Councilman
SECONDER: Stephanie Warmoth, Councilwoman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

Adjournment (Mayor Leslie McPherson)

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

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Shirley Marchman Councilwoman
SECONDER: Matthew Momtahan, Councilman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

Mayor Leslie McPherson

City Clerk Theresa Campbell



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: ELECTION OF GMA'S DISTRICT 4 OFFICERS FOR 2026-2027

AGENDA DATE: May 12, 2026

DATE PREPARED: May 4, 2026

PREPARED BY: Theresa Campbell

AMOUNT: n/a

GL ACCOUNT #: n/a

FUNDING SOURCE: n/a

BUDGETED ITEM? No

PURPOSE: To approve a slate of candidates as GMA's District 4 Officers for 2026-2027.

BACKGROUND: GMA has submitted the ballot for their 2026-2027 District 4 officers. The City may vote to approve or oppose the proposed slate of city officials. The ballot is due on May 22, 2026.

MOTION: I move to approve the attached slate of four city officials as GMA's District 4 Officers for the 2026-2027 year.

ELECTION OF GMA'S DISTRICT 4 OFFICERS FOR 2026-2027

BALLOT

The nominating committee, comprised of current District 4 officers and three elected officials appointed by the District President from municipalities not represented by the current district officers, nominated the following city officials as GMA's District 4 Officers for 2026-2027:

President	Steve Fry, Mayor, Williamson
First Vice President	Kelly Hughes, Mayor, Barnesville
Second Vice President	Quay Boddie, Councilmember, LaGrange
Third Vice President	Richard Bracknell, Mayor Pro Tem, Temple

Is your city in favor of the nominees for positions of President, First Vice President, Second Vice President, and Third Vice President

Yes _____ No _____

Please provide the following information:

City: _____

Name of person submitting ballot: _____

I affirm that I am authorized to vote on behalf of the city:

Signature: _____

Please mail or email the ballot by May 22 to:

Niles Ford, Georgia Municipal Association, P.O. Box 105377, Atlanta, GA 30348; email at nford@gacities.com.



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Resolution Authorizing Participation in Amicus Brief in Chang v. City of Milton on Remand.

AGENDA DATE: May 12, 2026

DATE PREPARED: April 23, 2026

PRESENTED BY: Nicole W. Smith

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM?: N/A

PUBLIC HEARING: N/A

PURPOSE: The City of Milton has asked Villa Rica, and other cities, to participate in an amicus brief before the Georgia Court of Appeals in the case of *Chang v. City of Milton*.

The case involves a fatal collision where a vehicle left the roadway and struck a planter that was within a city-owned right of way. In the underlying case, damages were awarded against the City of Milton in the amount of \$35,000,000.

The Georgia Supreme Court will address the following question:

1. Whether a Georgia municipality may be subjected to liability under a nuisance theory for personal injury claims

STAFF RECOMMENDATION: The decision in this case could have a significant impact regarding whether a court may create new exceptions to sovereign immunity for Cities that does not arise from constitutional or statutory waiver. This case will have a statewide impact on municipalities. If the case is upheld, sovereign immunity doctrine will be impacted, and cities may be subjected to additional liability for personal injury claims.

IMPACT: n/a

MOTION: I move to approve the Resolution authorizing Villa Rica's participation in an amicus brief in the Chang v. City of Milton on remand.

RESOLUTION OF THE CITY OF _____, GEORGIA

AUTHORIZING PARTICIPATION IN AN AMICUS BRIEF IN CHANG v. CITY OF MILTON ON REMAND BEFORE THE GEORGIA COURT OF APPEALS OR, IF WARRANTED, THE GEORGIA SUPREME COURT

WHEREAS, the litigation styled Chang v. City of Milton arises from claims asserted against the City of Milton, Georgia, related to a 2016 motor vehicle collision on Batesville Road;

WHEREAS, on September 16, 2024, the Georgia Court of Appeals issued its decision in City of Milton v. Chang, 373 Ga. App. 667 (2024);

WHEREAS, the Supreme Court of Georgia thereafter granted certiorari and, on March 12, 2026, vacated the Court of Appeals decision and remanded the case for further proceedings, holding that a municipality's ministerial duty over roadway upkeep and repair did not apply where the alleged unsafe condition was outside the lanes of ordinary travel, City of Milton v. Chang, 2026 WL 695364;

WHEREAS, following remand, the Georgia Court of Appeals will consider the separate question of whether a Georgia municipality may nevertheless be subjected to liability under a so-called nuisance theory for personal injury claims;

WHEREAS, the City recognizes that any asserted waiver of sovereign immunity for nuisance claims resulting in personal injury does not arise from any express constitutional or statutory waiver applicable to municipalities, but instead traces to judicial decisions such as Town of Fort Oglethorpe v. Phillips, 224 Ga. 834 (1968);

WHEREAS, the Supreme Court of Georgia explained in Georgia Department of Natural Resources v. Center for a Sustainable Coast, Inc., 294 Ga. 593 (2014), that waivers of sovereign immunity must come from the Constitution or the General Assembly and that courts may not create new exceptions to sovereign immunity;

WHEREAS, in Mayor & C. of Savannah v. Palmerio, 242 Ga. 419 (1978), Justice Hall, in a concurring opinion, advised that “the time is long past for this court to re-examine its opinion in Town of Ft. Oglethorpe v. Phillips, 224 Ga. 834, 165 S.E.2d 141 (1968);”

WHEREAS, in Gatto v. City of Statesboro, 312 Ga. 164, fn. 6 (2021), the Court observed “[s]ome of us have doubts about the legal foundations of Phillips, which also divorced municipal nuisance liability from its basis in our Constitution's Takings Clause;”

WHEREAS, a nuisance theory that permits personal-injury claims against cities, but not counties, creates an uneven exposure to liability that is not supported by a clear constitutional or statutory waiver;

WHEREAS, Georgia law has long distinguished between nuisance claims that implicate the Takings Clause and nuisance claims seeking damages for personal injury;

WHEREAS, municipalities across the State have a substantial interest in ensuring that any waiver of sovereign immunity remains tied to a constitutional or statutory foundation rather than a judicially created expansion;

WHEREAS, the City finds that it is in the best interests of its citizens and residents to support the City of Milton in seeking an appellate ruling that there is no waiver of municipal sovereign immunity for an alleged nuisance resulting in personal injury, outside the limited context of a nuisance claim amounting to a constitutional taking; and

WHEREAS, the City further finds that Georgia cities should have their collective voice heard on this issue of statewide importance through coordinated amicus participation before the Georgia Court of Appeals and/or the Georgia Supreme Court.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF _____, that:

- The City authorizes participation in, support for, and joinder with an amicus curiae brief or briefs to be filed in Chang v. City of Milton on remand before the Georgia Court of Appeals and/or, if further appellate proceedings occur after the Court of Appeals, before the Georgia Supreme Court, and authorizes the City's name to be included as an amicus participant.
- The City supports the position that any purported waiver of a city's sovereign immunity for nuisance claims seeking recovery for personal injury is a judicially created doctrine rather than an express waiver grounded in the Georgia Constitution or an act of the General Assembly.
- The City supports the position that, consistent with Sustainable Coast and related sovereign-immunity precedent, no waiver of municipal sovereign immunity exists for an alleged nuisance resulting in personal injury.
- The Mayor, City Manager, City Attorney, and such other officers as may be appropriate are authorized to take all actions reasonably necessary to implement this Resolution and to coordinate with counsel for the City of Milton and other participating municipalities.

SO RESOLVED this ____ day of _____, 2026.

CITY OF _____, GEORGIA ATTEST:

Mayor

City Clerk

Financial Update

AS OF MARCH 2026

Cash

CASH	03-31-2025	03-31-2026	+Incr / -Decr
Total Cash	\$ 47,764,565	\$ 52,041,272	9%
General Fund	\$ 15,569,133	\$ 17,870,588	15%
Water/Sewer Fund	\$ 4,953,049	\$ 8,259,282	67%
Sanitation/Solid Waste	\$ 470,650	\$ 605,726	29%
Stormwater	\$ -	\$ 529,543	
Eastside TAD Bond Proceeds	\$ 8,944,459	\$ 5,968,082	-33%
2015 Carroll SPLOST	\$ 37,291	\$ 12,847	-66%
2016 Douglas SPLOST	\$ 2,455,246	\$ 1,710,609	-30%
2021 Carroll SPLOST	\$ 6,490,189	\$ 7,418,473	14%
2022 Douglas SPLOST	\$ 4,034,060	\$ 5,725,489	42%

RESIDENTIAL

Permits & Taps

GROWTH	March 2025		March 2026	
	#	YTD Amount	#	YTD Amount
<i>Residential</i>				
Building Permits	198	\$ 442,400	169	\$ 379,099
Water Taps	165	\$ 247,500	152	\$ 226,500
Sewer Taps	165	\$ 660,000	152	\$ 608,000

LOCAL OPTION SALES TAX (LOST)

OTHER HIGHLIGHTS

	March 2025	March 2026
	<i>One Month</i>	<i>One Month</i>
Carroll Co Sales Tax	\$ 205,675	\$ 226,622
Douglas Co Sales Tax	\$ 178,234	\$ 223,333

10.2%

25.3%

PROPERTY TAX

PROPERTY TAXES - YEAR TO DATE

	Budget	March 2026	
Real & Personal - Carroll	\$ 3,828,324	\$ 3,682,116	96%
Real & Personal - Douglas	<u>2,666,670</u>	<u>2,607,048</u>	<u>98%</u>
	<u><u>\$ 6,494,994</u></u>	<u><u>\$ 6,289,164</u></u>	<u><u>97%</u></u>

Business Activity - Water & Sewer

BUSINESS ACTIVITY - YEAR TO DATE

<i>WATER/SEWER</i>	March 2025	March 2026
Water Revenue	\$ 2,252,602	\$ 2,700,095
Sewer Revenue	2,538,416	2,955,804
Water & Sewer Taps	1,329,655	1,014,250
Misc. Revenue	239,492	406,406
Transfers In	-	38,622
Total Revenue	<u>\$ 6,360,166</u>	<u>\$ 7,115,177</u>
Utility Administrator	\$ 187,123	\$ 208,597
Sewer Expenses	1,000,852	1,101,460
Water Expenses	1,011,439	1,550,444
Dist./Coll. Expenses	576,194	556,261
Interest/Fiscal Agent Expense	33,322	67,326
Depreciation	1,080,750	1,162,500
Transfers Out - Debt Service	2,072,386	2,090,938
Transfers Out - General Fund	812,090	870,075
Total Expenses	<u>\$ 6,774,156</u>	<u>\$ 7,607,601</u>
Net Income (Loss)	<u>\$ (413,990)</u>	<u>\$ (492,424)</u>

Business Activity - Sanitation & Solid Waste

SANITATION/ SOLID WASTE	March 2025	March 2026
Sanitation Revenue	\$ 666,635	\$ 740,659
Solid Waste Revenue	238,266	248,890
Transfer In/Misc.	12,181	15,309
Total Revenue	<u>\$ 917,082</u>	<u>\$ 1,004,857</u>
Sanitation Expenses	\$ 612,676	\$ 647,590
Solid Waste Expenses	174,280	252,764
Depreciation	45,000	45,000
Transfers Out - General Fund	31,664	32,703
Total Expenses	<u>\$ 863,619</u>	<u>\$ 978,057</u>
Net Income (Loss)	<u>\$ 53,463</u>	<u>\$ 26,800</u>

Self-Funded Insurance

SELF-FUNDED INSURANCE

BANK BALANCE **\$2,133,657**

Contributions		Expenses		Savings
<i>Employer + Employee+Misc</i>		<i>Admin + Claims Paid</i>		<i>Difference</i>
Oct - Dec '25	603,195	Oct - Dec '25	378,506	224,689
Jan '26	205,470	Jan '26	218,264	(12,794)
Feb '26	192,472	Feb '26	299,399	(106,927)
Mar '26	208,916	Mar '26	209,000	(84)
TOTALS	\$ 1,210,053		\$ 1,105,169	\$ 104,884



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Modification of GEFA Loan No. DW2020024
AGENDA DATE: 05/12/2026

DATE PREPARED: 04/28/2026
PREPARED BY: Jennifer Hallman, Interim City Manager/CFO

AMOUNT: \$1,050,000
GL ACCOUNT #: 505-4115-541405
FUNDING SOURCE: Water & Sewer Fund
BUDGETED ITEM? Yes

PURPOSE: To approve a resolution to execute modification to the promissory note and loan agreement with Georgia Environmental Finance Authority (GEFA) for \$2,500,000 for the North Avenue Waterline Extension Project.

BACKGROUND: Proposed waterline installation expected to be within the right-of-way of Cleghorn Street and Anderson Road (as planned & no expected easement acquisition required). This modification would be for a time extension only. The project has experienced multiple delays due to the potential for road improvements being proposed for the same project area. Due to issues with right-of-way acquisition associated with the road portion of the improvements, the City has decided not to move forward with the road portion at this time. However, the water system improvements within the project area are still vitally important and the City is interested in moving forward with that work. We have worked with Carter & Sloope, Inc. to prepare the updated project schedule below. This additional time would allow us to complete this critical project and provide better, more reliable water service to this community.

Modification of Promissory Note and Loan Agreement includes:

- Description of Project (Scope of Work, Budget, and Schedule)
 - Schedule

Action	Schedule
Plans & Specs Submitted to EPD	June 2026
Advertising for Bids	August 2026
Bid Opening	September 2026
Notice to Proceed	November 2026
Completion of Construction	December 2027

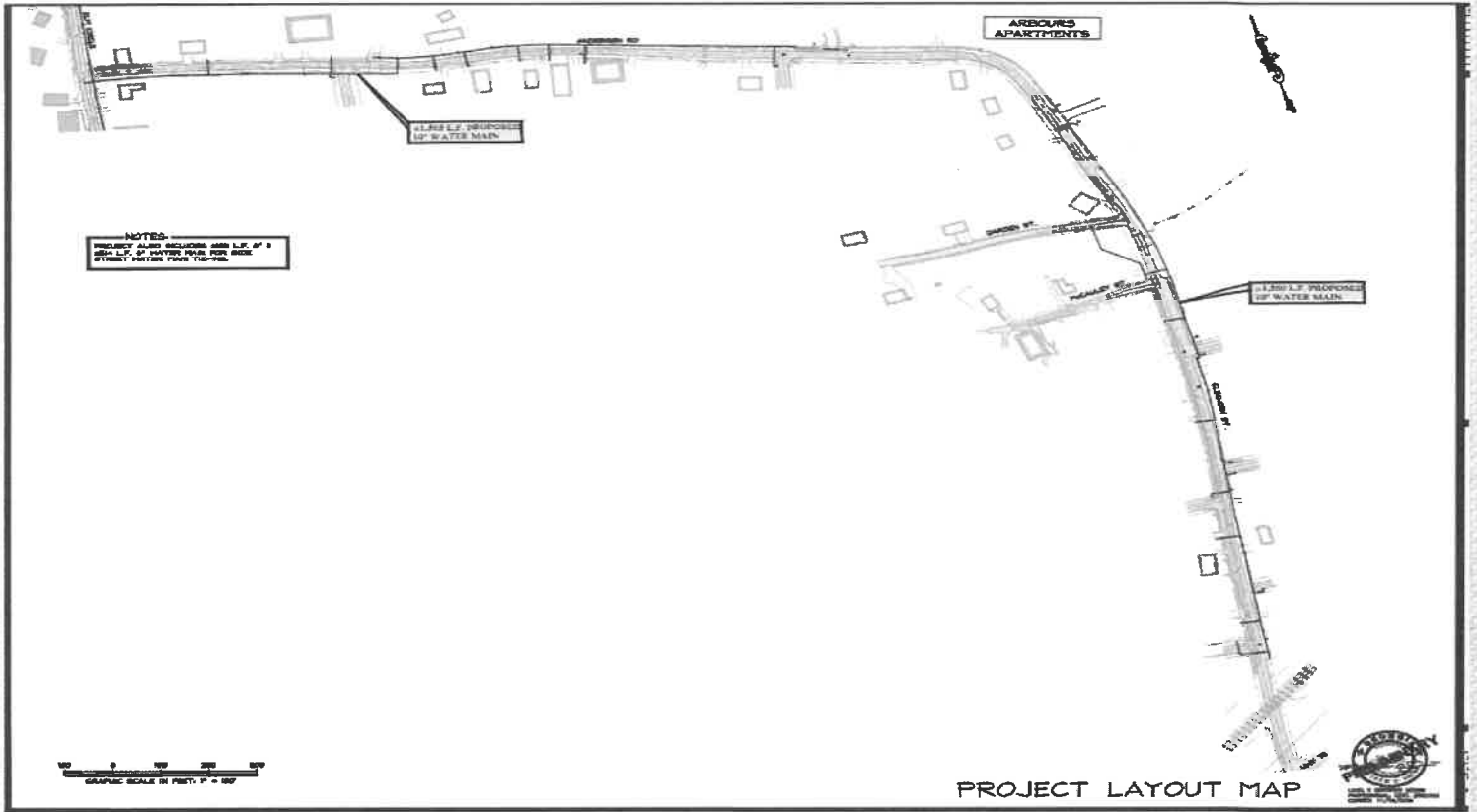
- Opinion of Borrower’s Counsel
- Resolution of Governing Body

STAFF RECOMMENDATION: Approval

MOTION: I move to approve the resolution allowing the Mayor and/or her designee(s) to execute modification #4 to the promissory note and loan agreement for Loan No. DW2020024 with the Georgia Environmental Finance Authority.

Cleghorn Anderson Water System Improvements

- 10" Waterline Improvement along Cleghorn / Anderson
 - Funded through current GEFA #1
 - Estimate of Probable Cost: \$ 1.050M
 - Proposed waterline installation expected to be within right-of-way of Cleghorn Street and Anderson Road - As planned, no expected easement acquisition required
 - Project expected to improve both volume and pressure
 - Part of the Utility's water system improvement planning



PROJECT LAYOUT MAP

CITY COUNCIL
LESLIE MCPHERSON, MAYOR
STEPHANIE WARMOTH, MAYOR PRO TEM
SHIRLEY MARCHMAN
MATTHEW MOMTAHAN
TYLER BARR
DOMINIQUE CONTEH

City of Villa Rica



INTERIM CITY MANAGER: JENNIFER
HALLMAN
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: NICOLE SMITH

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

Georgia Environmental Finance Authority
Water Resources Division
47 Trinity Avenue SW, Fifth Floor
Atlanta, GA 30334

RE: City of Villa Rica
Water System Improvements
C&S Project No.: V8150.005
GEFA Loan No.: DW2020024

Dear Ms. Tran:

The City of Villa Rica would like to request a loan modification for the above referenced project. This modification would be for a time extension only. The project has experienced multiple delays due to the potential for road improvements being proposed for the same project area. Due to issues with right-of-way acquisition associated with the road portion of the improvements, the City has decided not to move forward with the road portion at this time. However, the water system improvements within the project area are still vitally important and the City is interested in moving forward with that work. We have worked with Carter & Sloope, Inc. to prepare the updated project schedule below. This additional time would allow us to complete this critical project and provide better, more reliable water service to this community. Please review this request and let me know if you have any questions or need any additional information.

PROJECT SCHEDULE

Plans & Specs to EPD	June 2026
Advertising for Bids	August 2026
Bid Opening	September 2026
Notice to Proceed	November 2026
Completion of Construction	December 2027

Sincerely,

Leslie McPherson
Mayor, City of Villa Rica
Villa Rica, GA 30180



Brian P. Kemp Hunter Hill
Governor Executive Director

ACKNOWLEDGEMENT OF MODIFICATION FEE FORM

Recipient: City of Villa Rica

Loan Number: DW2020024

Loan Amount: \$2,500,000

Modification Fee Amount: \$25,000

Modification Number 3

Type:

- Budget
- Schedule
- Scope
- Other _____

By signing this form, I acknowledge the GEFA Loan Program Policy and accept the 1 percent modification fee to be assessed within the next sixty (60) days of acknowledgement. In addition, I certify that I am authorized to financially obligate and sign this acknowledgement on behalf of our governing body.

Signature: *Leslie E. McPherson*

Print Name: Leslie McPherson

Title: Mayor

Date: 3/12/2020





Carter & Sloope
CONSULTING ENGINEERS

March 18, 2026

Ms. Helen Tran
Georgia Environmental Finance Authority
Water Resources Division
47 Trinity Avenue SW, Fifth Floor
Atlanta, GA 30334

SUBJECT: City of Villa Rica
Water System Improvements
C&S Project No.: V8150.005
GEFA Loan No.: DW2020024

Dear Ms. Tran:

On behalf of the City of Villa Rica, we would like to request a loan modification for the above referenced project. This modification would be for a time extension only. The project has experienced multiple delays due to the potential for road improvements being proposed for the same project area. Due to issues with right-of-way acquisition associated with the road portion of the improvements, the City has decided not to move forward with the road portion at this time. However, the water system improvements within the project area are still vitally important and the City is interested in moving forward with that work. Please review this request and let me know if you have any questions or need any additional information.

Plans & Specs to EPD	June 2026
Advertising for Bids	August 2026
Bid Opening	September 2026
Notice to Proceed	November 2026
Completion of Construction	December 2027

Sincerely,

CARTER & SLOOPE, INC.

Matt Smith, P.E.

Encl: Acknowledgement of Modification Fee Form

Cc: File (w/ 1 copy)

**DRINKING WATER STATE REVOLVING FUND, ADMINISTERED BY GEORGIA
ENVIRONMENTAL FINANCE AUTHORITY**

(a public corporation duly created and
existing under the laws of
the State of Georgia)
as Lender

and

CITY OF VILLA RICA

(a public body corporate and politic duly created and existing
under the laws of the State of Georgia)
as Borrower

FOURTH MODIFICATION OF PROMISSORY NOTE AND LOAN AGREEMENT

FOURTH MODIFICATION OF PROMISSORY NOTE AND LOAN AGREEMENT

THIS FOURTH MODIFICATION OF PROMISSORY NOTE AND LOAN AGREEMENT (this “**FOURTH Modification**”) dated _____, 20____, by and between **CITY OF VILLA RICA**, Georgia, a Georgia public body corporate and politic (the “Borrower”), and the **DRINKING WATER STATE REVOLVING FUND, ADMINISTERED BY GEORGIA ENVIRONMENTAL FINANCE AUTHORITY**, a Georgia public corporation (the “Lender”).

Statement of Facts

A. The Lender and the Borrower are parties to that certain Loan Agreement, dated **APRIL 19, 2021**, as amended prior to the date hereof (as so amended, the “Loan Agreement”; all capitalized terms used in this Fourth Modification but not defined herein have the meanings given in the Loan Agreement), pursuant to which the Lender made a loan to the Borrower in accordance with the terms and conditions thereof. The Borrower’s obligation to repay such loan is evidenced by that certain Promissory Note, dated **JULY 13, 2021**, as amended prior to the date hereof (as so amended, the “Note”).

B. The Lender and the Borrower desire to modify the Loan Agreement and Note in certain respects in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the promises, the covenants and agreements contained herein, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Lender and the Borrower further agree as follows:

Statement of Terms

1. Amendments of Note - Subject to the fulfillment of the conditions precedent to the effectiveness of this Fourth Modification that are set forth below, the Note is hereby amended as follows:

Accrued interest on this Note shall be payable monthly on the first day of each calendar month until the first day of the calendar month following the earlier of (1) the Completion Date (as defined in the hereinafter defined Loan Agreement), (2) **DECEMBER 1, 2028**, or (3) the date that the loan evidenced by this Note is fully disbursed (the “**Amortization Commencement Date**”). Principal of and interest on this Note shall be payable in **TWO HUNDRED THIRTY-NINE (239)** consecutive monthly installments equal to the Installment Amount (as hereinafter defined), commencing on the first day of the calendar month following the Amortization Commencement Date, and continuing to be due on the first day of each succeeding calendar month thereafter, together with a final installment equal to the entire remaining unpaid principal balance of and all accrued

interest on this Note, which shall be due and payable on the date that is **20** years from the Amortization Commencement Date (the “**Maturity Date**”).

2. Amendments of Loan Agreement - Subject to the fulfillment of the conditions precedent to the effectiveness of this Fourth Modification that are set forth below, the Loan Agreement is hereby amended as follows:

Section 2 (a) of the Loan Agreement is hereby amended and restated to read as follows: “The Lender agrees to advance to the Borrower, on or prior to the earlier of (1) the Completion Date (as hereinafter defined), (2) **DECEMBER 1, 2028**, or (3) the date that the loan evidenced by this Note is fully disbursed, the Loan in a principal amount of up to **\$2,500,000** which Loan may be disbursed in one or more advances but each such disbursement shall reduce the Lender’s loan commitment hereunder and any sums advanced hereunder may not be repaid and then re-borrowed.”

Exhibit A is amended and restated to read as written in the attached Exhibit A.

3. No Other Waivers or Amendments - Except for the amendments expressly set forth and referred to in Section 1 and 2 above, the Note and the Loan Agreement shall remain unchanged and in full force and effect. Nothing in this Fourth Modification is intended, or shall be construed, to constitute a novation or an accord and satisfaction of any of the obligations created by the Note.

4. Representations and Warranties - To induce the Lender to enter into this Fourth Modification, the Borrower does hereby warrant, represent, and covenant to the Lender that: (a) each representation or warranty of the Borrower set forth in the Loan Agreement is hereby restated and reaffirmed as true and correct on and as of the date hereof as if such representation or warranty were made on and as of the date hereof (except to the extent that any such representation or warranty expressly relates to a prior specific date or period), and no Event of Default has occurred and is continuing as of this date under the Loan Agreement; and (b) the Borrower has the power and is duly authorized to enter into, deliver, and perform this Fourth Modification, and this Fourth Modification is the legal, valid, and binding obligation of the Borrower enforceable against it in accordance with its terms.

5. Conditions Precedent to Effectiveness of this Fourth Modification - The effectiveness of this Fourth Modification is subject to the truth and accuracy in all material respects of the representations and warranties of the Borrower contained in Section 4 above and to the fulfillment of the following additional conditions precedent:

a. the Lender shall have received one or more counterparts of this Fourth Modification duly executed and delivered by the Borrower;

b. the Lender shall have received (1) a signed opinion of counsel to the Borrower, substantially in the form of Exhibit E attached hereto, and (2) a certified copy of the resolution adopted by the Borrower’s governing body, substantially in the form of Exhibit F attached hereto; and

c. The Borrower shall pay the Lender a modification fee for the Loan in the amount of one percent (1%) of the amount of the maximum amount of the Loan, payable on the dates specified by the Lender on not less than thirty (30) days written notice.

6. Counterparts - This Fourth Modification may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which when taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Fourth Modification to be duly executed and delivered as of the date specified at the beginning hereof

CITY OF VILLA RICA

Approved as to form:

Signature: _____

Print Name: _____

By: _____

Title: _____

Borrower's Attorney

(SEAL)

Attest Signature: _____

Print Name: _____

Title: _____

**DRINKING WATER STATE REVOLVING FUND,
ADMINISTERED BY GEORGIA
ENVIRONMENTAL FINANCE AUTHORITY**

Signature: _____

Trey Bennett
Executive Director

(SEAL)

DESCRIPTION OF THE PROJECT

SCOPE OF WORK

Recipient: CITY OF VILLA RICA

Loan Number: DW2020024

This project will upgrade water main, install hydrants and valves, and related appurtenances.

DESCRIPTION OF THE PROJECT

PROJECT BUDGET

Recipient: CITY OF VILLA RICA

Loan Number: DW2020024

ITEM	TOTAL	FUND
Construction	\$2,100,000	\$2,100,000
Contingency	200,000	200,000
Engineering & Inspection	200,000	200,000
Administrative/Legal	-	-
TOTAL	\$2,500,000	\$2,500,000

*The amounts shown above in each budget item are estimates. Borrower may adjust the amounts within the various budget items without prior Lender approval provided Borrower does not exceed the loan amount contained in Section 1 of the Loan Agreement. In no event shall Lender be liable for any amount exceeding the loan amount contained in Section 1 of the Loan Agreement.

DESCRIPTION OF THE PROJECT

PROJECT SCHEDULE

Recipient: CITY OF VILLA RICA

Loan Number: DW2020024

ACTION	DATE
Plans & Specs Submitted to EPD	OCTOBER 2021
Bid Opening	DECEMBER 2021
Notice to Proceed	MAY 2023
Completion of Construction	DECEMBER 2027

OPINION OF BORROWER’S COUNSEL
(Please furnish this form on Attorneys Letterhead)

Date

Drinking Water State Revolving Fund, Administered by
Georgia Environmental Finance Authority
47 Trinity Ave SW
Fifth Floor
Atlanta, GA 30334-9006

Ladies and Gentlemen:

A legal opinion from **TISINGER VANCE** was delivered to you, dated **JULY 27, 2021** (the “Closing Opinion), relating to the Contract for Financing Environmental Facilities and for Other Services (the “Loan Agreement”), dated **AUGUST 19, 2021** between **CITY OF VILLA RICA** (the “Borrower”) and the **DRINKING WATER STATE REVOLVING FUND, ADMINISTERED BY GEORGIA ENVIRONMENTAL FINANCE AUTHORITY** (the “Lender”), and the Promissory Note (the “Note”), dated **JULY 13, 2021**, of the Borrower. A legal opinion from **TISINGER VANCE** was also delivered to you dated **OCTOBER 13, 2021**, relating to the Modification of Promissory Note and Loan Agreement dated **NOVEMBER 17, 2021**. A legal opinion from **TISINGER VANCE** was also delivered to you dated **FEBRUARY 1, 2023** relating to the second modification of Promissory Note and Loan Agreement dated **FEBRUARY 22, 2023**. A legal opinion from **TISINGER VANCE** was also delivered to you dated **JANUARY 2, 2025** relating to the third modification of Promissory Note and Loan Agreement dated **JANUARY 30, 2025**. As counsel for the Borrower, I have examined the original of the Fourth Modification of Promissory Note and Loan Agreement (the “Fourth Modification”), between the Borrower and the Lender, the proceedings taken by the Borrower to authorize the Fourth Modification, the Closing Opinion, and such other documents, records, and proceedings as I have deemed relevant or material to render this opinion. Based upon such examination, I hereby reconfirm as of the date hereof the opinions contained in the Closing Opinion, subject to the modification that all references to the Note and the Loan Agreement (as defined in the Closing Opinion) shall be deemed to include a reference to the Modifications. Nothing has come to my attention, after due investigation, that in any way might question the continuing validity and accuracy of the Closing Opinion, as modified above.

Very truly yours,

Signature

Printed Name

Date

EXTRACT OF MINUTES
RESOLUTION OF GOVERNING BODY

Recipient: CITY OF VILLA RICA

Loan Number: DW2020024

At a duly called meeting of the governing body of the Borrower identified above (the "Borrower") held on the ____ day of _____, _____, the following resolution was introduced and adopted.

WHEREAS, the Borrower has borrowed **\$2,500,000** from the **GEORGIA ENVIRONMENTAL FINANCE AUTHORITY** (the "Lender"), pursuant to the terms of the Loan Agreement (the "Loan Agreement"), dated **AUGUST 19, 2021**, between the Borrower and the Lender; and

WHEREAS, the Borrower's obligation to repay the loan made pursuant to the Loan Agreement is evidenced by a Promissory Note (the "Note"), dated **JULY 13, 2021**, of the Borrower; and

WHEREAS, the Borrower and the Lender have determined to amend and modify the Note and the Loan Agreement, pursuant to the terms of a Modification of Promissory Note and Loan Agreement (the "Modification") between the Borrower and the Lender, the form of which has been presented to this meeting;

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borrower that the form, terms, and conditions and the execution, delivery, and performance of the Modification are hereby approved and authorized.

BE IT FURTHER RESOLVED by the governing body of the Borrower that the terms of the Modification are in the best interests of the Borrower, and the governing body of the Borrower designates and authorizes the following persons to execute and deliver, and to attest, respectively, the Modification, and any related documents necessary to the consummation of the transactions contemplated by the Modification.

(Signature of Person to Execute Documents)

(Print Title)

(Signature of Person to Attest Documents)

(Print Title)

The undersigned further certifies that the above resolution has not been repealed or amended and remains in full force and effect.

Date: _____

Secretary/Clerk

(SEAL)



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: 2026 License Agreement with Los Cowboys Mexican Restaurant

AGENDA DATE: May 12, 2026

DATE PREPARED: May 12, 2026

PREPARED BY: Jennifer Hallman, Interim City Manager / CFO

PURPOSE: Approval of the 2026 License Agreements with Los Cowboys Mexican Restaurant to provide the beer, wine and alcohol sales at the five events that Villa Rica Main Street will be hosting at The MILL amphitheater as listed below.

1. Summer Concert Series #1 – Saturday, June 6
2. Juneteenth Concert – Friday, June 19
3. Summer Concert Series #2 – Saturday, July 11
4. Summer Concert Series #3 – Saturday, August 8
5. Gold Rush Festival Concert – Saturday, September 26

BACKGROUND: Beginning in 2016, Villa Rica Main Street began partnering with local restaurants with a catering license to sell beer, wine and alcohol at The MILL amphitheater concerts. Villa Rica Main Street (non-profit) receives 50% of all sales. There have been no issues or concerns in the past with any of our alcohol-related events.

For 2026, staff would like to partner with Los Cowboys Mexican Restaurant for the sale of beer, wine and alcohol. Mari Melendez's family owns Los Cowboys. She is also a member of the Villa Rica Downtown Development Authority and a city resident.

STAFF RECOMMENDATION: Staff recommends the approval of the 2026 License Agreement with Los Cowboys Mexican Restaurant.

IMPACT: Providing events such as concerts and festivals attracts our citizens and visitors to our downtown area, which can increase spending at the local restaurants, shops, hotels and provides opportunities to showcase downtown.

MOTION: I move to approve the 2026 License Agreements with Los Cowboys Mexican Restaurant to provide the sale of beer, wine and alcohol at the five events listed that Villa Rica Main Street will be hosting at The MILL amphitheater.

2026 LICENSE AGREEMENT

The License Agreement ("Agreement") made on this 12th day of May, 2026, by and between Los Cowboys Mexican Restaurant (the "Caterer") and the City of Villa Rica (the "City").

WHEREAS the City is sponsoring the Villa Rica Juneteenth Concert; June, July, August Summer concerts; and the Gold Rush Festival to be held at The MILL amphitheater in Historic Downtown Villa Rica on the following dates: June 6, 2026; June 19, 2026; July 11, 2026; August 8, 2026; and September 26, 2026.

WHEREAS at the time of this Agreement, Caterer is one of three entities holding a caterer's license under the City of Villa Rica Beverage Code; and

WHEREAS the City desires to license the services of the Caterer to provide exclusive alcoholic beverage service during the events stated above; and

WHEREAS the parties do desire to formalize the terms under which the Caterer will provide said services;

1. The City contracts to license Caterer to provide the sale of beer and wine and alcohol at the Villa Rica Juneteenth Concert; June, July, August Summer Concerts; and the Gold Rush Festival to be held on the following dates: June 6, 2026; June 19, 2026; July 11, 2026; August 8, 2026; and September 26, 2026 at The MILL amphitheater in Downtown Villa Rica, Georgia.
2. Caterer agrees to provide said services for the events stated above during a time to be agreed upon between Caterer and the Villa Rica Events Manager.
3. Caterer shall have the exclusive right to sell beer and wine and alcohol within the confines of the event. The City shall establish the confines of the event by the placement of fence around all areas where alcoholic beverages may be purchased, possessed and consumed.
4. Caterer agrees they shall possess a current catering alcoholic beverage license authorized by the City.
5. Caterer shall provide a certificate of insurance to the City upon request which will reflect that they possess sufficient insurance coverage for the provision of its services during the event and Caterer shall list City as an additional insured.
6. In consideration of the services to be provided by the Caterer, the Caterer shall be entitled to receive an amount equal to fifty percent (50%) of the proceeds of all sales exclusive of its costs and expenses for the provision of the catering services. The costs and expenses of the catering services shall include labor expenses, cost of goods sold, and any applicable federal, state, and local taxes. The Villa Rica Main Street (non-profit) shall receive an amount equal to fifty percent (50%) of net proceeds as consideration for licensing caterer as the exclusive provider of services for the event.
7. Caterer shall cooperate with the City in accounting for all costs and expenses as well as the net proceeds received from the event.

2026 LICENSE AGREEMENT

- 8. Caterer will be responsible for the provision of any necessary set-up and clean-up for the services to be provided.
- 9. This License Agreement is conditioned upon the approval of the events stated within this agreement by the Mayor and Council of Villa Rica. It is further conditioned upon the approval of the Mayor and Council to authorize the sale, possession, or consumption of alcoholic beverages upon the premises of The MILL amphitheater.
- 10. It is specifically agreed that the Mayor and Council, the City Manager, or the Police Chief of the City or their designee retain the right to terminate the sale, possession, or consumption of alcoholic beverages at any of the events stated in this agreement or upon City property for any reason at any time.
- 11. It is specifically agreed that the City of Villa Rica may terminate this Agreement at any time for any reason.

IT IS SO AGREED on this 12th day of May, 2026.

Los Cowboys Mexican Restaurant

BY: _____

CITY OF VILLA RICA

BY: _____