

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

City of Villa Rica

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

571 W BANKHEAD HWY
VILLA RICA, GA 30180 |
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CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street
Tuesday, March 10, 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 Deputy Director of building Development Nic Griffin

Pledge of Allegiance was led by Ofc. Ricardo Ruiz, VRPD

Ceremonial Presentations

- 5 Year Employee Recognition-Jennifer Hallman, Interim City Manager

Adoption of the Agenda (Mayor Leslie McPherson)

Councilwoman Shirley Marchman moved to amend the agenda to remove item L1 and table item M2.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Shirley Marchman, Councilwoman
SECONDER:	Tyler Barr, Councilman
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.)

David Taylor- mentioned Mirror Lake Street issues and wants a new city manager.

Roderick Dobbs- defined the meaning of essential and how people are essential. He mentioned SPLOST dollars and wants the council to find solutions.

Josh Evans- He does not believe it is necessary to spend money on Sumter Consulting believes Jennifer Hallman should stay as City Manager.

Kay Smith- She is familiar with water and sewer issues in the city and wants the council to add a moratorium on building developments. She wants a city manager that does not have 2 jobs.

Marshall Smith- wants a new city manager, he is tired of seeing “interim” in front of names. He wants the city to use a recruiter to hire the city manager. He mentioned the silt fences near Mirror Lake on cleared land are not working.

Pam Whyte- mentioned “E” blast sent by the mayor. She mentioned the mayor having someone within the legislation working with her to get the charter changed. She does not believe the mayor needs unilateral authority. She owns property and pays taxes.

Shirley Williams-Church- thanked Kay Smith for her comments, believes her water fees are high compared to other neighboring cities. She mentioned Punkintown Rd and asked if there are plans to improve it. She encouraged the community to get involved to stop bullying.

Molly Elder- mentioned she is unsure the mayor can be trusted. She mentioned a phone conversation with the mayor about the new connector, and that it was a want not a need and the council would never use eminent domain. She wants the council to find other options.

Gary Talent- wants a seasoned, experienced city manager. He does not want a repeat of the past.

Jackie Childress- wants the Juneteenth celebration to wait until 2027. She wants public safety and the parks and recreation departments to have time to prepare.

Council Updates (Subjects of General Interest and Concern)

Tyler Barr mentioned he is always available to meet and speak with citizens.

Mayor Leslie McPherson addressed some of the issues addressed at public comment.

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. Proclamation March 16-20, 2026 as Government Finance Professionals Week
2. Appointment of CVB Board Members, Kascia Polk, Shasha Jackson, and Richard Argo
3. Leaders of Tomorrow Program
4. Library Advisory Board Candidate-Kelly Vines

5. July 3rd Fireworks Display Contractor Recommendation

6. School Zone Flashing Beacons

Councilman Tyler Barr moved to approve the Consent Agenda as presented.

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

A. Governing Body (Mayor Leslie McPherson)

1. Approval of Minutes from February 3, 2026 Work Session and February 10, 2026 City Council Meeting Minutes

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

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

2. Approval of February 25, 2026 Special Called Meeting Minutes

Councilwoman Stephanie Warmoth moved to approve February 25, 2026 Special Called Meeting Minutes.

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

B. Human Resources (Tiffany Landford, Director)

1. Wellness Program Vendor and Platform

Councilman Tyler Barr moved to approve the agreement with GoPivot and authorize the City Manager to execute the necessary documents

RESULT: ADOPTED (UNANIMOUS)
MOVER: Tyler Barr, Councilman

SECONDER: Dominique Conteh, Councilwoman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

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

1. Temporary Limited Alcohol Pouring License for Georgia Food Industry Education Foundation

Councilwoman Stephanie Warmoth moved to approve the application for a temporary limited pouring license for Georgia Food Industry Association Education Foundation.

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

2. ABL-01-26 La Catrina Street Tacos LLC- Restaurant Pouring License and Public Hearing

Public Hearing:

No one came forward

Councilwoman Stephanie Warmoth moved to approve the alcohol license application for La Catrina Street Tacos LLC located at 451 W. Bankhead Hwy. Ste. 113., Villa Rica, GA 30180

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

3. ABL-02-26 Junior Food Store Inc.- Retail Package Malt Beverages & Wine and Public Hearing

Public Hearing:

No one came forward

Councilwoman Stephanie Warmoth moved to approve alcohol license application for Junior Food Store Inc. located at 516 Dallas Hwy., Villa Rica, GA 30180.

RESULT: ADOPTED
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Dominique Conteh, Councilwoman
AYES: Momtahan, Warmoth, Barr, Conteh
NAYS: Marchman

4. ABL-03-26 205 Villa Rica Enterprises LLC-Retail Package Malt Beverages & Wine and Public Hearing

Public Hearing:

No one came forward

Councilwoman Stephanie Warmoth moved to approve alcohol license application for 205 Villa Rica Enterprises, LLC located at 205 S. Carroll Rd., Villa Rica, GA 30180

RESULT:	ADOPTED
MOVER:	Stephanie Warmoth, Councilwoman
SECONDER:	Dominique Conteh, Councilwoman
AYES:	Momtahan, Warmoth, Barr, Conteh
NAYS:	Marchman

5. Rezoning request submitted by Apex Nexus Investments, LLC. The request is 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. This is a Public Hearing.

Councilwoman Stephanie Warmoth moved to table the request to rezone property located at 974 Dallas Hwy Parcel number V040130002 from AG single family Residential to Commercial Low- Density C1 to April 14, 2026 to the City Council Public Hearing

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

6. 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

Councilman Matthew Momtahan moved to table CU-01-26, the Special Exception request for property located at 0 Carrollton Villa Rica Highway (Parcel Number V07 0140153), to the April 14, 2026 City Council Public Hearing

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

7. Rezoning request submitted by CHI/Acquisition, L.P., to rezone the subject property from Commercial Medium-Density (C2) to Industrial Low-Density (I1). The property is located at 700 Edge Road, within Land Lots 143 and 146 of District 4, also known as Parcel Number 01460250013, and is located within Douglas County, GA, Ward 5. The total property size is approximately 29.79 ± acres. This is a Public

Hearing

Public Hearing:

Applicant and his attorney Joe Fowler spoke in favor of rezoning

Shirley Willams-Church spoke against rezoning requesting to know how many bays and the hours of operation.

Councilman Matthew Momtahan moved to approve the request to rezone the property located at 700 Edge Road (Parcel Number 01460250013) from C-2 (Commercial, Medium-Density) to I-1 (Industrial, Low Density) subject to the five (5) conditions recommended by staff and the Planning and Zoning Commission and the additional condition proposed by the applicant that the end users would undertake commercially reasonable non-discriminatory efforts in accord with applicable law to hire individuals for openings who are residents of Villa Rica such efforts shall include local direct outreach in Villa Rica in any job fairs or hiring processes.

1. All building, fire life safety, zoning, and design requirements shall be met in accordance with all applicable City codes and regulations.
2. The subject property shall be developed in substantial conformance with the conceptual site plan, prepared by Ware Malcomb dated December 1, 2025, as submitted with the application. Any deviation from the approved site layout shall require review and approval by the Community Development Department.
3. Any roadway, operational, or design modifications deemed necessary by the City Engineer shall be incorporated into the final construction plans prior to issuance of a land disturbance permit
4. The applicant shall restripe the southbound left-turn lane at Liberty Road/Edge Road intersection to provide approximately 188 feet of full storage and a 100-foot taper, as reflected in the submitted Turn Lane Exhibit LIBERTY TURN LANE; and shall also resurface roadways, competition of restriping and resurfacing must take place before a CO will be issued; subject to review and approval by the City Engineer.
5. Decorative screening between Interstate 20 and the facility's bay doors shall consist of an opaque wall or fence and landscaping, subject to design review

RESULT:

ADOPTED

MOVER:

Matthew Momtahan, Councilman

SECONDER:

Stephanie Warmoth, Councilwoman

AYES:

Momtahan, Marchman, Warmoth, Barr

NAYS:

Conteh

8. Ordinance to amend Part II- Code of Ordinances, Appendix A- Development Regulations, 200. Application and Plan Review General Requirements pertaining to utility capacity, to include water and sewer utilities. This ordinance will replace and repeal all conflicting ordinances. This is a Public Hearing.

1. Public Hearing:

No one spoke in favor.

Against:

Pam Whyte- if capacity is full, why is the ordinance change necessary? It appears city is trying to manipulate numbers

Kay Smith- council mentioned city is under a moratorium, why is this change necessary? Believes city should drill for water or make developments build a well,

Alete Farmer- questioned who will have the oversight? She is concerned with all the interim positions and a mayor she cannot trust, she wants to know who will be making sure things are done correctly.

Josh Evans- mentioned grease traps and amount of water used to clean bread machines, does not believe chart is correct for the amount of water that would be used.

Councilman Matthew Momtahan moved to approve the requested Ordinance to adopt and amend part ii –Villa Rica code of ordinances, appendix a – developmental regulations, 200. application and plan review general requirements pertaining to utility capacity, to include water and sewer utilities, to replace and repeal all conflicting ordinances.

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

C. Finance: (Amanda Long, Interim Finance Director)

1. Financial Update: January 2026

Interim Finance Director Amanda Long provided an update for January 2026 via PowerPoint.

D. Legal (Nicole Smith, City Attorney)

1. Charter Change Amendment

a. Sumter Consulting Contract for City Manager

After lengthy discussion, Councilman Matthew Momtahan moved to allow attorney Smith to step aside and make the requested changes to and come back once those are complete

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Matthew Momtahan, Councilman
SECONDER:	Shirley Marchman, Councilwoman

AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

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

1. Discussion of Juneteenth Event

Councilwoman Dominique Conteh moved to approve the 2026 Juneteenth concert event for our first annual celebratory celebration of this great American history with the account of moving forward starting in 2027 that it will be continuously put on the calendar yearly within the budget

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

Councilwoman Stephanie Warmoth moved to return to Charter Change Amendment item.

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

Councilwoman Stephanie Warmoth moved to approve the Resolution to amend the charter of the city of Villa Rica so as to delete certain provisions and insert new provisions in lieu thereof pertaining to the appointment and removal of the city manager

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

Councilwoman Stephanie Warmoth moved to table Sumter Contract for City Manager til the April 14, 2026 meeting.

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

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 Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), 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 9:57 PM.

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

Councilwoman Stephanie Warmoth moved to return to Regular Session at 10:45 PM.

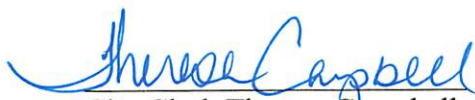
RESULT: ADOPTED (UNANIMOUS)
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Shirley Marchman, Councilwoman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

No Action Taken

Adjournment (Mayor Leslie McPherson)

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

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


City Clerk Theresa Campbell




Mayor Leslie McPherson