

Regular Council Meeting

March 18, 2025

Meeting called to order by Mayor Pro Tem J. Micheal Evans at 5pm.

Invocation led by Councilman Justin Wright.

Pledge of Allegiance led by City Administrator Krista Bedingfield.

Welcome Extended to all by Mayor Pro Tem J. Micheal Evans.

Present were Mayor Pro Tem J. Micheal Evans, Councilman Robert D. Bird, Jr., Councilman Justin Wright, Councilman Edward Armijo, City Attorney Rebecca Tydings, and City Administrator Krista Bedingfield.

Public Comments

No public comments were made.

Old Business

- There is no old business tonight.

New Business

Presentation Pivotal Housing Partners-"The Villas on Gunn"-Mr. Pete Schwiegeraht: Councilman Justin Wright introduced Mr. Schwiegeraht, the Senior Vice President of Development for Pivotal. The company has over 30 years of experience and 10,000 units across 12 states, including six developments in Georgia, from Brunswick to Douglasville, including a nearby property in Gray, Georgia. Mr. Schwiegeraht presented to the governing authority a potential project called "The Villas on Gunn". A senior village with 70 to 75 single-story ranch cottage-style units, which will be located on the north side of Gunn Road, west of city hall next to the Centerville Library. Each unit would be built to ADA standards, 100% disabled accessible and visitable, with zero-step entry, a modern open floor plan with 1 to 2 bedroom options, to include in-unit washers and dryers and walk-in closets. The units would be forward facing, towards Gunn Road, with sidewalk connections and landscaping features. There will be a clubhouse with a community room and fitness center on-site, as well as, a 3/4 acre greenspace with patio/recreational area. There will be an additional 2000 feet of new sidewalks added along Gunn Road connecting from the library. Construction is anticipated to start in March of 2026, with completion by mid-2027, and full occupancy by the end of 2027.

No motion or action was taken.

Approval A2Z Performance Agreement IDC Event: City Administrator Krista Bedingfield presented to the governing authority a musical performance agreement with A2Z band for the June 27th Independence Day celebration, requesting authorization to move forward and allow Mayor Pro Tem J. Micheal Evans to sign agreement.

Motion made by Councilman Edward Armijo to sign agreement as written; seconded by Councilman Robert D. Bird, Jr. Motion carried. Unanimous.

Approval Pyrotecnico Agreement IDC Event: City Administrator Krista Bedingfield presented to the governing authority an agreement with Pyrotecnico to provide fireworks for the June 27th Independence Day celebration, requesting authorization to move forward and allow Mayor Pro Tem J. Micheal Evans to sign agreement.

Motion made by Councilman Justin Wright to sign agreement as written; seconded by Councilman Edward Armijo. Motion carried. Unanimous.

Closed Council Work Session and open Public Hearing at 5:23pm.

Ordinance - Re-zoning 813 N. Houston Lake Boulevard: City Administrator Krista Bedingfield introduced Mr. Franklin “Todd” Robinson. Mr. Robinson submitted his request to the governing authority to rezone property at 813 N. Houston Lake Road from R1 to C1, in order to have a State Farm Insurance company at this location. There would be a parking lot established, regular working hours, and minimal traffic.

Motion made by Councilman Edward Armijo to approve ordinance as written; seconded by Councilman Justin Wright. Motion carried. Unanimous. (Ordinance 2025-2).

Closed Public Hearing and open Council Work Session at 5:26pm.

Closed Council Work Session and open Public Hearing at 5:29pm.

Ordinance - Annexation and Re-zoning Houston County Tax Assessor Parcel 00720 001000: City Administrator Krista Bedingfield submitted a request to the governing authority to annex and rezone parcel 00720001000, from an R1 to R2. A representative for Patriot Development LLC, engineer, Steve Rowland, presented the governing authority additional information about entrances and sidewalks.

Motion made by Councilman Justin Wright to approve ordinance as written; seconded by Councilman Edward Armijo. Motion carried. Unanimous. (Ordinance 2025-3).

Closed Public Hearing and open Council Work Session at 5:32pm.

Comments from Council

Post 1- Councilman Robert Bird expressed excitement at all the growth and annexation for the city and acknowledged that the rezoning and ordinances offer a good opportunities for the city.

Post 2- Councilman Justin Wright only comment was that he was not quite ready pollen season to be here yet.

Post 4- Councilman Edward Armijo announced that the Centerville Lion’s Club, located off Houston Lake Road, will be selling BBQ plates this Friday, March 21st, from 10am-1pm for \$8 dollars, and for all to come out and support this local service organization.

Post 3- Councilman J. Micheal Evans thanked everyone for coming out to the meeting.

Mayor Pro Tem J. Micheal Evans adjourned meeting at 5:34pm.

Mayor Pro-Tem J. Micheal Evans

Attest by City Clerk Lee Siefert

Date