

Council Work Session

June 16, 2026

5:00pm

Meeting began at 5:00pm.

Invocation by Councilman Justin Wright.

Pledge of Allegiance led by Carol Harrison.

Present were Mayor J. Micheal Evans, Councilman Robert D. Bird, Jr., Councilman Justin Wright, Councilwoman Velicia Y. Lowe, City Attorney Rebecca Tydings, and City Administrator Krista Bedingfield; absent from meeting Councilman Edward Armijo.

Welcome Extended by Mayor J. Micheal Evans to all those in attendance and on social media at the meeting.

Public Comments

David Parker-129 Ridge Bend Drive, Centerville (Northridge Subdivision): Mr. Parker addressed the Governing Body about the use of bottle rocket fireworks with in Centerville city limits; citing the following concerns:

- Expressed fire and safety concerns due to unsupervised use of bottle rockets.
- Referenced continuous holiday fireworks use ("2 weeks" shared with City of Warner Robins).
- Detailed neighborhood issues: late-night noise, rockets landing on roofs, risk to wood homes and dense vegetation.
- Requested City Council to permanently ban bottle rockets, and urged proactive enforcement of noise ordinance.

Old Business

No old business.

Agenda Modified

Motion made to remove agenda items 14 and 15, listed under New Business was given by Councilman Robert D. Bird, Jr. Second by Councilman Justin Wright. Motion carried. Unanimous.

New Business

Municipal Court – JAG probation case management software contract: Mayor J. Micheal Evans and Municipal Court Clerk, Sara McCarthy requests the approval of the governing authority to sign the provided JAG contract for new probation software. This switch is a result of the current case management software no longer being supported (utilized for the last 14 years). This item was approved by the budget committee for FY 2027, tonight's approval will allow the software to go live on July 1, 2026. City Attorney Rebecca Tydings has reviewed, and found no issues with the contract as it is written.

Motion to approve JAG probation case management software contract as written given by Councilman Justin Wright. Second by Councilman Robert D. Bird, Jr. Motion carried. Unanimous.

Resolution: Planning and Zoning Commission Appointments & Terms; Renewal: Mayor J. Micheal Evans and Utilities Superintendent Chris Coleman presented the resolution to renew appointments and terms for the Planning and Zoning Commission as follows:

- Ronnie Babbitt (term to 2031)
- Michelle Grabowski (2031)
- Michael Cohen (2030)
- Steve Bonner (2030)
- New Member: Tanisha Brown (2029)

Ms. Brown was in attendance and was introduced to the audience at tonight's meeting by Mayor J. Micheal Evans. Ms. Brown recently received expedited in-house training, with formal training to follow.

Mayor J. Micheal Evans offered encouragement to citizens who may have an interest in government to serve on boards as a good starting point.

Motion to approve Resolution (#2026-5) as written given by Councilman Justin Wright. Second by Councilwoman Velicia Y. Lowe. Motion carried. Unanimous.

Resolution: Zoning Board of Appeals Terms; Renewal: Mayor J. Micheal Evans and Utilities Superintendent Chris Coleman presented the resolution to renew terms for the Zoning Board of Appeals as follows:

- Margaret Szomy – 3-yr term expires 6/1/ 2028
- Steve Bertram – 3-yr term expires 6/1/2027
- Gary Davy – 3-yr term expires 6/1/2026
- Lee Garrett – 3-yr term expires 6/1/2026
- Michelle Grembowski – 3-yr term expires 6/1/2027

Motion to approve Resolution (2026-6) as written given by Councilman Robert D. Bird, Jr. Second by Councilman Justin Wright. Motion carried. Unanimous.

Re-zoning matter 2026-PZ01: Public Hearing and consideration of Ordinance (6.58 acres 2601 Elberta Road) R-1 to R-2: City Attorney Rebecca Tydings and Utilities Superintendent Chris Coleman presented the rezoning ordinance for 2601 Elberta Road (6.58 acres) from R1 to R2. City Attorney Tydings noted that the rezoning notice had been properly advertised.

Council Meeting Closed at 5:11pm, by Mayor J. Micheal Evans
Public Hearing Opened at 5:11pm, by Mayor J. Micheal Evans

Comments In Favor

Steven Rowland (Rowland Engineering) 107 Industrial Park Road, Forsyth, GA
Representative and engineer, present on behalf of the developer. Presented the following proposal for this property:

- Requesting the rezoning of 6.58 acres located at 2601 Elberta Road from R1 (single family) to R2 (higher-density single family).
- A total of 8000 square feet that will be developed into 21 lots, all brick construction, 1800-2000 square foot homes, single cul-de-sac street, with public water and sewer.
- The developer will also be the builder, he was in attendance for the Planning and Zoning meeting the previous week and was able to address several questions. This will be local ownership and they are committed to quality homes.

The Governing Authority had no additional questions for the builder's representative.

Comments In Opposition

Susan Lemme, 219 Mason Drive, Centerville, GA expressed the following concerns:

- The effects these tiny communities will have on the roadways, citing current issues with parking in the street within similar neighborhoods.
- Addressed safety concerns for children playing in the neighborhoods, less homes, but with more people.

- Requests that Mayor and Council consider ordinances that would promote a general safety within these types of neighborhoods.

Lyndon B. Johnson, 300 Collins Estate Avenue, Centerville, GA expressed the following concerns:

- The effects of tiny homes being built within these denser, smaller areas.
- Addressed safety concerns with regards to the roadways: parking, and emergency services reaching areas efficiently.
- Expressed concern over the minimum tax revenue that will be made from these size homes, offering concern that his taxes will continue to be effected, to offset the loss of revenue being made from the smaller size homes. Mr. Johnson made some unfavorable accusations towards the Governing Authority.
- Councilwoman Lowe advised Mr. Johnson to be careful implying improper actions are being taken, and assured him that as a public servant she intends to review each situation and advise according to the benefit it will have on all citizens of Centerville.
- Inquired if a proposed building plan had been submitted and would it be available for review to the public. City Attorney Tydings addressed Mr. Johnson informing him that it was still too early for that part of the process, however, when it comes to that stage he was welcomed to contact Utility Superintendent, Chris Coleman in order to review those submitted plans. Councilman Justin Wright confirmed that the plan approval process and zoning process were two separate aspects on this matter.
- Mr. Johnson expressed a final concern that this would lead to other properties being rezoned, potentially opening the door for other projects, such as hotels to be considered and constructed in surrounding areas.

Public Hearing Closed at 5:25pm, by Mayor J. Micheal Evans

Council Meeting Opened at 5:25pm, by Mayor J. Micheal Evans

Motion to approve Ordinance (#2026-3), the rezoning of 2601 Elberta Road as written given by Councilman Robert D. Bird, Jr. Second by Councilwoman Velicia Y. Lowe. Motion carried. Unanimous.

Re-zoning matter 2026—PZ02: Public Hearing and consideration of Ordinance (33.246 acres east and west side of HLB near Brantley Road and Collins Avenue) R-1 and R-2 to R-3: City Attorney Rebecca Tydings and Utilities Superintendent Chris Coleman presented the rezoning ordinance for seven (7) parcels located on the east and west side of Houston Lake Boulevard near Brantley Road (33.246 acres) from R1 and R2 to R3. City Attorney Tydings noted that the rezoning notice had been properly advertised.

Council Meeting Closed at 5:28pm, by Mayor J. Micheal Evans

Public Hearing Opened at 5:28pm, by Mayor J. Micheal Evans

Comments In Favor

John Michael Cosey, P.E., 111 Perimeter Road, Suite A, Perry, GA (partner, Bryant Engineering, LLC) Representative and engineer, in attendance on behalf of the developer. Presented the following proposal for this property:

- Requesting the rezoning of 33.246 acres located on both the east and west side of Houston Lake Boulevard near Brantley Road from R1 and R2 to R3.
- Proposed plans are for a 1 and 2 bedroom apartment option within a 3-story building.
- Councilman Justin Wright inquired if there will be any mobile homes placed on the lots. Mr. Cosey stated there would be no mobile homes.
- Mr. John Dobles, 203 Arbor Lane, Centerville, GA, a secondary representative for the builder, explained that this type of housing is considered Work Force Housing, and they will be going through the State of Georgia (DCA).
- Councilwoman Velicia Lowe inquired as to who their targeted market was for this type of housing? Mr. Dobles explained that these are designed for young professionals and older individuals looking to down size.

- Councilman Justin Wright asked if they would be seeking one of the state programs that deal in subsidized housing. Mr. Dobles addressed these concerns, and informed the Governing Authority there is no pursuit for subsidized housing.

The Governing Authority had no additional questions for the builder's representative.

Comments In Opposition

Susan Lemme, 219 Mason Drive, Centerville, GA expressed the following concerns:

- Agreed that work force housing is a needed form of housing in the city and offered her appreciation for this consideration.
- Expressed her only concern would be the curve in Houston Lake Boulevard and the added congestion this would bring; she requested that a traffic study be done to determine if a traffic light would be needed.

Public Hearing Closed at 5:33pm, by Mayor J. Micheal Evans

Council Meeting Opened at 5:33pm, by Mayor J. Micheal Evans

Councilman Robert D. Bird, Jr. mentioned that there were two different ordinances drafted which are in the council packets. City Attorney Tydings explained that one was based on the recommendations of the Planning and Zoning Commission, with no restrictions, while the other was requested by Councilman Wright to be drafted including the restrictions of no mobile homes allowed on the properties.

Motion to approve Ordinance (#2026-4), the rezoning of 33.246 acres from R1/R2 to R3 with the restrictions that no mobile homes will be allowed on the property as written given by Councilman Justin Wright. Second by Councilman Robert D. Bird, Jr. Motion carried. Unanimous.

Ordinance: Urban Camping and Improper Use of Public Spaces: Police Chief Cedric Duncan presented a new ordinance addressing urban camping and improper use of public spaces to the Governing Authority. Chief Duncan informed the council of the increased number of complaints received regarding two main problems the police department has been dealing with at CenterPark. The first being individuals camping out and storing their personal items at the park facilities, and the second being unattended minors being dropped off at the park creating unsafe situations. The park was originally designed so that all citizens may come out and enjoy, and at dusk depart, unfortunately that has not been the case for some time now. Working alongside City Attorney Tydings, she drafted the provided ordinance, which offers guidance for the police department to address these issues more effectively.

For those camping out and storing personal items in the park, the officer will make contact with the individual advising them of the violation, a second encounter would result in a citation, with a final encounter resulting in a possible court appearance and incarceration.

For unattended minors (under the age of 16) in the park, the officer will make contact with the parents regarding the violation; if the children pose problems, then the parents will be contacted again and held accountable for the violation.

Motion to approve Ordinance (#2026-5) Urban Camping and Improper Use of public spaces as written given by Councilman Justin Wright. Second by Councilman Robert D. Bird, Jr. Motion carried. Unanimous.

Councilman Robert D. Bird, Jr. offered thanks for the hard work and consideration put into drafting this much needed ordinance. Mayor J. Micheal Evans reiterated similar sentiments as Councilman Bird. Councilman Justin Wright agreed offering similar sentiments, with emphasis on compassion and safety, and not looking to criminalize homelessness. Acknowledging the importance of working with future organizations that can help combat this growing concern. Councilwoman Velicia Lowe offered her thanks to Chief Duncan and City Attorney Tydings for their hard work in drafting this ordinance and addressing this issue in the most sensitive and compassionate manner. City Attorney Tydings clarified the modeled language aligns with a similar Supreme Court case for legality and enforceability.

Approval dunk tank contract – Independence Day celebration: Mayor J. Micheal Evans explained this will be used at the city's upcoming Independence Day event held on July 3rd at CenterPark. Mayor J.

Micheal Evans offers his service to be one of the individuals dunked during the event. City Administrator Krista Bedingfield requests the approval to move forward with the dunk tank contract (noting this is only a formality), citing that City Attorney Tydings reviewed the original contract, made the necessary adjustments, which were agreed to by the vendor, and before the council was the revised contract.

Motion to approve dunk tank contract as written given by Councilwoman Velicia Y. Lowe. Second by Councilman Robert D. Bird, Jr. Motion carried. Unanimous.

Approval-Building Code Inspector Trainee/ Apprentice Job Description: Mayor J. Micheal Evans explains the purpose behind the new job description. Utilities Superintendent Chris Coleman presented the following changes; allows for the department to hire in-house from the current staff and is a lateral move for the staff. Promoting internal advancement and addressing increased workload as a result of city growth.

Mayor J. Micheal Evans acknowledged his pleasure in giving employees the opportunity to move up.

Motion to approve Building Code Inspector Trainee/Apprentice job description as written given by Councilman Robert D. Bird, Jr. Second by Councilwoman Velicia Y. Lowe. Motion carried. Unanimous.

Approval & Resolution to Declare Surplus Property - 1970 Ward La France (Ford Model 703 Fire Truck): Fire Chief Jason Jones requests the approval to declare the 1970 Ford Model 703 Fire Truck as surplus in order to place on GovDeals for public bidding. Noting that the vehicle is outdated and the space is needed for the new fire truck.

Motion to approve Resolution (#2026-7) Declare Surplus Property as written given by Councilman Justin Wright. Second by Councilwoman Velicia Y. Lowe. Motion carried. Unanimous.

Seeking Approval to Submit Request for Proposals (RFPs) for Rescue Pumper Truck: Fire Chief Jason Jones requests approval to submit requests for proposals to four manufacturers to build a new Rescue Pumper Truck, as discussed at the Planning Retreat held on March 13, 2026. Chief Jones mentions that City Attorney has reviewed the proposals and has no issues, and he is currently completing the specifications sheets. After the RFP's are submitted and proposals are received back from each manufacture, it will be brought back before Mayor and Council for approval to purchase.

Motion to approve RFP's as written given by Councilman Robert D. Bird, Jr. Second by Councilwoman Velicia Y. Lowe. Motion carried. Unanimous.

Resolution - Adoption FY 2027 Budget: Mayor J. Micheal Evans explained that each department submitted annual budgets to the Budget Committee (Mayor, Councilwoman Lowe). The new fiscal budget year (FY2027) begins July 1, 2026. And that all departments participated in the budget meetings and the budget reflects the needs for public safety, public works, and quality-of-life initiatives.

Motion to approve Resolution (#2026-8)-Adoption of FY 2027 Budget as written given by Robert D. Bird, Jr. Second by Councilwoman Velicia y. Lowe. Motion carried. Unanimous.

Special thanks was offered to the Budget Committee and all the departments for the participation and due diligence in presenting sound budgets.

Approval – Engagement letter for Professional Audit Services FYE June 30, 2026: City Accountant Carol Harrison presented the engagement letter for professional audit services from Mauldin & Jenkins, for fiscal year-end June 30, 2026. The letter outlines the understanding between the auditors and city staff and notates the objective of the audit, which is to obtain reasonable assurance about the fair presentation of our financial statements and to issue an audit opinion. Clearly outlining the auditor's responsibilities and the management's responsibilities. And as management, we are responsible for the fair presentation in accordance with GAAP for these financial statements. We will start on preparing for the audit and the auditors are usually here late September. The audit fee will be \$32,000 and is a one year contract. We have been with Maudlin & Jenkins for six years now, if the Governing Authority ever

wishes to put the services out to bid again, the process will need to begin in January of 2027, due to regulations set forth by state law.

Councilman Robert D. Bird expressed his satisfaction with the firm.

Motion to approve the engagement letter from Mauldin & Jenkins, as written given by Councilman Robert D. Bird, Jr. Second by Councilwoman Velicia Y. Lowe. Motion carried. Unanimous.

Comments from Council

Post 1: Councilman Robert D. Bird, Jr. expressed excitement for upcoming events, especially the Independence Day event on July 3rd. Councilman Bird offered his thanks and appreciation to all city employees, both Chiefs, Chris Coleman, and administrative staff.

Post2: Councilman Justin Wright reminded the public to vote (noted 63 minutes left until polls close).

Post3: Councilwoman Velicia Y. Lowe expressed appreciation for public involvement, transparency in planning and zoning, and the importance of neighborhood relationships. Councilwoman Lowe mentioned attending a Mental Health Matters luncheon recently, and promoted the use of the mental health hotline (988).

Post 4: Councilman Edward Armijo absent.

Mayor J. Micheal Evans offered thanks to staff, department heads, and citizens. Reminded the public that City Hall will be open July 3rd, and will be closed on July 6th in observance of the holiday; provided an invitation to the public to attend the Independence Day celebration at CenterPark (July 3, 3:00 PM–post-fireworks).

Mayor J. Micheal Evans adjourned meeting at 6:00pm.

Mayor J. Micheal Evans

Attest by City Clerk Lee Siefert

Date