

Union Point City Council Meeting
Minutes – March 10, 2026 – 6 p.m.
Four Room School House – 211 Veazey Street, Union Point, GA

Attendees: Mayor Lanier Rhodes **Council Members:** Jim Scott, Mary Mundy, Sally Boswell, Kaylin Johnson, Teneisha Pinkney, William Harris, Jr. **Others:** City Clerk Becky Cronic, Attorney Joe Reitman

Mayor Lanier Rhodes called the March 10, 2026, meeting to order at 6:00 p.m. and opened the meeting with prayer. A quorum was present.

A motion was made by Council Member Boswell to approve the agenda for the March 10, 2026, meeting. Motion was seconded by Council Member Mundy. Opportunity for discussion. The motion unanimously passed.

A motion was made by Council Member Scott to approve the minutes of the February 2026 meeting. Second, Council Member Pinkney. Opportunity for discussion. The motion unanimously passed.

Public Hearing: Mayor Rhodes opened the Public Hearing and stated the purpose of the hearing. Yvonne Greenway, Planning and Zoning Representative with Bureau Veritas, presented a summary of the variance request for Woodland Town Homes located between Watson Avenue and Dolvin Avenue. The request is to increase the number of home units allowed per acre within the proposed complex of homes. City ordinance states eight units per acre; they would like ten units per acre. A preliminary plat and variance application has been properly submitted with all necessary documentation and Bureau Veritas recommended this be approved request be approved due to meeting all necessary documents. The mayor asked if anyone would like to speak in favor of the request. Ross Mundy, project contractor, spoke in favor of the request. Mayor Rhodes asked if anyone would like to speak against the request. Resident Jay Boswell asked to speak not necessarily against the request but due to concern as to if traffic study had been done for the increased traffic that will be created, and that the infrastructure was something that should be reviewed. Mayor Rhodes asked if anyone else had comments from the Public about the request. Resident Makail Dunn asked if a price range had been discussed for the project. No details were firm on the price at this point. The contractor representing the project reported that they are considered affordable/middle income homes. Resident Jill Rhodes commented that she hoped the council would consider the variance due to the need for housing in the area. Mayor Rhodes closed the hearing due to no further comments. A motion was made by Council Member Johnson to approve increasing the number of allowed units per acre to ten for the proposed home complex. Motion was seconded by Council Member Mundy. Opportunity for discussion. Motion passed 5 to 1 with Council Member Boswell voting in opposition of the variance.

Downtown Development Authority (DDA) Update: Sherley Selman reported that the DDA is collaborating with the Firefly Trail team on the upcoming Ticket 2 Ride event on March 28, 2026. Union Point will be a beginning and ending point for the bike riders who participate in this event. Registration will be on Sibley Avenue next to Union Pharmacy. Food trucks and beverages will be onsite until around 3 p.m. for the riders and other visitors during this event. Chairman Jill Rhodes reported on the Ogeechee River Park by the Fire Station that is still underway. DDA will continue to work on this area to keep it maintained and add some amenities for public use. Mrs. Rhodes gave an overview of the DDA to educate the new council members and attendees at the meeting. The DDA was established 20 years ago and meets monthly. The meetings are open to the public.

Legal Matters: Attorney Reitman advised the city to implement a city/contractor agreement when for the townhome project and include details on non-transfer of ownership for the project and other details to ensure that the project is completed for what it is intended to be.

Clerk's Report: Clerk Cronic gave a summary report of the local T-SPLOST and distributed new state sales tax rate sheets for the council member's reference. She reported that several ordinances need to be revised and she will work on presenting updated recommendations in the coming weeks. A reading program will be held on March 21st at the Firefly Trail garden area at 11 a.m. hosted by the local library. This is in conjunction with the Story Walk Panels that are along the trail for children. Council Member Harris had questions about residents who have leaks and how adjustments to

their bills are managed. Becky Cronin and Mayor Rhodes reported that the policy is that the city may assist customers with sewage costs upon the mayor's approval if a leak takes place and water is running into the home or onto the ground. If the leak is due to a toilet running then due to the water running through the system and being treated, the customer must pay the bill, and a payment plan is set up if necessary. Clerk Cronin reported that the GMA Convention will be held June 26-30th in Savannah. More details will follow in the coming weeks.

Old Business:

The city property on Park Avenue sale is complete and is being recorded at the courthouse. Mayor Rhodes reported that the distribution center has broken ground on Hwy 77 South and Public Works Superintendent David Stephens attended a construction meeting with the contractors about the water and sewer installation. Additional service fees are being included with the tap fee due to the size of this project. Fees are based on the proposed usage and service maintenance that will be needed overtime.

New Business:

A request for a one-day alcohol sale permit was presented to the city from Firefly Trail Inc. board members for the event being held on March 28th. **A motion to approve** a one-day alcohol sale permit for Firefly Trail, Inc. was made by Council Member Boswell for the event to be held in downtown Union Point on March 28th, 2026. Motion was seconded by Council Member Pinkney. Opportunity for discussion. Motion unanimously passed.

Department Reports:

Animal Control Officer Wright gave a report on the month's animal control activity. He reported that there will be a spay and neuter program that the area Animal Control facilities will be co-hosting in Milledgeville on March 28th.

David Stephens reported that the newly constructed Water Treatment Plant completed the full five-day test for EPD and is hopeful that the results will meet all the requirements. Mayor Rhodes reported that he had met with the engineers and will continue to meet with them about the additional funds that have been expended due to various issues that were not at the fault of the city for getting the plant operational. A total amount has not been confirmed however the city will be reimbursed for expenditures.

Council Member Mundy reported that the "Flame Team" would be hosting an egg hunt for the children in the community on March 28th from 4-6 pm at the Fire Station.

Public Comment: Bobby Mapp commented that with the potential growth the city needs to consider the need for additional services in the city. Erica Rodriguez asked about the condemnation process for any of the old buildings. Attorney Reitman gave a summary of the process. Something to investigate if deemed necessary.

Mayor Rhodes asked if there was any need for Executive Session.

A motion was made to adjourn the meeting at 7:15 pm by Council Member Boswell. Motion was seconded by Council Member Harris. Opportunity for discussion. Motion unanimously carried.

Mayor Rhodes closed the meeting with prayer.

Mayor

Clerk

Date