

Union Point City Council Meeting
Minutes from August 12, 2025 – 6 p.m.
Four Room School House – 211 Veazey Street, Union Point, GA

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

Mayor Lanier Rhodes called the August 12, 2025, meeting to order at 6:00 p.m. and opened the meeting with prayer. A quorum was present. Council Member Pinkney entered the meeting around 6:10 p.m.

A motion was made by Council Member Scott to approve the agenda for the August 12, 2025, meeting. Seconded by Council Member Boswell. Opportunity for discussion. The motion unanimously passed.

A motion was made by Council Member Boswell to approve the minutes from the July 8, 2025, meeting. Seconded by Council Member Mundy. Opportunity for discussion. The motion unanimously passed.

Legal Matters: – Attorney Reitman was not in attendance.

Greene County Habitat for Humanity - Subdivision Final Plat: Hal Chitwood with Bureau Veritas presented the final plat and necessary documentation required for the final plat of Union Point Junction Subdivision for GCHF. This plat presented to the Mayor and Council will include 20 homes and is located on Bloodworth Street. Patrick Kozma from GCHF was present and answered several questions related to the planned subdivision and amenities. Infrastructure is in place, and the homes will be developed over the next several years. A maintenance bond is in place as required for the next phase of construction which will cover 18 months upon approval for construction to begin. A motion was made by Council Member Rhodes to approve the subdivision plat for Union Point Junction Subdivision. Motion was seconded by Council Member Harris. Motion unanimously passed.

Hal Chitwood reported on building and zoning projects. Chipman Station, located at 500 Sibley Avenue to include townhomes and several amenities, is still under review. Several changes have been made including not having a swimming pool as first proposed. Additional updates will follow as the project progresses. The owner of the corner lot on Sibley Avenue and Fluker Street is considering selling the lot and would consider selling the adjoining building as well. Other properties under review include parcels on Crawfordville Road, Witcher Street, and Lamb Avenue. All are on track and have proper permitting.

Downtown Development Authority (DDA) Update: Jill Rhodes, DDA Chair, reported that the new banners have been installed downtown and the mural on Scott Street and Fluker Street have been sealed for protection. Mrs. Rhodes also reported that funds from the sale of the Theater and the intergovernmental funds from the city's annual budget are separated and used for separate projects. DDA will be sharing information on future projects after they meet again in August.

Clerk's Report: Becky Cronic reported that the distribution center project that will be locating near Flying J on Hwy 77 South is in the final planning phase. The property is being secured, and plans are moving ahead for the city to provide water and sewer to them. The distribution center is scheduled to open next summer. The Union Point Christmas Parade is scheduled for December 13th. Council Member Mundy will be organizing the parade and asked if anyone had contacts with participants to please pass them along. The new signs for the Industrial Park have been installed at both entrances to Industrial Blvd. Clerk Cronic reported on upcoming holidays when the city will be closed. December holidays will be revisited as Christmas falls on a Thursday this year. More details on the confirmed dates will follow.

Old Business:

The City Council and Mayor had a Work Session on July 29th. There was no quorum present, however the general budget was still reviewed, and a draft will be created based on discussions from the work session. A second work session to review the drafted general budget and enterprise budgets will be scheduled later this month.

A delinquent tax sale will be held on September 2nd at 10 a.m. at the Union Point City Hall. Fourteen properties are two or more years delinquent. Mayor Rhodes gave an update on the Firefly Trail GDOT extension project that remains in the planning stage. Construction will begin sometime later next year after all reviews and studies have been completed.

New Business:

Mayor Rhodes read a letter of resignation from Will Wright as Fire Chief. Will served as a fireman for 25 years and was Chief for two years. Mr. Wright will continue to be under contract as the Animal Control Officer for the city. It was noted that a truck was recently purchased for Animal Control as approved when the budget was approved. The former truck was recently taken out of service due to repairs-beyond-repairing.

Mayor Rhodes presented a request from Orlando Mapp for the city to consider naming a section of one of the streets near his sister's former home, after her to memorialize her life and dedication to community. Mayor Rhodes asked the council to review it if they had not already done so, and action will be taken on it at the September meeting. Council Member Harris had concerns that others who had done significant things did not have any similar recognition so having time to review was needed.

Mayor Rhodes reported that employee Barry Meadows will be retiring on August 28th. A reception will be held at the Fire Station on August 28th to honor Mr. Meadows for 44 years of service.

Department Reports:

Animal Control Officer Wright gave a report on the month's animal control activity. **Fire Department** – Chief Wright reported that the department hosted a well-attended Back to School/Splash Day on July 26th at the fire department for kids in Union Point from 1-5pm. A flagpole dedication was held that same day at 10 a.m. for the new pole and flag that was erected in front of the station. Both events were well attended.

David Stephens reported that the Water Plant is scheduled to run test flows next week. Our engineering firm will be in contact to finalize the tests. David also reported that the summer heat has really affected the water coloration with the lake turnover this summer. Once the temperatures cool, this will change.

Public Comment: & Adjournment:

Clarence Hillsman, a resident who resides on Bloodworth Street, commented that his water has had an odor and color issues. He requested that the city continue to work on resolving this for the residents. Mayor Rhodes shared his thoughts on helping to temporarily resolve the color issues and thanked him for his comments. Mr. Hillsman also encouraged that signage be installed on Bloodworth to assist with slowing down traffic and asked for the steps to get speed bumps installed. Tiffany Gresham commented that her property on Witcher Street was still under repair and set-up. She has had several issues with contractors and would continue to work on it to meet expectations as planned.

George Citron, resident on Crawfordville Road, thanked the city for keeping Animal Control under control. Animals are not constantly disturbing the neighborhood.

No further comments, or need for Executive Session, the meeting was adjourned. **Motion to adjourn** by Council Member Boswell. Seconded by Council Member Mundy. Motion unanimously passed.

Mayor Rhodes closed the meeting with prayer.

Mayor

Clerk

Date