

Union Point City Council Minutes
Monthly Meeting – April 11, 2023 – 6 p.m.
Four Room School House – 211 Veazey Street, Union Point, GA

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

Mayor Lanier Rhodes called the April 11, 2023, meeting to order at 6:00 p.m. and opened with a prayer. A quorum was present for the meeting.

A motion was made by Council Member Boswell to approve the agenda for the April 11, 2023, meeting. Seconded by Council Member Mundy. Opportunity for discussion. Motion unanimously passed.

A motion was made by Council Member Boswell to approve the minutes with minor changes from the March 14, 2023, meeting. Seconded by Council Member Rhodes. Opportunity for discussion. Motion passed unanimously.

Mayor Rhodes called on Hal Chitwood with Planning and Zoning to give a summary report on the request to be heard during the Public Hearing for a conditional use variance for a building at 111 Sibley Avenue near Lamb Avenue/Hwy 278. Mr. Chitwood reported that the contractor, Russ Meyer, is requesting that the council consider a variance be approved to allow a combination of residential and or business on the first floor of a building (single story building) within the C-2 General Commercial District located on this site. The current ordinance allows residential/business use and refers to a two-story building. Mayor Rhodes **opened the Public Hearing** and asked if anyone present wanted to speak in favor of the request. Russ Meyer spoke in favor of the use and shared his concept with the council. Mayor Rhodes asked if anyone present wanted to speak against the use. No one was present to speak against. Mayor Rhodes closed the Public Hearing.

A motion was made by Council Member Boswell to approve a variance of Ordinance Sec. 7.2 C-2 general commercial district/residential dwellings allowing for a residential dwelling to be located within a building on the ground floor behind a storefront business. Motion seconded by Council Member Rhodes. Motion passed five in favor and one against.

Legal Matters: Attorney Reitman was not at the meeting.

Downtown Development Authority (DDA) Update: Jill Rhodes gave a brief report on DDA and shared that there will be a check presentation from the Fox Theatre Institute in early May for the recent grant received for the theatre renovations. She also noted that fundraising will begin this summer to continue the efforts to complete the needed renovations at the Theatre.

Affordable Housing Opportunity: Christian Bennett, private contractor, gave an overview of his company and shared his interest in potentially purchasing or leasing the ballfields located on Universal Drive. The development would be multi-purpose housing and homes would range in the \$180-\$200-thousand-dollar range. Housing continues to be a need in Greene County, and this would help to alleviate some of that need. Middle income family housing would be a plus for the Union Point industries as well as for those seeking to move to Greene County. The council agreed that additional housing in Union Point would be an asset and requested that more information would be appreciated on the potential project.

Economic Justice Coalition: Representatives Cynthia Walker and Linda Stephens gave an overview of the coalition they represent. Their mission is to promote voter registration throughout the county and to assist with home healthcare funding that is available to counties and municipalities.

Clerk's Report: Becky Cronic reported that an advertisement for surplus vehicles has been placed in the newspaper and sealed bids are being accepted for the property until April 20th. She reported that upgrades to the fire department building were underway and reminded the council that SPLOST funds were covering the cost of the work. The date that city workers will begin picking up for Clean-Up Week is May 22nd. Dumpsters will be placed near the Wastewater Plant entrance for the city crew to place the disregarded items.

Old Business: The five-year comprehensive planning committee for Union Point met March 30th. Surveys have been posted on the website, in the newspaper, and are in the City Hall lobby for residents and businesses to complete. These will be used for the planning efforts for the next plan.

New Business:

Mayor Rhodes reported that the tax for TSPLOST passed prior to the beginning of the fiscal year, however, a firm budget was not approved by the council for TSPLOST. The funds the city will receive from TSPLOST were discussed when we created and approved the General Fund, but never had its own budget. Clerk Cronic presented a budget for the TSPLOST for review. **A motion was made** by Council Member Scott to approve the TSPLOST budget with revenues and expenditures balancing at \$251,982 for the 2022-2023 Fiscal Year. Motion seconded by Council Member Mundy. Discussion. The motion unanimously passed.

Becky Cronic proposed that the City of Union Point Fiscal Year Gas Fund be amended to reflect a more accurate budget for the 2022-2023 revenues and expenditures due to under budgeting based on the gas consolidation that is not on the previous anticipated schedule. **A motion was made** by Council Member Rhodes to approve the amended budget to increase the revenue and expenses for the 2022-2023 year from annual revenue of \$303,000 to \$311,000 and expenses from \$203,241 to \$306,291 as proposed. Seconded by Council Member Scott. Opportunity for discussion. The motion unanimously passed.

Department Reports:

Fire Chief Wright reported that the fire department's ISO requirements are under review and on track for Union Point. He also requested that the Department be allowed to host a boot drive on May 6th to raise additional funds for the Volunteer Firemen. The Mayor and Council agreed to allow the volunteers to host the drive.

David Stephens answered several questions from the council related to water and sewer. Hal Chitwood gave a brief report on code enforcement and reported that there were several violations being issued at the property located at 93 Crawfordville Road. Several old buildings are also being addressed due to no updates on meeting compliance.

Public Comment: Jan Brazier commented on the potential housing development and asked that consideration be given to a public swimming pool. She also requested that the city please address the need for water at the relocated Firefly Trail flower garden.

There being no further business **a motion was made to adjourn** the meeting at 7:40 p.m. by Council Member Boswell; seconded by Council Member Pinkney. Motion unanimously carried.

Mayor Rhodes closed the meeting with a prayer.

Mayor

City Clerk

Date