

CITY OF MCINTYRE

Minutes

July 17, 2023

5:30 p.m.

City of McIntyre Meeting Room

The City of McIntyre called council meeting was held on July 17, 2023 with Mayor Vicki Horne presiding. Council Members present were John Carswell, Debra Kennedy, Mayor Pro-Tem Rico Myrick and Eugene Moore. Council members Katherine Scott was absent.

Others in attendance: City Clerk Davonia Riddle, City Auditor Brian Wright, Officer Hughes, Mr. Torrey and City Attorney John.

The meeting was called to order at 6:00 p.m. by Mayor Vicki Horne. Prayer was led by Council Member Eugene Moore.

New Business:

2023 City Audit

Mayor Horne told the city auditor Mr. Wright he has the floor. Brian Wright thanks the council. He stated this is the audit for December 31, 2022. He told the council we will start on page six. Mr. Wright said this is something he talks about every year; it is a fund-based presentation. He said this has everything except the water funds. He goes on to say it is the general funds which are the main operating account of the city. It houses the city, street, police, city hall, fire department and all recreation. He said it is legally required to separate some other funding into separate funding. He goes on to say the city has two capital project funds 2013 and 2019 SPLOST funds. Mr. Wright said the city is close to spending up the funds in 2013. He said at the end of 2022 the city had less than \$14,000.00. He said the capital project 2019 is ongoing and the city has around \$137,000.00 in that account. Mr. Wright said then you have the ARPA fund which is a part of the covid money, and the city received two rounds of that money. He said the city has around \$157,000.00 funds left and our police drug funds. He said the general funds it to the left and it has cash available of less than \$100,000.00. He said the saving which the local government investment pool is \$681,000.00. He said let us talk about this account. Mr. Wright said it was years that account was coming down and the city was spending out of it because of the decrease in the franchise funds. He said that went from \$570,000 in 2021 to \$681,000 in 2022. He said the city has turned that now and created some surplus and it more money in that account. He said that considered a higher interest rate so in June they were paying over 5%. He goes on to say the more money the city can keep in there and not take out the more interest the city will generate from that money. He said with \$600,000 or \$700,000 you can make a little money at 5%. He said do whatever you can not to take money out and let it stay in as long as you can so you can generate that interest. He said of course you can get the money easily; it only takes a day or two to receive the funds. Mr. Wright said receivable funds of \$307,771 which is fund received from the county for taxes and a few liabilities. He

said page seven is the income statement for all the funds. Mr. Wright said that net fund change of \$186,000.00. He said the city increased the funds balance of \$186,000.00 on just less than a million dollars of revenue. Mr. Wright said the city brought close to 20% to the bottom line and that is a positive year. Mr. Wright said he knows that a lot had to do with staffing issues in some of the departments not having the staff you needed or wanted. He goes on to say it is not that you are trying not to spend it is just the timing.

Mr. Wright asked the council to turn to page 9 and it is the water funds. He said it is no debt at this point in the water fund. He said all funds received for the new wastewater system which was 705,000 was all federal money and consider grant money. He said there will of course be debt associated with that. He said there was no debt as of December 31st. Mr. Wright said the water funds are always a struggle. He said sales of 113,000 and expenses of 186,000 so that was a deficit of 73,000. He said it is going to show a huge profit because of the grant funds. He said the cash decreased about \$7000.00 in the water fund. He said the water fund must be supported by the general fund. He said obviously there are going to be a lot of changes over the year because of the sewer system.

Mr. Wright said some footnotes to point out. He said receivable as talked about large receivable balance of 352,000.00 which most of it was property taxes, garbage fees billed in December collected in January. Local Option Sales taxes collected by the state paid in January those sorts of things. Energy Excise of \$14,359 comes from the county, he stated the county is slow paying those funds. Mr. Wright said the city was paid out for several months. Mr. Wright said page 21 shows the capital assets transaction for the year. He said the top of the page is the general government fixed asset. He pointed out the building \$67,462 is mostly the repair done for the house across the street and the city received a lot of insurance proceeds for that. Also, the repairs that were done at City Hall. He said the equipment was the electrical work done at the park. He goes on to say at the bottom of the page is water fund the construction in process. \$715,147 was spent during 2022 for the sewer system but previously \$847,054. He said the city spent that same amount and it was paid for by the grant funds.

Mr. Wright asked the council to turn to page 25 and wanted the council to see expenditures in more detail by departments. He said on page 25 and 26 they take the original budget and the city amendment budget. He said the council did amend the budget and then they look at the difference. He said a couple of things to point out that the local option sales tax was up a little bit as it was for everybody. Insurance company premium tax he said that is the little bit the insurance company charge and pay back to the city. It is based on census calculations. 2022 was the first year they reallocated that money based on the 2020 census, and he said he believes a lot of the reason was Covid and it was not as much. The census did not have a good response as other years. So, you can see that the number went down. He said the city anticipated getting 54,000 and received 46,500. He said it will take 10 years to recover those funds. He said make sure when you are sitting here in ten years to tell everyone to fill out the form.

Mr. Wright said Public Safety was over budget and that was due to staffing issues. He said overall a good year and he said he is really pleased with pulling back and being able to improve the savings. He goes on to say he is glad to see the wastewater project off the ground. Mr. Wright said that a lot of positive points can be taken from this report. City Clerk Davonia is doing an excellent job and overall, it has been a good year. He asked council did they had any questions. Council Member John Carswell said Mr. Wright mentions something about a million dollars and 186,000 profit. Mr. Wright told the council to turn to page 7. He said this is not a private business and we are not trying to treat it like a private business. Mr. Wright said a lot of the time what you try to think about in a private entity is how much of my revenue brought to the bottom line. He said in this case the total revenue was \$985,638 and three numbers from the bottom the net change in funds balance \$186,061. Mr. Wright said he was just saying

that it is a hefty amount based on the revenue the city had to have a profit. Mr. Wright said again you are not trying to necessarily be a profitable entity, but it was a good result for the year from a financial standpoint. Council John asked Mr. Wright about the water account. Mr. Wright said on page 10 the city had an operating loss of \$73,000.00. He said it gets a little muddy because the grant shows that the city had a huge profit. He said if you take that \$73,000 loss and you look at the transfer from the general fund of \$65,000. He said again that's paper transfer may be some water employees that the general fund paying for and insurance. Different things that is allocated between the accounts. Mr. Wright said you take the difference between those two and that's your cash loss for the year was about \$7000.00. Council Member John asked if it is one salary coming out of those funds and City Clerk Davonia said two. Council Member Eugene asked if \$65,000 Mark Fountain salary and Mr. Wright stated that it is several things. Council Member John asked if that is something the city is not going to be able to fix, he said we cannot stop doing this or this because this is stuff we need to run the water department and pay the salaries. Mr. Wright said that it is right just to think about trying to run a water department on \$113,000.00. It is hard to have chemicals and salaries, that's a difficult situation. He knows with USDA they did a rate study and knows how much you will have to charge after the project is completed. Mayor Horne said they did but it is old, and we need to get updated. She said she has asked for it and hopefully they will provide it, but the city will send a follow-up letter. Mr. Wright said that is something they must provide to the city because the project will be done in a couple of years and the city needs to prepare. Mr. Wright said this is all public knowledge, but I've got in this situation when they did sewer improvements about 20 years ago and USDA did not give them the right number. Council Member Eugene stated that citizens have been asking him, but he does not have the answer. He said per month how much it is going to cost us, but we do not know. Mayor Horne said that something we must get figured out and Mr. Wright stated that they must give the city that information. He goes on to say he knows it is a moving target because of the price going up so much but hopefully that stabilize, and they can have a better feel. He said he knew that was the excuse a years ago, but it should be laid out better now. He said not only the sewer rate but the water rate as well. He told the council to stay on it because it is a lot of money, but he is glad the project is going forward.

Council Member Debra Kennedy made a motion to approve the 2022 audit for the City of McIntyre, seconded by Council Member John Carswell. Motion carried.

Kickback Lounge

City Clerk Davonia told council she has all his paperwork, applications, and money. She needs the council to approve his beer and wine license. Mayor Horne said so it is not going to be straight alcohol. City Clerk Davonia said he did not buy that he is just doing beer and wine. She goes on to say he already knows if he wants to add it, he will have to run the ad in the paper again. Council member Debra Kennedy asked if this is the same guy who had it before. City Clerk Davonia stated that he did go through the process a couple of years ago and she does not know what happened with it. Mayor Horne told the council that Mr. Torrey was here the owner of Kickback Lounge.

Mayor Horne stated that one of the main concerns is security. She asked him what does he have set up for that. Mr. Torrey spoke to the council and stated that he has a security team out of Fitzgerald GA that licensed and funded. He tried to get one of the guys to come down, but they had something else to do. He said they are licensed and bonded. He is also willing to work with the McIntyre police department on whatever he needs to do to provide safety. Mayor Horne stated that years ago it was issues regarding people staying on the inside they had to make sure that people were not loitering on the outside. She asked if that is the same process now. Officer Hughes stated that it is the same process and the building must close at Midnight on Saturday. Also, everyone must be out of the building by 12:30

am. Officer Hughes said that is what the ordinance says, and you cannot sell beer or wine after midnight on Saturday. Officer Hughes said Chief Amerson used to let the building stay open until 2:00 am but after the issue the city was having prior the city went to the ordinance and started pushing the issue. Mayor Horne said when she wanted to go to the club it was just getting started at 11:00 pm, Officer Hughes stated that is what the ordinance states now.

Council Member Eugene said the city always had problems with parking. Officers Hughes said that is why the city added the signs. Mr. Torrey said he will have his guy work on that, but there are signs on the road now. He asked if he able to put chains on the signs, Officers Hughes said no it is a safety hazard. He said the only reason it is no parking is because of the curve and it makes it a lot more congestive. Mayor Horne asked do he think he could get his people to park them accordingly and he said yes. Council Member John said since he has people parking, they can enforce the parking rule and that will help him. Mayor Horne asked if he would have a camera and he said yes, he can provide them. He said he also has a 2 million dollars insurance policy on him and the business. He said to cover him not saying anything is going to happen, but he does not want that on him at all. He said he wanted to provide safety for him and everyone else. Council Member Eugene asked if he is talking about liability insurance. Mayor Horne said the biggest thing for the council overall is safety and she only speaking for them. Mayor Pro-Tem Rico stated that what you do not report can go against you. He said that was the issue before it may seem small but whatever happens down there can escalate too here. Chief Amerson said he does not care if it is 3:00 am and let him know what is going on.

Mayor Horne asked what kind of club it was and the age. Mr. Torrey said 30 plus. Mayor Horne said but you are not denying 20, 21, 18. He said he is looking for a mature laid-back crowd and he is trying to do it the right way. He goes on to say that any age can have trouble, but he is trying to have the older crowd. Council Member John stated that now they are having a lot of crowds of 30 and older. Mayor Horne asked if he would deny 18 years old and he said yes and he will be checking ID. He said 21 and older and they must have their ID. He goes on to say 18 is the legal age for cigarettes but not alcohol. Council Member Eugene said he agreed. He said everything will fall on him and he needs to protect him.

Council Member John asked the council what other stipulation they want to add. Mayor Horne stated that he has security and asked if anyone would like to make a motion.

Motion made by Mayor Pro-Tem Rico to accept the beer and wine license for the Kickback Lounge, seconded by Council Member Eugene Moore. Motion carried.

Old Business:

Sunday Sales

City Attorney Jack stated the Catering License does not have to get the vote of the people; it is something council will have to approve. He said an ordinance has been drafted. Regarding the Sunday Sales the citizens will have to vote. He said the city will pass an ordinance recommending it go to vote. He said he must check but the election supervisor thinks she must have the information by August, but he believes the state statue you cannot vote until 60 days (about 2 months) before the election. November 7 is election day and that will put us at the September meeting to vote but he will call the election office. He said if we need to vote, the council can vote at the August meeting, but he thinks it is something we will vote on in September for the general election. Mayor Pro-Tem Rico asked if City Attorney Jack can explain the catering license again. He said catering is if you want to have any alcohol catering you got to have an actual license to do that. You must have an alcohol license to sell but the city should also pass an ordinance that if you live in the city you must come to the city first to get a permit.

He said the permit is only \$50.00 under the law. It is not a high dollar amount the person must pay but before you allow catering, he would advise the city to pass the ordinance. Putting in place saying you must get catering license permit to sell alcohol. That will allow a wine truck or beer truck to come to the city to have an event and sell alcohol. What the city is doing is getting \$50 license permits from them and taxing them on an Excise basis for how much they sell. He goes on to say the city can get additional revenue from the sales. Mayor Horne asked if the city could do a flat fee. City Attorney Jack said he does not think you can do a flat fee because how they are selling you get a percentage. He said he can investigate that some more. Mayor Horne asked how the city would know. City Attorney Jack stated that they will have to report, and we are relying on them. They must be reporting any way to the department of revenue if they are not honest, they will get in trouble by the big folks. He suspects if they are on the up and up, they will be keeping good track of that. Mayor Horne said she does not trust that. Council Member Eugene said do they pay their taxes when they purchase. City Attorney Jack said he is not sure when exactly they will pay it, maybe when they make the purchase but then there is a sale, he thinks the city can track. He said he can investigate it a little more and see how it is tracked with what they pay. He said there is a way the city can get a percentage. Mayor Pro-Tem Rico stated that he hears you get a nickel or dime off every purchase. Council Member John stated that put you in a situation where you must get your product from Budweiser you cannot make purchase from places like Wal-Mart. Mayor Pro-Tem Rico said that clubs are supposed to get the product off the beer trucks.

City Attorney Jack said he will check and see if the flat fee is something the city can do. Council Member Eugene asked what kind of events you will have with a beer truck come to town and sell beer. Council Member John stated May Day. Council Member Eugene stated that you cannot have alcohol on government property and Council Member John stated that he knows and laughs. He goes on to say it people that do other events here in McIntyre outside of government property. Council Member Eugene said he can understand Weddings or parties something like that. Just for a beer to come to town to sell beer and going against others. Council Member John stated that we have to open the doors to a whole lot of other stuff we may not want to. He said we must think about having a sewer coming and the payment the city is going to have to pay. Council Member Eugene stated that the sewer should pay for itself. Council Member John said but we do not have anyone here though. We must figure out a way to bring people here. Council Member Eugene said he was asked the question this week about a citizen that asked the question about a property he purchased. He said he wanted to add eight to ten mobile homes on the property. He said he wants to do it quickly and his question is if he put it on the property will they be able to hook up the sewer. Council Member Eugene stated that no because from his understanding it is existing customers with water meters. In other words, if you do not have a water meter now while it is going on you can't be added to the sewer system. You will have to pay for it yourself. Mayor Horne asked where the customer is talking about putting the mobile homes. The property is on 8th street. Mayor Horne said it is not that much property. Council Member Eugene said it is about 40 acres. Mayor Horne asked if he purchased the property from the timber company. Council Member Eugene said he is not sure. Mayor Horne said the last time she saw it was owned by a timber company. Council Member Eugene said the citizens also asked how much we will charge to run a sewer line to a property. Mayor Horne told the council that all the questions we sent to RINDT. Mayor Horne said she will call Meg. City Clerk Davonia said with the sewer the city will have to set that price. Like how it is done with the water lines with customers getting added on afterwards. Council Member John said we run into now is that we do not have anything out there and it will have to go back to the line and that line will have to be cut with a T back in and run back. He goes on to say while they are already here, we might as well see what could be done. City Clerk Davonia stated that they already have a list of the places and addresses. Council Member Eugene said they're actually connected through a man hole they don't put T's. Mayor Horne said we need to send a letter to RINDT and find out about this situation.

Mayor Horne said she's in the process of buying some property and if there is no waterline on it and she want to know also. Council Member Eugene said Kim will have Meg call Mayor Horne. Mayor Horne said she will call her.

Council Member Eugene said the contract also had some concerns about 8th street. Their paperwork only had two trailers with water meters but all of them have water meters. He said Mark went back and remarked them today because all of them have water meters. City Clerk Davonia said he is going by a list, and they are not on the list he has. Mayor Horne asked were they functional water meters and City Clerk Davonia said yes. He has a list of all the properties that are supposed to get a sewer system and they are not on the list. Council Member John asked if the house was vacant when they received the list. City Clerk Davonia stated that she had no idea. Mayor Horne asked were we receiving money from them. City Clerk Davonia said the only difference was one due to a property burning down.

Council Member John said the contractor mentioned at the last meeting they were going to have to take the sidewalk up, but they will replace the sidewalk and it want be a cost to the city. He said he doesn't know how far, and the sidewalk may be unavailable for a while. Council Member Eugene said they took the fire hydrant down, but they put it back up. Mayor Horne asked City Clerk Davonia to send Meg a letter. City Clerk Davonia said she was going to email Karen from USDA because she should have the rates. Mayor Horne said before Meg and RINDT had given a breakdown years ago what the cost was going to be, and the city had to get it approved with USDA. Mayor Horne said we are going back and doing stuff they should have done.

Council Member Eugene said he brought up all the complaints he was having on Macon Road and etc. to the contractors. Mayor Horne asked who the company and Council Member Eugene Moore is said Fortis. Officer Hughes said that is what he was going to ask about because he got some complaints. He said he talked with Mayor Pro-Tem Rico about it but before he called him, he spoke with the supervisor. He told Officer Hughes their company was not responsible for it; it is the city's responsibility. Council member Eugene said at the meeting they decided the county will do the repaving of the road. He said until the county repaves it you can only put cold patches. He said Charlie and Ms. Strange were at the meeting. He said Charlie said he will try to get it this week. Officer Hughes said in the event it happens somewhere else who is responsible for vehicle repairs. Council member Eugene said Charlie gave the contractor his card. Officer Hughes said as far as people coming here and complaining. Who's going to be responsible for the city, contractors, or the county? Mayor Horne asked if they are finished with that piece and Councilman Eugene said no, they are finish with the gravity but not Macon Rd. He said the other line is going to go directly through the road. Mayor Horne said her other question is that the guy who is supposed to be the supervisor should be in town. Council member Eugene said Chris from RINDT, and he has not seen him. Mayor Horne said she has not either. City Clerk Davonia said he be around. Mayor Horne asked City Clerk Davonia to send her the information. She goes on to say he is supposed to be our go to person. City Clerk Davonia stated that if you tell him, you have a problem he will go and handle the situation. Mayor Horne said we will work on that, but we need to get the fees as soon as possible.

Council Comments:

Councilman Debra Kennedy- No comments.

Councilman Eugene Moore- He stated no he told all his concerns.

Councilman John Carswell- He asked the city attorney about back to school supplies for the citizens. City Attorney Jack said no that is not going to be an appropriate use of funds. He said he would advise the city not to give money.

Mayor Pro-Tem Rico Myrick- No comments

City Attorney Jack – No comments

City Clerk Davonia – No comments

Officer Hughes- Nothing more than he discussed earlier.

Mayor Horne- Mayor Horne said we need to set up an agreement with Irwinton City council to figure out how we are going to do the school system with collecting funds. Mayor Horne stated that Greg may have to be the mediator to get it done. She said it needs to be done sooner rather than later. Council member Debra Kennedy asked if the school system will be on our water and Mayor Horne said no.

Mayor Horne said she spoke to Mr. Lattimore he does Twigg county sewer system. She said he is willing to come to a meeting to discuss setting up a contract. Twigg county pays him around \$22,000 to \$24,000 a year to manage their sewer system. He wants to know what class is needed to run the sewer system. Council Member John said Class 3. Mayor Horne said he wants to come and talk that is just another option to have in place to get it going. She asked the council what their feelings are and if she should ask him to come to the next meeting. Mayor Pro-Tem Rico asked what Class 3 consist of and Councilman John stated it is the basic and Class 1 certification is top notch. Mayor Horne said she will call them if everyone is okay with that.

Mayor Horne asked the council what they want to do about the fire hydrant as far as applying and getting Greg to apply for the grant. She said it will be for Old McIntyre and Macon Road. She asked if the council want to move forward. Council member Eugene told council we need to get Greg working on it. She asked if everyone in agreement do we need to make a motion. City Clerk Davonia told council they need to realize it going to be a loan that the city will have to pay back. Mayor Horne said it will be grant and loan hopefully. Council Member John asked what the total cost is. Mayor Horne said it has been talked about for years. Council member Eugene said since 2001. Council member Debra said it is the same place the city must replace all the water line. Council member Eugene said not all of them will have to be replaced. He said maybe while the road is dug up the water line could be added. Mayor Horne said she just needs a motion for Greg to go ahead and start working on it.

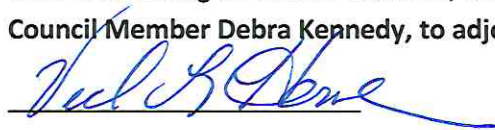
Council Member John made a motion to allow Greg to go ahead and start working to add fire hydrants on Old McIntyre and Macon Road, Seconded by Mayor Pro-Tem Rico. Motion carried.

Mayor Horne stated that the city Fire Chief Tommy is an Intermin for County, but it will not affect him being the fire chief for McIntyre. He said the last training they had the participation was low. She stated people are not interested in being a volunteer fire fighter.

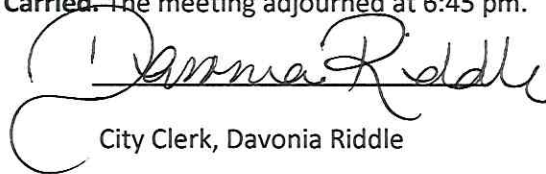
Mayor Horne said some important things we need to work on are the fire hydrants, fee/rates and setting up a meeting with Irwinton.

Mayor Horne asked how Rafeal is working out. Mayor Pro-Tem Rico said he is doing good. Mayor Horne said she did do his drug test and it was negative.

With there being no further business, **Motion made by Council Member John Carswell, Seconded by Council Member Debra Kennedy, to adjourned. Motion Carried.** The meeting adjourned at 6:45 pm.



Mayor, Vicki Horne



City Clerk, Davonia Riddle