

# City of McIntyre

## Minutes

May 16, 2022

5:30 p.m.

City of McIntyre Meeting Room

The City of McIntyre council meeting was held on May 16, 2022 with Mayor Vicki Horne presiding. Council Members present were Mayor Pro-Tem Rico Myrick, Katherine Scott, John Carswell, Deborah Osborne, and Debra Kennedy.

Others in attendance: City Clerk Davonia Riddle, City Attorney David McRee, Chief Amerson, Meg Mbugua, Greg Boike, Robin McGuire and Joyce Martin.

The meeting was called to order at 5:33 p.m. by Mayor Pro-Tem Rico Myrick. Prayer was led by Council Member John Carswell.

### Approval of Minutes

Mayor Pro-Tem Rico Myrick asked for a motion to approve May 2, 2022 council meeting's minutes.

**Motion made council member Katherine Scott to approve the May 2, 2022 council meeting minutes.**

**Seconded by council member Deborah Osborne. Motion carried**

### New Business

Robin McGuire-Family Heritage-(see attachment from May 16, 2022 council meeting)

Robin said she work with Family Heritage a division of Global Life. Their company provide employees with extra benefits due to the loss of work. If the employees have medical conditions such as a stroke, heart attack, cancer, etc., Global Life will pay in addition to any additional benefits.

Robin told council her reason for attending the meeting was to ask for permission to speak with the fire and police department about the benefits that Global Life offers. Council Member Katherine Scott asked Attorney McRee if we need to vote on anything and he said no. Mayor Pro-tem Myrick told Robin to get with City Clerk Davonia to help with the process.

Sewer Project Update-Meg Mbugua and Greg Boike-(see attachment from May 16, 2022 council meeting)

Meg told council she sent over the documents regarding the bids for the sewer projects. She said after we received the last funding from the state, she had another conversation with the bidders regarding the price. After talking with them, two bidders had a price increase, and she is still wanting on contractor number one's updated amount (See attachment from May 16, 2022 council meeting). Meg said due to everything that is going on, the contractors are experiencing price increases and in return,

our price has increased. Meg suggested council have a meeting with the contractors since the price increased. She said there may be a chance the contractor will decrease the price.

Meg explained the budget chart for council, (See attachment from May 16, 2022 council meeting). Meg also suggested that the city look into buying the products in order to receive sales tax exempts. Attorney McRee said it could work, but the downside will be the company not doing it because the city is not the actual contractor. Meg said after the project, she can assist the city with getting some of their sales tax back and that will save the city some funds.

Mayor Horne asked Meg about the price increase regarding Rindt McDuff. Meg stated in the contract it states, if Rindt McDuff had to work with more than two contractors, then the city would see a price increase. Meg said the reason for this is because now the work will double regarding contacting the contractors and getting the information needed. Mayor Horne said she didn't know that information was in the contract and she was just concern about prices increasing.

Mayor Horne asked how long it will take before the city can break ground? Meg said council must vote on whether they want to accept the bids from the contractors. Once that is done, she will draft the letter for council to sign. After that is complete, she will send the appropriate paperwork to USDA and GEFA.

Council member Deborah asked why do we have to get US product? Greg explained when we received the last funding from the state, one of their requirements was to have US products.

Greg and Meg stated that it is a line item open for MGRC to receive funding. Greg stated it will depend on the funds left over but they would gladly accept some type of funding for their service. Again, he said it depends on the amount from contractor 1 and what funds the city will have left over.

City Clerk Davonia asked Meg to explain to council about the 3 million interim finance. Meg stated this is one of the requirements for USDA to get the 3 million but you will only be paying the interest. Meg explained the line item from the budget. She said the city can get the funds from the bank or GEFA. She suggested GEFA would be better because the rates are lower, and they are already aware of the sewer project.

### **Council Comments**

Council Member Katherine Scott- No comments

Council Member Deborah Osborne - Stated the city has a water leak by council member Katherine Scott. She spoke with Mark from the water department and he will fix it tomorrow.

Debra Kennedy- No comments

John Carswell-John stated he doesn't have anyone to help at the park because the contract worker he had working has not been working. He said because he does not have anyone working, he has to clean the building. Mayor Pro-Tem Myrick said he can change the hours of his workers to assist the park getting clean.

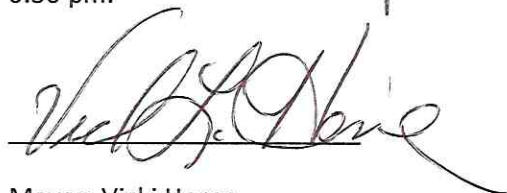
Mayor Horne said City Clerk Davonia and herself will get together and make zoning for the street/water workers to get a better idea of scheduling. She also said council need to get performance evaluation in place, council have been talking about it for years, but nothing is being done. Also, Mayor Horne said

that the department heads need to get together and be able to communicate with each other. The break down between departments, is not a representation of council.

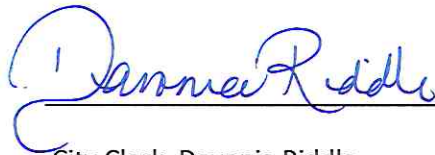
Mayor Horne stated, Roger the PRN for the city need to be available to work on Fridays. She said PRN is currently working as needed and the city needs help on Fridays. She told City Clerk Davonia to get a set schedule so we can fill in the gap and make sure we are covered.

Attorney David McRee- No comments

**With there being no further business, Motion made by Council Member Katherine Scott, Seconded by Council member Council Member John Carswell, to adjourned. Motion Carried. Meeting adjourned at 6:30 pm.**

A handwritten signature in black ink, appearing to read "Vicki Horne", written over a horizontal line.

Mayor, Vicki Horne

A handwritten signature in blue ink, appearing to read "Davonia Riddle", written over a horizontal line.

City Clerk, Davonia Riddle



# CITY OF MCINTYRE

## Minutes

May 25, 2022

3:00 p.m.

Zoom Meeting

The City of McIntyre council meeting was held on May 25, 2022, with Mayor Vicki Horne presiding. Council Members present were Katherine Scott, John Carswell and Deborah Osborne. Debra Kennedy and Mayor Pro-Tem Rico Myrick were absent.

Others in attendance: City Clerk Davonia Riddle, City Attorney David McRee, Meg Mbugua and Jim of Rindt McDuff; Greg Boike, Ryan Steelman and Adam Shaffer of Fortis Engineering Solutions, LLC; Jeff Klebowski & Mark of Legacy Water Group, LLC; Phillip Flanders of L&L Utilities, Inc.; and Chief Wayne Amerson

### Sewer Project Contractors

Mayor Horne joined the meeting and thanked everyone for joining the meeting this afternoon. Mayor Horne said she will let Meg speak on behalf of the city regarding the city's concerns and issues.

Meg stated that the city received extra funding, but the price of some supplies had increased. She said we received updated pricing from Legacy Water Group, LLC and Fortis Engineering Solutions, LLC. She goes on to say, we are still waiting on the updated bid from L&L Utilities, Inc. Meg said she was hoping Philip would speak so he can explain their pricing. She said he should have the updated bid by the end of May. Meg said she believes the money is enough, but barely.

Meg said one of the city issues is the price increases. The city wants to know what could be done to lower the prices. Meg said she will try to tighten the budget a little but need to know the City's intentions after we get the updated bid from L&L Utilities, Inc. Will the city decide to vote yes and go forward with the project? Council Member Katherine Scott indicated that council plan on voting yes. She asked Council Member Deborah Osbourne and she agreed. Meg said at the last council meeting, council agreed to accept the three bids and wait on the bid from L&L. She said the city attorney advised council to wait until they receive the updated bid from L&L just in case the bid is much higher. Meg asked council if that was correct, and they agreed.

Meg said after council vote at their June 6<sup>th</sup> meeting, she will send the information to USDA. She said GEFA is on standby for the interim finance. Meg indicated that the USDA said that there is a 90-day waiting period and asked Greg what is the status for GEFA? Greg stated it will take GEFA about 30 days after the information is given to USDA. He goes on to say, everything should be completed within 90 days. Meg said 90 days will be around September and that is when the notice to proceed will be given. Jeff from Legacy Water Group, LLC said pricing is so unstable right now and companies are not holding prices. He said Legacy is expecting a price increase on the 1<sup>st</sup> of June and another one two weeks later. He asked if there is any way the city can give them the go ahead so they can lock in the prices before they increase. Meg asked Mayor Horne what she thought about that, and Mayor Horne stated she need to talk with the city attorney. Jeff also asked the city if they foresee any issues moving forward. Greg said USDA will be looking for recommendations and making sure the dollar amount is good. He goes on to say funding is good at this point and USDA will confirm that the city's information is accurate. Greg said he doesn't foresee any other challenges.

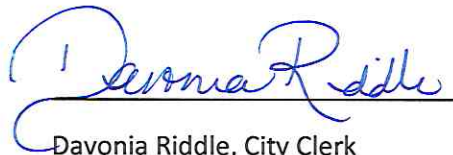
Meg asked City Attorney David if a notice to proceed could be issued with the three contractors that have provided their bids, so they can secure their pricing provided by their vendors. She said if they continue to wait, the prices will increase. City Attorney David said what benefit will it be for the city if it's higher? If L&L comes in higher, the city would not be able to move forward. He said at some point, someone need to contact L&L and say we need their final bid ASAP. No later than the end of the week because they are holding up the project. Meg said Phillip from L&L is on the phone and he promise to have the numbers by the end of the month.

Jeff said he had a conversation with Mayor Horne about reducing the price by \$56,000.00 and could lower it even more if a commitment is made by the city. Meg said she will work with Phillip to have the pricing by Friday.

City Attorney David asked how the vendors will feel about waiting until the June 6<sup>th</sup> council meeting? Meg stated they will like it earlier because of increasing price. City Attorney David said he will suggest setting up a called meeting for May 31<sup>st</sup>. He goes on to say if Meg will get all the information before the meeting and ask the contractors to let the vendors know that the city will be voting on the 31<sup>st</sup> of May. **With there being no further business, Motion made by John Carswell, seconded by Deborah Osbourne to adjourned. Roll Call-Council Member Deborah Osbourne (Yes), Council Member Katherine Scott, and Council Member John Carswell. Motion Carried. Meeting adjourned at 3:45 pm.**



Vicki Horne, Mayor



Davonia Riddle, City Clerk



# CITY OF MCINTYRE

## Minutes

May 31, 2022

1:00 p.m.

Zoom Meeting

The City of McIntyre council meeting was held on May 31, 2022, with Mayor Vicki Horne presiding. Council Members present were Katherine Scott, John Carswell and Deborah Osborne. Debra Kennedy (Working) and Mayor Pro-Tem Rico Myrick was absent.

Others in attendance: City Clerk Davonia Riddle, City Attorney David McRee, Meg Mbugua, Greg Boike, and Chief Amerson.

The meeting was called to order at 1:15 by Mayor Vicki Horne. City Clerk Davonia did roll call-Deborah Osborne (Yes), Katherine Scott (Yes), and John Carswell (Yes). Debra Kennedy and Mayor Pro-Tem Rico Myrick absent.

Mayor Horne said the reason for this called council meeting is to approve what is needed for the City to move forward with the sewer project. Mayor Horne wanted Greg Boike and Meg Mbugua on the call to explain the pricing of the contractors. L&L Utilities, Inc was the last contractor the city was waiting for, and their price increased over \$500,000.00, with another increase around June 7<sup>th</sup>. Mayor Horne said she wanted to talk with Meg so the city could get information on any other cost. And also, to give the city more information on the GEFA part regarding the interim finance of \$3 million.

City Clerk Davonia Riddle said Meg sent an email, which included Greg stating that the \$3 million from GEFA needed to be decided by the 1<sup>st</sup> of June, which is tomorrow if the city is going to finance with GEFA.

City Attorney David said he agree with Mayor Horne and believe the price increased by \$500,000.00. Mayor Horne asked if L&L Utilities, Inc tried to work with the city in order to reduce the amount or suggested any cost saving measures? City Attorney David said he does not recall; L&L Utilities Inc. is the company that has given the city the most difficulty regarding the bid. City Attorney David goes on to say, we gave him the deadline and really would have liked the bid by Friday. City Attorney David also said he believes L&L Utilities Inc. seems to be waiting on updated pricing and information from his vendors. He said the other vendors are trying to hold the price until the 1<sup>st</sup> of June, that is why council is meeting today. The contractors also feel that if the city does not complete it soon, the prices will be increasing again.

Mayor Horne said she need to know the total cost. City Attorney David asked City Clerk Davonia if Meg think that with the increase, will there still be enough funding available for the project? City Clerk Davonia said the email between Greg and Meg indicated that our budget should still be good. City Clerk Davonia goes on to say Rindt McDuff went up on their cost and MGRC said if funding is available at the end, they would like funding for their services. She also said Legacy Water Group, LLC indicated that they would go down on their price about \$56,000.00. Meg will be sending the updated paperwork. City Attorney said we can vote today for the bids amount, but the contract will be the binding part. He also said they can vote to accept the bids, subject to confirmation of the final contract.

Council Member Deborah asked if we have enough funding for the project? Mayor Horne said we should have enough, including the \$3 million from GEFA, in which the city also has to vote on today. Council

Member Deborah also asked if it is going to have any effect on the citizens bill? Mayor Horne said we will have to get updated information from Meg.

Mayor Horne asked if we could pause the meeting a little bit until we get more information. City Attorney David said we can pause for half an hour and get back on at 2:00 pm.

**Council Member Deborah made a motion to pause the meeting until 2:00 pm. Seconded by Council Member John. Roll Call-John Carswell (Yes), Katherine Scott (Yes), and Deborah Osbourne (Yes). Motion carried.**

Mayor Horne called the meeting back to order. **Council Member Katherine Scott made a motion that we go back into the meeting, Seconded by Council Member Deborah Osbourne. Roll Call-Council Member John Carswell (Yes), Council Member Katherine Scott (Yes) and Council Member Deborah Osbourne (Yes). Motion carried.**

Mayor Horne stated Greg and Meg is on the phone and asked them to give us a break down of the numbers.

City Attorney David suggested that Greg read off the four contractors bid and then council can vote on the bids.

**Greg read the contractor amount:**

Contractor # 1 \$3,235,000.00

Contractor #2 \$7,108,407.03

Contractor #3 \$5,786,644.50

Contractor #4 \$2,490,346.70

Updated information- MGRC and Rindt Mcduff

Updated RM-\$186,750.00

Administration of Grants and Loans for MCRC -\$81,000.00

Greg said to highlight how much funding we have including the USDA loan. The Total funding is \$19,701,000.00. The total amount of expenditures for the project, not including contingencies funds that remains is \$19,597,385.23, leaving the City with a balance of \$103, 614.77 available for contingencies funding.

Council Member Deborah asked Meg if she have the updated sewer cost for residents. Meg said the cost will be the same because the city is not getting any additional loan funding. Greg read off the rates for the customer:

Base rate \$20.00 1<sup>st</sup> 2000 per month

Additional 2000-6000 \$6.00 per thousand gallons

\$6.50 additional thousand gallon above 6000

Greg said the average residential customer will pay \$35.00 per month. Meg said the amount will depend on the customers, the more customers, the less amount for the residents.

Mayor Horne asked the rate regarding the money the city will have to borrow regarding the interim finance. Greg stated he does not have the specific rate, but GEFA will do the interim finance and USDA will immediately come in and pay off the amount to take over the permanent finance at that point. Greg said the amount the city will be responsible for will be in the underwriting.



Meg stated the interest amount was set aside in the amount of \$289,000.00 for the interim finance to pay the interest. City Attorney David said that was his understanding, money was allocated to pay for the interest portion. Meg said USDA includes the build in the interest amount. Greg said the current GEFA rates as of April 1, 2022, effective rates depending on demographic is 1.5% -2.5% market rate. **Motion made by Council Member John Carswell to accept the four contractor bids that were read by Greg from MGRC. Seconded by Council Member Deborah Osborne. Roll Call- Council Member John Carswell (Yes), Council Member Katherine Scott (Yes) and Council Member Deborah Osbourne (Yes). Motion carried.**

**Motion made by Council Member Deborah Osbourne to accept GEFA to do the interim finance. Seconded by Council Member John Carswell. Roll Call-Council Member John Carswell (Yes), Council Member Deborah Osbourne (Yes), and Council Member Katherine Scott (Yes). Motion carried.** Mayor Horne asked Greg and Meg to contact the appropriate people and let them know council voted and approved bids/interim finance. Meg said she will contact the contractors and Greg said he will contact Amanda from GEFA.

**With there being no further business, Motion made by John Carswell, seconded by Deborah Osbourne to adjourned. Roll Call-Council Member Deborah Osbourne (Yes), Council Member Katherine Scott, and Council Member John Carswell. Motion Carried. Meeting adjourned at 2:30 pm.**

  
Vicki Horne, Mayor

  
Davonia Riddle, City Clerk



# CITY OF MCINTYRE

## Minutes

July 26, 2022

6:00 p.m.

Called Zoom Meeting

The City of McIntyre called council meeting was held on July 26, 2022 with Mayor Pro-Tem Rico Myrick presiding. Council Members present were Katherine Scott, John Carswell, and Debra Kennedy. Mayor Vicki Horne and Council Member Deborah Osborne were absent.

Others in attendance: City Clerk Davonia Riddle and City Attorney David McRee.

The meeting was called to order at 6:00 by Mayor Pro-Tem Rico Myrick.

Roll call was done by City Clerk Davonia Riddle.

### New Business

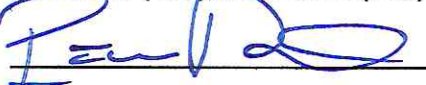
#### Resolution Special Election-see attachment

Mayor Pro-Tem Rico Myrick asked for a motion to accept the resolution for Deborah Osbourne's seat. **Motion made by Council Member Katherine Scott to accept the resolution for Deborah Osbourne seat, seconded by Council Member Debra Kennedy. Roll called by City Clerk Davonia: John (Yes), Katherine (Yes), and Debra (Yes). Motion carried.**

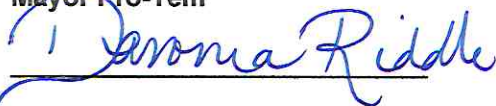
Mayor Pro-Tem Rico Myrick asked what dates would council like to do qualifying? City Attorney David asked when does the election superintendent need the name(s) of the candidates? City Clerk Davonia stated that Ms. Pitts said the city choose the dates, but it has to be after the article has run in the paper. City Attorney David said after it's advertised, the city needs to hold qualifying.

**Motion made by Council Member Katherine Scott to hold qualifying the week of August 15<sup>th</sup> - August 19<sup>th</sup>, seconded by Debra Kennedy. Roll called by City Clerk Davonia: John (Yes), Katherine (Yes), and Debra (Yes). Motion carried.**

**With there being no further business, Motion made by Council Member Katherine Scott, seconded by Council Member Debra Kennedy to adjourn. Roll called by City Clerk Davonia: John (Yes), Katherine (Yes), and Debra (Yes). Motion Carried. Meeting adjourned at 6:10 pm.**



Mayor Pro-Tem



Attest: City Clerk

# CITY OF MCINTYRE

## Minutes

July 18, 2022

5:30 p.m.

City of McIntyre Meeting Room

The City of McIntyre council meeting was held on July 18, 2022 with Mayor Vicki Horne presiding. Council Members present were Katherine Scott, John Carswell, Debra Kennedy and Mayor Pro-Tem Rico Myrick. Deborah Osborne was absent.

Others in attendance: City Clerk Davonia Riddle, City Attorney David McRee, and City Auditor Brian Wright.

The meeting was called to order at 5:38 by Mayor Vicki Horne. Prayer was led by John Carswell.

### **New Business**

#### **Wright and Wright 2021 Audit**

Brian Wright gave all in attendance a copy of 2021 Audit Statements. Brian Wright said he got the audit report in by the June 30<sup>th</sup> deadline. He went over the different statements in the audit report. (See attachment) Brian Wright talked about the ARPA fund money and how it's restriction free but if we need him to discuss or go over anything he would. He said the money from the Local Investment Pool was stabilize this year and went up a little. He said that's great because it's been a while since the city seen an increase in this account and that's an indicator of a good year.

Brian Wright said the general account revenue look a lot better due to cost cutting by the city. Brian Wright said the water funds has a net loss of around \$45,000 which is typical for the water funds. He said that how the city has run the water funds with the knowledge of the amount you charge isn't going to pay all the cost.

Council member John Carswell asked if this something the city is going to have to correct going forward with the new sewer system. He also asked if this could be a problem. Brian Wright said the city will be forced to raise water rates even though the customer will have a sewer cost. He said the engineer will know what the cost will need to be in order to pay the loans. He goes on to say it will be base of the number of customers, but the customers will only be able to pay so much. Brian Wright asked council do they know the amount the city will have to pay back. Mayor Horne said the city will have to pay 1 million and the rest is grant funds. Brian Wright said based on the amount of the loan that will dictate how much the city will have to charge the customers. Mayor Horne said the school will be paying a large portion of the money. Brian Wright stated that's one of the main reason the city is doing the project. He said that will be great revenue and if the city must borrow only 1 million it will work.



Mayor Horne said a couple of years ago Mr. Wright had to send something to the state regarding an oversite by the city. She asked if the city still need an accountant. Brian Wright said the city don't have to continue using an accountant. He said if the city feels comfortable then it's no need. He said if the city is seeing bank statement or some type of financial statement that should be good. He goes on to say council need to see financial statements throughout the year not just during the audit.

#### **RINT Inc. Invoice-See attachment**

Mayor Horne said we got a RINT inc. invoice. Mayor Horne said we haven't been given any pressure, but she wants to hold off on paying the invoice. She said she spoke to Attorney David briefly and Meg from RINT inc. Meg said all the contracts are in and she will drop them off on Wednesday so Attorney David can look over them. Mayor Horne said council need to look over the contracts and do what's needs to be done so the city can break ground. Mayor Horne said it's time to get moving. She said she went to the land on 441 and see the trees need to be cut.

#### **Council Comments**

Mayor Horne start talking about the Honey Boo Boo house. She said we really need to do something about the house because the roof is caving in. The city has the \$10,0000 insurance money and the money was to fix the roof. Mayor Horne said city hall also need some repairs. She said the bathroom smells horrible and the roof is leaking. She said we need to get an estimate. Mayor Horne said the floor also need to be fixed. She said she really want to get the Honey Boo Boo house fix because she has two therapist that's willing to come and help the kids in the community. She said she don't want the citizens to think we're wasting their money by not doing anything with the house.

Mayor Horne said the police department couldn't get the car. The price was \$36,000 and now it could be over \$50,000.00. Mayor Horne spoke with the dealership, and she said now the truck can be possibly \$60,000.00 now. Mayor Pro-Tem suggested getting the motor replaced instead of buying a new truck. He said the city replaced the motor and transmission on Zim and Bernard car. Mayor Horne said it's up to council. Mayor Horne asked how much less the price will be and Mayor Pro-Tem said it'll cost around \$10,000.00. Mayor Horne asked Mayor Pro-Tem Myrick to talk with Wayne and Bernard.

Mayor Horne said the city order deer cameras to see who's dumping trash. Mayor Horne said maybe the city can get at least one or two. She said we need to try something different. Putting it in the paper of having sign doesn't seem to be helping. Plus, she states the cameras only costed a little over \$100.00.

Mayor Horne said we need to budget for two fire hydrants. She also stated that every department need to let their department know that going forward City Clerk Davonia need to be aware of big purchases being made. Mayor Horne asked council what price the staff should bring before council, council agreed to \$500.00. She said over the years a lot of stuff has been misplaced so the city is trying to get a better inventory system. She also said by doing this everyone will be aware of what's been bought.

City Clerk Davonia said Tommy from the Fire Department came by the office and said the Fire Department need a couple of items. Mayor Horne asked City Clerk Davonia to tell Fire Chief Tommy to attend the next council meeting so he can discuss what he need.

**Debra Kennedy-No Comments**

**Katherine Scott-No-Comments**



**John Carswell-No Comments**

Mayor Pro-Tem Myrick- Said he want to go back to what Wright and Wright was talking about regarding funding from the school system. He said the new school will have a different system and it wouldn't have much of a flow. Mayor Horne said the water is dealing with Irwinton and the city will only offer sewer portion. Mayor Pro-Tem said he's sorry he misunderstood. He also stated he know the water department isn't he's department but they want to know if the water meter rates will increase. Mayor Horne asked City Clerk Davonia to explain. City Clerk Davonia stated GA Power has this service, but it will be a cost for the customer. She goes on to say their other companies out there, but the upfront cost will be expensive but beneficial over time.

**Lost-See attachment**

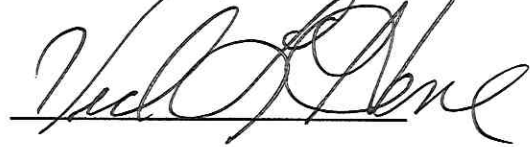
**Motion made by Council member Katherine Scott to a motion to accept the 6.48% LOST, Seconded by Council member John Carswell. Motion carried.**

**GA Power Increase-See attachment**

**Fee Increase-Alcohol/Business-see attachment**

City Clerk Davonia said she was in the process of updating forms for the website and wanted to know if council want to change business license fee. She said most city charge fee according to how many employees and want to know what council thought. She said City of McIntyre is currently charging \$50.00 per license. Mayor Horne asked City Clerk Davonia to get pricing on city our size and bring it back to the next council meeting.

**With there being no further business, Motion made by John Carswell, seconded by Mayor Pro-Tem Rico Myrick to adjourned. Motion Carried. Meeting adjourned at 6:20 pm.**

A handwritten signature in black ink, appearing to read "Rick Horne", written over a horizontal line.

Mayor

A handwritten signature in blue ink, appearing to read "Daroma Riddle", written over a horizontal line.

Attest: City Clerk