



**CITY OF ST. MARYS, GEORGIA  
SPECIAL CITY COUNCIL MEETING**

**May 26, 2010  
4:00 p.m.**

**AMENDED  
AGENDA**

**I. CALL TO ORDER**

**II. INVOCATION:** *Councilmember Post*

**III. PLEDGE OF ALLEGIANCE**

**IV. ROLL CALL**

**QUORUM: YES X NO**

**APPROVAL OF THE AGENDA**

**V. BUSINESS:**

**A. WATER/ SEWER BOND REFINANCE OPTIONS**

**VI. EXECUTIVE SESSION: *Personnel (Legal Removed)***

**VII. ADJOURNMENT**

**CITY OF ST. MARYS, GEORGIA  
SPECIAL CITY COUNCIL MEETING  
May 26, 2010**

**MINUTES**

PRESENT WERE: Mayor Bill DeLoughy  
Councilmember Greg Bird  
Councilmember Deborah Hase  
Councilmember Sidney Howell  
Councilmember John Morrissey  
Councilmember Keith Post  
Councilmember Chuck Trader

CITY OFFICIALS: William Shanahan, Jr., City Manager  
Donna Folsom, Human Resources Director  
Roger Weaver, Planning Director  
Robby Horton, Fire Chief  
Jennifer Brown, Finance Director  
Marsh Hershberger, Assistant Finance Director  
Bilal Muhammad, City Marshal  
Todd Isernhagen, Sergeant-At-Arms

**CALL TO ORDER:**

Mayor DeLoughy called the Special City Council Meeting to order at 4:00 p.m. Councilmember Post gave the invocation. Mayor DeLoughy led the audience in the pledge of allegiance. Council roll call indicated a quorum of council members present for the meeting.

**APPROVAL OF THE AGENDA**

Councilmember Bird made a motion to approve the agenda as presented. Councilmember Hase seconded the motion. Voting was unanimous in favor of the motion.

**BUSINESS:**

**A. WATER/SEWER BOND REFINANCE OPTIONS:**

A presentation was given by Councilmember Trader on Water/Sewer Bond Refinance Options.

Councilmember Trader stated that several companies were contacted concerning restructuring our current bond financing and personnel worked extremely hard to present the best options available. Councilmember Trader stated the goal is to relieve some of the city's cash flow issues. He also stated these options are a good start in having a foundation to assist the city in moving forward.

## MINUTES

Special City Council Mtg.

May 26, 2010

Page 3

Councilmember Trader stated the presentation will give an overview and analysis of the following: potential restructuring options, debt services, cash flow, refunding and refinancing the bond under several different scenarios on a 22, 25, 28 and 30 year basis. Bill Johnston of Raymond James was present to answer questions and highlight the overall process of moving forward with refinancing.

Councilmember Bird stated the best option seemed to be the twenty-two year amortization option. Councilmember Post inquired about the hundred points and Councilmember Trader stated the city would receive a ten point reduction. Councilmember Trader stated if we were to convert to a fixed rate structure we would move away from the 1½ % in additional fees with the variable rate we have now.

The cost to restructure this deal to a fixed rate would be approximately 3.5 million in fees but the city would be able to roll this amount into the new issue so there is no out of pocket fee. This restructuring will allow the city to save money. Bob Nutter, a St. Marys resident, asked if this amount was a one-time fee and Councilmember Trader stated yes. The City will save money by getting a lower interest rate over time and picking-up a net present value. With the restructuring, the required approximately three million dollars which is currently in the debt service reserve fund would be release back to the city. Using the 22 year amortization, the city would have a 3.4% return, which is significant.

Mayor DeLoughy asked how long the low rates will be in effect. Mr. Bill Johnston responded that these rates are at a historic low. Mr. Johnston urged the city to respond quickly. Councilmember Post wanted to know what factors determine whether the city will be required to have another debt service reserve fund. Mr. Johnston stated the investors will play a part in this requirement along with the rating for the city.

Glen Hansen, a former Senior Vice-President with the Federal Reserve Bank in Detroit and St. Marys resident, gave his expert opinion on the opportunity for the city to refinance at this time. Mr. Hansen stated it makes good financial sense to take advantage of the low interest rates currently available. He stated these interest rates will not last. Mayor DeLoughy thanked Mr. Hansen for attending the meeting and lending his expert opinion. A copy of Councilmember Trader's presentation and booklet are available in the City Clerk's Office.

Councilmember Morrissey asked at what point the city can lock in an interest rate. Mr. Johnston stated the pricing needs to occur first and the day you sign the Bond Purchase Agreement you officially lock in the interest rate. Councilmember Trader stated he will request that Mr. Johnston send documentation outlining the steps required to move forward with the restructuring.

Councilmember Trader made a motion for Council to move forward with restructuring the current bond with a refunding/reissue based upon the twenty-two year amortization. Councilmember Trader added that the city needs to move forward as quickly as possible with

Bill. Councilmember Bird seconded the motion. Councilmember Hase requested the motion be amended to include the name of the representative of Raymond James.

Councilmember Trader amended his motion for Council to move forward as quickly as possible with restructuring the current bond based upon the twenty-two year amortization with Bill Johnston of Raymond James. Councilmember Bird seconded the motion. Voting was unanimous in favor of the motion.

Mayor DeLoughy thanked Mr. Walt Natzic and Mr. Bob Nutter for attending the meeting tonight.

Mayor DeLoughy called for a temporary recess at 4:57 p.m., returning at 5:00 p.m. with Mayor DeLoughy calling the meeting back to order.

**EXECUTIVE SESSION: Personnel (Legal Removed)**

Councilmember Bird moved to recess into Executive Session to discuss personnel. Councilmember Morrissey seconded the motion. Voting was unanimous in favor of the motion.

The Mayor and Council recessed into Executive Session at 5:00 p.m., returning at 7:34 p.m. with Mayor DeLoughy calling the meeting back to order.

Councilmember Bird made a motion to hold a Special Called City Council Meeting for Friday, May 28<sup>th</sup> at 4:00 p.m. for legal/personnel matters. Councilmember Morrissey seconded the motion. Voting was unanimous in favor of the motion.

**ADJOURNMENT:**

Councilmember Post moved for adjournment of the Council meeting. Councilmember Bird seconded the motion. Voting was unanimous in favor of the motion. Mayor DeLoughy declared the Special Council Meeting adjourned at 7:34 p.m.

Respectfully submitted,



Deborah Walker-Reed, Deputy City Clerk



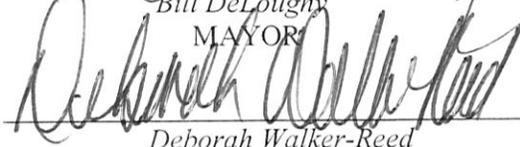
City of St. Marys, Georgia  
418 OSBORNE STREET  
ST. MARYS, GEORGIA 31558

NOTICE OF SPECIAL CITY COUNCIL MEETING WITH CERTIFICATE OF SERVICE ATTACHED, AND THE WAIVER OF NOTICE AND CONSENT TO THE SPECIAL MEETING, AS SIGNED BY THE COUNCILMEMBERS OF SAID CITY, WERE READ AND ORDERED SPREAD UPON THE MINUTES OF THIS MEETING FILED FOR OFFICIAL RECORD.

TO: *Councilmember Greg Bird*  
*Councilmember Deborah Hase*  
*Councilmember Sidney Howell*  
*Councilmember John Morrissey*  
*Councilmember Keith Post*  
*Councilmember Chuck Trader*

You are hereby notified that the Council of the City of St. Marys, Georgia is hereby called to a Special City Council Session on Wednesday, May 26, 2010, 4:00 p.m. in the Council Chamber at City Hall in St. Marys, Georgia, for the following purpose:

BY:   
\_\_\_\_\_  
*Bill DeLoughy*  
MAYOR

ATTEST:   
\_\_\_\_\_  
*Deborah Walker-Reed*  
DEPUTY CITY CLERK

DATE: 5/26/2010

Notary Public, Camden County, Georgia  
My Commission Expires October 18, 2011

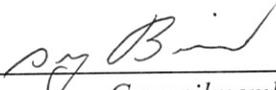
**CERTIFICATION AS TO SERVICE OF SPECIAL COUNCIL MEETING**

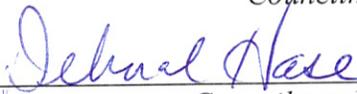
I, Deborah Walker-Reed, the duly appointed Deputy Clerk of Council for the City of St. Marys, Georgia, do hereby certify that on Tuesday, May 25, 2010, I served in the manner prescribed by law upon each of the Councilmember's named in the foregoing Notice of Special Council Meeting.

  
\_\_\_\_\_  
Deborah Walker-Reed, Deputy City Clerk

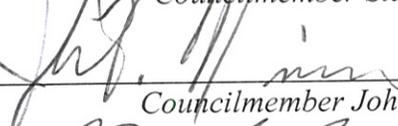
**WAIVER OF NOTICE AND CONSENT OF SPECIAL COUNCIL MEETING**

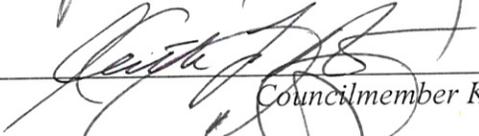
We, the undersigned Council members of the City of St. Marys, Georgia, do hereby accept service of the foregoing Notice of Special City Council Meeting and do hereby consent and agree that the Council of the City of St. Marys, Georgia shall meet at the time and place named in the said Notice of Special City Council Meeting and for the purpose(s) stated therein.

  
\_\_\_\_\_  
Councilmember Greg Bird

  
\_\_\_\_\_  
Councilmember Deborah Hase

  
\_\_\_\_\_  
Councilmember Sidney Howell

  
\_\_\_\_\_  
Councilmember John Morrissey

  
\_\_\_\_\_  
Councilmember Keith Post

  
\_\_\_\_\_  
Councilmember Chuck Trader

ATTEST:   
\_\_\_\_\_  
Deborah Walker-Reed, Deputy City Clerk

DATE: 5/26/2010

Notary Public, Camden County, Georgia  
My Commission Expires October 18, 2011

City of St. Marys, Georgia

STATE OF GEORGIA )  
COUNTY OF CAMDEN )

Date: May 26, 2010

**MOTION TO ENTER INTO A CLOSED MEETING OF A CITY COUNCIL**

Council Member Bind makes the following motion:

That this Mayor and Council now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing the following:

- ( ) In order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved. [O.C.G.A. § 50-14-2(1)]
- ( ) Those tax matters which are otherwise made confidential by State Law. [O.C.G.A. 50-14-2(2)]
- ( ) Staff meeting held for investigative purposes under duties or responsibilities imposed by law. [O.C.G.A. 50-14-3(1)]
- ( ) In order to discuss the future acquisition of real estate. [O.C.G.A. 50-14-3(4)]
- () Meetings when discussing or deliberating (but not voting) upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee. [O.C.G.A. 50-14-3(6)]
- ( ) Meetings when discussing any records that are exempt from public inspection or disclosure pursuant to paragraph (15) of subsection (a) of Code Section 50-18-72 or when discussing any information a record of which would be exempt from public inspection or disclosure under said paragraph. [O.C.G.A. § 50-18-72 (a) (15) as set forth in this code section]
- ( ) Other. (Explanation and citation of statutory authority required):

\_\_\_\_\_  
\_\_\_\_\_  
Motion Seconded by: Council Member Morrissey

Vote on Motion:

	<u>Yay</u>	<u>Nay</u>
Mayor William DeLoughy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Greg Bird	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Deborah Hase	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Sidney Howell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman John Morrissey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Keith Post	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilwoman Chuck Trader	<input checked="" type="checkbox"/>	<input type="checkbox"/>

City of St. Marys, Georgia

STATE OF GEORGIA)
COUNTY OF CAMDEN)

AFFIDAVIT
CLOSURE OF OPEN MEETINGS

Personally appeared before the undersigned officer, duly authorized under the laws of the State of Georgia to administer oaths, William T. DeLoughy, who in his/her capacity as Mayor or Mayor Pro Tem presiding over a City Council Meeting of the City of St. Marys, and after being first duly sworn, certifies under oath and states to the best of his/her knowledge and belief the following:

At its meeting held on May 26, 2010, the City of St. Marys City Council voted to go into closed session and exclude the public from all or a portion of its meeting. The legal exceptions applicable to the exempt matters addressed during such closed meeting are as follows:

Check or initial as appropriate:

- ( ) In order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved. [O.C.G.A. § 50-14-2(1)]
( ) Those tax matters which are otherwise made confidential by State Law. [O.C.G.A. 50-14-2(2)]
( ) Staff meeting held for investigative purposes under duties or responsibilities imposed by law. [O.C.G.A. 50-14-3(1)]
( ) In order to discuss the future acquisition of real estate, except that such meetings shall be subject to the requirements of this chapter for the giving of the notice of such a meeting to the public and preparing the minutes of such a meeting for future disclosure. [O.C.G.A. 50-14-3(4)]
(x) Meetings when discussing or deliberating (but not voting) upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee (but not when receiving evidence or hearing argument on charges filed to determine disciplinary action or dismissal of a public officer or employee. The vote on any matter covered by this paragraph shall be taken in public and minutes of the meeting as provided in this chapter shall be made available. Meetings by an agency to discuss or take action on the filling of a vacancy in the membership of the agency itself shall at all times be open to the public as provided in this chapter). [O.C.G.A. 50-14-3(6)]
( ) Meetings when discussing any records that are exempt from public inspection or disclosure pursuant to paragraph (15) of subsection (a) of Code Section 50-18-72 or when discussing any information a record of which would be exempt from public inspection or disclosure under said paragraph (Specifically any records that, if revealed, would compromise security against sabotage or criminal terrorist acts, the nondisclosure of which is necessary for the protection of life, safety, or public property.). [O.C.G.A. § 50-18-72 (a) (15) as set forth in this code section]
( ) Other. (Explanation and citation of statutory authority required):

I certify that the subject matter of the closed meeting or the closed portion of this meeting was devoted to matters of official business or policy within the exceptions provided by law as set forth above.

Sworn to and subscribed before me
this 26th day of May, 2010.

Notary Public, County of Camden
State of Georgia
My Commission Expires: 10/18/2011

Deborah Walker Reed
Notary

W. T. DeLoughy
Mayor William DeLoughy
Greg Bird
Councilmember Greg Bird
Deborah Hase
Councilmember Deborah Hase
Sidney Howell
Councilmember Sidney Howell
John Morrissey
Councilmember John Morrissey
Keith Post
Councilmember Keith Post
Chuck Trader
Councilmember Chuck Trader