



CITY OF ST. MARYS, GEORGIA
November 5, 2012

CITY COUNCIL MEETING
6:00 p.m.

AMENDED
AGENDA

- I. **CALL TO ORDER**
- II. **INVOCATION:** *Councilmember Howell*
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL** **QUORUM: YES X NO**
- V. **APPROVAL OF MINUTES:** *October 15, 2012 Regular City Council Meeting Minutes*
October 23, 2012 Special Called City Council Meeting Minutes
- VI. **PRESENTATION:**
PROCLAMATION: *Pancreatic Cancer Awareness Month*

ST. MARYS INTRACOASTAL GATEWAY REPORT: *Jim Gant, Chairman*

BOARD APPOINTMENT AND/OR VACANCY
1. Board of Ethics: *Bar Association Appointment*
2. Airport Authority (*Thompson*) Vacancy
- VII. **SET CONSENT AGENDA**
- VIII. **APPROVAL OF THE AGENDA**
- IX. **GRANTING AUDIENCE TO THE PUBLIC:**
- X. **OLD BUSINESS:**
- A. **INSPECTION OF AIRPORT BUILDINGS**.....**TAB "A"**
Council to consider directing staff to provide fire/safety inspections for buildings at the airport
- B. **WATERFRONT IMPROVEMENTS/REPAIRS:** *Buoys*.....**TAB "B"**
To approve the use of general funds to renovate two (2) buoys and install two (2) new buoys to take advantage of the presence of the barge/crane in the harbor doing insurance works

XI. NEW BUSINESS:

- A. **MR. DOUG VAUGHT'S REQUEST:** *Theatre by the Trax Sewer Costs*.....TAB "C"
Water and Sewer Account adjustment request
- B. **US COAST GUARD MOA :** **(POSTPONED 10/15/12)**.....TAB "D"
The United States Coast Guard Maritime Safety and Security Team (MSST) have requested the renewal of a MOA for the Use and Reservation for use of the St. Marys Police Department Range Facilities on North River Causeway for Operational Compliance Requirements
- C. **US COAST GUARD MOA:**.....TAB "E"
The United States Coast Guard Maritime Force Protection Unit (MFPU) have requested a MOA for the Use and Reservation for use of the St. Marys Police Department Range Facilities on North River Causeway for Operational Compliance Requirements
- D. **ZONING ORDINANCE AMENDMENT:** *Agricultural/Forestry*.....TAB "F"
To provide for Agricultural Forest Activities within the City of St. Marys by creating a new A-F general Agricultural Activities Zone
- E. **ECONOMIC DEVELOPMENT FEASIBILITY STUDY:**.....TAB "G"
Request up to \$25,000 from the City of St. Marys to complete a feasibility/best use study on the St. Marys Intracoastal Gateway property and submit grant applications to pay for the study
- F. **RENEWAL OF POLICE SPEED DETECTION DEVICE PERMIT:**.....TAB "H"
To approve the submission of the required documents for the renewal of the police speed detection device permit. This permit must be renewed every three years and permits officers to use speed detection devices to determine speeds of vehicle in order to enforce the speed restrictions approved by the Department of Transportation that are governed by the State of Georgia, and the City of St. Marys.

XII. REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:

- A. **PLANNING DIRECTOR'S REPORT**.....TAB "I"
 - 1. **REVERSE SUBDIVISION FOR MARGARET B. SMITH FROM MEYER AND JAY B. SMITH:** The Smith's are requesting approval for a Reverse Subdivision located at 401 E. Conyers Street. The parcels are zoned R-1, Tax Parcels S38-06-001 & S38-05-007.
 - 2. **REVERSE SUBDIVISION FOR JOHN HARGRAVES, JR.:** Mr. Hargraves is requesting approval for a Reverse Subdivision located at 708 ½ Conyers Street. The parcels are zoned R-1, Tax Parcels S35-04-006 & S35-04-004B.
- B. **FINANCE DIRECTOR'S REPORT**TAB "J"
- C. **CITY CALENDAR:** *City Clerk*

XIII. REPORT OF MAYOR:

XIV. GRANTING AUDIENCE TO THE PUBLIC

MAYOR AND COUNCIL COMMENTS

CITY MANAGER'S COMMENTS

XV. EXECUTIVE SESSION: *Pending Litigation* **(ADDED)**

XVI. ADJOURNMENT:

CITY OF ST. MARYS, GEORGIA
CITY COUNCIL MEETING
November 5, 2012
6:00 p.m.

MINUTES

The Mayor and City Council for the City of St. Marys, Georgia met for its regular City Council session on Monday, November 5, 2012 in the Council Chamber at City Hall.

PRESENT WERE:

Mayor William DeLoughy
Councilmember Jim Gant
Councilmember John Morrissey
Councilmember Keith Post
Councilmember Sidney Howell
Councilmember Nancy Stasinis

ABSENT WERE:

Councilmember Greg Bird

CITY OFFICIALS PRESENT:

Steven S. Crowell, Jr., City Manager
Gary Moore, City Attorney
Roger Weaver, Planning Director
Bobby Marr, Public Works Director
Robby Horton, Fire Chief
Jennifer Brown, Finance Director
Donna Folsom, HR Director
Artie Jones, III, Economic Dev. Director
Shannon Brock, Police Lieutenant

CALL TO ORDER:

Mayor DeLoughy called the City Council meeting to order at 6:00 p.m. Councilmember Howell 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 MINUTES: *October 15, 2012 Regular & October 23, 2012 Special Called City Council Meeting Minutes*

Councilmember Gant moved to approve the October 15, 2012 regular & October 23, 2012 special called City Council meeting minutes. Councilmember Post seconded the motion. Voting was unanimous in favor of the motion.

PRESENTATION:

PROCLAMATION: *Pancreatic Cancer Awareness Month*

Mayor DeLoughy read the proclamation declaring the month of November as "Pancreatic Cancer Awareness Month" in the City of St. Marys, Georgia.

ST. MARYS INTRACOASTAL GATEWAY REPORT: *Jim Gant, Chairman*

Mr. Gant acknowledged the committee members present at the meeting and provided the annual report. He reported on the demolition of the Gilman Boat House; established public/private property development signs; developed marketing brochure; contracted for the public walkway design along with the seawall in accordance with the Transportation Enhancement (TE) Grant; issued 109 Request for Qualifications (RFQ) and noted growth since 2011 RFQ's were issued and in 2012 four qualification packages were received but non responsive for various reasons. The Committee recommended a feasibility study for grant applications that will be presented tonight for council approval. Developers came in from Los Angeles and around the state of Georgia with proposals for an upscale event center for weddings, conferences, limited suites and garden to spur business into downtown St Marys. This month, the pier safety repairs and upgrades should be completed. The Committee's vision is to create a citizen and visitor destination while guaranteeing public access, environmental enhancement, and economic development which is fully compatible with the Downtown Historic District. A copy of the report is attached as part of the official minutes.

BOARD APPOINTMENT AND/OR VACANCY

1. Board of Ethics: *Bar Association Appointment*

Councilmember Howell nominated John Myers to the Board of Ethics. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

2. Airport Authority (*Thompson*) Vacancy

Councilmember Howell nominated Richard Russell to the Airport Authority. Motion died for lack of second.

SET CONSENT AGENDA (*):

Councilmember Post made a motion to set the consent agenda as New Business B, C, D and F. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

APPROVAL OF THE AGENDA:

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

GRANTING AUDIENCE TO THE PUBLIC:

Ron Johnson, 270 South Chase Court: Opposition to the Economic Development Feasibility Study and Councilmembers on the Gateway Committee

Mike Billage, 204 Wheeler Street: Support of Mr. Vaught's water/sewer bill adjustment

Sandra Billage, 204 Wheeler Street: Mill property's water leak and support of Mr. Vaught's request

Cheri Richter, 800 Seminole Avenue: Support of Councilmember's vote on the Feasibility Study to move forward with the Gateway project and waterfront development

Roger Rillo, 605 Wheeler Street: Leak repairs because of broken pipes from the mill demolition, opposition of the feasibility study for a hotel/conference center and support of a best use study.

Councilmember Gant commented that the committee has not specified a hotel and center.

Jim Lomis, 210 Longwood Road: Support of the feasibility study and economic development

Dick Russell, 93 Wright Street: Availability of sewer service for Wright Street because of septic tank failures and reasons why committees lack volunteers

Alex Kearns, 902 Ann Street: October's curbside recycling 37.81 tons, Binational Peace Garden tree planting and press release of the event with worldwide exposure

Bob Nutter, 521 Moeckel Place: Task force committee and inclusion of sea level rise in strategic planning

OLD BUSINESS:

A. INSPECTION OF AIRPORT BUILDINGS

Council to consider directing staff to provide fire/safety inspections for buildings at the airport following discussions at the joint meeting

Councilmember Stasinis moved to conduct the fire/safety inspections of the buildings at the airport. Councilmember Post seconded the motion. Voting was unanimous in favor of the motion.

B. WATERFRONT IMPROVEMENTS/REPAIRS: *Buoys*

To approve the use of general funds to renovate two (2) buoys and install two (2) new buoys to take advantage of the presence of the barge/crane in the harbor doing insurance works

The Planning Director stated that Council approved various projects subject to the use of Special Purpose Local Option Sales Tax (SPLOST) VI funds. Upon review by the City Attorney it was determined that the funds could not be used for the removal of derelict boats or the buoy project. Investigations were underway for derelict boat funding through the Department of Natural Resources (DNR) and other sources. The buoy project would cost \$24,024 to repair two existing buoys due to safety issues and the addition of two new 30" diameter buoys to accommodate smaller vessels in the harbor, which were already permitted for installation. Even though SPLOST VI funds could not be used, there is an opportunity to use the barge/crane presently in the harbor for a savings of approximately \$10,000, if the work is accomplished at this time. The Planning Director recommended approval of this request to use general funds, and award the contract to Coastal Construction, Inc. as outlined in the City Purchasing Manual, if deemed advantageous to the City.

Councilmember Howell made a motion to deny taking funds out of the general fund. Motion failed for lack of second.

Councilmember Gant made a motion to approve for discussion. Councilmember Stasinis seconded the motion. Council discussed the lifecycle of the existing buoys and safety issue repairs; vessel size limitations on the buoys; use of general and contingency funds for unplanned events; proposed Maritime Heritage District; the waterfront's value and the economic development of downtown. Voting was recorded as follows:

<u>FOR</u>	<u>OPPOSED</u>
Councilmember Gant	Councilmember Howell
Councilmember Morrissey	
Councilmember Post	
Councilmember Stasinis	

NEW BUSINESS:

**A. MR. DOUG VAUGHT'S REQUEST: *Theatre by the Trax Sewer Costs*
Water and Sewer Account adjustment request**

Mr. Vaught stated that when the building was purchased water ran down the tracks, which was thought to be flowing from an aquifer well. Soon after, broken waterlines were discovered and repaired several times when demolition crews were working on the mill property. At this time, he began to investigate whether there were water losses at the mill. During his research, a report was on file with the Public Works Department from the Department of Natural Resources with indications of the mills loss of City water. Thus, the lines at the mill and theatre were both on the same lines. Therefore, the water was put into his name but the majority of the water from the line does not go to the theatre. The water and sewer bills from last month and this month were \$1,000 each, which they cannot sustain. He is willing to pay the water portion but the water is not going to the sewer. When there is an event or practice at the theatre, someone turns on the water for the commodes then turns them off when they leave. A dam has been built close to the mill property to stop any water flow; a fence will be constructed to enclose a water valve found on his property and a new line installed along the tracks within the month. Plus, their water comes from several blocks away, not located near the building. Mr. Vaught requested an adjustment on the sewer for two months.

Councilmember Gant moved to offset the sewer cost for the Trax as requested for the two bills, with the assurance that they will be able to put in the pipeline to stop the issue in the future. Councilmember Stasinis seconded the motion. Council discussed adding another line and adding a locking mechanism on the fence. Voting was unanimous in favor of the motion.

B. U.S. COAST GUARD MOA (*): **(POSTPONED 10/15/12)**

The United States Coast Guard Maritime Safety and Security Team (MSST) have requested the renewal of a MOA for the use and reservation for use of the St. Marys Police Department Range Facilities on North River Causeway for Operational Compliance Requirements

Councilmember Post made a motion to approve the renewal of the United States Coast Guard Maritime Safety and Security Team MOA for the use and reservation for use of the St. Marys Police Department Range Facilities. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

C. U.S. COAST GUARD MOA (*):

The United States Coast Guard Maritime Force Protection Unit (MFPU) have requested a MOA for the Use and Reservation for use of the St. Marys Police Department Range Facilities on North River Causeway for Operational Compliance Requirements

Councilmember Post made a motion to approve the United States Coast Guard Maritime Force Protection Unit MOA for the Use and Reservation for use of the St. Marys Police Department Range Facilities. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

D. ZONING ORDINANCE AMENDMENT (*): *Agricultural/Forestry*

To provide for Agricultural Forest Activities within the City of St. Marys by creating a new A-F general Agricultural Activities Zone

Councilmember Post made a motion to approve the Agricultural/Forestry Zoning Ordinance amendment. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

E. ECONOMIC DEVELOPMENT FEASIBILITY STUDY:

Request up to \$25,000 from the City of St. Marys to complete a feasibility/best use study on the St. Marys Intracoastal Gateway property and submit grant applications to pay for the study

The Economic Development Director made a recommendation to request up to \$25,000 from the City's fund balance to pay for a feasibility best use study for the St Marys Intracoastal Gateway property. To request authorization to apply for any and all grant money available to offset the cost of the feasibility best use study for the St. Marys Intracoastal Gateway property. The feasibility/best use studies the objectives and rationale to uncover the strengths and weakness of an existing business venture or opportunity. This study would provide a description of the most feasible product or service for the St. Marys Intracoastal Gateway. It also provides accounting statements, details of operations of management for the project, marketing research information, and financial data on the project to be developed. Generally, feasibility studies precede technical development and/or project implementation. Depending on the particular project area, studies were estimated from \$5,000 up to \$25,000. Bids will be collected from well qualified feasibility study consultants. So that the full cost of the study would not be fully borne by the City up front, the Economic Development Department will apply for various grants to help pay for the study. One such grant currently available is the Tourism Project Development Grant (which is from a division of Georgia Department of Economic Development) to provide dollar for dollar matching up to \$15,000. At the same

time, the Department will continue to look for other grants to pay the remainder of the balance of the feasibility study. The grant deadline is Friday, November 9, 2012. Some developers and consultants have requested a feasibility study on the property. One developer who was interviewed by the SMIG Committee stated that they would move forward if a feasibility best use study was completed on the property. In the event that all the funding is not realized from grants, the balance due to the city would be paid back in the final development agreement when the property is sold and/or developed. In summary, the City is simply fronting the money for the feasibility study so that the momentum on the development of the property will not be interrupted and/or postponed. A copy of the recommendation is attached as part of the official minutes.

Councilmember Morrissey made a motion to grant permission to develop a feasibility best/ use study with application for maximizing all possible grants and, in fronting the monies it is understood that we would either through additional grants or once the contract is discussed with whatever firm purchases the property in the final development agreement. Councilmember Post seconded the motion. Voting was recorded as follows:

<u>FOR</u>	<u>OPPOSED</u>
Councilmember Gant	Councilmember Howell
Councilmember Morrissey	
Councilmember Post	
Councilmember Stasinis	

F. RENEWAL OF POLICE SPEED DETECTION DEVICE PERMIT (*):

To approve the submission of the required documents for the renewal of the police speed detection device permit. This permit must be renewed every three years and allows officers to use speed detection devices to determine speeds of vehicle in order to enforce the speed restrictions approved by the Department of Transportation, governed by the State of Georgia and the City of St. Marys.

Councilmember Post made a motion to approve the renewal of the permit for the police speed detection device. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:

A. PLANNING DIRECTOR'S REPORT :

1. REVERSE SUBDIVISION FOR MARGARET B. SMITH FROMEYER AND JAY B. SMITH:

The Smith's are requesting approval for a Reverse Subdivision located at 401 E. Conyers Street. The parcels are zoned R-1, Tax Parcels S38-06-001 & S38-05-007.

Councilmember Post made a motion to approve the Smith's Reverse Subdivision. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

2. REVERSE SUBDIVISION FOR JOHN HARGRAVES, JR.:

Mr. Hargraves is requesting approval for a Reverse Subdivision located at 708 ½ Conyers Street. The parcels are zoned R-1, Tax Parcels S35-04-006 & S35-04-004B.

Councilmember Post made a motion to approve the Hargraves Reverse Subdivision. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

B. FINANCE DIRECTOR'S REPORT:

The Finance Director presented the 3-month financial report on revenues and expenditures for the General, Tourism, SPLOST, Water & Sewer, Solid Waste, and Aquatic Center. A copy of the report is attached as part of the official minutes.

C. CITY CALENDAR: *City Clerk*

The City Clerk announced the upcoming events, activities and meetings for the second and third weeks in November.

Councilmember Post made a motion to cancel the November 19th council meeting, and schedule a special called meeting if the need arrives. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

REPORT OF MAYOR:

- Participated in the tree planting at the Binational Peace Garden
- A WWII Submarine Veteran Ceremony was held on Friday for 31 veterans at Kings Bay Naval Base. The ceremony included a reading of the names of the submarines and number of people that were lost since WWII, the bell tolling for the memorial and a ceremonial wreath. This year marked the end of this organization's joint meeting with Submarine Veterans, Inc. When the meeting was concluded their flags were shipped to the museum.
- Attended the Wounded Warriors Day presentation at Oak Grove Cemetery and Howard Gilman Waterfront Park
- Water and Sewer meeting was held with the consultant and another is scheduled on November 8th at 5:00 p.m.
- Attended a (SPLOST) meeting on October 31st but no details were received at this time from the county with the total SPLOST amount and/or percentages. Mr. Crowell is preparing what needs to be determined on the referendum and hold a meeting to review the list.
- A Meet and Greet with Governor Deal is scheduled on November 19th at 7:00 at Theatre on the Trax

GRANTING AUDIENCE TO THE PUBLIC:

Pete Brandon, 311 Bowen Street: Existing buoys' repair

Bob Nutter, 521 Moeckel Place: Volunteers and their experience

Dave Schmitz, 112 New Hammock Circle: Cisco/Patco property tax payment

Bill Creed, 613 Kingsway: Civility

MAYOR AND COUNCIL COMMENTS:

Councilmember Morrissey reminded everyone to vote tomorrow 7 a.m. to 7 p.m.

Councilmember Post thanked Angela Wigger, Public Works and everyone else who organized the Wounded Warriors Day event. It was a great day to honor the warriors who are otherwise forgotten.

EXECUTIVE SESSION: *Legal - Pending Litigation (ADDED)*

Councilmember Post made a motion to adjourn to executive session to discuss legal.
Councilmember Gant seconded the motion. Voting was unanimous in favor of the motion.

The Mayor and Council adjourned to executive session at 7:52 p.m., returning at 8:24 p.m. with Mayor DeLoughy calling the Council meeting back to order.

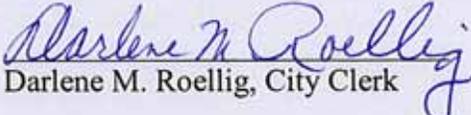
LEGAL:

Councilmember Post made a motion to proceed with the City Attorney's recommendation for pending litigation before the City. Councilmember Stasinis seconded the motion. Voting was unanimous in favor of the motion.

ADJOURNMENT:

Councilmember Post moved for adjournment. Councilmember Stasinis seconded the motion.
Mayor DeLoughy declared the meeting adjourned at 8:25 p.m.

Respectfully submitted,


Darlene M. Roellig, City Clerk

St. Marys Intracoastal Gateway

City of St. Marys, Georgia

Current Status

November 5, 2012



Gilman Boat House demolished January 2012.

Established Public/Private Property Development Signs on February 14, 2012

Developed Marketing Brochure on July 27, 2012

Contracted for Transportation Enhancement (TE) grant for public walkway design on August 6, 2012.



Issued 38 Request for Qualifications (RFQs) during 2011. During our most recent RFQ release on June 13, 2012 there were 109 RFQs issued.

Received Qualifications from four potential developers on September 4, 2012: St. Marys Redevelopment Company (Atlanta, GA), Community Development Partners (Atlanta, GA), FORAM (Miami, FL and Savannah, GA), and Real Development (Minneapolis, MN)

Potential developers interviewed on October 22, 2012 and deemed non-responsive for various reasons.

On October 22, 2012 Gateway Committee voted to pursue property feasibility study grant.

Completed Coastal Incentive Grant (CIG) for ADA and Safety Upgrades to the Existing Dock.

The Gateway Committee remains committed and optimistic to find that development meeting the critically important five development objectives.

Did You Know?

The project site was purchased on July 7, 2010.

Project Area is 2.8 acres total with 2.0 acres of upland.

The City received a \$250,000 GA Dept. of Transportation TE grant for the Waterfront Walk for improved public access.

The City received a \$50,000 CIG grant for making ADA and Safety upgrades to the existing dock.

Based on the \$1,300,000 purchase price divided by the sum of the two grants in the amount of \$225,000 (this figure does not include the required \$75,000 in kind match portion of the grant) the City has already received a return of approximately 17% on their initial investment.

City Property Tax for 2012 would have been \$4,510.20 on Camden County appraised value of \$2,107,175 down from \$5,310.84 on 2010 appraised value of \$2,481,242.

MISSION STATEMENT

The St. Marys Intracoastal Gateway Steering Committee's mission is to identify, pursue and implement with City Council approval and open public participation, appropriate development and funding for the St. Marys Intracoastal Gateway. The Committee's vision is to create a citizen and visitor destination while guaranteeing public access, environmental enhancement, and economic development which is fully compatible with the Historic District of St. Marys.

Background

- **City purchased a 2.8 acre piece of property in July 2010**
- **Council appointed a 12-member committee of dedicated citizens and staff called the St. Marys Intracoastal Gateway Steering Committee who are charged with the task of working towards the development of this City owned property for some better use.**
- **The development of the property if developed would need to meet 5 objectives:**
 - 1. Provide a Public walkway (Waterfront Access)**
 - 2. Enhance the environment**
 - 3. Be historically compatible to downtown**
 - 4. Stimulate economic development (create jobs/improve tax base)**
 - 5. Become a visitor and citizen destination to help support existing business and stimulate business growth.**

Tonight I come before you with two recommendations from the St. Marys Intracoastal Gateway Committee and as the Economic Development Director for the City of St. Marys:

- Request up to \$25,000 from fund balance to pay for a feasibility / best use study for the SMIG property
- Request authorization to apply for any and all grant funding that might be available to reimburse the City of St. Marys for the financing of a feasibility / best use study to be completed on the SMIG property

For those of you in attendance that may be unfamiliar with feasibility studies; feasibility / best use studies objectively and rationally uncover the strengths and weaknesses of an existing business venture or opportunity. This study will provide a description of the most feasible product or service for the SMIG property, provide accounting statements, details of the operations and management, marketing research information, and provide financial data on the project to be developed. Generally, feasibility studies precede technical development and project implementation.

As I stated earlier I am requesting up to \$25,000 from the City's fund balance. I have seen feasibility studies developed for \$5,000 up to \$25,000 depending upon the size and scope of a particular project area. Bids will be collected from well qualified feasibility study consultants. So that the full cost of this study is not fully borne by the city upfront, the Economic Development department will apply for any and all grants that are out there, in an effort to help pay for the study. One such grant that is currently available is the Tourism Product Development Grant, whose funds are realized through the Georgia Department of Economic Development. This grant becomes due on Friday, November 9, 2012. This grant provides a dollar for dollar match up to \$15,000. Since the price for the feasibility study is estimated at \$25,000, I will apply for up to \$15,000 in Tourism Product Development grant funding. I will also search for other grant sources to repay the City for the balance of the feasibility study that was not paid for with grant funds initially.

Since I've been serving as Economic Development Director with the City of St. Marys, virtually all developers whom I have worked with on developing the SMIG property has made the completion of a feasibility study on the SMIG property as a major first step in the development process. The developers that the St. Marys Intracoastal Gateway Committee has been interviewing and in communications with over the last 5 months or so are very motivated in moving on to the next step in completing a comprehensive, in detail proposal for the SMIG property, but they need the feasibility study information on the property in order to proceed forward.

In the event that all of the funding for the feasibility study cannot be covered with the grant funding, the balance due to the City would be paid back in the final deal, whatever we determine the final deal to be.

In summary the City is simply fronting the money for the feasibility study so that the momentum that we are currently experiencing with the development of the City owned property would not be interrupted and/or postponed.

Thanks for having an open mind and working with the St. Marys Intracoastal Gateway Steering Committee, in moving this project forward for the best interest of the citizens of St. Marys, especially the downtown businesses.

Are there any questions?

The following is an overview of the City's revenue and expenditures for the month ending September 30, 2012, which is the third month of fiscal year FY2013. All reports are on a cash basis.

General Fund:

Total revenue for the General Fund was \$921,937 plus \$19,963 of allocated budgeted fund equity for a total of \$941,900. Total year to date expenditures as of 09/30/12 was \$2,089,095 for a shortfall of \$(1,147,196). Available cash balance as of 09/30/12 was \$2,872,007.

Tourism

Total revenue for Tourism fund was \$25,502. Total year to date expenditures as of 09/30/12 was \$34,372 for a shortfall of \$(8,870).

SPLOST

To date we have received SPLOST revenue of \$155,810 plus interest of \$8 for total revenues of \$155,818. Total year to date expenditures as of 09/30/12 was \$51,578 for a revenue over expenditures balance of \$104,240. This is a reimbursement fund which will net to zero at the end of the fiscal year.

Water/Sewer Fund

Total revenue for the Water/Sewer fund was \$1,699,296. Total year to date expenses as of 09/30/12 was \$954,088 for a revenue over expenditures balance of \$745,208. Available cash balance as of 09/30/12 was \$4,499,178.

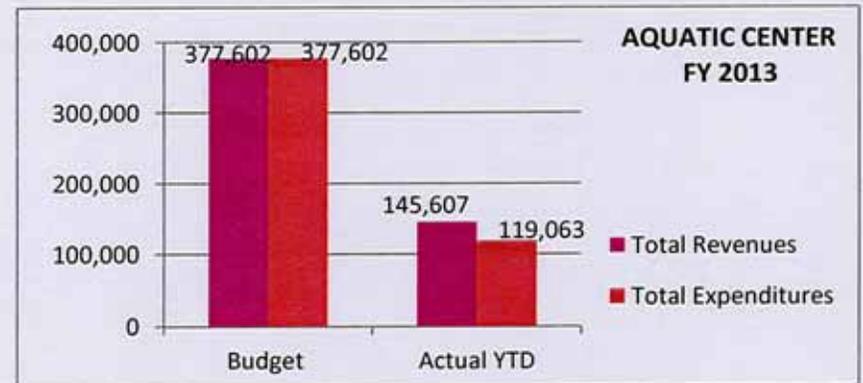
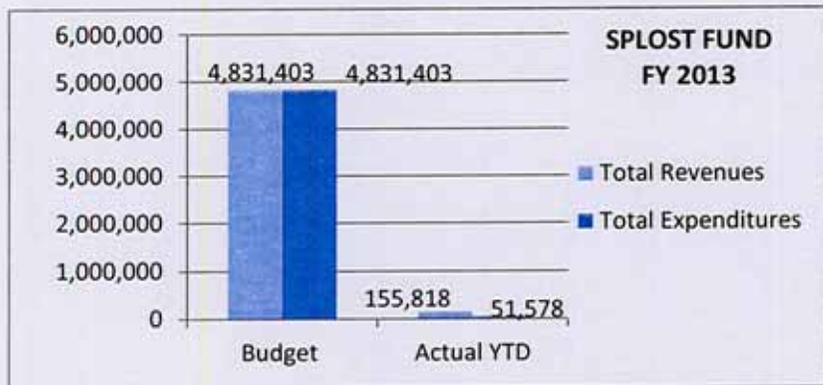
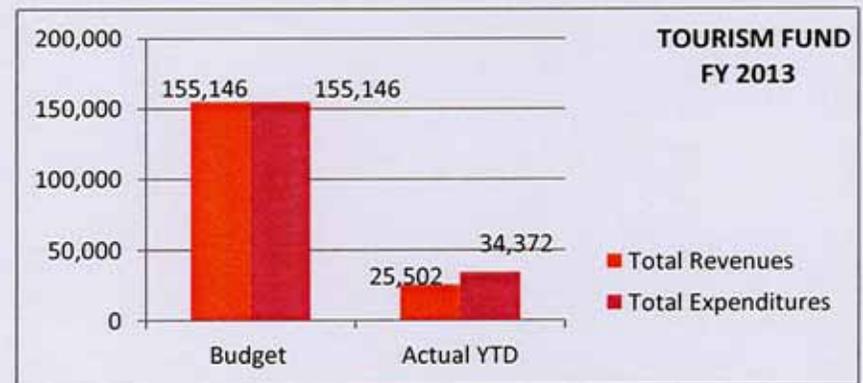
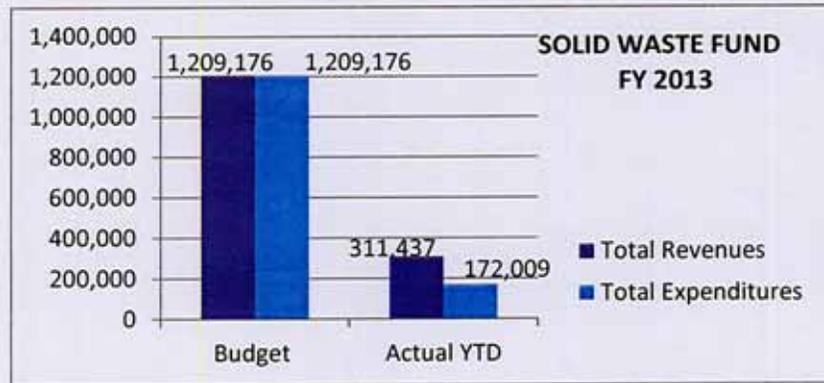
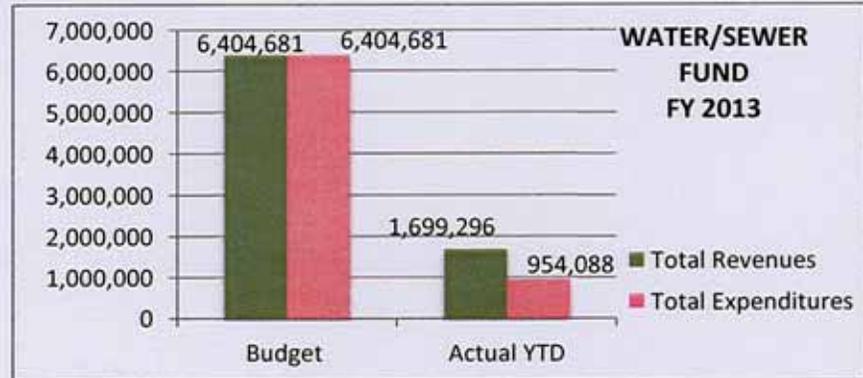
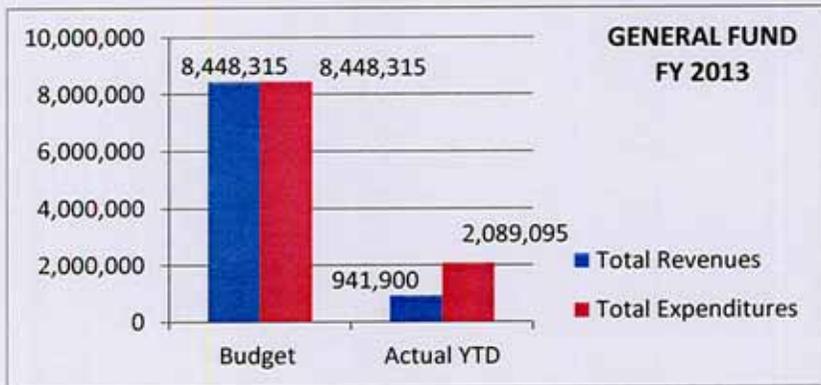
Solid Waste Fund

Total revenue for the Solid Waste fund was \$311,437 which includes budgeted fund equity of \$39,919. Total year to date expenditures as of 09/30/12 was \$172,009 for a revenue over expenditures balance of \$139,428. Available cash balance as of 09/30/12 was \$174,068.

Aquatic

Total revenue for the Aquatic Center was \$145,607. Total year to date expenditures as of 09/30/12 was \$119,63 for a revenue over expenditures balance of \$26,544.

YTD 09/30/2012 Month Reported



FY 2013

YTD 09/30/2012 Month Reported 3

25.0000%

General Fund	Budget	Actual YTD	% of Budget
Total Revenues	8,448,315	941,900	11.15%
Total Expenditures	8,448,315	2,089,095	24.73%
Excess/(Shortfall) of Revenues		1,147,195	

Water/Sewer Fund	Budget	Actual YTD	% of Budget
Total Revenues	6,404,681	1,699,296	26.53%
Total Expenditures	6,404,681	954,088	14.90%
Excess/(Shortfall) of Revenues		745,208	

Solid Waste Fund	Budget	Actual YTD	% of Budget
Total Revenues	1,209,176	311,437	25.76%
Total Expenditures	1,209,176	172,009	14.23%
Excess/(Shortfall) of Revenues		139,428	

Tourism	Budget	Actual YTD	% of Budget
Total Revenues	155,146	25,502	16.44%
Total Expenditures	155,146	34,372	22.15%
Excess/(Shortfall) of Revenues		8,870	

Splst	Budget	Actual YTD	% of Budget
Total Revenues	4,831,403	155,818	3.23%
Total Expenditures	4,831,403	51,578	1.07%
Excess/(Shortfall) of Revenues		104,240	

Aquatic Center	Budget	Actual YTD	% of Budget
Total Revenues	377,602	145,607	38.56%
Total Expenditures	377,602	119,063	31.53%
Excess/(Shortfall) of Revenues		26,544	

CITY OF ST. MARYS
REVENUE & EXPENSE REPORT (UNAUDITED)
Sep-12

FINANCIAL SUMMARY		MONTHS COMPLETED				3
		% YEAR COMPLETED				25.00%
100-GENERAL FUND REVENUES	CURRENT BUDGET	CURRENT PERIOD	SEPT YTD 2012	SEPT YTD 2011	% YTD BUDGET	
100.31.1100 REAL PROP CURRENT YEAR	\$ 2,597,400	\$ -	\$ -	\$ -	0%	
100.31.1190 OVERPAYMENTS/ADJUST TAXES	\$ -	\$ 1	\$ 166	\$ -	#DIV/0!	
100.31.1205 2005 PROP TAX COLL	\$ -	\$ -	\$ -	\$ -		
100.31.1207 2007 PROP TAX COLL	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
100.31.1208 2008 PROPERTY TAX	\$ 5,000	\$ 2,810	\$ 5,387	\$ 4,128	108%	
100.31.1209 2009 PROPERTY TAX	\$ 10,000	\$ 4,229	\$ 9,346	\$ 5,301	93%	
100.31.1210 2010 PROPERTY TAX	\$ 20,000	\$ 3,285	\$ 9,063	\$ 10,006	45%	
100.31.1211 2011 PROPERTY TAX	\$ 55,000	\$ 4,852	\$ 17,873	\$ -	32%	
100.31.1310 MOTOR VEHICLE	\$ 190,000	\$ 15,841	\$ 50,943	\$ 33,495	27%	
100.31.1320 MOBILE HOME	\$ 6,000	\$ 35	\$ 591	\$ 26	10%	
100.31.1391 RAILROAD TAX	\$ 2,500	\$ -	\$ -	\$ -	0%	
100.31.1600 REAL ESTATE TRANSFER TAX	\$ 6,500	\$ 490	\$ 2,778	\$ 592	43%	
100.31.1610 RECORDING INTANGIBLE TAX	\$ 40,000	\$ 4,643	\$ 10,929	\$ 4,536	27%	
100.31.1710 GA POWER FRANCHISE TAX	\$ 750,000	\$ -	\$ -	\$ -	0%	
100.31.1711 OKEF ELEC FRANCHISE TAX	\$ 51,750	\$ -	\$ -	\$ -	0%	
100.31.1730 GAS FRANCHISE TAX	\$ 20,000	\$ 4,376	\$ 4,376	\$ -	22%	
100.31.1750 CABLE TV FRANCHISE TAX	\$ 96,500	\$ -	\$ -	\$ -	0%	
100.31.1760 TELEPHONE FRANCHISE TAX	\$ 24,000	\$ -	\$ 6,116	\$ 6,026	25%	
100.31.3100 LOCAL OPT SALES AND USE	\$ 1,950,000	\$ 153,030	\$ 465,066	\$ 334,277	24%	
100.31.4200 ALCOHOLIC BEVERAGE EXCISE	\$ 210,000	\$ 20,718	\$ 59,312	\$ 34,272	28%	
100.31.6200 INSURANCE PREMIUMS (1%)	\$ 810,000	\$ -	\$ -	\$ -	0%	
100.31.6300 FINANCIAL INSTITUTIONS	\$ 27,000	\$ -	\$ -	\$ 1,944	0%	
100.31.9100 PENALTY AND INTEREST	\$ 75,000	\$ 5,609	\$ 14,024	\$ 6,658	19%	
100.31.9500 FIFA LEGAL/PROCESS FEES	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
100.32.1100 BEER/WINE LIC	\$ 85,000	\$ -	\$ 4,575	\$ 2,750	5%	
100.32.1200 GENERAL BUSINESS LIC	\$ 125,000	\$ 216	\$ 2,561	\$ 1,702	2%	
100.32.1220 BUSINESS LIC INSURANCE	\$ 22,000	\$ -	\$ -	\$ 75	0%	
100.32.2100 BUILDING PERMITS	\$ 65,000	\$ 9,339	\$ 16,584	\$ 7,750	26%	
100.32.2210 ZONING FEES	\$ 4,000	\$ 125	\$ 1,595	\$ 1,950	40%	
100.32.2211 LAND-DISTURBING PERMITS	\$ 500	\$ -	\$ -	\$ -	0%	
100.32.2230 SIGN PERMITS	\$ 3,000	\$ 150	\$ 400	\$ 1,250	13%	
100.32.3200 GAMING FEES	\$ 1,500	\$ -	\$ -	\$ -	0%	
100.32.3910 PLAN REVIEW FEES	\$ 15,000	\$ 2,715	\$ 4,578	\$ 1,379	31%	
100.34..... COPIES SOLD - ADMIN	\$ 13,700	\$ 1,055	\$ 5,487	\$ 3,297	40%	
100.34.1910 QUALIFYING FEES	\$ -	\$ -	\$ -	\$ 1,620	#DIV/0!	
100.34.4212 NSF FEES	\$ 120	\$ -	\$ -	\$ -	0%	
100.34.....REVENUES-ORANGE HALL	\$ 9,100	\$ 336	\$ 1,715	\$ 1,361	19%	
100.34.7500 PROGRAM INCOME - SENIORS	\$ 7,000	\$ 548	\$ 1,511	\$ 1,265	22%	
100.34.9100 CEMETERY FEES	\$ 20,000	\$ 1,060	\$ 4,683	\$ 4,794	23%	
100.34.9900 ADMIN. FEES - TOURISM	\$ 3,600	\$ 300	\$ 900	\$ 600	25%	

CITY OF ST. MARYS
REVENUE & EXPENSE REPORT (UNAUDITED)
Sep-12

FINANCIAL SUMMARY		MONTHS COMPLETED				3
		% YEAR COMPLETED				25.00%
100-GENERAL FUND REVENUES	CURRENT BUDGET	CURRENT PERIOD	SEPT YTD 2012	SEPT YTD 2011	% YTD BUDGET	
100.34.9902 ADMIN.FEES - MULTIGRANT	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
100.34.9910 ADMIN. FEES - SPLOST	\$ 5,500	\$ -	\$ 2,793	\$ 2,574	51%	
100.35..... COURT FINES/FEES	\$ 386,700	\$ 36,899	\$ 103,295	\$ 72,256	27%	
100.35.1300 LIBRARY FINES/COLLECTIONS	\$ 4,500	\$ 407	\$ 1,388	\$ 1,047	31%	
100.36.1000 INTEREST EARNED	\$ 8,500	\$ 466	\$ 1,744	\$ 2,016	21%	
100.37.2000 ORANGE HALL DONATION	\$ 100	\$ 4	\$ 6	\$ -	6%	
100.38.0001 FUND EQUITY	\$ 79,850	\$ 6,654	\$ 19,963	\$ -	25%	
100.38.1000 RENTAL INCOME	\$ 295,000	\$ 24,458	\$ 77,473	\$ 48,615	26%	
100.38.1010 SPECIAL EVENTS RENTAL	\$ 7,000	\$ 300	\$ 2,613	\$ 700	37%	
100.38.9010 MISCELLANEOUS INCOME	\$ 30,566	\$ 5,622	\$ 18,768	\$ 10,269	61%	
100.38.9020 SHARED SVC SOL/W & SPLOST	\$ 75,000	\$ -	\$ 13,298	\$ 17,809	18%	
100.38.9025 SHARED SERVICES - IDA	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
100.38.9028 SHARED SERVICES -BOARD OF ED	\$ 44,579	\$ -	\$ -	\$ -	0%	
100.38.9030 SHARED SERVICES CUMB HARB	\$ -	\$ -	\$ -	\$ 15,000	#DIV/0!	
100.38.9032 SHARED SERVICES - HOSP AUTH.	\$ 25,000	\$ -	\$ -	\$ -	0%	
100.39.1200 OP T/F IN MULT GRANT FUND	\$ 159,850	\$ -	\$ -	\$ -	0%	
100.39.1200 OP T/F IN SPLOST	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
100.39.2200 SALE CITY PROPERTY	\$ 5,000	\$ -	\$ -	\$ -	0%	
100.39.3010 LOAN PROCEEDS	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
TOTAL REVENUE	\$ 8,448,315	\$ 310,573	\$ 941,900	\$ 641,340	11%	

**CITY OF ST. MARYS
REVENUE & EXPENSE REPORT (UNAUDITED)**

Sep-12

FINANCIAL SUMMARY	MONTHS COMPLETED	3
	% YEAR COMPLETED	25.00%

100-GENERAL FUND EXPENDITURE SUMMARY	CURRENT BUDGET	CURRENT PERIOD	SEPT YTD 2012	SEPT YTD 2011	% YTD BUDGET
TOTAL LEGISLATIVE	\$ 180,207	\$ 12,349	\$ 41,018	\$ 37,225	23%
TOTAL EXECUTIVE	\$ 258,817	\$ 21,017	\$ 69,541	\$ 33,322	27%
TOTAL FINANCIAL ADMINISTRATION	\$ 877,899	\$ 57,575	\$ 241,394	\$ 174,407	27%
TOTAL IT	\$ 206,349	\$ 26,163	\$ 57,888	\$ 29,062	28%
TOTAL HUMAN RESOURCES	\$ 130,459	\$ 7,061	\$ 36,231	\$ 15,444	28%
TOTAL GEN GOVT BLDGS & PLANT	\$ 152,026	\$ 19,299	\$ 32,690	\$ 29,334	22%
TOTAL MUNICIPAL COURT	\$ 220,760	\$ 18,877	\$ 41,857	\$ 19,912	19%
TOTAL POLICE ADMINISTRATION	\$ 2,249,773	\$ 177,289	\$ 589,808	\$ 566,170	26%
TOTAL FIRE ADMINISTRATION	\$ 1,657,964	\$ 121,743	\$ 419,039	\$ 301,545	25%
TOTAL PUBLIC WORKS ADMIN	\$ 1,199,180	\$ 87,296	\$ 283,788	\$ 266,819	24%
TOTAL HIGHWAYS & STREETS ADMIN	\$ 315,000	\$ 26,312	\$ 49,461	\$ 23,197	16%
TOTAL CEMETERY	\$ 71,658	\$ 5,014	\$ 13,229	\$ 598	18%
TOTAL SENIOR CITIZENS CENTER	\$ 117,220	\$ 7,743	\$ 27,132	\$ 20,978	23%
TOTAL PARKS ADMINISTRATION	\$ 47,320	\$ 2,440	\$ 7,862	\$ 3,402	17%
TOTAL LIBRARY ADMINISTRATION	\$ 299,855	\$ 19,011	\$ 67,414	\$ 56,839	22%
TOTAL PROTECTIVE INSP ADMIN	\$ 123,562	\$ 6,467	\$ 23,804	\$ 20,956	19%
TOTAL PLANNING & ZONING	\$ 157,987	\$ 12,093	\$ 42,278	\$ 29,737	27%
TOTAL ECONOMIC DEVELOPMENT	\$ 151,517	\$ 10,087	\$ 34,828	\$ 20,748	23%
TOTAL AIRPORT	\$ 5,000	\$ 4,181	\$ 4,181	\$ -	84%
TOTAL SPECIAL FACILITIES	\$ 25,762	\$ 1,520	\$ 5,652	\$ 3,217	22%
TOTAL EXPENDITURES	\$ 8,448,315	\$ 643,537	\$ 2,089,095	\$ 1,652,912	25%

REVENUE OVER/(UNDER) EXPENDITURES	\$ -	\$ (332,964)	\$ (1,147,196)	\$ (1,011,572)
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Cash Balances:	\$2,985,902	Run Rate Analysis:	
LESS: Restricted Budgeted Fund Equity	\$79,850	Average YTD Mo. Exp.	\$696,365
Unrestricted Cash Balances	\$2,906,052	Months of Operating Cash	4.12
LESS: Outstanding P.O.'s	\$34,045		
Available Cash	\$2,872,007		

**CITY OF ST. MARYS
REVENUE & EXPENSE REPORT (UNAUDITED)**

Sep-12

FINANCIAL SUMMARY	MONTHS COMPLETED				3
	% YEAR COMPLETED				25.00%
275-SPECIAL REVENUE FUND REVENUES	CURRENT BUDGET	CURRENT PERIOD	SEPT YTD 2012	SEPT YTD 2011	% YTD BUDGET
TAXES	\$ 127,116	\$ 4,198	\$ 23,646	\$ 31,546	19%
CHARGES FOR SERVICES	\$ 13,330	\$ 418	\$ 1,166	\$ 2,591	9%
INVESTMENT INCOME	\$ 100	\$ 1	\$ 3	\$ 6	3%
CONTRIBUTIONS/DONATIONS	\$ 600	\$ 43	\$ 87	\$ 60	15%
MISCELLANEOUS	\$ 7,000	\$ 90	\$ 600	\$ -	9%
OTHER FINANCING SOURCES	\$ 7,000	\$ -	\$ -	\$ -	0%
TOTAL REVENUES	\$ 155,146	\$ 4,750	\$ 25,502	\$ 34,203	16%

275-SPECIAL REVENUE FUND EXPENDITURE SUMMARY	CURRENT BUDGET	CURRENT PERIOD	SEPT YTD 2012	SEPT YTD 2011	% YTD BUDGET
PRSNL SERVICES/BENEFITS	\$ 31,922	\$ 1,855	\$ 6,650	\$ 7,475	21%
PURCHASED/CONTRACTED SVC	\$ 102,124	\$ 8,441	\$ 25,315	\$ 26,560	25%
SUPPLIES	\$ 9,100	\$ 344	\$ 1,407	\$ 1,221	15%
INTERGOVERNMENTAL	\$ 12,000	\$ 300	\$ 1,000	\$ 600	8%
TOTAL TOURISM	\$ 155,146	\$ 10,940	\$ 34,372	\$ 35,856	22%

REVENUE OVER/(UNDER) EXPENDITURES	\$ -	\$ (6,190)	\$ (8,870)	\$ (1,653)	0
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Cash Balances: (-sal/fica-due to pooled cash)	-\$16,959	Run Rate Analysis:	
LESS: Restricted Budgeted Fund Equity	\$0	Average YTD Mo. Exp.	\$11,457
Unrestricted Cash Balances	-\$16,959	Months of Operating Cash	(1.48)
LESS: Outstanding P.O.'s	\$26		
Available Cash	-\$16,985		

**CITY OF ST. MARYS
REVENUE & EXPENSE REPORT (UNAUDITED)**

Sep-12

FINANCIAL SUMMARY					MONTHS COMPLETED	3
					% YEAR COMPLETED	25.00%
320-SPLOST FUND REVENUES	CURRENT BUDGET	CURRENT PERIOD	SEPT YTD 2012	SEPT YTD 2011	% YTD BUDGET	
TAXES	\$ 4,831,403	\$ 41,638	\$ 155,810	\$ 283,181	3%	
INVESTMENT INCOME	\$ -	\$ 3	\$ 8	\$ 33	#DIV/0!	
MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -		
OTHER FINANCING SOURCES	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
TOTAL REVENUES	\$ 4,831,403	\$ 41,641	\$ 155,818	\$ 283,214	3%	

320-SPLOST FUND EXPENDITURE SUMMARY	CURRENT BUDGET	CURRENT PERIOD	SEPT YTD 2012	SEPT YTD 2011	% YTD BUDGET	
320.51512-52.1210 AUDIT - SPLOST V	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
320.54220-54.1240 DRAINAGE - SPLOST V	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
320.54220-54.1410 SDEWLK/HNCAP V	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
320.54220-54.1415 PAVING/OVERLAY V	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
320.54220-54.1422 ROADWAYS SPLOST V	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
320.54220-54.1422 CAPITAL IMPROV SPL V	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
320.56180-54.1300 LIBRARY SPLOST V	\$ -	\$ -	\$ -	\$ 146	#DIV/0!	
320.56180-54.1310 MULTI MEDIA SPLOST V	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
TOTAL EXPENDITURES V	\$ -	\$ -	\$ -	\$ 146	#DIV/0!	

320-SPLOST FUND EXPENDITURE SUMMARY	CURRENT BUDGET	CURRENT PERIOD	SEPT YTD 2012	SEPT YTD 2011	% YTD BUDGET	
320.51512-52.1211 AUDIT SPLOST VI	\$ 6,000	\$ -	\$ -	\$ -	0%	
320.51565-54.1500 CITY BUILDINGS VI	\$ 475,000	\$ -	\$ 8,139	\$ 105	1.7%	
320.54220-54.1241 DRAINAGE - SPLOST VI	\$ 2,500,000	\$ -	\$ 18,056	\$ 47,535	1%	
320.54220-54.1416 PAVING/OVERLAY VI	\$ 1,850,403	\$ 5,367	\$ 25,383	\$ 92,087	1%	
320.54310-54.1202 SEWER INFRA SPLOST VI	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
320.59000-61.1000 OPERATING TFR OUT	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
TOTAL EXPENDITURES VI	\$ 4,831,403	\$ 5,367	\$ 51,578	\$ 139,727	1.07%	

REVENUE OVER/(UNDER) EXPENDITURES	\$ -	\$ 36,274	\$ 104,240	\$ 143,341
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Cash Balances:	\$38,406	Run Rate Analysis:	
LESS: Restricted Budgeted Fund Equity	\$0	Average YTD Mo. Exp.	\$17,193
Unrestricted Cash Balances	\$38,406	Months of Operating Cash	0.58
LESS: Outstanding P.O.'s	\$28,450		
Available Cash	\$9,956		

CITY OF ST. MARYS
REVENUE & EXPENSE REPORT (UNAUDITED)
Sep-12

FINANCIAL SUMMARY					MONTHS COMPLETED	3
					% YEAR COMPLETED	25.00%
505-WATER AND SEWER FUND REVENUES	CURRENT BUDGET	CURRENT PERIOD	SEPT YTD 2012	SEPT YTD 2011	% YTD BUDGET	
505.33.4110 STATE GOV GRANTS-DIRECT	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
505.34.4210 WATER CHARGES	\$ 2,140,000	\$ 192,108	\$ 555,115	\$ 559,300	26%	
505.34.4211 TRANSFER/TEMP SERVICES	\$ 45,000	\$ 3,450	\$ 11,060	\$ 11,731	25%	
505.34.4212 RECONNECTION NSF FEES	\$ 72,000	\$ 6,718	\$ 20,403	\$ 20,601	28%	
505.34.4213 LATE FEES AND PENALTIES	\$ 135,000	\$ 11,341	\$ 35,316	\$ 35,298	26%	
505.34.4214 TURN ON FEE	\$ 40,000	\$ 3,430	\$ 11,200	\$ 11,235	28%	
505.34.4216 CAP RECOVERY WATER - DEV	\$ 36,000	\$ 7,139	\$ 10,559	\$ 2,559	29%	
505.34.4217 WATER CHARGES 2	\$ 700,000	\$ 64,266	\$ 185,320	\$ 186,990	26%	
505.34.4230 SEWERAGE CHARGES	\$ 1,966,500	\$ 179,026	\$ 518,176	\$ 523,826	26%	
505.34.4231 SEWER CHARGES 2	\$ 680,000	\$ 60,716	\$ 174,750	\$ 176,683	26%	
505.34.4236 CAP RECOVERY METER - DEV	\$ 6,720	\$ 1,400	\$ 1,960	\$ 280	29%	
505.34.4256 CAP RECOVERY SEWER - DEV	\$ 117,000	\$ 23,310	\$ 34,676	\$ 8,127	30%	
505.34.4263 CONSTRUCTION FEES	\$ 48,000	\$ 22,056	\$ 37,399	\$ 15,379	78%	
505.38.0001 FUND EQUITY	\$ 406,461	\$ 33,872	\$ 101,615	\$ -	25%	
505..... INTEREST/MISC/OTHER REVENUES	\$ 12,000	\$ 527	\$ 1,747	\$ 14,604	15%	
TOTAL REVENUE	\$ 6,404,681	\$ 609,359	\$ 1,699,296	\$ 1,566,613	27%	

SANITATION ADMINISTRATION EXPENDITURE SUMMARY	CURRENT BUDGET	CURRENT PERIOD	SEPT YTD 2012	SEPT YTD 2011	% YTD BUDGET	
PRSNL SERVICES/BENEFITS	\$ 908,140	\$ 68,684	\$ 239,559	\$ 243,227	26%	
PURCHASED/CONTRACTED SVC	\$ 417,281	\$ 36,105	\$ 104,858	\$ 105,061	25%	
SUPPLIES	\$ 691,575	\$ 68,169	\$ 124,857	\$ 108,543	18%	
CAPITAL OUTLAY	\$ 40,000	\$ 69	\$ 33,893	\$ 110,773	85%	
DEPRECIATION/AMORTIZATION	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
INTERGOVERNMENTAL	\$ 100,000	\$ -	\$ -	\$ -	0%	
DEBT SERVICES/FISCAL AGENT FEES	\$ 20,000	\$ -	\$ -	\$ -	0%	
TOTAL SANITARY ADMINISTRATION	\$ 2,176,996	\$ 173,027	\$ 503,167	\$ 567,604	23%	

WATER ADMINISTRATION EXPENDITURE SUMMARY	CURRENT BUDGET	CURRENT PERIOD	SEPT YTD 2012	SEPT YTD 2011	% YTD BUDGET	
PRSNL SERVICES/BENEFITS	\$ 751,603	\$ 53,038	\$ 197,595	\$ 203,359	26%	
PURCHASED/CONTRACTED SVC	\$ 241,638	\$ 13,151	\$ 46,343	\$ 46,899	19%	
SUPPLIES	\$ 314,975	\$ 27,367	\$ 48,105	\$ 48,538	15%	
CAPITAL OUTLAY	\$ 75,000	\$ -	\$ -	\$ -		
DEPRECIATION/AMORTIZATION	\$ -	\$ -	\$ -	\$ -		
INTERGOVERNMENTAL	\$ 80,000	\$ -	\$ -	\$ -	0%	
DEBT SERVICES/FISCAL AGENT FEES	\$ 3,000	\$ -	\$ -	\$ -	0%	
TOTAL WATER ADMINISTRATION	\$ 1,466,216	\$ 93,556	\$ 292,043	\$ 298,796	20%	

**CITY OF ST. MARYS
REVENUE & EXPENSE REPORT (UNAUDITED)**

Sep-12

FINANCIAL SUMMARY		MONTHS COMPLETED				3
		% YEAR COMPLETED				25.00%
DEBT SERVICE-PRINCIPLE EXPENDITURE SUMMARY		CURRENT PERIOD	SEPT YTD 2012	SEPT YTD 2012	% YTD BUDGET	
505.58000-58.1110 BOND PYMT 88 & 92 PRIN	\$ 285,000					
505.58000-58.1340 GEFA LOAN 95-021-W	\$ 1,558	\$ -	\$ 1,558	\$ 4,456	100%	
505.58000-58.1350 GEFA LOAN 97-L97-WS PR	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
505.58000-58.1360 GEFA LOAN 98-L46-WJ PR	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
505.58000-58.1370 GEFA LOAN CW00-017	\$ -	\$ -	\$ -	\$ 15,442	#DIV/0!	
505.58000-58.1380 GEFA LOAN CWS-RF-0	\$ 233,148	\$ 19,106	\$ 57,456	\$ 55,672	25%	
505.58000-58.1382 GEFA LOAN 2010-L26WQ	\$ 41,325	\$ -	\$ -	\$ -	0%	
505.58000-58.1385 EQUIPMENT LOANS PR	\$ -	\$ -	\$ -	\$ 47,686	#DIV/0!	
DEBT SERVICE-PRINCIPLE	\$ 561,031	\$ 19,106	\$ 59,014	\$ 123,256	11%	

DEBT SERVICE-INTEREST EXPENDITURE SUMMARY	CURRENT BUDGET	CURRENT PERIOD	SEPT YTD 2012	SEPT YTD 2011	% YTD BUDGET	
505.58000-58.2110 BOND PAYMENT 88 & 92	\$ 139,191	\$ -	\$ 73,959	\$ 82,228	53%	
505.58000-58.2115 INTEREST-BOND INT 2010	\$ 1,915,400	\$ -	\$ -	\$ -	0%	
505.58000-58.2340 GEFA LOAN 95-021-WQ INT	\$ 7	\$ -	\$ 7	\$ 258	100%	
505.58000-58.2350 GEFA LOAN 97-L97-WS INT	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
505.58000-58.2360 GEFA LOAN 98-L46-WJ INT	\$ -	\$ -	\$ -	\$ -	#DIV/0!	
505.58000-58.2370 GEFA LOAN CW00-017	\$ -	\$ -	\$ -	\$ 130	#DIV/0!	
505.58000-58.2380 GEFA LOAN CWS-RF-0	\$ 100,265	\$ 8,678	\$ 25,898	\$ 27,681	26%	
505.58000-58.2382 GEFA LOAN 2010 L26WQ	\$ 45,575	\$ -	\$ -	\$ -	0%	
505.58000-58.2385 EQUIPMENT LOANS	\$ -	\$ -	\$ -	\$ 417	#DIV/0!	
DEBT SERVICE-INTEREST	\$ 2,200,438	\$ 8,678	\$ 99,864	\$ 110,714	5%	

505-59000-61.1000 OPERATING TFR OUT	\$ -	\$ -	\$ -	\$ -	
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TOTAL EXPENDITURES	\$ 6,404,681	\$ 294,367	\$ 954,088	\$ 1,100,370	15%
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REVENUE OVER/(UNDER) EXPENDITURES	\$ -	\$ 314,992	\$ 745,208	\$ 466,243	
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Cash Balances:	\$4,956,312	Run Rate Analysis:	
LESS: Restricted Budgeted Fund Equity	\$406,461	Average YTD Mo. Exp.	\$318,029
Unrestricted Cash Balances	\$4,549,851	Months of Operating Cash	14.15
LESS: Outstanding P.O.'s	\$50,673		
Available Cash	\$4,499,178		

CITY OF ST. MARYS
REVENUE & EXPENSE REPORT (UNAUDITED)

Sep-12

FINANCIAL SUMMARY	MONTHS COMPLETED % YEAR COMPLETED	3 25.00%
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CITY OF ST. MARYS
REVENUE & EXPENSE REPORT (UNAUDITED)

Sep-12

FINANCIAL SUMMARY	MONTHS COMPLETED				3
	% YEAR COMPLETED				25.00%
540-SOLID WASTE FUND REVENUES	CURRENT BUDGET	CURRENT PERIOD	SEPT YTD 2012	SEPT YTD 2011	% YTD BUDGET
540.34.4111 RESIDENTIAL REFUSE CHARGE	\$ 970,000	\$ 81,129	\$ 244,598	\$ 243,198	25%
540.34.4112 COMMERCIAL REFUSE CHARGES	\$ 22,000	\$ 1,859	\$ 5,597	\$ 5,759	25%
540.34.4190 LATE FEES AND PENALTIES	\$ 22,500	\$ 1,999	\$ 5,798	\$ 5,838	26%
540.34.9900 OTHER CHARGES	\$ 35,000	\$ 3,825	\$ 15,525	\$ 16,800	44%
540.36.1000 INTEREST REVENUES	\$ -	\$ -	\$ -	\$ -	#DIV/0!
540.38.0001 FUND EQUITY	\$ 159,676	\$ 13,306	\$ 39,919	\$ -	25%
TOTAL REVENUES	\$ 1,209,176	\$ 102,118	\$ 311,437	\$ 271,595	26%

540-SOLID WASTE FUND EXPENDITURE SUMMARY	CURRENT BUDGET	CURRENT PERIOD	SEPT YTD 2012	SEPT YTD 2011	% YTD BUDGET
PRSNL SERVICES/BENEFITS	\$ 81,076	\$ 6,047	\$ 20,701	\$ 23,885	26%
PURCHASED/CONTRACTED SVC	\$ 1,116,250	\$ 74,830	\$ 150,324	\$ 183,219	13%
SUPPLIES	\$ 1,850	\$ 450	\$ 984	\$ -	53%
INTERGOVERNMENTAL	\$ 10,000	\$ -	\$ -	\$ -	0%
DEPRECIATION/AMORTIZATION	\$ -	\$ -	\$ -	\$ -	#DIV/0!
TOTAL SOLID WASTE COLLECTION	\$ 1,209,176	\$ 81,327	\$ 172,009	\$ 207,104	14%

REVENUE OVER/(UNDER) EXPENDITURES	\$ -	\$ 20,791	\$ 139,428	\$ 64,491	0
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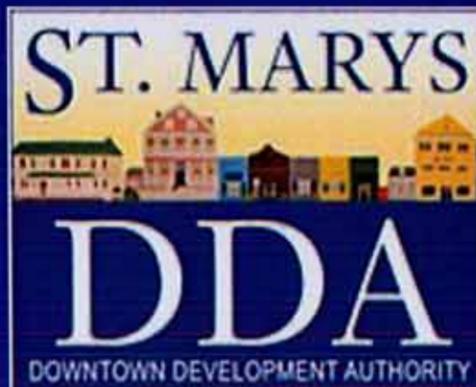
Cash Balances:	\$333,744	Run Rate Analysis:	
LESS: Restricted Budgeted Fund Equity	\$159,676	Average YTD Mo. Exp.	\$57,336
Unrestricted Cash Balances	\$174,068	Months of Operating Cash	3.04
LESS: Outstanding P.O.'s	\$0		
Available Cash	\$174,068		

555 -AQUATIC CENTER FINANCIAL SUMMARY	Budget	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	12Mths	YTD 09/2012 YTD	09/2011 YTD
REVENUE SUMMARY																
CHARGES FOR SERVICES	377,602	-	-	-	-	-	4,837	11,054	61,394	95,865	108,422	26,500	9,256	317,328	144,178	159,367
INVESTMENT INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CONTRIBUTIONS/DONATIONS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-	7	131	(49)	108	112	1,209	1,518	1,429	1,943
OTHER FINANCING SOURCES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUES	377,602	-	-	-	-	-	4,837	11,061	61,525	95,816	108,530	26,612	10,465	318,846	145,607	161,310
EXPENDITURE SUMMARY																
PRSNL SERVICES/BENEFITS	174,152	280	(10,655)	(92)	301	1,176	2,113	3,912	14,250	31,521	34,138	31,369	6,656	114,969	72,163	100,946
PURCHASED/CONTRACTED SVC	71,650	2,497	2,060	2,411	2,659	6,809	4,931	4,368	5,507	5,822	3,119	6,517	4,969	51,669	14,605	14,224
SUPPLIES	131,800	8,652	2,002	9,249	3,694	3,341	4,740	10,525	13,071	28,688	12,974	10,329	8,992	116,257	32,295	37,764
CAPITAL OUTLAY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DEPRECIATION/AMORTIZATION	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL AQUATIC CENTER	377,602	11,429	(6,593)	11,568	6,654	11,326	11,784	18,805	32,828	66,031	50,231	48,215	20,617	282,895	119,063	152,934
REVENUE OVER/(UNDER) EXPENDITURES	-	(11,429)	6,593	(11,568)	(6,654)	(11,326)	(6,947)	(7,744)	28,697	29,785	58,299	(21,603)	(10,152)	35,951	26,544	8,376

Cash Balances:	\$13,323	Run Rate Analysis:	
LESS: Restricted Budgeted Fd Equity	\$0	Average YTD Mo. Exp.	\$29,766
Unrestricted Cash Balances	\$13,323	Months of Operating Cash	0.40
LESS: Outstanding P.O.'s	\$1,291		
Available Cash	\$12,032		

ST. MARYS INTRACOASTAL GATEWAY PROPERTY

100 READY ST.
ST. MARYS, GA 31558



An ideally situated 2.8 acre development tract in historic downtown St. Marys with deep-water access.



*L*ocated a mere 4.5 miles from the Atlantic Ocean and 15 minutes by boat from Fernandina Beach, Florida is a development tract in St. Marys, Georgia, that offers the best of all worlds. This extraordinary waterfront property can be easily accessed from I-95 (exits 1, 3, and 6) and thus is conveniently accessible to two major Atlantic Coast markets: Jacksonville, FL and Savannah, GA.

The site offers stunning views of the harbor and salt-marsh and is steps away from the city's vibrant and historic downtown area. St. Marys, the second oldest city in the United States, is home to the St. Marys Submarine Museum, Orange Hall Museum, Naval Submarine Base Kings Bay, the stunning Howard Gilman Waterfront Park, The Binational Heritage Peace Garden, gracious residences that are listed on the Historic Register and more.

The St. Marys River defines the southernmost boundary of the city and provides additional benefits by directly tying the development site to the active boating community in the area.

St. Marys is also the gateway to Cumberland Island National Seashore—the largest of the Georgia coast's barrier islands—and the Island's visitor center and ferry docks are located less than a mile from the tract. The city also hosts annual festivals such as the Mardi Gras Festival, St. Marys Rock Shrimp Festival and the renowned Independence Day Festival.

With St. Marys growing tourism base, historic waterfront location and pivotal coastal position, this property represents one of the finest development opportunities in the southeast.



Top: Horses on Cumberland Island. **Above:** Orange Hall Museum. **Top Right:** Boats at the Waterfront Marina. **Bottom Right:** Fountain at the Howard Gilman Waterfront Park.



Interstate 95 with Quick Connections

Interstate 16 to the North
Interstation 10 to the South

Three Airports

St. Marys Municipal Airport
5,000 ft. runway
Jacksonville International Airport
10,000 ft. runway
Brunswick/Golden Isles Airport
10,000 ft. runway

Infrastructure with Capacity to Grow

Public Water and Sewer Systems
Georgia Power Electric Service
Atlanta Gas & Light



Demographics	1 mile	3 miles	5 miles
Total Population	1,245	6,757	15,792
Total Households	519	2,487	5,458
Average Household Income	\$44,080	\$40,235	\$41,578
Median Household Income	\$70,581	\$64,511	\$67,206



MAP OF COASTAL GEORGIA



Map from the website <http://visitcoastalgeorgia.org>.



Site Highlights

- 2.8 +/- Acres
- Zoned C-1 (Commercial)
- Municipal Water & Sewer On-Site
- 25 minutes from the Jacksonville International Airport
- 8 Slips Current, Permitted for 16 Slips
- Public/Private Development
- 15 minutes from Cumberland Island, GA
- 45 minutes from Jacksonville, FL



**ST. MARYS
INTRACOASTAL
GATEWAY PROPERTY
100 READY ST.
ST. MARYS, GA 31558**

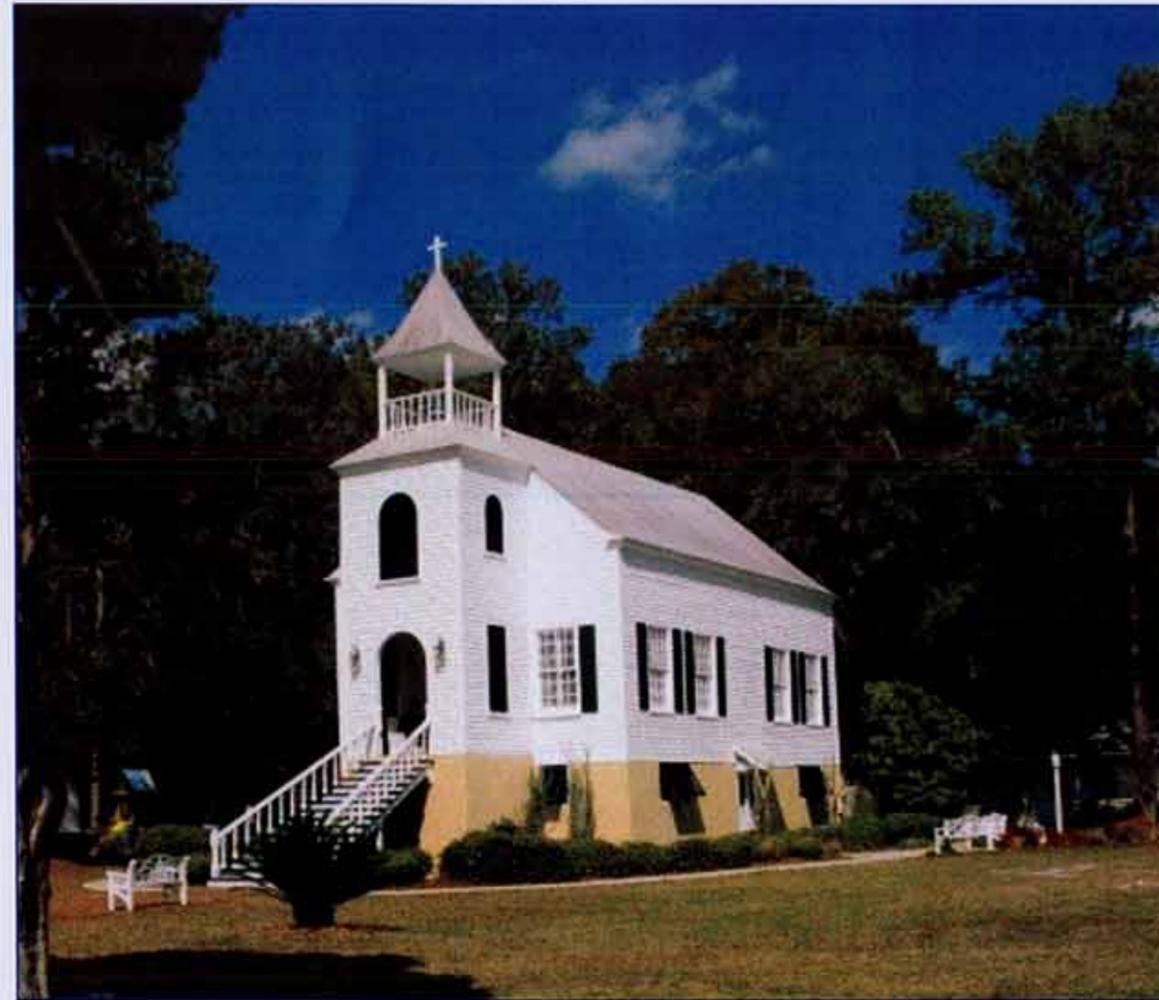
For more information, please contact:

**Artie Jones III
Economic Development Director**

(912) 882-8111

Artie.Jones@stmarysga.gov

**City of St. Marys
400 Osborne St.
St. Marys, GA 31558**



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 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 November 5, 2012 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:

- (X) Attorney-client privilege recognized by state law to the extent that a meeting otherwise required to be open to the public under this chapter may be closed 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)] Attorney-client privilege, the fact that an attorney-client discussion occurred and its subject shall be identified, but the substance of the discussion need not be recorded and shall not be identified in the minutes. Such minutes shall be kept and preserved for in camera inspection by an appropriate court should a dispute arise as to the propriety of any executive session. [O.C.G.A. § 50-14-1 (e) (2) (C)]
() Those tax matters which are otherwise made confidential by state law. [O.C.G.A. 50-14-2(2)] Authorize the settlement of any matter which may be properly discussed in executive session in accordance with paragraph (1) of Code Section 50-14-2. [O.C.G.A. § 50-14-1 (b) (1) (A)]
() Authorize negotiation to purchase, dispose of, or lease property. [O.C.G.A. 50-14-1 (b) (1) (B)]
() Authorize the ordering of an appraisal related to the acquisition of disposal of real estate. [O.C.G.A. 50-14-1 (b) (1) (C)]
() Enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote: [O.C.G.A. 50-14-1 (b) (1) (D)]
() Enter into an option to purchase dispose of, or lease real estate subject to approval in subsequent public vote. (No vote in executive session to acquire, dispose of, or lease real estate, or to settle claims or administrative proceedings, shall be binding on an agency until a subsequent vote is taken in an open meeting where the identity of the property and the terms of the acquisition, disposal, or lease are disclosed before the vote or where the parties and principal settlement terms are disclosed before the vote.) [O.C.G.A. 50-14-1 (b) (1) (E)]
() 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 or interviewing applicants for the position of the executive head of an agency. (This exception shall not apply to the receipt of evidence or when hearing argument on personnel matter, including whether to impose disciplinary action or dismiss a public officer or employee or when considering or discussing matter of policy regarding the employment or hiring practices of the agency.) 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. 50-14-1 (b) (2)]

[O.C.G.A. § 50-14-1 (e) (2) (C)] Minutes of executive session shall also be recorded but shall not be open to the public. Such minutes shall specify each issue discussed in executive session by the agency or committee.

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 5th day of November, 2012
Notary Public, County of Camden
State of Georgia
My Commission Expires:
Notary Public, Camden County, Georgia
Darlene M. Roellig
Notary

Mayor William DeLoughy
Councilmember Greg Bird
Councilmember Jim Gant
Councilmember Sidney Howell
Councilmember John Morrissey
Councilmember Keith Post
Councilmember Nancy Stasinis

City of St. Marys, Georgia

STATE OF GEORGIA)
COUNTY OF CAMDEN)

Date: November 5, 2012

MOTION TO ENTER INTO A CLOSED MEETING OF A CITY COUNCIL

Council Member Post 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:

- (X) Attorney-client privilege recognized by state law to the extent that a meeting otherwise required to be open to the public under this chapter may be closed 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)] Attorney-client privilege, the fact that an attorney-client discussion occurred and its subject shall be identified, but the substance of the discussion need not be recorded and shall not be identified in the minutes. Such minutes shall be kept and preserved for in camera inspection by an appropriate court should a dispute arise as to the propriety of any executive session. [O.C.G.A. § 50-14-1 (e) (2) (C)]
() Those tax matters which are otherwise made confidential by state law. [O.C.G.A. 50-14-2(2)] Authorize the settlement of any matter which may be properly discussed in executive session in accordance with paragraph (1) of Code Section 50-14-2. [O.C.G.A. § 50-14-1 (b) (1) (A)]
() Authorize negotiation to purchase, dispose of, or lease property. [O.C.G.A. 50-14-1 (b) (1) (B)]
() Authorize the ordering of an appraisal related to the acquisition of disposal of real estate. [O.C.G.A. 50-14-1 (b) (1) (C)]
() Enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote: [O.C.G.A. 50-14-1 (b) (1) (D)]
() Enter into an option to purchase dispose of, or lease real estate subject to approval in subsequent public vote. (No vote in executive session to acquire, dispose of, or lease real estate, or to settle claims or administrative proceedings, shall be binding on an agency until a subsequent vote is taken in an open meeting where the identity of the property and the terms of the acquisition, disposal, or lease are disclosed before the vote or where the parties and principal settlement terms are disclosed before the vote.) [O.C.G.A. 50-14-1 (b) (1) (E)]
() 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 or interviewing applicants for the position of the executive head of an agency. (This exception shall not apply to the receipt of evidence or when hearing argument on personnel matter, including whether to impose disciplinary action or dismiss a public officer or employee or when considering or discussing matter of policy regarding the employment or hiring practices of the agency.) 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. 50-14-1 (b) (2)]

[O.C.G.A. § 50-14-1 (e) (2) (C)] Minutes of executive session shall also be recorded but shall not be open to the public. Such minutes shall specify each issue discussed in executive session by the agency or committee.

Motion Seconded by: Council Member Gant

Vote on Motion:

Table with 3 columns: Name, Yay, Nay. Rows include Mayor William DeLoughy, Councilman Greg Bird, Councilman Jim Gant, Councilman Sidney Howell, Councilman John Morrissey, Councilman Keith Post, Councilwoman Nancy Stasinis.