

Regular Council Meeting
Tuesday, February 1, 2022 (6:00 p.m.)
Kayse Room

At the Regular Council Meeting held on the above date the following members were present:

Mayor: Horace Hudgins
City Council: Mona Paulk, Patrice Y.W. Manley, Lemora Moses,
Steven Hudson, and Claire Clayton-Stone
City Clerk: Lucile Middlebrooks
Police Chief: Billy Hancock
Public Works Director: Corneilus Hall
Fire Chief: Will Towson
City Attorney: Warren Mixon

- First: Mayor Horace Hudgins called the meeting to order and determined a quorum, prayer by Police Chief Billy Hancock, and then the Pledge of Allegiance to the Flag of the United States of America was pledged and spoken by everyone.
- Second: Mayor Horace Hudgins called for a motion to adopt the Agenda for Tuesday, February 1, 2022
Motion by Councilman Lemora Moses and 2nd by Councilman Steven Hudson to adopt the Agenda for Tuesday, February 1, 2022
All in favor say I – Voted 5 yes; Opposes none - Motion carries unanimously.
- Third: Mayor Horace Hudgins called for a motion for the approval and adopting of the Minutes from the Regular Meeting of January 4, 2022
Motion by Councilman Lemora Moses and 2nd by Councilwoman Patrice Y.W. Manley for the approval and adopting of the Minutes from the Regular Meeting of January 4, 2022
All in favor say I -Voted 5 yes; Opposes none – Motion carries unanimously.
- Fourth: Bank Loan Bids
Mayor Horace Hudgins requested that City Clerk Lucile Middlebrooks give the details about the bank loan interest rate bids for the TAN up to \$450,000.00. She stated that she received two loan interest bids - one from Ameris Bank and one from Planters First and they are both 2.05%.



AMERIS BANK

January 07, 2022

Lucile Middlebrooks
City Clerk
City of Ocilla
111 North Irwin Avenue
Ocilla, GA 31774

Mrs. Middlebrooks:

Ameris Bank ("Bank") is pleased to offer The City of Ocilla, Georgia ("City") General Obligation Tax Anticipation Note ("TAN") Series 2022 ("You" or "Your") the following proposed summary of terms and conditions. This transaction and the terms and conditions presented herein are subject to final approval and are detailed below:

A. STRUCTURE OF THE FINANCING

BORROWER: The Borrower shall be the City of Ocilla, Georgia.

LOAN AMOUNT: Up to \$450,000.00 – Tax-Exempt & Bank Qualified (if available).

PURPOSE: The TAN is being issued to (i) cover general operating expenditures of the City, and (ii) pay the costs of issuance for the TAN.

SECURITY FOR TRANSACTION: The Note is a General Obligation of the City and backed by the full faith, credit, and taxing power of the City of Ocilla and a General Obligation of the County. The pledge to secure payment of principal and interest is irrevocable during the life of the Note.

REPAYMENT TERMS: Interest shall be monthly on the 1st business day of each month, commencing on the 1st following closing. Principal shall be due on or before 12/31/2022.

B. TERMS AND CONDITIONS:

INTEREST RATE: The interest rate shall be fixed for the entire term of the Note at 2.05% Tax-Exempt & Bank Qualified (if available), with the Note maturing December 01, 2022. This rate is good for 45-days and while it is not anticipated to change, this rate will fluctuate with market conditions thereafter.

INTEREST DAY COUNT METHOD: 30/360-day basis.

PREPAYMENT PENALTY: There will be no prepayment penalty for partial or full repayment of principal at any time.

OTHER FEES AND EXPENSES: The borrower shall pay all costs and expenses incurred in connection with the preparation for, and the closing of the loan, including but not limited to attorney fees, and any recording fees. Based on the borrower's representation their legal counsel will prepare all documents and will render an approving opinion. The lender will charge no closing fees other than fees of lender's legal counsel to draft and review documents related to this transaction. Counsel fees for this transaction will be \$3,500.00



AMERIS BANK

and due at closing.

SYNDICATION: The Note will not be syndicated to other banks.

C. OTHER PERTINENT INFORMATION AND DOCUMENTATION

FINANCIAL CONDITION AND STATEMENTS: On an annual basis, corresponding with the Authority's fiscal year end, the Authority will furnish Lender with audited financial statements in form, scope and substance satisfactory to Lender as prepared by a certified public accountant.

LATE FEES: Bank may at its option collect from borrower a late charge of five percent (5.00%) of any payment not received by Bank within ten (10) days after the payment is due.

EVENT OF DEFAULT: Upon an event of default as described in the bond resolution, the holder may recover from the borrower all expenses incurred including without limitation reasonable attorney's fees, at all levels of the proceedings, whether incurred in connection with collection, bankruptcy proceedings, trial, appeal or otherwise.

BANK CONTACT INFORMATION:

Ameris Bank

Beau Sheppard
Vice President | Commercial Banker | Public Finance
3607 Mundy Mill Road
Oakwood, GA 30566
(C) 404-936-1611
beau.sheppard@amerisbank.com



1-4-2022
To the City of Ocilla

PFB gives a bid of 2.05% for a loan up to \$450,000 on TAN for operating expenses for 2022. This bid is subject to PFB underwriting and loan approval with current financials.

Sincerely,

A handwritten signature in black ink, appearing to read "Jake Walters". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jake Walters
Regional President

Mayor Horace Hudgins called for a motion.
Motion by Councilwoman Mona Paulk and 2nd by Councilman Lemora Moses to make the Tax Anticipation Note (TAN) with Planters First with the interest rate of 2.05% in the amount of \$450,000.00
All in favor raise your hand – Voted 5 yes; Oppose none – Motion carries unanimously.

Fifth:

Property Sale Bid
Mayor Horace Hudgins stated that the City received two bids.
He opened each bid. The first bid was from Renee Baker in the amount of \$250,000.00
The second bid was from Brian Waller in the amount of \$201,000.00
Mayor called for a motion.
Motion by Councilwoman Mona Paulk 2nd by Councilwoman Patrice Manley to accept the bid of \$250,000.00 from Renee Baker.
All in favor raise your hand – Voted 2 yes (Councilwoman Patrice Y.W. Manley and Councilwoman Mona Paulk), 3 opposes (Councilman Lemora Moses, Councilman Steven Hudson, and Councilwoman Claire Clayton-Stone) – Motion failed.

Council discussed the bidding. Council decided to advertise the property again in hope to get a better offer.
Mayor called for a motion.
Motion by Councilman Lemora Moses and 2nd by Councilwoman Claire Clayton-

Stone to advertise to sell the property again. The sealed bids will be opened at the March 1, 2022 Council meeting.
All in favor raise your hand – Voted 4 yes; Opposes 1 (Councilwoman Patrice Y.W. Manley) – Motion carries

Sixth: Recommendation of Library Board
Mayor Horace Hudgins read the letter requesting that Mrs. Helen Moses be appointed to the Library Board.

Irwin County Library

310 S. Beech Street
Ocilla, GA 31774
Voice 229-468-2148
Fax 229-468-2160

January 10th, 2022

City of Ocilla
111 N. Irwin Avenue
Ocilla, GA 31774

Dear Mayor and Council Members,

Billy Causey's appointment to the Irwin County Library Board of Trustees has expired and since he does not wish to remain on the board, we need to appoint a new member on behalf of the city. Helen Moses has expressed interest in joining the Irwin County Library Board of Trustees. She can be contacted at 229-425-7983. We'd love to have her on the board. Please let me know if she is voted in.

Thank you for your help in keeping the library running smoothly.

Sincerely,

Jennifer R. Johnson
Irwin County Library Manager
310 S. Beech Street
Ocilla, GA 31774

Mayor called for a motion.
Motion by Councilwoman Mona Paulk and 2nd by Councilwoman Patrice Y.W. Manley to appoint Mrs. Helen Moses to the Irwin County Library Board of Trustees.
All in favor raise your hand – Voted 5 yes; Opposes none – Motion carries unanimously.

Seventh: Reports from Committees

Reports and requests were made by the Citizens.

Councilwoman Mona Paulk asked if Five Bridge Road been repaired?
The majority of the work has been completed. Now the road needs to be paved.

Councilwoman Patrice Y.W. Manley stated that she was in favor of getting someone else to do the utility billing. Mayor Horace Hudgins is working on that. She also reported a street light on 7th and Highway 129. Mayor Horace Hudgins stated that he is working on changing all outdoor lights to LED lights.

Councilman Lemora Moses reported that Mr. Reginald Miller requests some speed bumps on Pecan Drive.

Councilman Steven Hudson had no report.

Councilwoman Claire Clayton-Stone reported that Community Day will be April 2, 2022 @ 9:00 a.m. meeting at 114 N Cherry Street. Prater Music Fest will be May 5th – 7th.

Police Chief Billy Hancock had nothing to report.

Public Works Director Corneilus Hall had nothing to report.

City Clerk Lucile Middlebrooks had nothing to report.

Eighth: Executive Session

Motion by Councilman Lemora Moses and 2nd by Councilman Steven Hudson to go into Executive Session

All in favor say I - Voted 5 yes; Opposes None – Motion carries.

The executive session was to discuss personnel matters.

Motion by Councilwoman Claire Clayton-Stone and 2nd by Councilman Lemora Moses to come out of executive session and continue with the regular meeting.

All in favor say I - Voted 5 yes; Opposes None – Motion carries.

No vote was necessary.

Ninth: Mayor Horace Hudgins called for a motion to adjourn the meeting.
Motion by Councilwoman Mona Paulk and 2nd by Councilwoman Claire Clayton-
Stone to adjourn the meeting.
All in favor say I – Voted 5 yes; Opposes none – Motion carries unanimously.

MEETING ADJOURNED:

MAYOR HORACE HUDGINS

CITY CLERK LUCILE MIDDLEBROOKS