BOND ORDINANCE TO APPROPRIATE $7,000,000 (*)
FOR RENOVATIONS TO THE CASH CORNER FIRE STATION AND
IMPROVEMENTS TO THE POLICE STATION AND OTHER FIRE
STATIONS AND TO AUTHORIZE $7,000,000 (*) PRINCIPAL AMOUNT
OF BONDS TO FINANCE SUCH APPROPRIATIONS

THE COUNCIL of the City of South Portland hereby ordains:

THAT the sum of $7,000,000 is hereby appropriated as follows:
1.) $6,000,000 for the purpose of renovations to the so-called Cash Corner Fire Station located at 360 Main Street in South Portland, Maine including the demolition of the existing building and construction of a new building in the same location, and other costs related thereto (the “Cash Corner Project”); 2.) $500,000 for the purpose of constructing renovations to the so-called Central Fire Station located at 684 Broadway in South Portland, Maine including a building evaluation, repair and restoration of the building façade and other general improvements to the building and grounds (the “Central Fire Station Project”); 3.) $300,000 for the purpose of constructing improvements to the Police Station located at 30 Anthoine Street in South Portland, Maine including HVAC controls, repair and maintenance of the roof, conversion of the boiler and installation of heat pumps (the “Police Station Project”); and 4.) $200,000 for the purpose of constructing improvements to the so-called Western Avenue Fire Station located on James Baka Drive in South Portland, Maine including installation of HVAC (the “Western Avenue Fire Station Project”), and in each case, other costs related thereto (collectively referred to herein as the “Projects”).

THAT in the event the funds appropriated for any individually referenced portion of the Projects heretofore approved are in excess of the cost of the capital project for which the funds have been appropriated, then any excess funds are further appropriated for use on any other capital project heretofore approved by this Ordinance, or, at the discretion of the Director of Finance, for use to pay debt service on the bonds authorized by this Ordinance.
THAT the incurring of indebtedness by the City of South Portland by issuance of bonds of the City in the principal amount of up to $7,000,000 (*) pursuant to the Charter of the City is hereby authorized to finance the appropriations provided for in this Ordinance, and the full faith and credit of the City is hereby pledged for the payment of the principal of and the interest on said bonds.

THAT the principal of such bonds shall be paid in approximately equal annual installments over a period not to exceed 20 years for the Cash Corner Project and not to exceed 10 years for the Central Fire Station Project, the Police Station Project and the Western Avenue Fire Station Project.

THAT the issuance of one or more series of notes in anticipation of the issuance of the bonds heretofore authorized, in an amount not to exceed the amount of bonds authorized by the voters at referendum election, is hereby approved, with such notes to be in such amounts, bear interest at such rate or rates and to have such maturities as approved unanimously by the Mayor and Chair of the City Council, the City Manager and the Director of Finance.

THAT the estimated maximum cost to the City of the Projects described in the first paragraph of this Ordinance, including the sum of $7,000,000 hereby appropriated, is $9,383,750.

THAT the period of usefulness of the Cash Corner Project is determined to be in excess of 40 years and the period of usefulness of the Central Fire Station Project, the Police Station Project and the Western Avenue Fire Station Project is determined to be in excess of 10 years.

THAT the net debt of the City of South Portland after the issuance of the bonds authorized by this Ordinance and assuming no other change in the outstanding bonds and notes of the City of South Portland from the bonds or notes of the City outstanding on the date of enactment of this Ordinance will be $48,179,233(*), and the bonds authorized by this Ordinance will be within the debt limit prescribed by the Constitution and Laws of the State of Maine.

THAT this Ordinance shall not authorize the issue of bonds for any capital project which shall not be approved by the voters at referendum election held pursuant to Section 609 of the City Charter and 20-A M.R.S.A. §15904.

THAT the bonds and notes herein authorized shall be either sold at public sale upon sealed bid, as provided in Section 623 of the City Charter, or by negotiated sale in such manner as the Director of Finance deems appropriate and in the best interest of the City, including, without limitation, by private sale and the Director of Finance be and hereby is authorized to provide that any of the bonds and notes herein authorized be made callable, with or without premium, prior to their maturity.

THAT the Director of Finance be and hereby is authorized to select the underwriter for the bonds and notes herein authorized and the Director of Finance be and hereby is authorized and empowered to execute and deliver such contracts or agreements as may be necessary or appropriate in connection therewith.
THAT the Director of Finance be and hereby is authorized to prepare, or cause to be prepared, a Preliminary Official Statement and an Official Statement for use in the offering and sale of the bonds and notes herein authorized, such Preliminary Official Statement and Official Statement to be in such form and contain such information as may be approved by the Director of Finance, with the advice of the bond counsel for the City, and that the use and distribution of the Preliminary Official Statement and the Official Statement in the name of an or on behalf of the City in connection with offering the bonds and notes for sale be and hereby is approved.

THAT the bonds and notes shall be transferable only on the registration books of the City kept by the transfer agent, upon surrender thereof at the principal office of the transfer agent, with a written instrument of transfer satisfactory to the transfer agent duly executed by the registered owner or his or her attorney duly authorized in writing.

THAT if the bonds or notes, or any part of them are issued on a tax-exempt basis, the officers executing such bonds or notes be and hereby are individually authorized and directed to covenant and certify on behalf of the City that no part of the proceeds of the issue and sale of the bonds or notes authorized to be issued hereunder shall be used directly or indirectly to acquire any securities or obligations, the acquisition of which would cause such bonds or notes to be “arbitrage bonds” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the “Code”).

THAT in lieu of physical certificates of the bonds and notes hereinbefore authorized, the Director of Finance be and hereby is authorized to undertake all acts necessary to provide for the issuance and transfer of such bonds and notes in book-entry form pursuant to the Depository Trust Company Book-Entry Only System, as an alternative to the provisions of the foregoing paragraphs regarding physical transfer of bonds, and the Director of Finance be and hereby is authorized and empowered to enter into a Letter of Representation or any other contract, agreement or understanding necessary or, in his opinion appropriate in order to qualify the bonds for and participate in the Depository Trust Company Book-Entry only System.

THAT if the bonds or notes, or any part of them are issued on a tax exempt basis, the officers executing such bonds or notes be and hereby are individually authorized and directed to covenant and certify on behalf of the City that no part of the proceeds of the issue and sale of the bonds or notes authorized to be issued hereunder shall be used directly or indirectly to acquire any securities or obligations, the acquisition of which would cause such bonds or notes to be “arbitrage bonds” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the “Code”).

THAT if the bonds or notes, or any part of them, are issued on a tax-exempt basis, the officers executing such bonds or notes be and hereby are individually authorized to covenant and agree, on behalf of the City, for the benefit of the holders of such bonds or notes, that the City will file any required reports and take any other action that may be necessary to ensure that interest on the bonds or notes will remain exempt from federal income taxation and that the City will refrain from any action that would cause interest on the bonds or notes to be subject to federal income taxation.
THAT the officers executing the bonds or notes be and hereby are individually authorized to covenant, certify, and agree, on behalf of the City, for the benefit of the holders of such bonds or notes, that the City will file any required reports, make any annual financial or material event disclosure, and take any other action that may be necessary to ensure that the disclosure requirements imposed by Rule 15c2-12 of the Securities and Exchange Commission, if applicable, are met.

THAT the term “cost” or “costs” as used herein and applied to the Project, or any portion thereof, includes, but is not limited to: (1) the purchase price or acquisition cost of all or any portion of the Projects; (2) the cost of construction, building, alteration, enlargement, reconstruction, renovation, improvement, and equipping of the Projects; (3) the cost of all appurteñasnces and other facilities either on, above, or under the ground which are used or usable in connection with the Projects; (4) the cost of landscaping, site preparation, and remodeling of any improvements or facilities; (5) the cost of all labor, materials, building systems, machinery and equipment; (6) the cost of land, structures, real property interests, rights, easements, and franchises acquired in connection with the Projects; (7) the cost of all utility extensions and site improvements and development; (8) the cost of planning, developing, preparation of specifications, surveys, engineering, feasibility studies, legal and other professional services associated with the Projects; (9) the cost of environmental studies and assessments; (10) the cost of financing charges and issuance costs, including premiums for insurance, interest prior to and during construction and, following completion of construction, for a period not to exceed 3 years from the issue date thereof, underwriters’ fees and costs, legal and accounting fees and costs, application fees, and other fees and expenses relating to the financing transaction; and (11) the cost of all other financing authorized hereunder, whether related or unrelated to the foregoing.

THAT the investment earnings on the proceeds of the bonds and notes, if any, and the excess proceeds of the bonds or notes (including premium), if any, be and hereby are appropriated for the following purposes: (1) To any costs of the Projects in excess of the principal amount of the bonds or notes authorized hereunder; (2) If the bonds or notes are issued on a tax exempt basis, in accordance with applicable terms and provisions of the Arbitrage and Use of Proceeds Certificate delivered in connection with the sale of the bonds or notes including, to the extent permitted thereunder, to the City’s General Fund; and (3) To pay debt service on the bonds.

THAT the Director of Finance, Mayor and Chair of the City Council, City Manager, Clerk, and other proper officials of the City be, and hereby are, authorized and empowered in its name and on its behalf to do or cause to be done all such acts and things, and to execute, deliver, file, approve, and record all such financing documents, contracts, agreements, deeds, assignments, certificates, memoranda, abstracts, and other documents as may be necessary or advisable, with the advice of bond counsel for the City, to carry out the provisions of the resolutions heretofore adopted at this meeting in connection with the Projects, the issuance, execution, sale, and delivery by the City of the bonds and notes and the execution and delivery of the documents.

THAT if any of the officers or officials of the City who have signed or sealed the bonds and notes hereinbefore authorized shall cease to be such officers or officials before the bonds or notes so signed and sealed shall have been actually authenticated or delivered by the City, such bonds or notes nevertheless may be authenticated, issued, and
delivered with the same force and effect as though the person or persons who signed or sealed such bonds notes had not ceased to be such officer or official; and also any such bonds or notes may be signed and sealed on behalf of the City by those persons who, at the actual date of the execution of such bonds or notes, shall be the proper officers and officials of the City, although at the nominal date of such bonds or notes any such person shall not have been such officer or official.

THAT if the Director of Finance, Mayor and Chair of the City Council, City Manager or Clerk are for any reason unavailable to approve and execute the bonds or any related financing documents, the person or persons then acting in any such capacity, whether as an assistant, a deputy, or otherwise, is authorized to act for such official with the same force and effect as if such official had himself or herself performed such act.

THAT during the term any of the bonds are outstanding, the Director of Finance is hereby authorized, in the name and on behalf of the City, to issue and deliver refunding bonds on either a current or advance refunding basis, as the same may be permitted under applicable State or federal law, to refund some or all of the bonds then outstanding, and with the consent of the Mayor and Chair of the City Council and the City Manager, to determine the date, form, interest rate, maturities (not to exceed 20 years from the date of issuance of the original bonds) and all other details of such refunding bonds including the form and manner of their sale and award. The Director of Finance is hereby further authorized to provide that any of such refunding bonds hereinbefore authorized be made callable, with or without premium, prior to their stated date(s) of maturity, and each refunding bond issued hereunder shall be signed by the Director of Finance, countersigned by the Director of Finance, sealed with the seal of the City, attested by its Clerk.

(*) This amount shall be reduced by the amount of bonds designated for any portion of the Projects described above which is not approved by the voters at referendum election pursuant to Section 609 of the City Charter. The final amounts in the title as printed on the bonds will be the aggregate of the amounts approved at said referendum.

[Fiscal Note: $7,000,000 Principal + $2,383,750 Interest = $9,383,750]

Dated: April 2, 2019
NOTICE

The bond ordinance published herewith has been finally passed on April 16, 2019 and the 20- day period of limitation within which a suit, action or proceeding questioning the validity of such ordinance can be commenced as provided in the city charter has begun to run from the date of the first publication of this notice.

City Clerk