

**AMENDED
AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – NOVEMBER 15, 2017
REGULAR MEETING – 7:00 P.M.**

NO NEW BUSINESS SHALL BE TAKEN UP AFTER 10:00 P.M.

- Item 1.** Call to Order.
- Item 2.** Pledge of Allegiance.
- Item 3.** Roll Call.
- Item 4.** General Public Comments.*
- Item 5.** Minutes: November 1, 2017 – Regular Meeting.
- Item 6.** Adjustment to the Agenda.
- Item 7.** Items to be signed: a. Treasurer's Warrants.
- Item 8.** Non Action Items:
 - a. Presentation from Luke Thatcher on his Eagle Scout Project.

***Procedure for Addressing Council** [Posted in Chambers.]

Resolution 17-006. Act on the request to approve Resolution 17-006, recognizing Saturday, November 25, 2017, as *Small Business Saturday*. [Chairman Babine]

OLD BUSINESS:

Order No. 17-080. Act to create an Ad-hoc Budget Advisory Committee. [Tabled from the September 20, 2017, Town Council Meeting.] [Councilor Foley]

NEW BUSINESS:

Order No. 17-111. First reading and schedule a public hearing on the proposed amendments to Chapter 311- the Town of Scarborough Schedule of Fees. [Ordinance Committee]

Order No. 17-112. First reading and schedule a public hearing on the proposed amendments to Chapter 601- the Town of Scarborough Traffic Ordinance, Section 25.A.Parking Restrictions. [Ordinance Committee]

Order No. 17-113. First reading and schedule a second reading on the Bond Order for the 2018 Municipal and School Capital Improvements and the refunding of certain general obligation bonds of the town. [Town Manager]

Order No. 17-114. Act to receive a request for discontinuance of a portion of Beech Ridge Road and schedule a public hearing. [Town Engineer]

Order No. 17-115. Act on the request to authorize the Town Manager to sell property located at 246 US Route One [Map U4/Lot 56] and 9 Fairfield Drive [Map U4/Lot 66], through public sale in the best and most expedient method of sale and return on the sale for the Town in the discretion of the Town Manager, including authorization for the Town Manager (i) to execute and deliver all necessary documents to enter into a purchase and sale agreement and (ii) to oversee the exact terms and conditions of such sale, the completion of the sale subject to final approval by the Town Council.
[Town Manager]

Order No. 17-116. Act on the request to certify the results of the Municipal Elections that were held on Tuesday, November 7, 2017. *[Town Clerk]*

Item 9. Standing and Special Committee Reports and Liaison Reports.

Item 10. Town Manager Report.

Item 11. Council Member Comments.

Item 12. Adjournment.

AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – NOVEMBER 15, 2017
REGULAR MEETING – 7:00 P.M.

Resolution 17-006. Move approval of Resolution 17-006, recognizing Saturday, November 25, 2017, as *Small Business Saturday*. [*Chairman Babine*]

Chairman Babine

Sponsor

11/15/17

First Reading/Vote/Public Hearing

Ought to Pass

Recommendation

N/A

Second Reading/Final Approval/Vote

Town of Scarborough, Maine

U S R O U T E O N E , P O B O X 3 6 0
S C A R B O R O U G H , M A I N E • 0 4 0 7 0 - 0 3 6 0

Resolution 17-006

Recognizing November 25, 2017, as Small Business Saturday

BE IT RESOLVED by the Council of the Town of Scarborough, Maine, in Town Council assembled that,

WHEREAS, the government of Scarborough, Maine, celebrates our local small businesses and the contributions they make to our local economy and community; according to the United States Small Business Administration, there are currently 28.8 million small businesses in the United States, they represent 99.7 percent of all businesses with employees in the United States, are responsible for 63 percent of net new jobs created over the past 20 years, and

WHEREAS, small businesses employ 48 percent of the employees in the private sector in the United States; and,

WHEREAS, on average, 33 percent of consumers' holiday shopping will be done at small, independently-owned retailers and restaurants; and,

WHEREAS, 91 percent of all consumers believe that supporting small, independently-owned restaurants and bars is important; and,

WHEREAS, 76 percent of all consumers plan to go to one or more small businesses as part of their holiday shopping; and

WHEREAS, Scarborough, Maine, supports our local businesses that create jobs, boost our local economy and preserve our neighborhoods; and,

WHEREAS, advocacy groups as well as public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

NOW, THEREFORE, BE IT RESOLVED, that the Scarborough Town Council proclaims November 26, 2016, *Small Business Saturday* in Scarborough, Maine and urges the resident of our community and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Signed and dated this 15th day of November, 2017, on behalf of the Scarborough Town Council and the Town Manager of Scarborough, Maine.

Signed by:

Shawn A. Babine
Council Chair

Attested by:

Yolande P. Justice
Town Clerk

AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – NOVEMBER 15, 2017
REGULAR MEETING – 7:00 P.M.

Order No. 17-080. Move approval to create an Ad-hoc Budget Advisory Committee.
[Tabled from the September 20, 2017, Town Council Meeting.] [*Councilor Foley*]

Councilor Foley

Ought to Pass

Sponsor

Recommendation

11/15/17

N/A

First Reading/Vote/Public Hearing

Second Reading/Final Approval/Vote

Ad-Hoc Budget Advisory Committee

BE IT RESOLVED, by the Council of the Town of Scarborough, Maine, in Town Council assembled, that,

WHEREAS, the Town and School budgets affect every person in the Town of Scarborough; and,

WHEREAS, the School Budget Validation vote has failed with the voters of Scarborough repeatedly in recent years; and,

WHEREAS, residents have been clear in their interest to better understand the process used to generate Town and School budgets and in their desire to have clearer channels to communicate with the Town Council regarding budgets; and,

WHEREAS, the Town Council form of government is a representational form of government that allows for citizen advisory groups to inform its decision making; and,

WHEREAS, in an effort to identify strategies for improving communications and outreach regarding the budget process and to create an opportunity for a diverse citizen group to report to the Council on a balanced approach to meet the above mentioned challenges,

NOW, THEREFORE, BE IT RESOLVED, by the Scarborough Town Council in Town Council assembled, that there is hereby an Ad Hoc Budget Advisory Committee created, and the membership, terms, offices and duties shall be as follows:

1. **Purpose.** The purpose of the Budget Advisory Committee is to advise the Town Manager and Town Council on strategies to promote better community understanding of budget processes and support greater acceptance of results of the annual budget process shown by a positive School Budget Validation vote. The Committee will propose improvements to the budget process and will identify additional communication and outreach opportunities. The following is a general overview of the discussion points, expectations and deliverables the Committee should consider in arriving at its recommendations:
 - Establish a baseline of facts regarding the costs associated with delivery of current and historical service levels by benchmarking Scarborough's costs to those in other communities through available datasets.
 - Identify common goals among all Scarborough stakeholders
 - Consider ways to improve the current budget process
 - Develop suggested outreach and communication strategies
 - Provide ongoing feedback and support to Joint Fin. Committee throughout the budget process

The Committee's powers and duties shall not exceed those prescribed, herein or otherwise restricted by Town Council Rules, Policies and Charter.

2. **Membership.** The membership intends to provide fair representation of key stakeholders across age, income, and duration of residency demographics. Members should be sought out who have unique experience in budgeting, accounting, public policy, and or community engagement. The Committee shall be limited to Scarborough residents and comprised of nine (9) members as follows:

- 2 Town Councilors (representing the Finance and Communications Comm.)
- 1 School Board Member (preferably from the School Finance Comm.)
- 1 member of the Save our Schools group
- 1 member of the SMART Taxes group
- 4 Additional members to be selected through an open application process

Although official membership is limited to members, the Committee is encouraged to draw upon other resources and invite other key stakeholders to participate in their proceeding as they feel appropriate.

3. **Timeframe.** The Committee shall recommend and report their identified goals and agreed upon deliverables to the Town Council by the first Town Council meeting held in December. Upon acceptance and approval by the Council the committee will shift its focus to meeting the goals and deliverables by continuing to meet, support, and implement the identified activities, events, and outreach throughout the budget season culminating with the June referendum.
4. **Vacancies and Removal.** Any vacancies shall be filled by the Town Council. The Town Council may remove any member of the Committee by vote of a majority of its members for misconduct or non-performance of duty.
5. **Officers.** The Committee shall elect a Chair and Recording Secretary from among its members. The Chair shall be counted to determine a quorum and shall have the same rights as other members of the Committee, including the right to vote.
6. **Quorum and Voting.** A quorum shall consist of five (5) members. The concurrence of a majority of the members present and voting shall be necessary to decide any question before the Committee.
7. **Meeting and Records.** The Committee shall meet often enough, at least monthly, to complete its responsibilities within the deadline set and shall strive to meet bi-monthly on a date and time specified by a vote of the majority of the Committee at its first organization meeting. Other meetings may be called by the Chair, provided that the Chair shall call a meeting of the Committee upon the request of at least three (3) members. The Committee shall keep minutes of its meetings and submit them to the Town Clerk's Office.

Proposed Amendments to the Ad-Hoc Committee Draft as presented by Councilor Foley

~~Ad-Hoc Budget Advisory Committee~~

Ad Hoc Budget **Support** Committee

BE IT RESOLVED, by the Council of the Town of Scarborough, Maine, in Town Council assembled, that,

WHEREAS, the Town and School budgets affect every person in the Town of Scarborough; and,

WHEREAS, the School Budget Validation vote has failed with the voters of Scarborough repeatedly in recent years; and,

WHEREAS, residents have been clear in their interest to better understand the process used to generate Town and School budgets and in their desire to have clearer channels to communicate with the Town Council regarding budgets; and,

WHEREAS, the Town Council form of government is a representational form of government that allows for citizen advisory groups to inform its decision making; and,

WHEREAS, in an effort to identify strategies for improving communications and outreach regarding the budget process and to create an opportunity for a diverse citizen group to report to the Council on a balanced approach to meet the above mentioned challenges, NOW,

THEREFORE, BE IT RESOLVED, by the Scarborough Town Council in Town Council assembled, that there is hereby an Ad Hoc Budget ~~Advisory~~ **Support** Committee created, and the membership, terms, offices and duties shall be as follows:

1. **Purpose.** The purpose of the Budget ~~Advisory~~ **Support** Committee is to **work with and advise support** the Town Manager and Town Council on strategies to promote better community understanding of budget processes and support greater acceptance of results of the annual budget process shown by a positive School Budget Validation vote. The Committee will **help implement and support** ~~propose~~ improvements to the budget process **as identified by the Town Council and Board of Education.** ~~and In addition the committee may propose their ideas as well as will~~ identifying additional communication and outreach opportunities. The following is a general overview of the discussion points, expectations and deliverables the Committee should consider in **doing its work:** ~~arriving at its recommendations:~~

- Establish a baseline of facts regarding the costs associated with delivery of current and historical service levels by benchmarking Scarborough's costs to those in other communities through available datasets. **Information developed would need to meet the joint finance committee's approval before publication.**
- Identify common goals among all Scarborough stakeholders
- Consider ways to improve **the way in which** the current budget process ~~process~~ **gets shared and communicated to the broader community**
- Develop suggested outreach and communication strategies

Proposed Amendments to the Ad-Hoc Committee Draft as presented by Councilor Foley

The committee would also be charged with finding ways to support the ideas from the BOE and TC joint workshop once consensus and agreement has been reached on which items to pursue:

- Less emphasis on mtg. w/each other (TC/SB) and more focus on engaging the community where they are or where they naturally gather
 - Send out SB/TC two person team(s) to start communicating in this way earlier in the budget process
 - Low information voters need to know more so that they can have confidence to support the budget -create more trust
- Study group: what do people want to know more about? May start with TC/SB communications committees to flesh out the details
- How do we work smarter not harder by adjusting the existing structure
 - Budget forum - improve - earlier in the process - similar to SPS Community Dialogue
 - Mailing to clearly outline Town and School Budget
- Can we use the role of forums in different ways?
 - Facilitated discussions - open public group - mid bid point - zero in on final budget
 - More of an open workshop/exchange earlier in the process where people can express their needs/ideas informational for Town Officials and education for the public
- Survey community to hear voices and better understand community expectations
- Citizens academy - education process to create clarity about some of the budget complexities (year round)
- Timing of presentation and second reading
- In Joint meetings take public comment in the beginning

Examples and Ideas offered by speakers during Public Participation:

- Add hyperlinks to the budget doc in order to improve ease of navigation and searchability
- walk-in sessions similar to the Planning Studio model designed for Planapalooza
- Knock on doors - go door to door to share critical budgetary information

- Provide ongoing feedback and support to Joint Fin. Committee throughout the budget process The Committee's powers and duties shall not exceed those prescribed, herein or otherwise restricted by Town Council Rules, Policies and Charter.

2. **Membership.** The membership intends to provide fair representation of key stakeholders across age, income, and duration of residency demographics. Members should be sought out who have unique experience in budgeting, ~~accounting~~, public policy, and or community engagement. The Committee shall be limited to Scarborough residents and comprised of nine (9) members as follows:

- 2 Town Councilors (~~representing the Finance and Communications Comm.~~)
(preferably 1 from the Finance Com and 1 from the Communications Comm.)

Proposed Amendments to the Ad-Hoc Committee Draft as presented by Councilor Foley

- 1 2 School Board Members (preferably from the School Finance Comm.) (Preferably 1 from School Finance Comm. And 1 from School Communications Comm.)
- ~~1 member of the Save Our Schools Group~~
- ~~1 member of the SMART Taxes group~~
- 4 5 Additional at large members to be selected through an open application process. The goal would be to attract a diverse group of volunteers representative of differing demographics like age, income, education, and geographic areas of town. Appointments to be made by the Town Manager and Superintendent. Although official membership is limited to members, the Committee is encouraged to draw upon other resources and invite other key stakeholders to participate in their proceeding as they feel appropriate.

3. **Timeframe.** The Committee shall meet and recommend and report their identified goals and agreed upon deliverables to the Town Council by the first Town Council meeting held in ~~December.~~ February. Upon acceptance and approval by the Council the committee will shift its focus to meeting the goals and deliverables by continuing to meet, support, and implement the identified activities, events, and outreach throughout the budget season culminating with the June referendum. The committee's work will terminate after the June referendum unless deemed appropriate to continue or agreed by both the BOE and TC to be put in place for subsequent budget seasons based on feedback and effectiveness.

4. Vacancies and Removal. Any vacancies shall be filled by the Town Council. The Town Council may remove any member of the Committee by vote of a majority of its members for misconduct or non-performance of duty.

5. Officers. The Committee shall elect a Chair and Recording Secretary from among its members. The Chair shall be counted to determine a quorum and shall have the same rights as other members of the Committee, including the right to vote.

6. Quorum and Voting. A quorum shall consist of five (5) members. The concurrence of a majority of the members present and voting shall be necessary to decide any question before the Committee.

7. Meeting and Records. The Committee shall meet often enough, at least 3 times in addition to its first organizational meeting before the June referendum as needed and determined by the work load monthly, to complete its responsibilities within the deadline set and shall strive to meet bimonthly on a dates and time specified by a vote of the majority of the Committee at its first organization meeting. Other meetings may be called by the Chair, provided that the Chair shall call a meeting of the Committee upon the request of at least three (3) members. The Committee shall keep minutes of its meetings and submit them to the Town Clerk's Office.

AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – NOVEMBER 15, 2017
REGULAR MEETING – 7:00 P.M.

Order No. 17-111. Move approval of the first reading on the proposed amendments to Chapter 311- the Town of Scarborough Schedule of Fees and schedule a public hearing for Wednesday, December 6, 2017. [*Ordinance Committee*]

Ordinance Committee

Ought to Pass

Sponsor

Recommendation

11/15/17 Vote:
12/06/17 Public Hearing

12/20/17

First Reading/Vote/Public Hearing

Second Reading/Final Approval/Vote

**CHAPTER 311
TOWN OF SCARBOROUGH
SCHEDULE OF LICENSE, PERMIT AND APPLICATION FEES**

BE IT HEREBY ORDAINED, by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that Chapter 311, Schedule of License, Permit and Application Fees of the Town of Scarborough, Maine is amended by adding the underlined text and strikethrough, as shown below:

<u>Chapter 1006 - Ferry Beach/Hurd Park Fees Season Passes</u>	<u>Fee</u>
Resident And/Or Taxpayer Season Pass - (includes Ferry Beach, Higgins Beach and Hurd Park) (amended 05/05/04; 05/18/11)(amended 05/02/2012) (amended 05/07/2014)	\$40.00
Resident - Additional Vehicle Registered to the Same Address	\$5.00
Non-Resident Season Beach Pass - (includes Ferry Beach Higgins Beach and Hurd Park) (amended 05/05/04) (amended 05/02/2012) (amended 05/07/2014)	~~\$75.00~~ <u>\$150.00</u>
Higgins Beach – Metered parking spaces on Bayview Avenue Fee [adopted 05/17/17]	\$1.00 Hourly
<u>Pass Card for Meters</u>	<u>\$1.00</u>
Resident Commercial Fisherman Season Beach Pass - (Ferry Beach <u>only</u> , <i>must</i> show State Commercial Fisherman License)	FREE
Resident Senior Citizen Season Pass - (includes both Ferry Beach, Higgins Beach and Hurd Park)	FREE
Resident Veteran Lifetime Season Pass – Applications must be filed and applicant must meet the following criteria: must be a resident of the Town of Scarborough and must have received an honorable discharge or general discharge under honorable conditions [copy of DD214 must accompany application]. This pass will not expire and is valid for the lifetime of the holder. (Please note that any Scarborough Veteran age 60 years or older will not be issued a Resident Veteran Season Pass as they are automatically entitled to a free Resident Senior Citizen Season Pass.) (Adopted 05/19/2010)	FREE
<u>DAILY PARKING RATES (WITHOUT PASS)</u>	
Daily Parking: Ferry Beach, Higgins Beach And Hurd Park (amended 05/05/04) [amended 05/02/2012]	~~\$10.00~~ <u>\$15.00</u>
End of Day Parking Fee (e.g. Passenger Vehicles, Motor Bikes) – 3 PM to 5 PM (amended 05/03/05)	\$5.00
Larger Vehicle Daily Parking Fee - (R.V.'s, Campers and Buses) (amended 05/05/04)	\$35.00

2018 Scarborough Waterfront, Parking & Launch Fees

	2017	2018
Daily Parking Fee	\$10.00	\$10.00
Daily Parking Fee - (5:30am-9:00am)	N/A	\$5.00
Daily Parking Fee - (3:00pm-5:00pm)	\$5.00	\$5.00
Daily Parks Fee - RV's	\$35.00	??/\$\$

Hourly Parking Fee - (Meters)	\$1.00	\$1.00
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Weekly Parking Fee - (7 Days)	N/A	???
Monthly Parking Fee	N/A	???

Season Parking Pass - Resident	\$40.00	\$40.00
Season Parking Pass - Resident Additional	\$5.00	\$5.00
Season Parking Pass - Non Resident	\$75.00	\$100.00
Season Parking Pass - Senior	\$0.00	\$0.00

Daily Boat Launch Fee - Resident	\$10.00	\$10.00
Daily Boat Launch Fee - Non Resident	\$20.00	\$20.00

Season Boat Launch Pass - Resident	\$25.00	\$25.00
Season Boat Launch Pass - Resident Additional	\$5.00	\$5.00
Season Boat Launch Pass - Non Resident	\$50.00	\$75.00

Recreational Pier Use - Resident	\$50.00	\$50.00
Recreational Pier Use - Non Resident	\$50.00	\$150.00
Commercial Pier Use - Resident	\$100.00	\$100.00
Commercial Pier Use - Non Resident	\$100.00	\$300.00

Recreational Mooring & Pier Use Fee - Resident	\$100.00	\$100.00
Recreational Mooring & Pier Use Fee - Non Resident	\$150.00	\$250.00
Commercial Mooring & Pier Use Fee - Resident	\$150.00	\$150.00
Commercial Mooring & Pier Use Fee - Non Resident	\$200.00	\$400.00

***** If the Non-Resident Season Parking Pass is upward beyond the \$100.00, the Daily Parking Fee should be increased proportionally (ex. \$150.00 & \$15.00)**

2017 Parking & Launch Fee Study

	Scarborough	South Portland	Saco	Old Orchard	Wells	York	Kennebunk	Kennebunkport
Daily Parking Fee - Resident	\$10.00			Private	\$20.00			
Daily Parking Fee - Non Resident	\$10.00			Private	\$20.00		\$25.00	\$15.00
Daily Parking Fee -	\$5 (3-5pm)				\$12 (12-5pm)			
Daily Parking Fee - Motorcycles	N/A				\$8.00			
Daily Parks Fee - RV's	\$35.00							
Hourly Parking Fee - (Meters)	\$1.00				\$3.00			
Weekly Parking Fee - (7 Days)	N/A		\$10.00		\$120.00		\$100.00	\$50.00
Monthly Parking Fee	N/A		\$30.00					
Season Parking Pass - Resident	\$40.00		\$10.00	\$50.00	\$35.00	\$40.00	\$0.00	\$5.00
Season Parking Pass - Resident Additional	\$5.00			\$50.00	\$35.00	\$40.00	\$5.00	
Season Parking Pass w/Meters - Resident				\$75.00				
Season Parking Pass - Non Resident	\$75.00		\$100.00	\$150 (Limit 100)			\$200.00	\$100.00
Season Parking Pass - Senior	\$0.00		\$0.00			\$20.00		
Overnight Parking Permit - Non Resident				\$300.00				
Daily Boat Launch Fee - Resident	\$10.00	\$5.00	\$5.00		No Fees		\$0.00	
Daily Boat Launch Fee - Non Resident	\$20.00	\$6.00	\$20.00		No Fees		\$0.00	
Season Boat Launch Pass - Resident	\$25.00	\$50.00			No Fees			
Season Boat Launch Pass - Resident Additional	\$5.00	\$50.00			No Fees			
Season Boat Launch Pass - Non Resident	\$50.00	\$60.00			No Fees			
Commercial Pier Use	\$100.00		\$450.00					
Recreational Pier Use	\$50.00		\$350.00					
Charter Pier Use			\$450.00					
Daily Pier Use			\$50.00					
Mooring Fee - Resident	\$50.00		\$125.00			\$30.00		
Mooring Fee - Non Resident	\$100.00					\$30.00		

Note: State of Maine Season Park Pass = \$105.00

Note: Scarborough Beach Daily Beach Fee: \$6 Resident Adult, \$8 Non-Resident Adult, \$4 Resident Youth & \$5 Non-Resident Youth

Note: South Portland has Rangers collecting boat launch fees from 6am -6pm

AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – NOVEMBER 15, 2017
REGULAR MEETING – 7:00 P.M.

Order No. 17-112. Move approval of the first reading on the proposed amendments to Chapter 601- the Town of Scarborough Traffic Ordinance, Section 25.A.Parking Restrictions and schedule a public hearing for Wednesday, December 6, 2017.
[Ordinance Committee]

Ordinance Committee

Sponsor

11/15/17 *Vote:*
12/06/17 *Public Hearing*

First Reading/Vote/Public Hearing

Ought to Pass

Recommendation

12/20/17

Second Reading/Final Approval/Vote

**CHAPTER 601
TOWN OF SCARBOROUGH
TRAFFIC ORDINANCE**

BE IT HEREBY ORDAINED, by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that Chapter 601, the Traffic Ordinance of the Town of Scarborough, Maine is amended by adding the underlined text (18.), as shown below:

Section 25. Parking Restrictions.

A. PARKING RESTRICTIONS

I. NO PARKING AT ANY TIME.

No person shall park a vehicle in any of the following places except when necessary to avoid conflict with other traffic or in compliance with direction of a police officer or authorized person or traffic control device. [Amended 07/16/14]

(18) No parking on both sides of Gorham Road from 183 Gorham Road to the intersection of Gorham Road and Spring Street at number 209. [Temporary restriction – expires April 1, 2018.]

AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – NOVEMBER 15, 2017
REGULAR MEETING – 7:00 P.M.

Order No. 17-113. Move approval of the first reading on the Bond Order for the 2018 Municipal and School Capital Improvements and the refunding of certain general obligation bonds of the town and schedule a second reading for Wednesday, December 6, 2017. *[Town Manager]*

Town Manager

Ought to Pass

Sponsor

Recommendation

11/15/17 *Vote:*
N/A *Public Hearing*

12/06/17

First Reading/Vote/Public Hearing

Second Reading/Final Approval/Vote

Town of Scarborough, Maine

259 US ROUTE ONE, PO BOX 360
SCARBOROUGH, MAINE • 04070-0360

BOND ORDER FOR 2018 MUNICIPAL AND SCHOOL CAPITAL IMPROVEMENTS, A NEW PUBLIC SAFETY BUILDING AND THE REFUNDING OF CERTAIN OUTSTANDING GENERAL OBLIGATION BONDS OF THE TOWN

BE IT ORDERED, That under and pursuant to the provisions of Title 30-A, Sections 5721-5729 and 5772 of the Maine Revised Statutes, as amended, and the Charter of the Town of Scarborough, Maine, the following Municipal and School Capital Improvement Projects are hereby approved for funding:

2017-2018 Municipal - Equipment

F.D. Major Apparatus Refurbishing	50,000.00
F.D. Rescue Power Stretcher Replacement Program	42,500.00
F.D. Replace staff vehicles (replacement schedule)	40,000.00
F.D. New Safety & Personal Protective Equipment	86,250.00
C.S. Infield Drag Rake	20,000.00
C.S. Mini Bus (purchased this instead of dump truck)	53,850.00
Cruiser Thermal Image Camera	18,985.00
Plow Truck # 4001	205,000.00
Pickup Truck/w lift gate # 4060	37,000.00
Heavy Truck Lifts	37,000.00
HVAC Upgrades Phase 2	82,000.00
Total 2017-2018 CIP \$1,030,617 total \$728,735 to bond	<u>672,585.00</u>

2017-2018 Municipal - Projects

C.S. Cable Room Upgrade	65,000.00
259 US Rte 1 - Hot Water Pump Upgrade	30,000.00
Comprehensive Plan Update Process	80,000.00
Mid-Level Road Rehabilitation	300,000.00
Subsurface Drainage Assessment Project	118,750.00
LED Street Light Retrofit project	701,100.00
Total 2017-2018 CIP \$3,848,750 Total \$3,007,850 to bond	<u>1,294,850.00</u>

2017-2018 Municipal - School

School Bus Replacement Schedule	316,050.00
GMC Box Truck #315116	34,350.00
Kitchen Equip & Furnishings Replace & Renew	40,000.00
HS Athletics Equipment	25,000.00
Facilities Support Equipment	25,000.00
MS Tech Refresh	199,200.00
IT Tech Refresh - moved back to CIP	100,000.00
Long-range Planning	40,000.00
Building envelope Maintenance	70,000.00
HVAC Repairs MS & K2	100,000.00

Roof Restoration	92,183.00
Total 2017-2018 School CIP \$1,396,200 Total \$1,343,200 to bond	<u>1,041,783.00</u>
2016-2017 Municipal - Projects	
PL Eastern Trail Improvements (Local Match)	110,000.00
PW Fuel Station Replacement	687,482.00
Total 2016-2017 CIP \$2,113,632 Total \$1,885,932 to bond	<u>797,482.00</u>
2016-2017 Municipal - School	
Furnishings Replace & Renew	50,000.00
Energy Efficiency Upgrades	18,300.00
HVAC Repairs MS & K2	50,000.00
Total 2016-2017 CIP \$1,380,830 Total \$1,182,775 to bond	<u>118,300.00</u>
Totals	<u>3,925,000.00</u>

BE IT FURTHER ORDERED, That a sum, not to exceed \$3,925,000, is hereby appropriated to provide for the costs of said Municipal and School Capital Improvement Projects and expenses associated with said projects; and,

BE IT FURTHER ORDERED, That to fund said \$3,925,000 appropriation, the Treasurer and the Chairman of the Town Council are hereby authorized to issue, at one time or from time to time, general obligation securities of the Town of Scarborough, Maine, including temporary notes in anticipation of the sale thereof, in an aggregate principal amount not to exceed \$3,925,000 and the discretion to fix the date(s), maturity(ies), denomination(s), interest rate(s), place(s) of payment, call(s) for redemption, refunding, form(s), and other details of said securities, including execution and delivery of said securities against payment therefore, and to provide for the sale thereof, is hereby delegated to the Treasurer and the Chairman of the Town Council; and,

BE IT FURTHER ORDERED, That in furtherance of the voter-approved referendum question authorizing issuance of up to \$19,500,000 in general obligation bonds of the Town of Scarborough to fund costs for a new public safety building, (a) a public safety building project including expenses associated with said public safety building project is hereby approved, (b) a sum not to exceed \$19,500,000 is hereby appropriated to provide for the costs of said public safety building project, and (c) to fund such appropriation, the Treasurer and the Chairman of the Town Council are hereby authorized to issue, at one time or from time to time, general obligation securities of the Town of Scarborough, Maine, including temporary notes in anticipation of the sale thereof, in an aggregate principal amount not to exceed **\$15,000,000** and the discretion to fix the date(s), maturity(ies), denomination(s), interest rate(s), place(s) of payment, call(s) for redemption, refunding, form(s), and other details of said securities, including execution and delivery of said securities against payment therefore, and to provide for the sale thereof, is hereby delegated to the Treasurer and the Chairman of the Town Council; and,

BE IT FURTHER ORDERED, That the Treasurer and the Chairman of the Town Council are hereby authorized to issue, at one time or from time to time, general obligation securities of the Town of Scarborough, Maine, in an aggregate principal amount not to exceed \$13,250,000 to refund, on an advance basis, all or a portion of the remaining outstanding 2010, 2012 and 2013 General Obligation Bonds of the Town of Scarborough, Maine, and the discretion to fix the date(s), maturity(ies), denomination(s), interest rate(s), place(s) of payment, call(s) for redemption, form(s), and other details of said securities, including execution and delivery of said securities against payment therefore, and to provide for the sale thereof, is hereby delegated to the Treasurer and the Chairman of the Town Council.

MEMO

To: Town Council

From: Larissa Crockett

CC: Thomas Hall, Ruth Porter, Tody Justice

Date: November 9, 2017

Re: Bond Order

Included in the November 15 Town Council packet is a three part bond order; the first part secures annual CIP monies, the second authorizes bonds for the newly approved Public Safety building, and the third part represents an advance refunding opportunity.

Our annual CIP bonds for FY18, the first part of the order, will not exceed \$3,925,000. Please see the bond order for a list of the approved projects to be funded.

The second part of this bond order allows us to bond the first \$15,000,000 of the approved \$19,500,000 Public Safety building project. We wish to ensure that only what is needed is borrowed. Borrowing less than the full amount allows for the existing facility to sell for more than estimated and/or for the cost of construction to be lower than expected. We will have the opportunity to bond the remaining funds as needed in the spring of 2019 when we will have a clearer picture of the final cost of the project. We wish to bond as much as we can be certain of needing, however, to take advantage of interest rates that we believe are lower than they will be a year from now. Recent bond sales by neighboring communities suggest that if we act quickly to issue bonds in January we may reasonably expect the interest rate to be below 3%. As an example of the of what lower interest would mean, the difference in interest paid over the life of the bond if we are able to secure an interest rate of 3% vs. the 3.5% we calculated for the referendum question will be \$1,317,087.

The final component is an advance refunding opportunity was brought to our attention at the end of October by our Financial Advisor, Joe Cuetara. By refunding \$13,135,000 in bonds originally issued between 2010 and 2013 we will be able to save the Town of Scarborough \$542,698. Especially attractive is that we are able to front load this savings to assist with what looks to be a potentially challenging budget year for FY19.

By issuing all of the above at once and on the accelerated timeline included in your packet, we not only secure the most favorable rate for all of the money needed but we also save on the cost of issuance by consolidating the borrowing into one package.

Structuring

<u>Dept</u>	<u>CIP Yr</u>		<u>Amount</u>	<u>Years</u>	<u>Dept Total</u>
M EQ#1	2017-2018	F.D. Major Apparatus Refurbishing	50,000	5	
M EQ#2	2017-2018	Heavy Truck Lifts	37,000	5	
M EQ#3	2017-2018	F.D. Rescue Power Stretcher Replacement Program	42,500	5	
M EQ#4	2017-2018	F.D. Replace staff vehicles (replacement schedule)	40,000	5	
M EQ#5	2017-2018	F.D. New Safety & Personal Protective Equipment	86,250	5	
M EQ#6	2017-2018	C.S. Infield Drag Rake	20,000	5	
M EQ#7	2017-2018	C.S. Mini Bus (purchased this instead of dump truck)	53,850	5	
M EQ#8	2017-2018	Cruiser Thermal Image Camera	18,985	5	
M EQ#9	2017-2018	Pickup Truck/w lift gate # 4060	37,000	5	
M EQ#10	2017-2018	HVAC Upgrades Phase 2	82,000	10	
M EQ#11	2017-2018	Plow Truck # 4001	205,000	15	672,585
M PR#1	2017-2018	C.S. Cable Room Upgrade	65,000	5	
M PR#2	2017-2018	259 US Rte 1 - Hot Water Pump Upgrade	30,000	5	
M PR#3	2017-2018	Comprehensive Plan Update Process	80,000	8	
M PR#4	2017-2018	LED Street Light Retrofit project	701,100	12	
M PR#5	2016-2017	PL Eastern Trail Improvements (Local Match)	110,000	15	
M PR#6	2016-2017	PW Fuel Station Replacement	687,482	15	
M PR#7	2017-2018	Subsurface Drainage Assessment Project	118,750	19	
M PR#8	2017-2018	Mid-Level Road Rehabilitation	300,000	20	2,092,332
School #1	2017-2018	HVAC Repairs MS & K2	100,000	5	
School #2	2016-2017	Furnishings Replace & Renew	50,000	5	
School #3	2016-2017	Energy Efficiency Upgrades	18,300	5	
School #4	2017-2018	GMC Box Truck #315116	34,350	5	
School #5	2017-2018	Kitchen Equip & Furnishings Replace & Renew	40,000	5	
School #6	2017-2018	HS Athletics Equipment	25,000	5	
School #7	2017-2018	Facilities Support Equipment	25,000	5	
School #8	2017-2018	MS Tech Refresh	199,200	5	
School #9	2017-2018	IT Tech Refresh - moved back to CIP	100,000	5	
School #10	2017-2018	Long-range Planning	40,000	5	
School #11	2017-2018	Building envelope Maintenance	70,000	5	
School #12	2017-2018	School Bus Replacement Schedule	316,050	10	
School #13	2017-2018	Roof Restoration	92,183	10	
School #14	2016-2017	HVAC Repairs MS & K2	50,000	10	1,160,083
			3,925,000		3,925,000

CIP ("Rounded to 5M" Sizing)															
Muni Equipment				Muni Projects								School			
Due	5	10	15	Total	5	8	12	15	19	20	Total	5	10	Total	Totals
11/1/2018	77,117	8,200	13,600	98,917	19,000	10,000	58,500	53,232	6,250	17,923	164,905	140,370	45,808	186,178	450,000
11/1/2019	77,117	8,200	13,600	98,917	19,000	10,000	58,500	53,200	6,250	17,938	164,888	140,370	45,825	186,195	450,000
11/1/2020	77,117	8,200	13,600	98,917	19,000	10,000	58,500	53,200	6,250	17,938	164,888	140,370	45,825	186,195	450,000
11/1/2021	77,117	8,200	13,600	98,917	19,000	10,000	58,400	53,200	6,250	13,038	169,888	140,370	45,825	186,195	445,000
11/1/2022	77,117	8,200	13,600	98,917	19,000	10,000	58,400	53,150	6,250	13,088	169,888	140,370	45,825	186,195	445,000
11/1/2023		8,200	13,700	21,900		10,000	58,400	53,150	6,250	14,475	142,275		45,825	45,825	210,000
11/1/2024		8,200	13,700	21,900		10,000	58,400	53,150	6,250	14,475	142,275		45,825	45,825	210,000
11/1/2025		8,200	13,700	21,900		10,000	58,400	53,150	6,250	14,475	142,275		45,825	45,825	210,000
11/1/2026		8,200	13,700	21,900			58,400	53,150	6,250	14,475	132,275		45,825	45,825	200,000
11/1/2027		8,200	13,700	21,900			58,400	53,150	6,250	14,475	132,275		45,825	45,825	200,000
11/1/2028			13,700	13,700			58,400	53,150	6,250	13,500	131,300			0	145,000
11/1/2029			13,700	13,700			58,400	53,150	6,250	13,500	131,300			0	145,000
11/1/2030			13,700	13,700				53,150	6,250	16,900	76,300			0	90,000
11/1/2031			13,700	13,700				53,150	6,250	16,900	76,300			0	90,000
11/1/2032			13,700	13,700				53,150	6,250	16,900	76,300			0	90,000
11/1/2033				0					6,250	13,750	20,000			0	20,000
11/1/2034				0					6,250	13,750	20,000			0	20,000
11/1/2035				0					6,250	13,750	20,000			0	20,000
11/1/2036				0					6,250	13,750	20,000			0	20,000
11/1/2037				0						15,000	15,000			0	15,000
	385,585	82,000	205,000	672,585	95,000	80,000	701,100	797,482	118,750	300,000	2,082,332	701,850	458,233	1,160,083	3,925,000

Town of Scarborough, Maine
Structuring

Town of Scarborough, Maine						
2018 Bonds (New Money Portion, Only)						
Yrs	FY	Due Nov 1,	2017 CIP	Pub Safety	New Money	
0.75	2018 / 2019	2018	450,000	0	450,000	
1.75	2019 / 2020	2019	450,000	520,000	970,000	
2.75	2020 / 2021	2020	450,000	520,000	970,000	
3.75	2021 / 2022	2021	445,000	520,000	965,000	
4.75	2022 / 2023	2022	445,000	520,000	965,000	
5.75	2023 / 2024	2023	210,000	520,000	730,000	
6.75	2024 / 2025	2024	210,000	520,000	730,000	
7.75	2025 / 2026	2025	210,000	520,000	730,000	
8.75	2026 / 2027	2026	200,000	520,000	720,000	
9.75	2027 / 2028	2027	200,000	520,000	720,000	
10.75	2028 / 2029	2028	145,000	520,000	665,000	
11.75	2029 / 2030	2029	145,000	520,000	665,000	
12.75	2030 / 2031	2030	90,000	520,000	610,000	
13.75	2031 / 2032	2031	90,000	520,000	610,000	
14.75	2032 / 2033	2032	90,000	515,000	605,000	
15.75	2033 / 2034	2033	20,000	515,000	535,000	
16.75	2034 / 2035	2034	20,000	515,000	535,000	
17.75	2035 / 2036	2035	20,000	515,000	535,000	
18.75	2036 / 2037	2036	20,000	515,000	535,000	
19.75	2037 / 2038	2037	15,000	515,000	530,000	
20.75	2038 / 2039	2038		515,000	515,000	
21.75	2039 / 2040	2039		515,000	515,000	
22.75	2040 / 2041	2040		515,000	515,000	
23.75	2041 / 2042	2041		515,000	515,000	
24.75	2042 / 2043	2042		515,000	515,000	
25.75	2043 / 2044	2043		515,000	515,000	
26.75	2044 / 2045	2044		515,000	515,000	
27.75	2045 / 2046	2045		515,000	515,000	
28.75	2046 / 2047	2046		515,000	515,000	
29.75	2047 / 2048	2047		515,000	515,000	
			3,925,000	15,000,000	18,925,000	

SUMMARY OF REFUNDING RESULTS

Town of Scarborough, Maine
General Obligation Refunding Bonds, 2018

	Series 2010 General Obligation Refunding Bonds	Series 2012 General Obligation Refunding Bonds	Series 2013 General Obligation Refunding Bonds	Total
Dated Date	01/09/2018	01/09/2018	01/09/2018	01/09/2018
Delivery Date	01/09/2018	01/09/2018	01/09/2018	01/09/2018
Arbitrage Yield	2.330476%	2.330476%	2.330476%	2.330476%
Escrow Yield	1.632522%	1.905015%	2.031414%	1.913533%
Value of Negative Arbitrage	37,576.09	169,020.84	46,727.98	253,324.91
Bond Par Amount	1,880,000.00	8,505,000.00	2,750,000.00	13,135,000.00
True Interest Cost	2.137103%	2.806040%	2.218112%	2.631283%
Net Interest Cost	2.295494%	3.005876%	2.386850%	2.829290%
All-In TIC	2.224616%	2.865242%	2.292654%	2.695983%
Average Coupon	4.000000%	3.999294%	3.997999%	3.999142%
Average Life	7.098	11.548	8.400	10.252
Weighted Average Maturity	7.121	11.459	8.405	10.189
Par amount of refunded bonds	1,955,000.00	8,440,000.00	2,715,000.00	13,110,000.00
Average coupon of refunded bonds	3.978722%	4.496619%	4.501968%	4.444195%
Average life of refunded bonds	6.949	11.316	8.395	10.060
Remaining weighted average maturity of refunded bonds	6.909	11.336	8.369	10.088
PV of prior debt	2,172,602.43	10,264,240.77	3,183,957.28	15,620,800.48
Net PV Savings	94,786.45	356,835.49	91,076.18	542,698.12
Percentage savings of refunded bonds	4.848412%	4.227909%	3.354555%	4.139574%
Percentage savings of refunding bonds	5.041832%	4.195597%	3.311861%	4.131695%
Percentage savings of refunding proceeds	4.473709%	3.743651%	2.901731%	3.669562%

SAVINGS

Town of Scarborough, Maine
General Obligation Refunding Bonds, 2018

Date	Prior Debt Service	Refunding Debt Service	Savings	Present Value to 01/09/2018 @ 2.3304764%
06/30/2018	282,137.50	163,302.23	118,835.27	117,981.73
06/30/2019	873,287.50	524,900.00	348,387.50	341,746.37
06/30/2020	552,300.00	549,525.00	2,775.00	2,505.50
06/30/2021	552,300.00	548,775.00	3,525.00	3,146.78
06/30/2022	827,050.00	817,400.00	9,650.00	8,674.13
06/30/2023	816,200.00	810,300.00	5,900.00	5,115.88
06/30/2024	1,598,800.00	1,591,900.00	6,900.00	5,867.70
06/30/2025	2,226,500.00	2,218,600.00	7,900.00	6,582.40
06/30/2026	2,152,050.00	2,146,600.00	5,450.00	4,415.59
06/30/2027	1,897,750.00	1,893,300.00	4,450.00	3,527.76
06/30/2028	1,100,400.00	1,098,600.00	1,800.00	1,332.14
06/30/2029	1,664,200.00	1,656,700.00	7,500.00	5,735.91
06/30/2030	1,008,000.00	999,900.00	8,100.00	6,058.26
06/30/2031	239,000.00	230,300.00	8,700.00	6,362.84
06/30/2032	137,000.00	132,600.00	4,400.00	3,091.33
06/30/2033	137,000.00	136,700.00	300.00	107.43
06/30/2034	804,875.00	802,100.00	2,775.00	1,844.96
06/30/2035	770,625.00	769,000.00	1,625.00	1,048.09
06/30/2036	736,375.00	731,200.00	5,175.00	3,399.07
06/30/2037	702,125.00	698,700.00	3,425.00	2,214.99
	19,077,975.00	18,520,402.23	557,572.77	530,758.87

Savings Summary

Dated Date	01/09/2018
Delivery Date	01/09/2018
PV of savings from cash flow	530,758.87
Plus: Refunding funds on hand	11,939.24
Net PV Savings	542,698.11

Town of Scarborough General Obligation Refunding and New Money Bonds As of November 13, 2017							
New Money	2017 CIP	2017 Pub Safety	Refunding	2010 GO Ref	2012 GO Ref	2013 GO Ref	Total Refunding Results
Par Amount	\$ 3,605,000	\$ 14,085,000	Par Amount	\$ 1,845,000	\$ 8,390,000	\$ 2,665,000	\$ 12,900,000
Premium	\$ 354,335	\$ 1,057,135	Arb Yield	2.73%	2.73%	2.73%	2.73%
Last Maturity	11/1/2037	11/1/2047	Escrow Yield	2.00%	2.00%	2.00%	2.00%
Arb Yield	2.73%	2.73%	Negative Arbitrage	52,811	288,482	96,328	437,621
TIC	2.28%	3.15%	Call Date (Refunded Bonds)	11/1/2020	11/1/2022	11/1/2023	
Avg. Coupon	4.15%	3.71%	WAM Refunding Bonds	7.10	11.41	8.40	10.15
WAM	5.69	15.33	WAM Refunded Bonds	6.80	11.14	8.21	9.91
Total Debt Service	4,432,950	22,301,759	Refunded Bonds	1,975,000	8,560,000	2,770,000	13,305,000
Max Ann Debt Service	571,800	1,025,338	PV Savings	96,891	406,456	103,286	606,632
Avg Ann Debt Service	142,998	719,412	PV Savings %	4.91%	4.75%	3.73%	4.56%
Annual Debt Service			Cashflow Savings	\$ 101,488	\$ 421,375	\$ 106,275	\$ 629,138
FY 2018	34,600	135,672	FY 2018	18,238	92,850	30,375	141,463
2019	571,800	542,688	2019	49,038	281,050	36,600	366,688
2020	558,600	1,025,338	2020	2,900	5,050	875	8,825
2021	540,475	1,010,638	2021	2,538	4,375	5,550	12,463
2022	520,350	993,488	2022	2,500	3,775	5,200	11,475
2023	483,550	973,888	2023	2,450	3,325	4,800	10,575
2024	255,475	946,963	2024	3,400	1,900	4,300	9,600
2025	235,975	922,713	2025	825	4,600	2,375	7,800
2026	221,850	898,463	2026	3,375	2,650	5,575	11,600
2027	207,975	874,213	2027	5,025	1,200	5,325	11,550
2028	195,200	852,388	2028	400	1,000	200	1,600
2029	144,300	832,988	2029	400	1,800	5,100	7,300
2030	139,300	813,588	2030	5,300	2,600	-	7,900
2031	85,300	794,188	2031	5,100	3,400	-	8,500
2032	82,300	774,788	2032	-	4,200	-	4,200
2033	79,300	755,388	2033	-	100	-	100
2034	17,500	735,988	2034	-	2,575	-	2,575
2035	16,900	716,588	2035	-	1,425	-	1,425
2036	16,300	697,188	2036	-	75	-	75
2037	15,700	677,788	2037	-	3,425	-	3,425
2038	10,200	658,388	2038	-	-	-	-
2039	-	640,503	2039	-	-	-	-
2040	-	624,134	2040	-	-	-	-
2041	-	607,766	2041	-	-	-	-
2042	-	591,397	2042	-	-	-	-
2043	-	575,028	2043	-	-	-	-
2044	-	558,659	2044	-	-	-	-
2045	-	542,291	2045	-	-	-	-
2046	-	525,922	2046	-	-	-	-
2047	-	509,553	2047	-	-	-	-
2048	-	493,184	2048	-	-	-	-

SOURCES AND USES OF FUNDS

Town of Scarborough, Maine General Obligation Refunding Bonds, 2018 Market as of November 13, 2017 Preliminary and Subject to Change

Sources:	2017 CIP	Public Safety	Refunding of Series 2010	Refunding of Series 2012	Refunding of Series 2013	Total
Bond Proceeds:						
Par Amount	3,605,000.00	14,085,000.00	1,845,000.00	8,390,000.00	2,665,000.00	30,590,000.00
Net Premium/OID	354,335.25	1,057,135.10	284,601.60	1,221,882.65	518,353.15	3,436,307.75
	3,959,335.25	15,142,135.10	2,129,601.60	9,611,882.65	3,183,353.15	34,026,307.75
Uses:	2017 CIP	Public Safety	Refunding of Series 2010	Refunding of Series 2012	Refunding of Series 2013	Total
Project Fund Deposits:						
Project Fund	3,925,000.00	15,000,000.00	-	-	-	18,925,000.00
Refunding Escrow Deposits:						
Cash Deposit	-	-	0.11	0.18	0.68	0.97
SLGS Purchases	-	-	2,109,402.00	9,526,367.00	3,152,576.00	14,788,345.00
	-	-	2,109,402.11	9,526,367.18	3,152,576.68	14,788,345.97
Delivery Date Expenses:						
Cost of Issuance	15,732.83	61,469.35	8,051.90	36,615.40	11,630.52	133,500.00
Underwriter's Discount	17,763.84	77,825.46	9,582.23	47,178.74	15,297.25	167,647.52
	33,496.67	139,294.81	17,634.13	83,794.14	26,927.77	301,147.52
Other Uses of Funds:						
Additional Proceeds	838.58	2,840.29	2,565.36	1,721.33	3,848.70	11,814.26
	3,959,335.25	15,142,135.10	2,129,601.60	9,611,882.65	3,183,353.15	34,026,307.75

SUMMARY OF REFUNDING RESULTS

Town of Scarborough, Maine General Obligation Refunding Bonds, 2018 Market as of November 13, 2017 Preliminary and Subject to Change

	Refunding of Series 2010	Refunding of Series 2012	Refunding of Series 2013	Total
Dated Date	02/01/2018	02/01/2018	02/01/2018	02/01/2018
Delivery Date	02/01/2018	02/01/2018	02/01/2018	02/01/2018
Arbitrage Yield	2.734064%	2.734064%	2.734064%	2.734064%
Escrow Yield	2.000842%	2.000842%	2.000842%	2.000842%
Value of Negative Arbitrage	52,811.01	288,482.20	96,328.05	437,621.26
Bond Par Amount	1,845,000.00	8,390,000.00	2,665,000.00	12,900,000.00
True Interest Cost	2.184530%	2.808230%	2.237512%	2.641664%
Net Interest Cost	2.380014%	3.032663%	2.467469%	2.872910%
All-In TIC	2.246619%	2.850101%	2.289451%	2.687294%
Average Coupon	4.488452%	4.241299%	4.709376%	4.344762%
Average Life	7.070	11.584	8.420	10.285
Weighted Average Maturity	7.101	11.411	8.398	10.153
Par amount of refunded bonds	1,975,000.00	8,560,000.00	2,770,000.00	13,305,000.00
Average coupon of refunded bonds	3.977889%	4.495393%	4.500603%	4.443150%
Average life of refunded bonds	6.841	11.126	8.237	9.888
Remaining weighted average maturity of refunded bonds	6.801	11.141	8.212	9.913
PV of prior debt	2,144,437.43	10,034,753.76	3,158,378.05	15,337,569.24
Net PV Savings	96,891.02	406,455.60	103,285.81	606,632.43
Percentage savings of refunded bonds	4.905874%	4.748313%	3.728730%	4.559432%
Percentage savings of refunding bonds	5.251546%	4.844524%	3.875640%	4.702577%

BOND SUMMARY STATISTICS

Town of Scarborough, Maine
General Obligation Refunding Bonds, 2018
Market as of November 13, 2017
Preliminary and Subject to Change

Dated Date	02/01/2018
Delivery Date	02/01/2018
Last Maturity	11/01/2047
Arbitrage Yield	2.734064%
True Interest Cost (TIC)	2.900391%
Net Interest Cost (NIC)	3.083933%
All-In TIC	2.942597%
Average Coupon	3.957410%
Average Life (years)	12.233
Weighted Average Maturity (years)	11.937
Duration of Issue (years)	9.506
Par Amount	30,590,000.00
Bond Proceeds	34,026,307.75
Total Interest	14,809,121.93
Net Interest	11,540,461.70
Total Debt Service	45,399,121.93
Maximum Annual Debt Service	3,377,387.50
Average Annual Debt Service	1,526,020.91
Underwriter's Fees (per \$1000)	
Average Takedown	3.488068
Other Fee	1.992400
Total Underwriter's Discount	5.480468
Bid Price	110.685388

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Serial Bonds	25,740,000.00	113.463	4.241%	9.780	20,065.65
Term Bond	1,940,000.00	100.041	3.375%	22.250	1,746.00
Term Bond 2	2,910,000.00	98.975	3.375%	27.250	5,354.40
	30,590,000.00			12.233	27,166.05

	TIC	All-In TIC	Arbitrage Yield
Par Value	30,590,000.00	30,590,000.00	30,590,000.00
+ Accrued Interest	-	-	-
+ Premium (Discount)	3,436,307.75	3,436,307.75	3,436,307.75
- Underwriter's Discount	-167,647.52	-167,647.52	
- Cost of Issuance Expense		-133,500.00	
- Other Amounts	-	-	-
Target Value	33,858,660.23	33,725,160.23	34,026,307.75
Target Date	02/01/2018	02/01/2018	02/01/2018
Yield	2.900391%	2.942597%	2.734064%

AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – NOVEMBER 15, 2017
REGULAR MEETING – 7:00 P.M.

Order No. 17-114. Move approval to receive a request for discontinuance of a portion of Beech Ridge Road and schedule a public hearing for Wednesday, December 6, 2017.
[Town Engineer]

Town Engineer

Ought to Pass

Sponsor

Recommendation

11/15/17 Vote:
12/06/17 Public Hearing

12/06/17

First Reading/Vote/Public Hearing

Second Reading/Final Approval/Vote

Town of Scarborough, Maine

Planning and Code Enforcement

MEMORANDUM

TO: Scarborough Town Council

FROM: Angela Blanchette, PE, Town Engineer

DATE: November 15, 2017

RE: Discontinuance of a portion of a public right-of-way
43 Beech Ridge Road

Pursuant to Title 23 MRSA 3026, Pamela Dillon has submitted a petition for discontinuance of a portion of the Beech Ridge Road right-of-way.

The portion of the Beech Ridge Road right-of-way in the area abutting the property of Pamela J. Dillon, **Tax Map R41, Lot 16** was originally laid out over 200 years ago. Subsequently, the right-of-way has been expanded multiple times (1940's and in 2000) to accommodate the realignment of the roadway associated with the Maine Turnpike overpass. As such, the right-of-way in the area of the subject property is in excess of 150 feet in overall width.

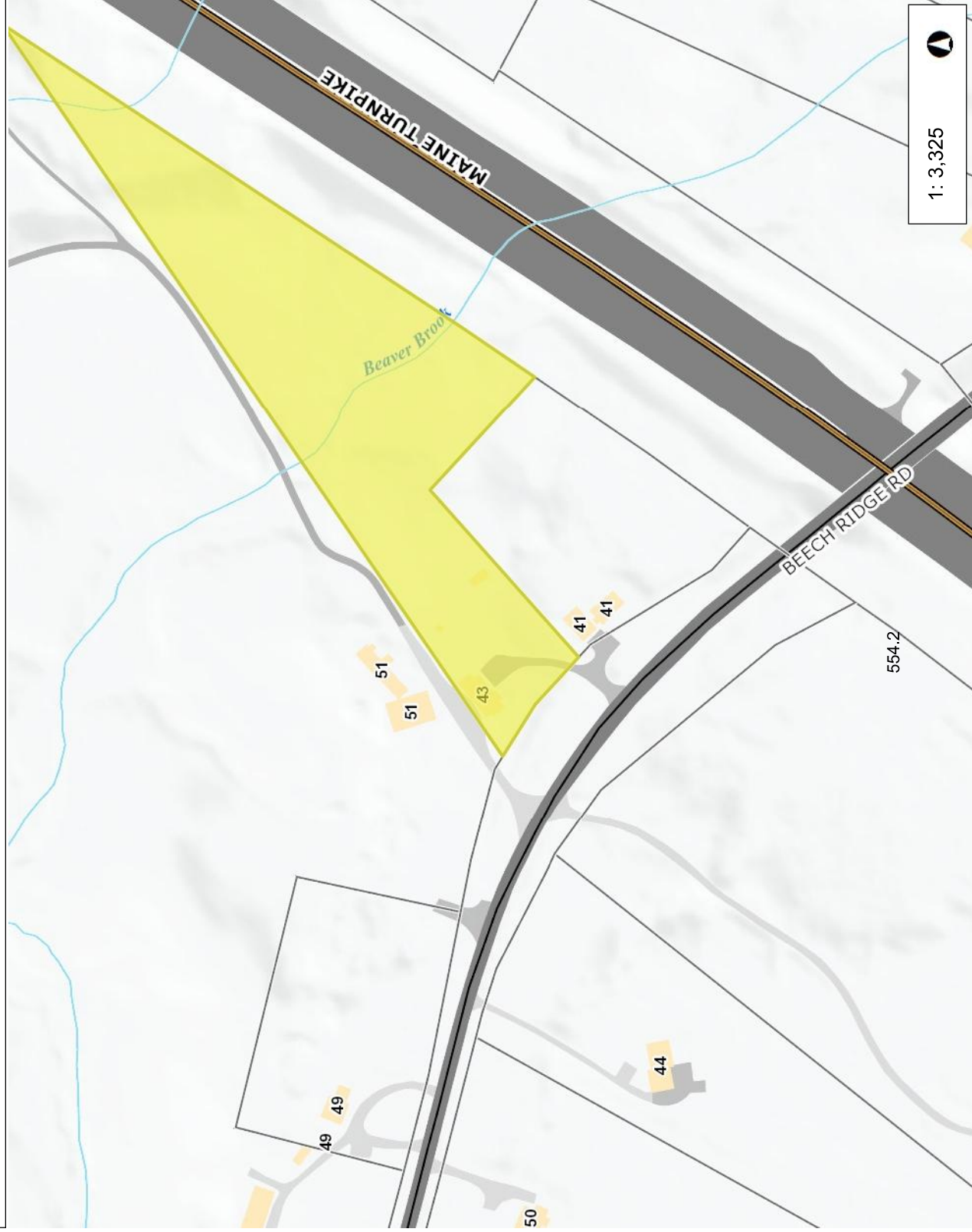
The Dillons have requested that the Town of Scarborough discontinue **5,225 sf** of the Beech Ridge right-of-way in order to allow for the future expansion of their front porch, which would not be allowed within the current front yard setback.

The Public Works Department has been a part of the discussion and has no concerns with vacating this small section of land to the abutting property, since the remaining right-of-way will remain 105 feet in overall width and due to the elevation change over this portion of land, it has little value to the operation of the roadway.

259 US ROUTE ONE, PO BOX 360
SCARBOROUGH, MAINE 04070-0360
PHONE: 207-730-4040 FAX: 207-730-4046
WWW.SCARBOROUGHMAINE.ORG



43 Beech Ridge Road



401 0 200 401 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Town of Scarborough, Maine

Disclaimer

This map is a user generated static output from the Town of Scarborough internet mapping site (WebGIS) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 3,325

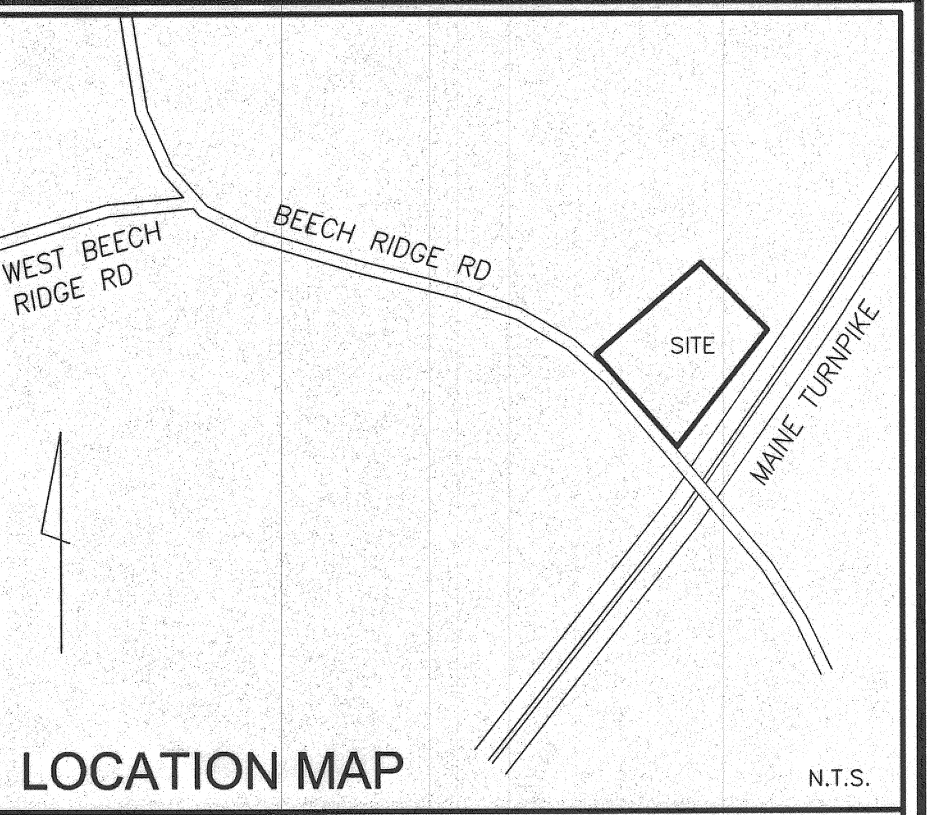
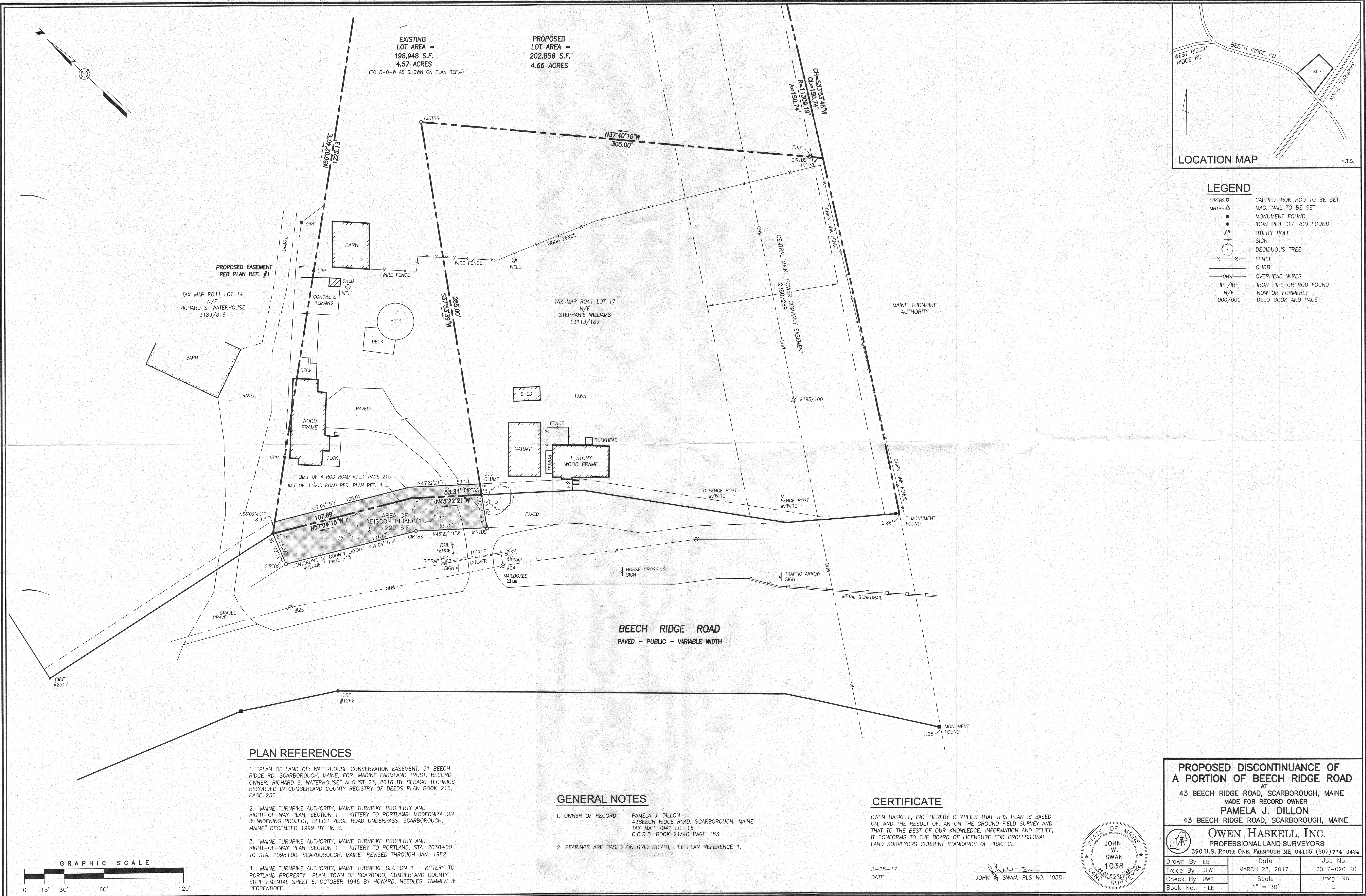


Legend

- Parcels with Owner Info
- Parcels with Owner Informatic
- Roads
 - MTA
 - MTA
 - MDOT
 - PUBLIC
 - PENDING PUBLIC; PRIVATE; PF
 - CEMETERY; NOT YET BUILT; P
- Railroad
- Building Footprints
- High Resolution 30cm Imagery
- Building Footprints
- Driveways
 - Paved Driveway
 - Unpaved Driveway
- Road Surfaces
 - Paved Road
 - Unpaved Road
- Parking Lots
 - Paved Parking
 - Unpaved Parking
- Coastline
- Treeline
- Town_Townline_Polygons_α
- Surrounding Towns

Notes

11/9/2017



LEGEND

- CIRTSB ○ CAPPED IRON ROD TO BE SET
- MTBTS ▲ MAG. NAIL TO BE SET
- MONUMENT FOUND
- IRON PIPE OR ROD FOUND
- UTILITY POLE
- SIGN
- DECIDUOUS TREE
- ×× FENCE
- CURB
- OHW OVERHEAD WIRES
- IFF/IRF IRON PIPE OR ROD FOUND
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK AND PAGE

PLAN REFERENCES

- "PLAN OF LAND OF: WATERHOUSE CONSERVATION EASEMENT, 51 BEECH RIDGE RD, SCARBOROUGH, MAINE, FOR: MARINE FARMLAND TRUST, RECORD OWNER: RICHARD S. WATERHOUSE" AUGUST 23, 2016 BY SEBAGO TECHNICS RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 216, PAGE 236.
- "MAINE TURNPIKE AUTHORITY, MAINE TURNPIKE PROPERTY AND RIGHT-OF-WAY PLAN, SECTION 1 - KITTERY TO PORTLAND, MODERNIZATION & WIDENING PROJECT, BEECH RIDGE ROAD UNDERPASS, SCARBOROUGH, MAINE" DECEMBER 1999 BY HNTB.
- "MAINE TURNPIKE AUTHORITY, MAINE TURNPIKE PROPERTY AND RIGHT-OF-WAY PLAN, SECTION 1 - KITTERY TO PORTLAND, STA. 2038+00 TO STA. 2098+00, SCARBOROUGH, MAINE" REVISED THROUGH JAN. 1982.
- "MAINE TURNPIKE AUTHORITY, MAINE TURNPIKE SECTION 1 - KITTERY TO PORTLAND PROPERTY. PLAN, TOWN OF SCARBORO, CUMBERLAND COUNTY" SUPPLEMENTAL SHEET 6, OCTOBER 1946 BY HOWARD, NEEDLES, TAMMEN & BERGENDOFF.

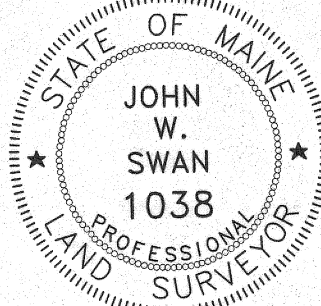
GENERAL NOTES

- OWNER OF RECORD: PAMELA J. DILLON
43BEECH RIDGE ROAD, SCARBOROUGH, MAINE
TAX MAP R041 LOT 16
C.C.R.D. BOOK 21540 PAGE 183
- BEARINGS ARE BASED ON GRID NORTH, PER PLAN REFERENCE 1.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

3-28-17
DATE
JOHN W. SWAN, PLS NO. 1038



PROPOSED DISCONTINUANCE OF
A PORTION OF BEECH RIDGE ROAD
AT
43 BEECH RIDGE ROAD, SCARBOROUGH, MAINE
MADE FOR RECORD OWNER
PAMELA J. DILLON
43 BEECH RIDGE ROAD, SCARBOROUGH, MAINE

OWEN HASKELL, INC. PROFESSIONAL LAND SURVEYORS 390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424		
Drawn By EB	Date	Job No.
Trace By JLW	MARCH 28, 2017	2017-020 SC
Check By JWS	Scale	Drwg. No.
Book No. FILE	1" = 30'	2

PETITION FOR DISCONTINUANCE

To the Municipal Officers of the Town/City of Scarborough : The undersigned respectfully represent(s) that a section of a Town Way, being the former location of Beech Ridge Road is no longer of public use and necessity and it is requested that the same be discontinued as provided in Title 23 M.R.S. Section 3026, et. seq.

Dated this 30 day of MAY, 2017.

Patricia A. Francoeur

Witness

Pamela J. Dillon
PAMELA J. DILLON

Witness

Description of the section to be discontinued:

That section of Beech Ridge Road as shown on "Proposed Discontinuance of a Portion of Beech Ridge Road at Beech Ridge Road, Scarborough, Maine made for record owner Pamela J. Dillon" dated March 28, 2017 by Owen Haskell, Inc. and being more fully described as follows:

A certain lot or parcel of land situated on the northeasterly side of Beech Ridge Road in the Town of Scarborough, County of Cumberland and State of Maine described as follows:

Beginning at a point on the northerly sideline of Beech Ridge Road as described in Vol 1 Page 215, at the common line of land between Richard S. Waterhouse as described in Deed Book 3189 Page 818 and Pamela J. Dillon as described in Deed Book 21540 page 183;

Thence, S 57°04'15" E along said northerly sideline of Beech Ridge Road 105.01 feet;

Thence, S 45°22'21" E along said northerly sideline of Beech Ridge Road 53.18 feet to land of Stephanie Williams as described in Deed Book 13113 Page 189;

Thence S 37°53'39" W along land of said Williams 8.31 feet to a capped iron rod to be set and the northerly sideline of said Beech Ridge Road as shown on "Maine Turnpike Authority, Maine Turnpike Section 1-Kittery to Portland

Property Plan, Town of Scarborough, Cumberland County" Supplemental Sheet 6, October 1946 by Howard, Needles, Tammen & Bergendoff;

Thence, the following courses and distances through the current Beech Ridge Road Right of Way:

S 37°53'39" W 24.92 feet to a mag. nail to be set;
N 45°22'21" W 53.70 feet a capped iron rod to be set;
N 57°04'15" W 101.13 feet to a capped iron rod to be set;
N 23°42'12" E 25.07 feet to an iron pipe at the northerly line of said Beech Ridge Road as shown on said Supplemental Sheet 6 and land of said Waterhouse;

Thence N 56°02'40" E along land of said Waterhouse 8.97 feet to the northerly sideline of Beech Ridge Road as described in Volume 1 Page 215 and the point of beginning.

Containing approximately 5,225 square feet.

Excepting and reserving to the State of Maine the perpetual right to maintain any and all highway slopes and drainage structures that may be located upon or within the above-described section of road.

[It is requested that the Town/City of Scarborough not retain a public easement over the above-described discontinued area, as provided in Title 23 M.R.S. 3026.*]

***Note:** If the above paragraph is not used, the public's right to travel over the road is retained.

Note to Municipal Officers: Upon completion of the discontinuance procedure please forward a copy of the town clerk's Certificate of Discontinuance to the Maine Department of Transportation, Property Office, 16 State House Station, Augusta, ME 04333-0016.

43 Beech Ridge Road

Portion of Beech Ridge Road To Be Discontinued

A certain lot or parcel of land situated on the northeasterly side of Beech Ridge Road in the Town of Scarborough, County of Cumberland and State of Maine described as follows:

Beginning at a point on the northerly sideline of Beech Ridge Road as described in Vol 1 Page 215, at the common line of land between Richard S. Waterhouse as described in Deed Book 3189 Page 818 and Pamela J. Dillon as described in Deed Book 21540 page 183;

Thence, S 57°04'15" E along said northerly sideline of Beech Ridge Road 105.01 feet;

Thence, S 45°22'21" E along said northerly sideline of Beech Ridge Road 53.18 feet to land of Stephanie Williams as described in Deed Book 13113 Page 189;

Thence S 37°53'39" W along land of said Williams 8.31 feet to a capped iron rod to be set and the northerly sideline of said Beech Ridge Road as shown on "Maine Turnpike Authority, Maine Turnpike Section 1-Kittery to Portland Property Plan, Town of Scarboro, Cumberland County" Supplemental Sheet 6, October 1946 by Howard, Needles, Tammen & Bergendoff;

Thence, the following courses and distances through the current Beech Ridge Road Right of Way:

S 37°53'39" W 24.92 feet to a mag. nail to be set;

N 45°22'21" W 53.70 feet a capped iron rod to be set;

N 57°04'15" W 101.13 feet to a capped iron rod to be set;

N 23°42'12" E 25.07 feet to an iron pipe at the northerly line of said Beech Ridge Road as shown on said Supplemental Sheet 6 and land of said Waterhouse;

Thence N 56°02'40" E along land of said Waterhouse 8.97 feet to the northerly sideline of Beech Ridge Road as described in Volume 1 Page 215 and the point of beginning containing 5,225 SF more or less.

The above described parcel of land is shown on "Proposed Discontinuance of a Portion of Beech Ridge Road at Beech Ridge Road, Scarborough, Maine made for record owner Pamela J. Dillon" dated March 28, 2017 by Owen Haskell, Inc.



STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0016

Paul R. LePage
GOVERNOR

David Bernhardt
COMMISSIONER

PROPERTY OFFICE Tel: (207)624-3034 Fax: (207)624-3545
TTY Users Dial Maine Relay 711
April 6, 2017

Thomas Hall, Town Manager
Town of Scarborough
P.O. Box 360
Scarborough, ME 04070

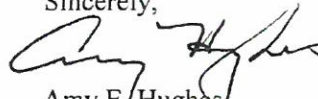
Dear Mr. Hall:

This letter is to advise the Town of Scarborough that the Maine Department of Transportation no longer has any property interest in, or jurisdiction over, that portion of Beech Ridge Road adjacent to property owned by Stephanie Williams. Ms. Williams' property is identified on Tax Map R041, Lot 17 and described in a deed recorded in Book 13113, Page 189 in the Cumberland County Registry of Deeds.

The portion of Beech Ridge Road that abuts the subject property was laid out by the Cumberland County Commissioners well over 200 years ago. The road has been moved southerly away from its original location twice since then, once in the late 1940's to accommodate an overpass over the newly built Maine Turnpike, and again around 2000 when the Turnpike overpass was moved. When the road was relocated, the State's jurisdiction moved southerly as well, and by operation of statute, responsibility for old section of road reverted back to the County. Further changes to the statutes moved jurisdiction over the old road to the Town. Accordingly, MaineDOT makes no claim to any residual interest in the section of the old county road in front of Ms. Williams' property.

I understand that Stephanie Williams will submit a Petition for Discontinuance for the Town's consideration in the near future. If you should have any questions, please contact me at the number above.

Sincerely,



Amy E. Hughes
Legal Administrator

cc: Stephanie Williams ✓
John W. Swan, PLS, Owen Haskell, Inc.
Kyle Hall, P.E., MaineDOT Southern Region Engineer
Christopher Knight, PLS MaineDOT Southern Region



PRINTED ON RECYCLED PAPER

EXHIBIT C

WAIVER AND INEMNITY

RECITALS

WHEREAS, Pamela Dillon has requested the Town of Scarborough to discontinue a portion of Beech Ridge Road, so called, pursuant to 23 M.R.S.A. § 3026;

WHEREAS, the Town of Scarborough as a condition precedent to any discontinuance of the town way requires a waiver of any claims which Pamela Dillon may have against the Town of Scarborough for such discontinuance and, further, requires indemnity against any claim of abutters or other third persons arising out of or resulting from the discontinuance of said town way;

1. Pamela Dillon hereby waives any claims for damages which she may have against the Town of Scarborough arising out of or resulting from the discontinuance of such town way by the Town pursuant to 23 M.R.S.A. § 3026;
2. Pamela Dillon hereby agrees to indemnify and hold harmless the Town of Scarborough against any claims arising from abutting property owners or any other third persons against the Town of Scarborough for damages arising out of or resulting from the discontinuance of such town way by the Town of Scarborough pursuant to said statute.

Dated: 11/13/17

Pamela J. Dillon

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named [name of abutter] and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Karen Patterson

Notary

Public

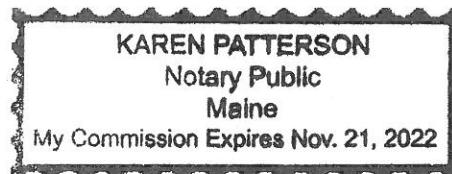


EXHIBIT D

NOTICE OF PUBLIC HEARING

Please be advised that the Scarborough Town Council will hold a public hearing on December 6, 2017, for the purposes of deciding whether or not to discontinue, pursuant to the provisions of 23 M.R.S.A. § 3026, the public way known as Beech Ridge Road, described on Schedule A attached, and to determine what damages, if any, should be paid to property owners abutting such way if it is discontinued. A copy of the proposed Order of Discontinuance is attached hereto as Addendum B.

The hearing will be held in the Town Council Chambers at 7 P.M. on the date above-referenced.

MUNICIPAL OFFICERS OF THE TOWN OF
SCARBOROUGH

AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – NOVEMBER 15, 2017
REGULAR MEETING – 7:00 P.M.

Order No. 17-115. Move approval on the request to authorize the Town Manager to sell property located at 246 US Route One [Map U4/Lot 56] and 9 Fairfield Drive [Map U4/Lot 66], through public sale in the best and most expedient method of sale and return on the sale for the Town in the discretion of the Town Manager, including authorization for the Town Manager (i) to execute and deliver all necessary documents to enter into a purchase and sale agreement and (ii) to oversee the exact terms and conditions of such sale, the completion of the sale subject to final approval by the Town Council. *[Town Manager]*

Town Manager

Ought to Pass

Sponsor

Recommendation

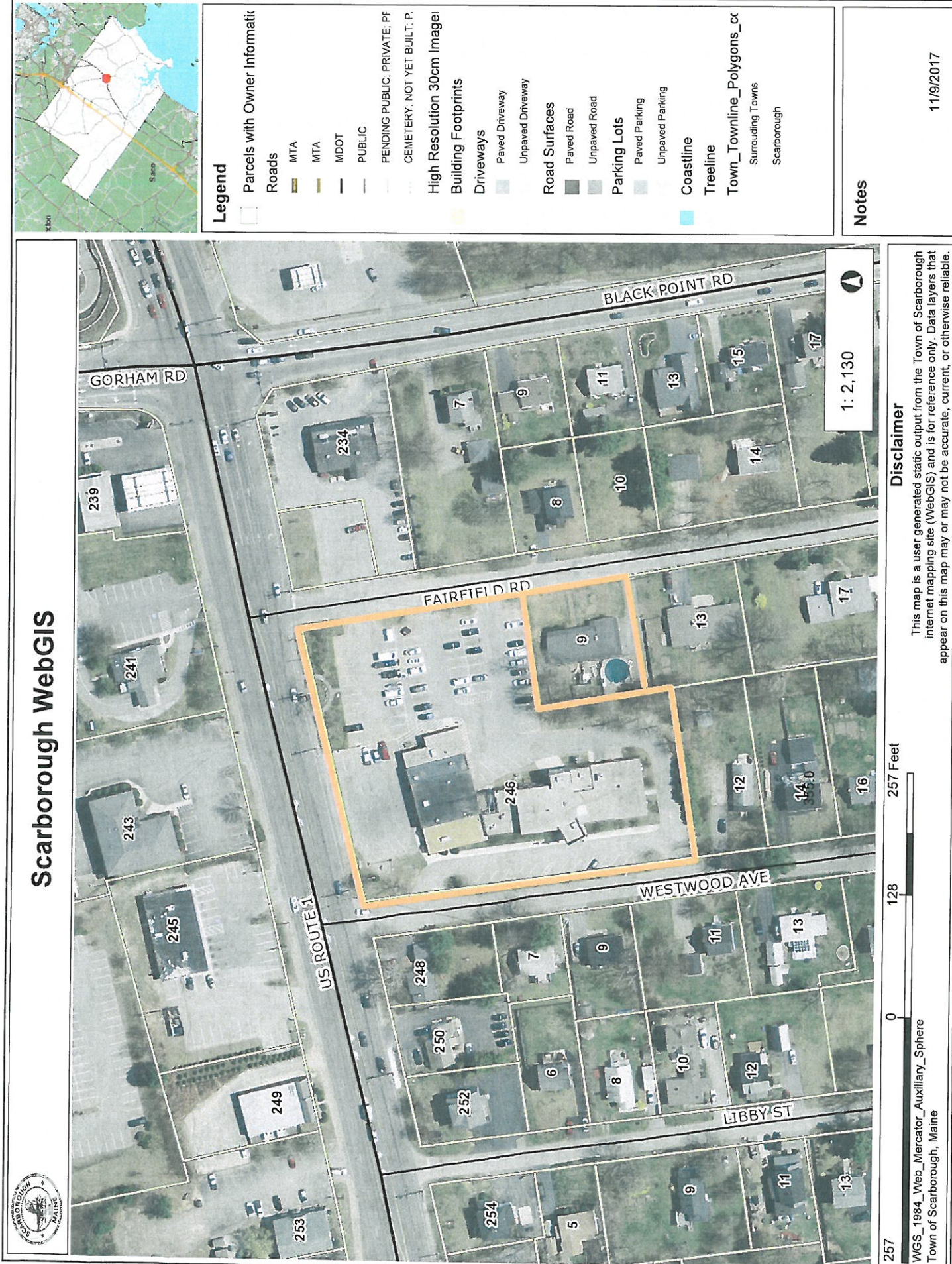
11/15/17 Vote:

N/A Public Hearing

First Reading/Vote/Public Hearing

N/A

Second Reading/Final Approval/Vote



Scarborough WebGIS

Legend

- Parcels with Owner Information
 - Roads
 - MTA
 - MDOT
 - PUBLIC
 - PENDING PUBLIC; PRIVATE; PF
 - CEMETERY; NOT YET BUILT; P
- High Resolution 30cm Imagery
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 - Paved Road
 - Unpaved Road
- Parking Lots
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- Coastline
- Treeline
- Town_Townline_Polygons_alpha
 - Surrounding Towns
 - Scarborough

Notes

11/9/2017

Disclaimer

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257 Feet

128

0

257

WGS_1984_Web_Mercator_Auxiliary_Sphere
Town of Scarborough, Maine

AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – NOVEMBER 15, 2017
REGULAR MEETING – 7:00 P.M.

Order No. 17-116. Move approval on the request to certify the results of the Municipal Elections that were held on Tuesday, November 7, 2017. *[Town Clerk]*

Town Clerk

Ought to Pass

Sponsor

Recommendation

11/15/17 Vote:

N/A Public Hearing

First Reading/Vote/Public Hearing

N/A

Second Reading/Final Approval/Vote

Town of Scarborough, Maine

Town Clerk's Office

259 US ROUTE ONE

PO BOX 360

SCARBOROUGH, MAINE • 04070-0360

TO: Members of the Town Council
FROM: Yolande P. Justice, Town Clerk
RE: Certification of the November 7, 2017 - Municipal Elections
DATE: November 9, 2017

Presented for certification by the Town Council, are the election results for the Municipal Elections that were held on Tuesday, November 9, 2017:

Town Council

Shawn Babine	2,929*
Jean-Marie Caterina	3,185*
Timothy Downs	2,142
Peter Hayes	3,340*
Benjamin Howard	1,838
Kate St. Clair	2,497

Board of Education

Rebel Douglas	1,634
Hillory Durgin	2,928*
Leanne Kazilionis	2,722*
Christie McNally	2,365

Board of Education

Rebel Douglas	1,634
Hillory Durgin	2,928*
Leanne Kazilionis	2,722*
Christie McNally	2,365

Trustee for the Sanitary District

Charles Andreson	3,179*
Judith Cavalero	3,006*
Jason Greenleaf	3,702*
Robert McSorley	2,842

Question 1. Public Safety Building

Yes	3,466*
No	3,000

There are approximately 16,749 active voters on our voter registration list for this Election [does not include same day registration]. There were 6,666 voters who cast ballots in the November 7th Election. There were 2,117 absentee ballots issued, of which 1,999 were returned. The percentage for voter turnout for this Election was 40%.

Pursuant to Section. 206. Induction of Council into Office. Councilors elect shall be sworn to the faithful discharge of their duties by the Town Clerk or the Town Clerk's designee and shall assume their duties at the commencement of second meeting (2nd), whether regular, special, or emergency, of the Town Council following the regular Town election. (amended November 7, 2000; effective January 1, 2001). Therefore, the newly elected officials will be sworn in on Wednesday, December 6, 2017, and at this meeting a new Council Chair and Vice Chair will be elected.

*The winners are indicated with an asterisk.