

SPECIAL MEETING MINUTES
City Council of the City of Bath, Maine
Wednesday, June 16, 2004 5:00 pm
City Council Chambers, Bath City Hall

Present: Councilor Quimby, Councilor Wyman, Councilor Hart, Councilor Daigle, Councilor Rogers, Councilor Mitchell, Chairman Winglass

Absent: Councilor Hall, Councilor Blake

Also in attendance were Finance Director David Williams, City Solicitor Roger Therriault and Deputy City Clerk Pam Gray.

Chairman Winglass opened the meeting at 5:00 p.m.

I. Resolution: Approve County Budget Component #0006

Councilor Wyman made a motion to put this Resolution on the floor for discussion, which was seconded by Councilor Quimby.

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BATH, MAINE, that the County Budget Component for the fiscal year commencing on July 1, 2004 and terminating on June 30, 2005 be and hereby is adopted with a total expenditure of \$1,188,332.00, balanced with an equal amount of estimated revenue.

Vote on Resolution:

Yeas: 6

Nays: 0

Resolution passed unanimously 6-0

II. Order: Induce Future MCHE Debt/Declaration of Official Intent #0236

Councilor Mitchell made a motion to put this Order on the floor for discussion, which was seconded by Councilor Wyman.

INDUCEMENT ORDER OF THE CITY OF BATH, MAINE
DECLARING ITS OFFICIAL INTENT WITH RESPECT TO
THE RENOVATIONS AND IMPROVEMENT TO THE
MIDCOAST CENTER FOR HIGHER LEARNING PROPERTY

WHEREAS, the City of Bath, is the owner of property designated as the Midcoast Center for Higher Learning Property, and consists of all of the premises conveyed to the City of Bath by Mid Coast Hospital: and

WHEREAS, the Midcoast Center for Higher Learning is a Maine non-profit corporation, duly organized and existing under the provisions of Title 13- B of the Maine Revised Statutes and is the entity designated by the City of Bath to operate the property and facility; and

WHEREAS, there is ongoing need to continue renovations to the property and make improvements to the property; and

WHEREAS, the City of Bath intends to finance some or all of the costs of the renovations and improvements, together with all ancillary costs including, but not limited to, engineering, architectural, design, legal, and permitting costs; and

WHEREAS, certain of these costs and expenses may be paid by the City of Bath prior to the issuance of bond financing as authorized under Title 30-A of the Maine Revised Statutes and in the Bath City Charter, Chapter VITI; and

WHEREAS, the City desires, in the event that prior costs are incurred and the Bonds are, in fact, issued, that a portion of the Bond proceeds will be applied to reimburse the City for such prior costs; and

WHEREAS, Treasury Regulation § 1.150-2 requires that the Issuer of the Bonds, the City of Bath, adopt a Declaration of Official Intent to reimburse expenditures with proceeds of the Bonds;

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF BATH, MAINE:

1. That the Project as proposed is in the public interest and will further the economic well-being of the City of Bath, will enhance the rentability of the building and the availability of the public education and medical services offered by tenants in the building as well as associated services provided by other tenants, and will also serve to preserve and enhance the building asset.
2. That the City of Bath, acting through its City Council, evidences its present intent to issue general obligation Bonds in the aggregate principal amount not to exceed One Million Dollars (\$1,000,000) upon such terms and conditions as may be determined, and the proceeds of which shall be used to finance a portion of the Project costs through either direct use by the City of Bath or through the Midcoast Center for Higher Learning corporation.
3. That the City of Bath reasonably expects to reimburse its expenditures made on the Project with the proceeds of the Bonds, if issued, said Bonds to be issued in the maximum aggregate principal amount of One Million Dollars (\$1,000,000).

Vote on Order:

Yeas: 6

Nays: 0

Order passed unanimously 6-0

**III. Order: Approving Authorization – Tax Increment Financing District –
FY2004 #0388**

Councilor Mitchell made a motion to put this Order on the floor for discussion, which was seconded by Councilor Quimby.

ORDER
APPROVING AUTHORIZATION
TAX INCREMENT FINANCING DISTRICT

Be It Hereby Ordered By the City Council of the City of Bath that One Million Two Hundred Forty Thousand Seven Hundred Ninety Dollars and 59/ 100 (\$1,240,790.59) be and hereby is authorized to be spent from Tax Increment Financing District Development Program Fund Project Costs Account for the fiscal year commencing July 1, 2003 and terminating on June 30, 2004 for the following purposes:

Debt Service	693,790.59
Praver Block Site	107,000.00
MCHE Funding	250,000.00
Maine Street Bath	20,000.00
Contr. To Bath Local Dev. Corp.	75,000.00
Wayfinding System	10,000.00
Geographic Info. System (GIS)	10,000.00
Waterfront Improvements	75,000.00

Vote on Order:

Yeas: 6

Nays: 0

Order passed unanimously 6-0

**IV. Order: Approving Authorization – Tax Increment Financing District –
FY2005 #0606**

Councilor Mitchell made a motion to put this Order on the floor for discussion, which was seconded by Councilor Rogers.

ORDER
APPROVING AUTHORIZATION
TAX INCREMENT FINANCING DISTRICT

Be It Hereby Ordered By the City Council of the City of Bath that One Million Four Hundred Thirty Thousand Seven Hundred Three Dollars and 04/100 (\$1,430,703.04) be and hereby is authorized to be spent from Tax Increment Financing District Development Program Fund Project Costs Account for the fiscal year commencing July 1, 2004 and terminating on June 30, 2005 for the following purposes:

Debt Service	753,703.04
MCHE Funding	250,000.00
Maine Street Bath	20,000.00
Contr. To Bath Local Dev. Corp.	75,000.00
Wayfinding System	10,000.00
Geographic Info. System (GIS)	10,000.00
Waterfront Improvements	185,000.00
Compo Plan Upgrade	17,000.00
Website Development	10,000.00
Train Park Grant	100,000.00

Vote on Order:

Yeas: 6

Nays: 0

Order passed unanimously 6-0

V. Order: Approving Transfers – Year End Expenditure Transfers #0707

Councilor Daigle made a motion to put this Order on the floor for discussion, which was seconded by Councilor Rogers

**ORDER APPROVING TRANSFER
Year End Expenditure Transfers**

Be It Hereby Ordered By the City Council of the City of Bath, pursuant to Section 611 (D) of the Charter of the City of Bath, that the following transfers be hereby approved.

Transfers in:

	<u>Account</u>	<u>Amount</u>
City Clerk - Elections – Equipment	021-220	930.00
City Clerk - Elections - Print/Publish.	021-228	1,200.00
City Clerk - Elections - Train/Conference	021-234	150.00
Central Services – Computer	030 –52	6,550.00
Insurances - Gen'l Liability	045-71	8,400.00
Insurances - Workers Compo	045-74	3,000.00
Treasurer/Tax Collector - Regular Salary	056-102	6,000.00
Assessor - Regular Salary	060-102	10,000.00
Forestry - Regular Salary	092-102	<u>2,000.00</u>
		38,230.00

Transfers out:

County Tax	130-130	38,230.00
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Vote on Order:

Yeas: 6

Nays: 0

Order passed unanimously 6-0

VI. Ordinance: Supplemental Appropriations (First Passage) #0752

Councilor Quimby made a motion to put this ordinance on the floor for discussion, which was seconded by Councilor Wyman.

Chairman Winglass read the following Ordinance:

**ORDINANCE
SUPPLEMENTAL
APPROPRIATION
Council Contingency**

WHEREAS, The City Council desires to set aside additional funds for unanticipated

expenditures; and

WHEREAS, surplus funds in the General Fund Undesignated Fund Balance account, constituting revenue in excess of those estimated in the budget for the currently year are available for this purpose; and

WHEREAS, the sum proposed to be appropriated by this Supplemental Appropriation, totaling Five Hundred Thousand Dollars (\$500,000) will not exceed the expenditure limits for the current year pursuant to Section 617 of the Charter of the City of Bath;

NOW THEREFORE, be it ordained by the City Council of the City of Bath that the total sum of Five Hundred Thousand Dollars (\$500,000), be and hereby be supplementally appropriated from the General Fund Undesignated Fund Balance (account GF -2500) to the Council Contingency Account (012-402).

Vote on Ordinance:

Yeas: 6

Nays: 0

Ordinance passed unanimously 6-0

Chairman Winglass set second passage for July 7, 2004 at 6:00 p.m.

The meeting was adjourned at 5:35 p.m. with a motion by Councilor Quimby, and seconded by Councilor Wyman. All in favor.

Attested:

Pamela J. Gray, Dep. City Clerk

Please note: These minutes are not recorded verbatim. A tape recording of the meeting is available for review in the City Clerk's office during regular business hours.