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# COUNCIL CHAMBER

City of Berea, Ohio

ORDINANCE No. 2015-8

By Dale A. Lange Sponsored By Mayor Cyril M. Kleem

## AN ORDINANCE

**PROVIDING FOR THE ISSUANCE AND SALE OF \$3,294,500 NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PAY A PORTION OF THE COSTS OF (i) ACQUIRING PROPERTY TO BE USED FOR VEHICLE MAINTENANCE AND STORAGE FOR THE SERVICE DEPARTMENT, THE FRONT STREET RAILGRADE SEPARATION PROJECT AND OTHER MUNICIPAL PROJECTS, (ii) ACQUIRING REAL ESTATE FOR MUNICIPAL FACILITIES, (iii) ACQUIRING CITY VEHICLES FOR USE IN THE CITY'S SERVICE, POLICE AND RECREATION DEPARTMENTS, (iv) IMPROVING THE INDOOR SWIMMING POOL AT THE CITY'S RECREATION CENTER, (v) ACQUIRING CITY VEHICLES AND VEHICLE ATTACHMENTS FOR ROAD AND LAWN MAINTENANCE, (vi) ACQUIRING POLICE VEHICLES AND SAFETY EQUIPMENT, (vii) REFURBISHING AN AERIAL FIRE TRUCK AND ACQUIRING EQUIPMENT FOR FIRE DEPARTMENT VEHICLES, AND (viii) ACQUIRING A PLOW TRUCK AND SERVICE DEPARTMENT EQUIPMENT, AND DECLARING AN EMERGENCY.**

WHEREAS, pursuant to Ordinance No. 2014-13, passed February 10, 2014, \$5,452,500 principal amount of notes dated March 25, 2014 were issued, in anticipation of the issuance of bonds, for the purpose of paying a portion of the costs of the following improvements, which notes were issued as a consolidated issue in the principal amount of \$8,627,500 pursuant to Revised Code Section 133.30(B) maturing March 25, 2015 (the "Outstanding Notes"):

- (i) \$2,350,000 principal amount of notes were issued for the purpose of paying costs of acquiring property to be used for vehicle maintenance and storage for the Service Department, the Front Street railgrade separation project and other municipal projects ("Project 1"); and
- (ii) \$500,000 principal amount of notes were issued for the purpose of paying costs of acquiring real estate for municipal facilities ("Project 2"); and
- (iii) \$181,600 principal amount of notes were issued for the purpose of paying costs of acquiring City vehicles for use in the City's service, police and recreation departments ("Project 3"); and
- (iv) \$50,000 principal amount of notes were issued for the purpose of paying costs of improving the indoor swimming pool at the City's recreation center ("Project 4"); and
- (v) \$53,000 principal amount of notes were issued for the purpose of paying costs of acquiring City vehicles and vehicle attachments for road and lawn maintenance ("Project 5"); and
- (vi) \$68,500 principal amount of notes were issued for the purpose of acquiring police vehicles and safety equipment ("Project 6"); and
- (vii) \$81,400 principal amount of notes were issued for the purpose of refurbishing an aerial fire truck and acquiring equipment for fire department vehicles ("Project 7"); and
- (viii) \$100,000 principal amount of notes were issued to pay costs of replacing the boardwalk and pier at Coe Lake ("Project 9"); and
- (ix) \$230,000 principal amount of notes were issued to pay costs of reconstructing the parking lots at City Hall and the City's Recreation Center ("Project 10"); and

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- (x) \$100,000 principal amount of notes were issued to pay costs of replacing the roof on the City's Police Station ("Project 11"); and
- (xi) \$100,000 principal amount of notes were issued to pay costs of replacing the sanitary sewer in Fair Street, together with all appurtenances thereto ("Project 12"); and
- (xii) \$600,000 principal amount of notes were issued to pay costs of reconstructing and resurfacing certain City streets to be approved by the City Council ("Project 13"); and
- (xiii) \$100,000 principal amount of notes were issued to pay costs of acquiring and installing an ultra violet disinfection system for the City's Water Plant ("Project 14"); and
- (xiv) \$938,000 principal amount of notes were issued to pay costs of replacing waterlines in Sprague Road, Barrett Road and Kraft Street, including all appurtenances thereto ("Project 15"); and

WHEREAS, pursuant to Ordinance No. 2014-14, passed February 10, 2014, \$160,000 principal amount of notes were issued, in anticipation of the issuance of bonds, to pay costs of acquiring a plow truck and Service Department equipment ("Project 8"), which notes were issued as part of the Outstanding Notes; and

WHEREAS, this Council finds and determines that the City should retire with funds available to the City \$100,000 aggregate principal amount of the Outstanding Notes attributed to Project 1 and \$50,000 aggregate principal amount of the Outstanding Notes attributed to Project 2; and

WHEREAS, this Council finds and determines that the City should (i) retire the principal of the Outstanding Notes relating to Projects 9 through 15 with the proceeds of bonds expected to be issued by the City and (ii) retire the remaining outstanding principal amount of the Outstanding Notes relating to Projects 1 through 8 with the proceeds of the Notes described in Section 3 and that the principal amount of each Project to be funded as part of the Notes described in Section 3 is as follows; and

<u>Project</u>	<u>Principal Amount</u>
1 Acquiring Property-Service Center	\$2,250,000
2 Acquiring Property Muni-facility	450,000
3 Acquiring Vehicles	181,600
4 Swimming Pool	50,000
5 City Road Vehicles	53,000
6 Police Vehicles and Equipment	68,500
7 Fire Truck and Equipment	81,400
8 Service Department Equipment & Vehicles	160,000

WHEREAS, the Director of Finance, as fiscal officer of this City, has certified to this Council that the estimated life or period of usefulness of each of Projects 1 through 8 is at least five years, the estimated maximum maturity of the Bonds for each Project and the maximum maturity of the notes for each Project, to be issued in anticipation of the bonds, are as follows;

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<u>Project</u>	<u>Maximum Maturity of Bonds - years</u>	<u>Maximum Maturity of Notes</u>
1 Acquiring Property - Service Center	28	August 27, 2028
2 Acquiring Property - Muni Facilities	27	July 3, 2027
3 Acquiring Vehicles	5	March 29, 2021
4 Swimming Pool	20	March 29, 2031
5 City Road Vehicles	5	March 28, 2022
6 Police Vehicles and Equipment	5	March 28, 2022
7 Fire Truck and Equipment	7	March 28, 2024
8 Service Department Equipment & Vehicles	7	March 25, 2026

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Berea, Cuyahoga County, State of Ohio, that:

Section 1. It is necessary to issue bonds of this City in the aggregate principal amount of \$3,294,500 (the Bonds) to pay the costs of Projects 1 through 8 described above.

Section 2. The Bonds shall be dated approximately March 1, 2016 shall bear interest at the now estimated rate of 5.5% per year, payable on June 1 and December 1 until the principal amount is paid, and are estimated to mature in twenty annual principal installments each of which installment represents the aggregate of all principal payments for that year as if a separate issue of bonds were issued for each Project with the following number of principal installments for each Project, with principal installments on each separate issue being in such amounts that the total principal and interest payments on that issue in any fiscal year in which principal is payable are not more than three times the amount of those payments in any other fiscal year:

<u>Project</u>	<u>Number of Principal Installments</u>
1 Acquiring Property - Service Center	20
2 Acquiring Property - Muni Facilities	20
3 Acquiring Vehicles	5
4 Swimming Pool	20
5 City Road Vehicles	5
6 Police Vehicles and Equipment	5
7 Fire Truck and Equipment	7
8 Service Department Equipment & Vehicles	7

The first principal installment is estimated to be December 1, 2017 and the first interest payment on the Bonds is estimated to be June 1, 2016.

Section 3. It is necessary to issue and this Council determines that notes in the aggregate principal amount of \$3,294,500 (the Notes) shall be issued in anticipation of the issuance of the Bonds and to retire, together with other available moneys of the City, the Outstanding Notes. The Notes shall be dated the date of issuance and shall mature not earlier than eight months from that date and not later than twelve months from that date, as shall be fixed by the Director of Finance in the Certificate of Award referred to below. The Notes shall bear interest at a rate or rates not to exceed 5.0% per year (computed on the basis of a 360-day year consisting of twelve 30-day months), payable at maturity or at any date of earlier prepayment as provided for in Section 4 and until the principal amount is paid or payment is provided for. The rate or rates of interest on the Notes shall be determined by the Director of Finance in the certificate awarding the Notes (the Certificate of Award) in accordance with Section 6.

Section 4. The debt charges on the Notes shall be payable in lawful money of the United States of America, or in Federal Reserve funds of the United States of America as determined by the Director of Finance in the Certificate of Award, and shall be payable, without deduction for services of the City's paying agent, at the Cleveland, Ohio corporate trust office of U.S. Bank National Association, or at such other office of a bank or trust company designated by

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the Director of Finance in the Certificate of Award after determining that the payment at that bank or trust company will not endanger the funds or securities of the City and that proper procedures and safeguards are available for that purpose, or at the office of the Director of Finance if agreed to by the Director of Finance and the Original Purchaser (the Paying Agent). If agreed to by the Original Purchaser, the Notes shall be prepayable without penalty or premium at the option of the City at any time prior to maturity (the Prepayment Date) as provided in this Ordinance. Prepayment prior to maturity shall be made by deposit with the Paying Agent of the principal amount of the Notes together with interest accrued thereon to the Prepayment Date. The City's right of prepayment shall be exercised by mailing a notice of prepayment, stating the Prepayment Date and the name and address of the Paying Agent, by certified or registered mail to the Original Purchaser of the Notes and to the Paying Agent not less than seven days prior to the Prepayment Date. If money for prepayment is on deposit with the Paying Agent on the Prepayment Date following the giving of that notice, interest on the principal amount prepaid shall cease to accrue on the Prepayment Date. The Director of Finance may request the Original Purchaser to use its best efforts to arrange for the delivery of the Notes at the designated office of the Paying Agent for prepayment, surrender and cancellation.

**Section 5.** The Notes shall be signed by the Mayor and Director of Finance, in the name of the City and in their official capacities, provided that one of those signatures may be a facsimile. The Notes shall be issued in the denominations and numbers as requested by the original purchaser and approved by the Director of Finance, provided that no Note shall be issued in a denomination less than \$100,000. The entire principal amount may be represented by a single note and may be issued as fully registered securities (for which the Director of Finance will serve as note registrar) and in book entry or other uncertificated form in accordance with Section 9.96 and Chapter 133 of the Revised Code if it is determined by the Director of Finance that issuance of fully registered securities in that form will facilitate the sale and delivery of the Notes. The Notes shall not have coupons attached, shall be numbered as determined by the Director of Finance and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to this Ordinance. As used in this section and this ordinance:

“Book entry form” or “book entry system” means a form or system under which (i) the ownership of beneficial interests in the Notes and the principal of, and interest on, the Notes may be transferred only through a book entry, and (ii) a single physical Note certificate is issued by the City and payable only to a Depository or its nominee, with such Notes “immobilized” in the custody of the Depository or its agent for that purpose. The book entry maintained by others than the City is the record that identifies the owners of beneficial interests in the Notes and that principal and interest.

“Depository” means any securities depository that is a clearing agency under federal law operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of beneficial interests in the Notes or the principal of, and interest on, the Notes and to effect transfers of the Notes, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

“Participant” means any participant contracting with a Depository under a book entry system and includes security brokers and dealers, banks and trust companies, and clearing corporations.

The Notes may be issued to a Depository for use in a book entry system and, if and as long as a book entry system is utilized, (i) the Notes may be issued in the form of a single Note made payable to the Depository or its nominee and immobilized in the custody of the Depository or its agent for that purpose; (ii) the beneficial owners in book entry form shall have no right to receive the Notes in the form of physical securities or certificates; (iii) ownership of beneficial interests in book entry form shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of beneficial interests shall be made only by book entry by the Depository and its Participants; and (iv) the Notes as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City.

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If any Depository determines not to continue to act as a Depository for the Notes for use in a book entry system, the Director of Finance may attempt to establish a securities depository/book entry relationship with another qualified Depository. If the Director of Finance does not or is unable to do so, the Director of Finance, after making provision for notification of the beneficial owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Notes from the Depository, and shall cause the Notes in bearer or payable form to be signed by the officers authorized to sign the Notes and delivered to the assigns of the Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of City action or inaction, of those persons requesting such issuance.

The Director of Finance is also hereby authorized and directed, to the extent necessary or required, to enter into any agreements determined necessary in connection with the book entry system for the Notes, after determining that the signing thereof will not endanger the funds or securities of the City.

Section 6. The Notes shall be sold at not less than 97% of the principal amount thereof plus accrued interest at private sale by the Director of Finance in accordance with law and the provisions of this Ordinance. The Director of Finance shall, in accordance with her determination of the best interests of and financial advantages to the City and its taxpayers and conditions then existing in the financial markets, sign the Certificate of Award referred to in Section 3 evidencing that sale to the Original Purchaser and the terms of the Notes, including the purchase price, interest rate and maturity of the Notes, cause the Notes to be prepared, and have the Notes signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Notes if requested by the Original Purchaser, to the Original Purchaser upon payment of the purchase price. The Mayor, the Director of Finance, the Clerk of Council and other City officials, as appropriate, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Ordinance. The Director of Finance is authorized, if it is determined to be in the best interest of the City, to combine the issue of Notes with one or more other note issues of the City into a consolidated note issue pursuant to Section 133.30(B) of the Revised Code. The Director of Finance is further authorized, if it is determined to be in the best interest of the City in connection with the sale of the Notes, to obtain a rating on the Notes from one or more nationally recognized rating service.

The Director of Finance is hereby authorized to offer all or part of the Notes at par and any accrued interest to the Treasury Investment Board of the City for investment under Section 731.56 of the Revised Code in accordance with law and the provisions of this ordinance if, as a result of the conditions then existing in the financial markets, the Director of Finance determines it is in the best financial interest of the City in lieu of the private sale authorized in the preceding paragraph.

The Director of Finance, if she determines it be in the best interest of and financial advantages to the City, is hereby authorized to retain the financial advisory services of a person or entity in connection with the sale and issuance of the Notes. In rendering those financial advisory services, as an independent contractor and in a financial advisor-client relationship, that person or entity shall not exercise any administrative discretion on behalf of this City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, any county, municipality or other political subdivision, or of this City, or the execution of public trusts.

Section 7. The proceeds from the sale of the Notes, except any premium and accrued interest, shall be paid into the proper fund or funds and those proceeds are appropriated and shall be used for the purpose for which the Notes are being issued. Any portion of those proceeds representing premium and accrued interest shall be paid into the Bond Retirement Fund.

Section 8. The par value to be received from the sale of the Bonds or of any renewal notes and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used to pay the debt charges on the Notes at maturity and are pledged for that purpose.

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**Section 9.** During the year or years in which the Notes are outstanding, there shall be levied on all the taxable property in the City, in addition to all other taxes, the same tax that would have been levied if the Bonds had been issued without the prior issuance of the Notes. The tax shall be within the ten-mill limitation imposed by law, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount thereof. The proceeds of the tax levy shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Notes or the Bonds when and as the same fall due. In each year to the extent other funds are available for the payment of the debt charges on the Notes and Bonds and are appropriated for that purpose, the amount of the tax shall be reduced by the amount of the income so available and appropriated. To the extent not provided for by those funds, in each year to the extent money from the municipal income tax or other funds are available for the payment of the debt charges on the Notes and Bonds and is appropriated for that purpose, the amount of the tax shall be reduced by the amount of the income so available and appropriated in compliance with the covenant hereinafter set forth. To the extent necessary, the debt charges on the Notes and Bonds shall be paid from municipal income taxes lawfully available therefore under the Constitution and laws of the State of Ohio and the Charter of the City; and the City hereby covenants, subject and pursuant to such authority, including particularly Section 133.05(B)(7), Revised Code, to appropriate annually from such municipal income taxes such amount as is necessary to meet such annual debt charges. Nothing in this paragraph in any way diminishes the pledge of the full faith and credit and property taxing power of the City to the prompt payment of the debt charges on the Notes and Bonds.

**Section 10.** The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Notes in such manner and to such extent as may be necessary so that (a) the Notes will not (i) constitute private activity bonds, arbitrage bonds or hedge bonds under Sections 141, 148 or 149 of the Internal Revenue Code of 1986, as amended (the Code) or (ii) be treated other than as bonds to which Section 103(a) of the Code applies, and (b) the interest on the Notes will not be an item of tax preference under Section 57 of the Code.

The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Notes to be and remain excluded from gross income for federal income tax purposes, (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Notes to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports and (v) refrain from certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The City hereby represents that the Outstanding Notes (the Refunded Obligation) were designated or deemed designated, and qualified, as a "qualified tax-exempt obligation" under Section 265(b)(3) of the Code. The City hereby covenants that it will redeem the Refunded Obligation from proceeds of, and within 90 days after issuance of, the Notes, and represents that all other conditions are met for treating the amount of the Notes not in excess of the principal amount of the Refunded Obligation outstanding immediately prior to the redemption of the Refunded Obligation as "qualified tax-exempt obligations" without necessity for further designation and as not to be taken into account under subparagraph (D) of Section 265(b)(3) of the Code pursuant to subparagraph (D)(ii) of Section 265(b)(3) of the Code.

The amount of the Notes (such amount being the issue price of the Notes less accrued interest, if any, as determined under the Code) in excess of the principal amount of the Refunded Obligation that is outstanding immediately prior to the redemption of the Refunded Obligation, if any, is hereby designated as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code. In that connection, if there is such excess, the City hereby represents and covenants that it, together with all its subordinate entities or entities that issue obligations on its behalf, or on behalf of which it issues obligations, in or during the calendar year in which the Notes are issued, (i) have not issued and will not issue tax-exempt obligations designated as "qualified tax-exempt

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obligations" for purposes of Section 265(b)(3) of the Code, including the aforesaid amount of the Notes, in an aggregate amount in excess of \$10,000,000, and (ii) have not issued, do not reasonably anticipate issuing, and will not issue, tax-exempt obligations (including the aforesaid amount of the Notes, but excluding obligations, other than qualified 501(c)(3) bonds as defined in Section 145 of the Code, that are private activity bonds as defined in Section 141 of the Code and excluding refunding obligations that are not advance refunding obligations as defined in Section 149(d)(5) of the Code to the extent that the amount of the refunding obligations does not exceed the outstanding principal amount of the refunded obligations) in an aggregate amount exceeding \$10,000,000, unless the City first obtains a written opinion of nationally recognized bond counsel that such designation or issuance, as applicable, will not adversely affect the status of the Notes as "qualified tax-exempt obligations."

Further, the City represents and covenants that, during any time or in any manner as might affect the status of the Notes as "qualified tax-exempt obligations," it has not formed or participated in the formation of, or benefitted from or availed itself of, any entity in order to avoid the purposes of subparagraph (C) or (D) of Section 265(b)(3) of the Code, and will not form, participate in the formation of, or benefit from or avail itself of, any such entity. The City further represents that the Notes are not being issued as part of a direct or indirect composite issue that combines issues or lots of tax-exempt obligations of different issuers.

Each covenant made in this section with respect to the Notes is also made with respect to all issues any portion of the debt service on which is paid from proceeds of the Notes (and, if different, the original issue and any refunding issues in a series of refundings), to the extent such compliance is necessary to assure exclusion of interest on the Notes from gross income for federal income tax purposes, and the officers identified above are authorized to take actions with respect to those issues as they are authorized in this section to take with respect to the Notes.

The Director of Finance, as the fiscal officer, or any other officer of the City having responsibility for issuance of the Notes is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the City with respect to the Notes as the City is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections provided for in Section 148(f)(4)(C) of the Code or available under Section 148 of the Code, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Notes or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments, as determined by that officer, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Notes, and (c) to give one or more appropriate certificates of the City, for inclusion in the transcript of proceedings for the Notes, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Notes, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Notes.

Section 11. The Clerk of Council is directed to deliver a certified copy of this Ordinance to the County Fiscal Officer.

Section 12. This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Notes in order to make them legal, valid and binding general obligations of the City have been performed and have been met, or will at the time of delivery of the Notes have been performed and have been met, in regular and due form as required by law; that the full faith and credit and general property taxing power (as described in Section 9) of the City are pledged for the timely payment of the debt charges on the Notes; and that no statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Notes.

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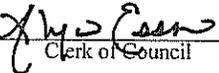
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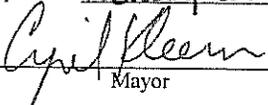
Section 13. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law.

Section 14. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that this Ordinance is required to be immediately effective in order to issue and sell the Notes, which is necessary to enable the City to timely retire the Outstanding Notes and thereby preserve its credit; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: February 17, 2015

  
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President of Council

Attest:   
Clerk of Council

Approved: February 23, 2015  
  
Mayor