



# THE CITY OF AUGUSTA

WILLIAM R. STOKES, MAYOR

CITY COUNCIL

JEFFREY M. BILODEAU  
MICHAEL G. BYRON  
DALE McCORMICK  
DAREK M. GRANT

CECIL E. MUNSON  
MARK S. O'BRIEN  
PATRICK E. PARADIS  
DAVID M. ROLLINS

WILLIAM R. BRIDGEO  
CITY MANAGER

## INFORMATIONAL MEETING AGENDA

THURSDAY, March 27, 2014

CITY HALL (COUNCIL CHAMBERS)

6:30 p.m.

**A. Items for discussion submitted by the City Council and/or the City Manager:**

1. Proclamation for National Service Recognition Day
2. Lithgow Friends Presentation
3. Central Maine Growth Council foreign trade zones
4. NAMI of Maine Inc. CDBG Workforce Development Grant Application
5. Paddle Park Presentation
6. GAUD request to purchase land at former Hodgkins School Site
7. Redistricting of ward boundaries
8. Allowable use (GAUD-for wells) in the Planned Development (PD2) district
9. Contract rezoning - Sewall Street

**B. Persons wishing to address the City Council who have submitted a formal request in accordance with Section 2-61 of the Code of Ordinances:**

**C. Open comment period for any persons wishing to address the City Council.**

# Memo

**To:** William R. Bridgeo, City Manager

**From:** Raphael E. St. Pierre, Assistant City Manager

**Date:** 3/24/2014

**Re: P.O.B. Refinancing and \$8 million Library Bond**

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The City has the opportunity to refinance the City's Pension Obligation Bond (POB) which has four years and approximately \$7.59 million in debt service remaining. By refinancing at a lower interest rate and extending the term to fifteen years. The City will realize a one time budget saving in FY 2015 of \$1,621,950. In the second year the budgetary savings is reduced to \$1,079,083. The POB bond is allocated to the municipal general fund ( 80.94 %), school department ( 11.95 %) and all other funds (7.11%).

For FY 2015 the municipal portion of the FY 2015 savings is \$1,312,718. The estimated cost to temporarily relocate the library operations for eighteen months is \$600,000. Leaving a balance of one time funds of \$712,718. The remaining one time funds could be used to reduce the library issuance amount to \$7.3 million or for FY 2015 capital improvement projects.

The school department's FY 2015 savings is \$193,758 with \$128,905 sustainable over the life of the bond. Leaving a balance of one time funds of \$64,853.

The municipal portion of the FY 2016 POB debt payment is estimated at \$535,538 and the cost of the Library bond (\$8 million) is estimated at \$642,000 and the estimated increase cost of staffing and utilities for the expanded Lithgow Library is \$175,000. The combined total cost is \$1,352,538. The municipal budget for the P.O.B. is \$1,408,890 leaving a sustainable savings of \$ 56,352.

## SOURCES AND USES OF FUNDS

City of Augusta, Maine  
 2014 General Obligation Bonds  
 Series A - Taxable Pension Obligation Bonds  
 Series B - General Obligation Bonds

Dated Date            08/01/2014  
 Delivery Date        08/01/2014

Sources:	Series A - Taxable Pension Obligation Bonds	Series B - General Obligation Bonds	Total
<b>Bond Proceeds:</b>			
Par Amount	7,590,000.00	8,000,000.00	15,590,000.00
Premium		319,676.00	319,676.00
	<u>7,590,000.00</u>	<u>8,319,676.00</u>	<u>15,909,676.00</u>
Uses:	Series A - Taxable Pension Obligation Bonds	Series B - General Obligation Bonds	Total
<b>Project Fund Deposits:</b>			
Project Fund		8,224,361.05	8,224,361.05
<b>Refunding Escrow Deposits:</b>			
Cash Deposit	0.54		0.54
SLGS Purchases	7,497,631.00		7,497,631.00
	<u>7,497,631.54</u>		<u>7,497,631.54</u>
<b>Delivery Date Expenses:</b>			
Cost of Issuance	48,685.05	51,314.95	100,000.00
Underwriter's Discount	41,745.00	44,000.00	85,745.00
	<u>90,430.05</u>	<u>95,314.95</u>	<u>185,745.00</u>
<b>Other Uses of Funds:</b>			
Additional Proceeds	1,938.41		1,938.41
	<u>7,590,000.00</u>	<u>8,319,676.00</u>	<u>15,909,676.00</u>

## BOND DEBT SERVICE

City of Augusta, Maine  
 2014 General Obligation Bonds  
 Series A - Taxable Pension Obligation Bonds  
 Series B - General Obligation Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
08/01/2014					
02/01/2015			241,824.85	241,824.85	
06/30/2015					241,824.85
08/01/2015	825,000	** %	241,824.85	1,066,824.85	
02/01/2016			236,868.60	236,868.60	
06/30/2016					1,303,693.45
08/01/2016	825,000	** %	236,868.60	1,061,868.60	
02/01/2017			231,304.60	231,304.60	
06/30/2017					1,293,173.20
08/01/2017	830,000	** %	231,304.60	1,061,304.60	
02/01/2018			224,505.30	224,505.30	
06/30/2018					1,285,809.90
08/01/2018	840,000	** %	224,505.30	1,064,505.30	
02/01/2019			216,516.70	216,516.70	
06/30/2019					1,281,022.00
08/01/2019	850,000	** %	216,516.70	1,066,516.70	
02/01/2020			207,312.45	207,312.45	
06/30/2020					1,273,829.15
08/01/2020	860,000	** %	207,312.45	1,067,312.45	
02/01/2021			195,231.25	195,231.25	
06/30/2021					1,262,543.70
08/01/2021	870,000	** %	195,231.25	1,065,231.25	
02/01/2022			182,077.85	182,077.85	
06/30/2022					1,247,309.10
08/01/2022	885,000	** %	182,077.85	1,067,077.85	
02/01/2023			168,031.70	168,031.70	
06/30/2023					1,235,109.55
08/01/2023	905,000	** %	168,031.70	1,073,031.70	
02/01/2024			152,896.25	152,896.25	
06/30/2024					1,225,927.95
08/01/2024	925,000	** %	152,896.25	1,077,896.25	
02/01/2025			136,611.50	136,611.50	
06/30/2025					1,214,507.75
08/01/2025	945,000	** %	136,611.50	1,081,611.50	
02/01/2026			119,526.20	119,526.20	
06/30/2026					1,201,137.70
08/01/2026	970,000	** %	119,526.20	1,089,526.20	
02/01/2027			101,647.40	101,647.40	
06/30/2027					1,191,173.60
08/01/2027	995,000	** %	101,647.40	1,096,647.40	
02/01/2028			82,450.10	82,450.10	
06/30/2028					1,179,097.50
08/01/2028	1,020,000	** %	82,450.10	1,102,450.10	
02/01/2029			61,909.30	61,909.30	
06/30/2029					1,164,359.40
08/01/2029	1,045,000	** %	61,909.30	1,106,909.30	
02/01/2030			40,000.00	40,000.00	
06/30/2030					1,146,909.30
08/01/2030	400,000	4.000%	40,000.00	440,000.00	
02/01/2031			32,000.00	32,000.00	
06/30/2031					472,000.00
08/01/2031	400,000	4.000%	32,000.00	432,000.00	
02/01/2032			24,000.00	24,000.00	
06/30/2032					456,000.00
08/01/2032	400,000	4.000%	24,000.00	424,000.00	
02/01/2033			16,000.00	16,000.00	
06/30/2033					440,000.00
08/01/2033	400,000	4.000%	16,000.00	416,000.00	

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## BOND DEBT SERVICE

City of Augusta, Maine  
2014 General Obligation Bonds  
Series A - Taxable Pension Obligation Bonds  
Series B - General Obligation Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2034			8,000.00	8,000.00	
06/30/2034					424,000.00
08/01/2034	400,000	4.000%	8,000.00	408,000.00	
06/30/2035					408,000.00
	15,590,000		5,357,428.10	20,947,428.10	20,947,428.10

## BOND DEBT SERVICE

City of Augusta, Maine  
Series A - Taxable Pension Obligation Bonds  
Rated AA, Noncallable  
(Refunding Issue of 2003)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
08/01/2014					
02/01/2015			118,824.85	118,824.85	
06/30/2015					118,824.85
08/01/2015	425,000	0.450%	118,824.85	543,824.85	
02/01/2016			117,868.60	117,868.60	
06/30/2016					661,693.45
08/01/2016	425,000	0.736%	117,868.60	542,868.60	
02/01/2017			116,304.60	116,304.60	
06/30/2017					659,173.20
08/01/2017	430,000	1.302%	116,304.60	546,304.60	
02/01/2018			113,505.30	113,505.30	
06/30/2018					659,809.90
08/01/2018	440,000	1.813%	113,505.30	553,505.30	
02/01/2019			109,516.70	109,516.70	
06/30/2019					663,022.00
08/01/2019	450,000	2.313%	109,516.70	559,516.70	
02/01/2020			104,312.45	104,312.45	
06/30/2020					663,829.15
08/01/2020	460,000	2.644%	104,312.45	564,312.45	
02/01/2021			98,231.25	98,231.25	
06/30/2021					662,543.70
08/01/2021	470,000	3.044%	98,231.25	568,231.25	
02/01/2022			91,077.85	91,077.85	
06/30/2022					659,309.10
08/01/2022	485,000	3.318%	91,077.85	576,077.85	
02/01/2023			83,031.70	83,031.70	
06/30/2023					659,109.55
08/01/2023	505,000	3.618%	83,031.70	588,031.70	
02/01/2024			73,896.25	73,896.25	
06/30/2024					661,927.95
08/01/2024	525,000	3.918%	73,896.25	598,896.25	
02/01/2025			63,611.50	63,611.50	
06/30/2025					662,507.75
08/01/2025	545,000	4.068%	63,611.50	608,611.50	
02/01/2026			52,526.20	52,526.20	
06/30/2026					661,137.70
08/01/2026	570,000	4.168%	52,526.20	622,526.20	
02/01/2027			40,647.40	40,647.40	
06/30/2027					663,173.60
08/01/2027	595,000	4.268%	40,647.40	635,647.40	
02/01/2028			27,950.10	27,950.10	
06/30/2028					663,597.50
08/01/2028	620,000	4.368%	27,950.10	647,950.10	
02/01/2029			14,409.30	14,409.30	
06/30/2029					662,359.40
08/01/2029	645,000	4.468%	14,409.30	659,409.30	
06/30/2030					659,409.30
	7,590,000		2,451,428.10	10,041,428.10	10,041,428.10

## BOND DEBT SERVICE

City of Augusta, Maine  
 Series B - General Obligation Bonds  
 Rated AA, Callable 8/1/2024 @ 100%, Bank Qualified  
 (New Money)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
08/01/2014					
02/01/2015					
06/30/2015			123,000	123,000	
08/01/2015	400,000	2.000%			123,000
02/01/2016			123,000	523,000	
06/30/2016			119,000	119,000	
08/01/2016	400,000	2.000%			642,000
02/01/2017			119,000	519,000	
06/30/2017			115,000	115,000	
08/01/2017	400,000	2.000%			634,000
02/01/2018			115,000	515,000	
06/30/2018			111,000	111,000	
08/01/2018	400,000	2.000%			626,000
02/01/2019			111,000	511,000	
06/30/2019			107,000	107,000	
08/01/2019	400,000	2.000%			618,000
02/01/2020			107,000	507,000	
06/30/2020			103,000	103,000	
08/01/2020	400,000	3.000%			610,000
02/01/2021			103,000	503,000	
06/30/2021			97,000	97,000	
08/01/2021	400,000	3.000%			600,000
02/01/2022			97,000	497,000	
06/30/2022			91,000	91,000	
08/01/2022	400,000	3.000%			588,000
02/01/2023			91,000	491,000	
06/30/2023			85,000	85,000	
08/01/2023	400,000	3.000%			576,000
02/01/2024			85,000	485,000	
06/30/2024			79,000	79,000	
08/01/2024	400,000	3.000%			564,000
02/01/2025			79,000	479,000	
06/30/2025			73,000	73,000	
08/01/2025	400,000	3.000%			552,000
02/01/2026			73,000	473,000	
06/30/2026			67,000	67,000	
08/01/2026	400,000	3.000%			540,000
02/01/2027			67,000	467,000	
06/30/2027			61,000	61,000	
08/01/2027	400,000	3.250%			528,000
02/01/2028			61,000	461,000	
06/30/2028			54,500	54,500	
08/01/2028	400,000	3.500%			515,500
02/01/2029			54,500	454,500	
06/30/2029			47,500	47,500	
08/01/2029	400,000	3.750%			502,000
02/01/2030			47,500	447,500	
06/30/2030			40,000	40,000	
08/01/2030	400,000	4.000%			487,500
02/01/2031			40,000	440,000	
06/30/2031			32,000	32,000	
08/01/2031	400,000	4.000%			472,000
02/01/2032			32,000	432,000	
06/30/2032			24,000	24,000	
08/01/2032	400,000	4.000%			456,000
02/01/2033			24,000	424,000	
06/30/2033			16,000	16,000	
08/01/2033	400,000	4.000%			440,000
			16,000	416,000	

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## BOND DEBT SERVICE

City of Augusta, Maine  
Series B - General Obligation Bonds  
Rated AA, Callable 8/1/2024 @ 100%, Bank Qualified  
(New Money)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2034			8,000	8,000	
06/30/2034					424,000
08/01/2034	400,000	4.000%	8,000	408,000	
06/30/2035					408,000
	8,000,000		2,906,000	10,906,000	10,906,000

## BOND PRICING

City of Augusta, Maine  
 Series A - Taxable Pension Obligation Bonds  
 Rated AA, Noncallable  
 (Refunding Issue of 2003)

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Serial Bonds:					
	08/01/2015	425,000	0.450%	0.450%	100.000
	08/01/2016	425,000	0.736%	0.736%	100.000
	08/01/2017	430,000	1.302%	1.302%	100.000
	08/01/2018	440,000	1.813%	1.813%	100.000
	08/01/2019	450,000	2.313%	2.313%	100.000
	08/01/2020	460,000	2.644%	2.644%	100.000
	08/01/2021	470,000	3.044%	3.044%	100.000
	08/01/2022	485,000	3.318%	3.318%	100.000
	08/01/2023	505,000	3.618%	3.618%	100.000
	08/01/2024	525,000	3.918%	3.918%	100.000
	08/01/2025	545,000	4.068%	4.068%	100.000
	08/01/2026	570,000	4.168%	4.168%	100.000
	08/01/2027	595,000	4.268%	4.268%	100.000
	08/01/2028	620,000	4.368%	4.368%	100.000
	08/01/2029	645,000	4.468%	4.468%	100.000
		7,590,000			

Dated Date	08/01/2014	
Delivery Date	08/01/2014	
First Coupon	02/01/2015	
Par Amount	7,590,000.00	
Original Issue Discount		
Production	7,590,000.00	100.000000%
Underwriter's Discount	(41,745.00)	(0.550000%)
Purchase Price	7,548,255.00	99.450000%
Accrued Interest		
Net Proceeds	7,548,255.00	

## BOND PRICING

City of Augusta, Maine  
 Series B - General Obligation Bonds  
 Rated AA, Callable 8/1/2024 @ 100%, Bank Qualified  
 (New Money)

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Yield to Maturity	Call Date	Call Price	Premium (-Discount)
Serials:									
	08/01/2015	400,000	2.000%	0.350%	101.645				6,580.00
	08/01/2016	400,000	2.000%	0.500%	102.981				11,924.00
	08/01/2017	400,000	2.000%	0.670%	103.943				15,772.00
	08/01/2018	400,000	2.000%	0.910%	104.272				17,088.00
	08/01/2019	400,000	2.000%	1.230%	103.722				14,888.00
	08/01/2020	400,000	3.000%	1.630%	107.800				31,200.00
	08/01/2021	400,000	3.000%	1.980%	106.636				26,544.00
	08/01/2022	400,000	3.000%	2.210%	105.763				23,052.00
	08/01/2023	400,000	3.000%	2.350%	105.245				20,980.00
	08/01/2024	400,000	3.000%	2.490%	104.490				17,960.00
	08/01/2025	400,000	3.000%	2.620%	103.323	C 2.650%	08/01/2024	100.000	13,292.00
	08/01/2026	400,000	3.000%	2.750%	102.172	C 2.786%	08/01/2024	100.000	8,688.00
	08/01/2027	400,000	3.250%	2.910%	102.931	C 2.976%	08/01/2024	100.000	11,724.00
	08/01/2028	400,000	3.500%	3.070%	103.678	C 3.173%	08/01/2024	100.000	14,712.00
	08/01/2029	400,000	3.750%	3.230%	104.413	C 3.373%	08/01/2024	100.000	17,652.00
	08/01/2030	400,000	4.000%	3.320%	105.746	C 3.527%	08/01/2024	100.000	22,984.00
	08/01/2031	400,000	4.000%	3.500%	104.188	C 3.667%	08/01/2024	100.000	16,752.00
	08/01/2032	400,000	4.000%	3.590%	103.419	C 3.737%	08/01/2024	100.000	13,676.00
	08/01/2033	400,000	4.000%	3.760%	101.985	C 3.852%	08/01/2024	100.000	7,940.00
	08/01/2034	400,000	4.000%	3.810%	101.567	C 3.887%	08/01/2024	100.000	6,268.00
		8,000,000							319,676.00

Dated Date	08/01/2014	
Delivery Date	08/01/2014	
First Coupon	02/01/2015	
Par Amount	8,000,000.00	
Premium	319,676.00	
Production	8,319,676.00	103.995950%
Underwriter's Discount	(41,000.00)	(0.550000%)
Purchase Price	8,275,676.00	103.445950%
Accrued Interest		
Net Proceeds	8,275,676.00	

## SAVINGS

City of Augusta, Maine  
 2014 General Obligation Bonds  
 Series A - Taxable Pension Obligation Bonds  
 Series B - General Obligation Bonds

Date	Prior Debt Service	Refunding Debt Service	Savings	Present Value to 08/01/2014 @ 3.2476710%
06/30/2015	1,740,775.00	118,824.85	1,621,950.15	1,612,274.25
06/30/2016	1,841,500.00	661,693.45	1,179,806.55	1,133,143.94
06/30/2017	1,947,381.25	659,173.20	1,288,208.05	1,199,004.88
06/30/2018	2,057,631.25	659,809.90	1,397,821.35	1,260,691.59
06/30/2019		663,022.00	(663,022.00)	(581,320.32)
06/30/2020		663,829.15	(663,829.15)	(563,648.90)
06/30/2021		662,543.70	(662,543.70)	(544,800.43)
06/30/2022		659,309.10	(659,309.10)	(525,038.59)
06/30/2023		659,109.55	(659,109.55)	(508,338.73)
06/30/2024		661,927.95	(661,927.95)	(494,441.41)
06/30/2025		662,507.75	(662,507.75)	(479,305.60)
06/30/2026		661,137.70	(661,137.70)	(463,273.47)
06/30/2027		663,173.60	(663,173.60)	(450,098.65)
06/30/2028		663,597.50	(663,597.50)	(436,241.74)
06/30/2029		662,359.40	(662,359.40)	(421,761.00)
06/30/2030		659,409.30	(659,409.30)	(406,712.58)
	7,587,287.50	10,041,428.10	(2,454,140.60)	(669,866.76)

### Savings Summary

PV of savings from cash flow	(669,866.76)
Plus: Refunding funds on hand	1,938.41
<b>Net PV Savings</b>	<b>(667,928.35)</b>

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## SUMMARY OF REFUNDING RESULTS

City of Augusta, Maine  
2014 General Obligation Bonds  
Series A - Taxable Pension Obligation Bonds  
Series B - General Obligation Bonds

Dated Date	08/01/2014
Delivery Date	08/01/2014
Arbitrage yield	2.831378%
Escrow yield	
Value of Negative Arbitrage	378,197.27
Bond Par Amount	7,590,000.00
True Interest Cost	3.783339%
Net Interest Cost	3.822419%
All-In TIC	3.874237%
Average Coupon	3.758418%
Average Life	8.594
Par amount of refunded bonds	6,820,000.00
Average coupon of refunded bonds	5.250000%
Average life of refunded bonds	1.810
PV of prior debt to 08/01/2014 @ 3.247671%	7,174,610.65
Net PV Savings	(667,928.35)
Percentage savings of refunded bonds	(9.793671%)
Percentage savings of refunding bonds	(8.800110%)

## BOND SUMMARY STATISTICS

City of Augusta, Maine  
 2014 General Obligation Bonds  
 Series A - Taxable Pension Obligation Bonds  
 Series B - General Obligation Bonds

Dated Date	08/01/2014
Delivery Date	08/01/2014
Last Maturity	08/01/2034
Arbitrage Yield	2.831378%
True Interest Cost (TIC)	3.356082%
Net Interest Cost (NIC)	3.433404%
All-In TIC	3.436805%
Average Coupon	3.590168%
Average Life (years)	9.572
Duration of Issue (years)	7.997
Par Amount	15,590,000.00
Bond Proceeds	15,909,676.00
Total Interest	5,357,428.10
Net Interest	5,123,497.10
Bond Years from Dated Date	149,225,000.00
Bond Years from Delivery Date	149,225,000.00
Total Debt Service	20,947,428.10
Maximum Annual Debt Service	1,303,693.45
Average Annual Debt Service	1,047,371.41
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	5.500000
Total Underwriter's Discount	5.500000
Bid Price	101.500520

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Serial Bonds	15,590,000.00	102.051	3.590%	9.572	10,861.70
	15,590,000.00			9.572	10,861.70

	TIC	All-In TIC	Arbitrage Yield
Par Value	15,590,000.00	15,590,000.00	8,000,000.00
+ Accrued Interest			
+ Premium (Discount)	319,676.00	319,676.00	319,676.00
- Underwriter's Discount	(85,745.00)	(85,745.00)	
- Cost of Issuance Expense		(100,000.00)	
- Other Amounts			
Target Value	15,823,931.00	15,723,931.00	8,319,676.00
Target Date	08/01/2014	08/01/2014	08/01/2014
Yield	3.356082%	3.436805%	2.831378%

## BOND SUMMARY STATISTICS

City of Augusta, Maine  
 Series A - Taxable Pension Obligation Bonds  
 Rated AA, Noncallable  
 (Refunding Issue of 2003)

Dated Date	08/01/2014
Delivery Date	08/01/2014
Last Maturity	08/01/2029
Arbitrage Yield	3.706060%
True Interest Cost (TIC)	3.783339%
Net Interest Cost (NIC)	3.822419%
All-In TIC	3.874237%
Average Coupon	3.758418%
Average Life (years)	8.594
Duration of Issue (years)	7.263
Par Amount	7,590,000.00
Bond Proceeds	7,590,000.00
Total Interest	2,451,428.10
Net Interest	2,493,173.10
Bond Years from Dated Date	65,225,000.00
Bond Years from Delivery Date	65,225,000.00
Total Debt Service	10,041,428.10
Maximum Annual Debt Service	663,829.15
Average Annual Debt Service	669,428.54
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	5.500000
Total Underwriter's Discount	5.500000
Bid Price	99.450000

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Serial Bonds	7,590,000.00	100.000	3.758%	8.594	5,309.70
	7,590,000.00			8.594	5,309.70

	TIC	All-In TIC	Arbitrage Yield
Par Value	7,590,000.00	7,590,000.00	7,590,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(41,745.00)	(41,745.00)	
- Cost of Issuance Expense		(48,685.05)	
- Other Amounts			
Target Value	7,548,255.00	7,499,569.95	7,590,000.00
Target Date	08/01/2014	08/01/2014	08/01/2014
Yield	3.783339%	3.874237%	3.706060%

## BOND SUMMARY STATISTICS

City of Augusta, Maine  
 Series B - General Obligation Bonds  
 Rated AA, Callable 8/1/2024 @ 100%, Bank Qualified  
 (New Money)

Dated Date	08/01/2014
Delivery Date	08/01/2014
Last Maturity	08/01/2034
Arbitrage Yield	2.831378%
True Interest Cost (TIC)	3.019081%
Net Interest Cost (NIC)	3.131338%
All-In TIC	3.091472%
Average Coupon	3.459524%
Average Life (years)	10.500
Duration of Issue (years)	8.735
Par Amount	8,000,000.00
Bond Proceeds	8,319,676.00
Total Interest	2,906,000.00
Net Interest	2,630,324.00
Bond Years from Dated Date	84,000,000.00
Bond Years from Delivery Date	84,000,000.00
Total Debt Service	10,906,000.00
Maximum Annual Debt Service	642,000.00
Average Annual Debt Service	545,300.00
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	5.500000
Total Underwriter's Discount	5.500000
Bid Price	103.445950

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Serials	8,000,000.00	103.996	3.460%	10.500	5,552.00
	8,000,000.00			10.500	5,552.00

	TIC	All-In TIC	Arbitrage Yield
Par Value	8,000,000.00	8,000,000.00	8,000,000.00
+ Accrued Interest			
+ Premium (Discount)	319,676.00	319,676.00	319,676.00
- Underwriter's Discount	(44,000.00)	(44,000.00)	
- Cost of Issuance Expense		(51,314.95)	
- Other Amounts			
Target Value	8,275,676.00	8,224,361.05	8,319,676.00
Target Date	08/01/2014	08/01/2014	08/01/2014
Yield	3.019081%	3.091472%	2.831378%

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PRIOR BOND DEBT SERVICE

City of Augusta, Maine  
Series A - Taxable Pension Obligation Bonds  
Rated AA, Noncallable  
(Refunding Issue of 2003)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
08/01/2014					
10/01/2014	1,420,000	5.250%	179,025.00	1,599,025.00	
04/01/2015			141,750.00	141,750.00	
06/30/2015					1,740,775.00
10/01/2015	1,600,000	5.250%	141,750.00	1,741,750.00	
04/01/2016			99,750.00	99,750.00	
06/30/2016					1,841,500.00
10/01/2016	1,795,000	5.250%	99,750.00	1,894,750.00	
04/01/2017			52,631.25	52,631.25	
06/30/2017					1,947,381.25
10/01/2017	2,005,000	5.250%	52,631.25	2,057,631.25	
06/30/2018					2,057,631.25
	6,820,000		767,287.50	7,587,287.50	7,587,287.50

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SUMMARY OF BONDS REFUNDED

City of Augusta, Maine  
2014 General Obligation Bonds  
Series A - Taxable Pension Obligation Bonds  
Series B - General Obligation Bonds

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
Issue of 2003, 2003:					
TERM17	10/01/2014	5.250%	1,420,000.00		
	10/01/2015	5.250%	1,600,000.00		
	10/01/2016	5.250%	1,795,000.00		
	10/01/2017	5.250%	2,005,000.00		
			6,820,000.00		

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## ESCROW REQUIREMENTS

City of Augusta, Maine  
2014 General Obligation Bonds  
Series A - Taxable Pension Obligation Bonds  
Series B - General Obligation Bonds

Period Ending	Principal	Interest	Total
10/01/2014	1,420,000.00	179,025.00	1,599,025.00
04/01/2015		141,750.00	141,750.00
10/01/2015	1,600,000.00	141,750.00	1,741,750.00
04/01/2016		99,750.00	99,750.00
10/01/2016	1,795,000.00	99,750.00	1,894,750.00
04/01/2017		52,631.25	52,631.25
10/01/2017	2,005,000.00	52,631.25	2,057,631.25
	6,820,000.00	767,287.50	7,587,287.50

## ESCROW COST

City of Augusta, Maine  
 2014 General Obligation Bonds  
 Series A - Taxable Pension Obligation Bonds  
 Series B - General Obligation Bonds

Type of Security	Maturity Date	Par Amount	Rate	Total Cost
SLGS	10/01/2014	1,593,332	0.050%	1,593,332.00
SLGS	04/01/2015	124,988	0.100%	124,988.00
SLGS	10/01/2015	1,725,071	0.170%	1,725,071.00
SLGS	04/01/2016	84,537	0.310%	84,537.00
SLGS	10/01/2016	1,879,669	0.520%	1,879,669.00
SLGS	04/01/2017	42,436	0.760%	42,436.00
SLGS	10/01/2017	2,047,598	0.980%	2,047,598.00
		7,497,631		7,497,631.00

Purchase Date	Cost of Securities	Cash Deposit	Total Escrow Cost	Yield
08/01/2014	7,497,631	0.54	7,497,631.54	0.679818%
	7,497,631	0.54	7,497,631.54	

## ESCROW DESCRIPTIONS

City of Augusta, Maine  
 2014 General Obligation Bonds  
 Series A - Taxable Pension Obligation Bonds  
 Series B - General Obligation Bonds

Type of Security	Type of SLGS	Maturity Date	First Int Pmt Date	Par Amount	Rate	Max Rate
Aug 1, 2014:						
SLGS	Certificate	10/01/2014	10/01/2014	1,593,332	0.050%	0.050%
SLGS	Certificate	04/01/2015	04/01/2015	124,988	0.100%	0.100%
SLGS	Note	10/01/2015	10/01/2014	1,725,071	0.170%	0.170%
SLGS	Note	04/01/2016	10/01/2014	84,537	0.310%	0.310%
SLGS	Note	10/01/2016	10/01/2014	1,879,669	0.520%	0.520%
SLGS	Note	04/01/2017	10/01/2014	42,436	0.760%	0.760%
SLGS	Note	10/01/2017	10/01/2014	2,047,598	0.980%	0.980%
				7,497,631		

### SLGS Summary

SLGS Rates File	20MAR14
Total Certificates of Indebtedness	1,718,320.00
Total Notes	5,779,311.00
Total original SLGS	7,497,631.00

## ESCROW CASH FLOW

City of Augusta, Maine  
 2014 General Obligation Bonds  
 Series A - Taxable Pension Obligation Bonds  
 Series B - General Obligation Bonds

Date	Principal	Interest	Net Escrow Receipts	PV Factor	Present Value to 08/01/2014 @ 0.6798181%
10/01/2014	1,593,332.00	5,692.80	1,599,024.80	0.998869531	1,597,217.15
04/01/2015	124,988.00	16,762.18	141,750.18	0.995485784	141,110.29
10/01/2015	1,725,071.00	16,678.97	1,741,749.97	0.992113501	1,728,013.66
04/01/2016	84,537.00	15,212.66	99,749.66	0.988752641	98,627.74
10/01/2016	1,879,669.00	15,081.63	1,894,750.63	0.985403166	1,867,093.27
04/01/2017	42,436.00	10,194.49	52,630.49	0.982065039	51,686.56
10/01/2017	2,047,598.00	10,033.23	2,057,631.23	0.978738219	2,013,882.32
	7,497,631.00	89,655.96	7,587,286.96		7,497,631.00

### Escrow Cost Summary

Purchase date	08/01/2014
Purchase cost of securities	7,497,631.00
Target for yield calculation	7,497,631.00

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## ESCROW SUFFICIENCY

City of Augusta, Maine  
2014 General Obligation Bonds  
Series A - Taxable Pension Obligation Bonds  
Series B - General Obligation Bonds

Date	Escrow Requirement	Net Escrow Receipts	Excess Receipts	Excess Balance
08/01/2014		0.54	0.54	0.54
10/01/2014	1,599,025.00	1,599,024.80	(0.20)	0.34
04/01/2015	141,750.00	141,750.18	0.18	0.52
10/01/2015	1,741,750.00	1,741,749.97	(0.03)	0.49
04/01/2016	99,750.00	99,749.66	(0.34)	0.15
10/01/2016	1,894,750.00	1,894,750.63	0.63	0.78
04/01/2017	52,631.25	52,630.49	(0.76)	0.02
10/01/2017	2,057,631.25	2,057,631.23	(0.02)	
	7,587,287.50	7,587,287.50	0.00	

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## ESCROW STATISTICS

City of Augusta, Maine  
 2014 General Obligation Bonds  
 Series A - Taxable Pension Obligation Bonds  
 Series B - General Obligation Bonds

Escrow	Total Escrow Cost	Modified Duration (years)	Yield to Receipt Date	Yield to Disbursement Date	Perfect Escrow Cost	Value of Negative Arbitrage	Cost of Dead Time
Series A - Taxable Pension Obligation Bonds, Global Proceeds Escrow:							
	7,497,631.54	1.741	0.679818%	0.679818%	7,119,434.23	378,197.27	0.04
	7,497,631.54				7,119,434.23	378,197.27	0.04

Delivery date            08/01/2014  
 Arbitrage yield        2.831378%

Note: Value of Negative Arbitrage for issues excluded from the arbitrage yield is based on the yield of the related issue.

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## UNDERWRITER'S DISCOUNT

City of Augusta, Maine  
2014 General Obligation Bonds  
Series A - Taxable Pension Obligation Bonds  
Series B - General Obligation Bonds

Underwriter's Discount	\$/1000	Amount
Underwriter's Discount	5.50	85,745.00
	5.50	85,745.00

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**COST OF ISSUANCE**

City of Augusta, Maine  
2014 General Obligation Bonds  
Series A - Taxable Pension Obligation Bonds  
Series B - General Obligation Bonds

Cost of Issuance	\$/1000	Amount
Cost of Issuance	6.41437	100,000.00
	6.41437	100,000.00

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## REQUIRED MSRB RULE G-23 DISCLOSURE

City of Augusta, Maine  
2014 General Obligation Bonds  
Series A - Taxable Pension Obligation Bonds  
Series B - General Obligation Bonds

### Required MSRB Rule G-23 Disclosure

The following contains certain regulatory disclosures as required by the Municipal Securities Rulemaking Board. As part of our services, Piper Jaffray may provide advice concerning the structure, timing, terms, and other similar matters concerning an issue of municipal securities that Piper Jaffray is underwriting or placing. However, Piper Jaffray intends to serve as an underwriter and not as a financial advisor to you in respect of this information; and the primary role of Piper Jaffray is to purchase securities for resale to investors or arrange for the placement of securities in an arm's length commercial transaction between you and Piper Jaffray. Piper Jaffray has financial and other interests that differ from your interests. This material does not constitute municipal advisory activities and we are not acting as a municipal advisor in connection with the material.



Paul R. LePage  
GOVERNOR

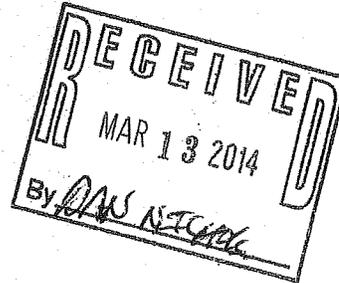
STATE OF MAINE  
DEPARTMENT OF ECONOMIC  
AND COMMUNITY DEVELOPMENT



George C. Gervais  
COMMISSIONER

March 7, 2014

William R. Bridgeo, City Manager  
City of Augusta  
16 Cony Street  
Augusta, Maine 04330



Dear Mr. Bridgeo:

The Office of Community Development (OCD) has reviewed the Letter of Intent to Apply you submitted for the 2014 Community Development Block Grant (CDBG) Workforce Development Grant program on behalf of workforce training costs for National Alliance on Mental Illness-Maine Chapter for up to \$98,000.

Our review showed that Augusta has met the requirements established by Title I of the Housing and Community Development Act of 1973, as amended and the State of Maine CDBG Program and is inviting the project to the application phase of this program.

As you are aware, at least 51% of the individuals trained must be documented to be low-to-moderate income (LMI) or the activity will serve a HUD recognized Limited Clientele group as set forth by the United States Department of Housing and Urban Development in CFR Part 470 and the State of Maine CDBG Program. Limited Clientele Groups are: Abused Children, Batters Spouses, Elderly Persons, Severely Disabled Adults, Homeless Persons, Illiterate Adults, Migrant Farm Workers or persons living with AIDS in order for us to pay for all of the training costs approved as part of the CDBG Workforce Development Grant budget.

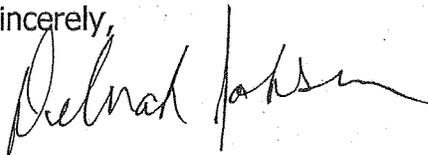
As a reminder, no costs can be incurred on a CDBG funded project until after the project has received Environmental Review Clearance from our office. Workforce Development Grant funds are reimbursed for eligible costs after documentation of same has been submitted to our office for review and approval.

William R. Bridgeo, City Manager  
City of Augusta  
March 7, 2014  
Page 2

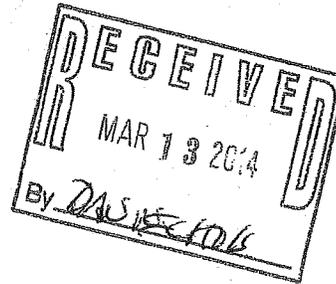
Please remember that eligibility to submit a final application does not imply final project approval or funding and that the application is due at the Office of Community Development by 4:00pm on Friday April 25, 2014 and must meet all the requirements of the CDBG program.

Please contact the Andrea Smith at the Office of Community Development at #624-9813 if you have further questions regarding the CDBG application process.

Sincerely,



Deborah Johnson, Director  
Office of Community Development



cc: Jenna Mehnert, Executive Director NAMI-Maine  
Dan Nichols, City of Augusta  
Andrea Smith, Office of Community Development



**State of Maine**  
**Community Development Block Grant Program**  
**2014 Workforce Development Program**  
**Letter of Intent**

Due the first Friday of each month by 4:00 p.m.\*  
 Letters of Intent may be submitted via email to: [ocd.loi@maine.gov](mailto:ocd.loi@maine.gov)  
 Please enter "EDP LOI" in the subject line.

All communities wishing to apply for a 2014 Workforce Development Grant must use this Letter of Intent to document compliance with requirements established by Title I of the Housing and Community Development Act of 1974, as amended and the State of Maine CDBG program. Applicants who submit a completed and approved Letter of Intent will be notified by OCD whether they are eligible to submit a final application. Eligibility to submit a final application does not imply final project approval or funding. Funds will not be available until after July 1, 2014.

**APPLICANT ELIGIBILITY**

**Legal Applicant:**

Applicant:	<b>City of Augusta</b>	Phone:	<b>207.626.2300</b>
Address:	<b>16 Cony Street</b>	Fax:	<b>207.626.2520</b>
City, ZIP+4:	<b>Augusta, Maine 04330</b>	E-Mail:	<b>William.bridgeo@augustamaine.gov</b>
Chief Official:	<b>William R. Bridgeo</b>		
Census Tracts #(s) Where Proposed Activities Will Occur:			
DUNS #: 071740468	OCD Development Program Manager Name and Date of Consultation (required before submission of LOI): Andrea Smith		
Applicant DUNS (Dunn & Bradstreet) #:(visit <a href="http://www.nea.gov/grants/apply/DUNS.html">www.nea.gov/grants/apply/DUNS.html</a> to obtain a number)	February 14, 2014		

**Applying on Behalf of Sub-Grantee (Business) if applicable:**

Business:	<b>National Alliance on Mental Illness- Maine Chapter</b>	Phone:	<b>207.622.5767</b>
Address:	<b>1 Bangor Street</b>	Fax:	<b>207.621.8430</b>
City, ZIP:	<b>Augusta, 04330</b>	E-Mail:	<b>Jenna@namimaine.org</b>
Owner:	<b>Jenna Mehnert, Executive Director</b>	Website:	<b>www.namimaine.org</b>

**Job Training/Skills Development Program Information:**

Program Name:	<b>Housing and Community Support for Individuals with Mental Illness</b>		
Instructor Name:	<b>Christine Canty Brooks, Director of Peer and Family Programs</b>		
# of persons to receive training:	<b>150</b>	# of persons to be hired after training:	<b>Goal to support employment and housing stability</b>

Duration of Training	July 1, 2014- January 1, 2016
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### PROJECT INFORMATION

Provide a concise description of the proposed project below. The scope of work should be very specific in identifying how the CDBG WDG money will be used and how the proposed activities will help to address the gap between training/skills and employment opportunities.

Managing our physical and mental health challenges is key to our ability to function as engaged members of our communities. Individuals living with mental illness learn to understand their illness and to maintain meaningful employment and stable housing. Just as with any personal challenge that journey of recovery is made easier with strong community support. NAMI Maine proposes to offer a comprehensive peer education and supportive housing initiative to assist individuals with their recovery.

NAMI Maine provides an evidence-based SAMHSA, recognized family education program (Family-to-Family) aimed at educating family members about their loved ones mental illness, however, we currently do not offer a similar training for individuals living with mental illness. NAMI National has designed a peer education program, but NAMI Maine does not believe the format or the content is appropriate for use with the Augusta community. Having heard from hundreds of family members that the information contained with the Family-to-Family course has changed how they approach their loved one and in some cases "saved lives," NAMI Maine believes a strong educational course for individuals living with mental illness would have a similar profound impact. When a person is able to understand his/her illness they are able to develop ways to manage it and often become better able to understand triggers for their illness. NAMI Maine will both create and offer this peer-focused educational course. The 10 module course will be offered at least twice in the Augusta community during the period of this grant. Additionally, at least five individuals living with mental illness will be trained to conduct the group. This grant would allow NAMI Maine to hire an Education and Support Coordinator for one year at a total cost of \$55,000, to provide necessary equipment and supplies for an additional \$12,000, to provide necessary fiscal/administrative oversight \$6,000 and to host a train the trainers for the peer education model including paying 5 individuals living with mental illness to attend the three days of training for a cost of \$5,000.

NAMI Maine currently operates the state-funded information and referral Help Line. One of the most frequent reasons individuals call the helpline is for help with housing. A current theme is individuals looking for landlords who understand mental illness and are able to mediate conflicts rather than simply evicting tenants with mental illness. In recent conversations with a landlord association, a need was expressed to provide landlords with some basic understanding or training around "dealing with people with mental health problems." NAMI Maine would like to meet both the needs of the callers and the needs of the landlord by offering a nationally acclaimed 8-hour certification training to landlords at no cost. **Mental Health First Aid** is a SAMHSA registered evidence-based certification program designed to reduce stigma, raise awareness and increase the public's understanding of mental illness. NAMI Maine will provide 15 day long trainings open to landlords who rent to and employers who hire individuals with mental illness. Once landlords or apartment managers complete the certification, they will be listed on NAMI Maine's website as **Mental Health First Aid Certified Landlord**. The cost to host 15 trainings including the required manuals and staff time will be \$20,000.

### COST ESTIMATES & PROJECT FUNDING

Provide the estimated project cost, amount of CDBG-WDG funds to be requested and sources, amounts and dates secured for any anticipated cash matching funds (matching funds are not required). Clearly state the source of the cost estimates.

Total Estimated Project Cost:	\$98,000	CDBG Request:	\$98,000
Funding Source (match)	Amount	Date Secured	

	<b>TOTAL:</b>	<b>\$ 98000.00</b>

**D. NATIONAL OBJECTIVE**

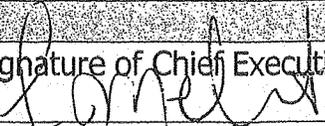
Check the appropriate box below and attach all required documentation listed in the appropriate box.

BENEFITTING LOW-TO-MODERATE INCOME PERSONS (LMI)	
<input checked="" type="checkbox"/>	<b>Predominant Use by LMI National Objective</b> Attach documentation that the activities to be provided by CDBG funds will benefit LMI persons, where at least 51% of participants are LMI.
<input checked="" type="checkbox"/>	<b>Limited Clientele LMI National Objective</b> Attach written documentation that the proposed CDBG activity will serve a HUD recognized Limited Clientele group as set forth by the United States Department of Housing and Urban Development in 24 CFR Part 570 and the State of Maine CDBG Program. Limited Clientele Groups are: Abused Children, Battered Spouses, Elderly Persons, Severely Disabled Adults, Homeless Persons, Illiterate Adults, Migrant Farm Workers or Persons Living With AIDS.

## Applicant Certifications

As an authorized official of the applicant community and/or business, I certify under the penalties of perjury that:

1. To the best of my knowledge and belief, all information contained in this Letter of Intent and all attached documentation is true and correct and current as of the date signed below;
2. This Letter of Intent complies with all applicable State and federal laws and regulations;
3. Parties signing this Letter of Intent are cognizant of the CDBG requirements of this program.
4. Approval of this Letter of Intent by OCD to submit a final application does not imply final project approval or funding.

Signature of Chief Executive Officer: 	Printed or Typed Name: William R. Bridgeo
Name of Applicant Community: City of Augusta	Date: March 3, 2014
Signature of Chief Executive Officer: 	Printed or Typed Name: Jenna Mehnert, MSW

Name of Applicant <b>Sub-Grantee</b> (if applicable): National Alliance on Mental Illness- Maine	Date: 2/25/2014

**City of Augusta, Maine**  
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT  
CODE ENFORCEMENT  
ECONOMIC DEVELOPMENT



ENGINEERING  
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PLANNING

Memo

To: City Council  
William Bridgeo, City Manager

From: Matt Nazar, Director of Development Services

Date: March 24, 2014

Re: GAUD desire to purchase a portion of land behind Hodgkins School

The Greater Augusta Utility District (GAUD) owns land behind Hodgkins School on which they have two water towers and lease space to a cellular telecommunications company. The existing configuration of the GAUD parcel and the towers is such that their existing perimeter security fence is on Hodgkins School property and has been for decades. The water towers are also quite close to the existing property lines.

The GAUD plans to tear down both towers this summer and construct one new tower as a replacement. They would like to clean up the existing property boundary issues at the same time by purchasing a triangular piece of land to increase the size of their property. This will enable them to maintain security and keep the towers at the best possible location on the site. The proposed land area to be transferred is currently a wooded hillside and selling it would not be detrimental to the Hodgkins property.

Please see the attached survey showing the proposed land to be transferred.



**City of Augusta, Maine**  
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT  
CODE ENFORCEMENT  
ECONOMIC DEVELOPMENT



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Memo

To: City Council  
William Bridgeo, City Manager

From: Matt Nazar, Acting Director of Development Services

Date: March 24, 2014

Re: Ward Reapportionment

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After each U.S. Census, municipalities with voting wards are required by Title 30-A, Section 2503 to redistrict such that ward populations don't vary by more than 10% of the smallest ward. Based on the 2010 U.S. Census the ward populations within the current ward boundaries are:

Ward 1-	4,283
Ward 2 -	4,849
Ward 3 -	5,118
Ward 4 -	4,885

Based on the existing ward geography, the largest ward currently has 19.5% more residents than the smallest ward, which does not comply with state law. Ward reapportionment is required.

On March 20, 2014, the four ward councilors met in a public meeting and created a proposed set of new ward boundaries. The proposal can be seen on the attached map.

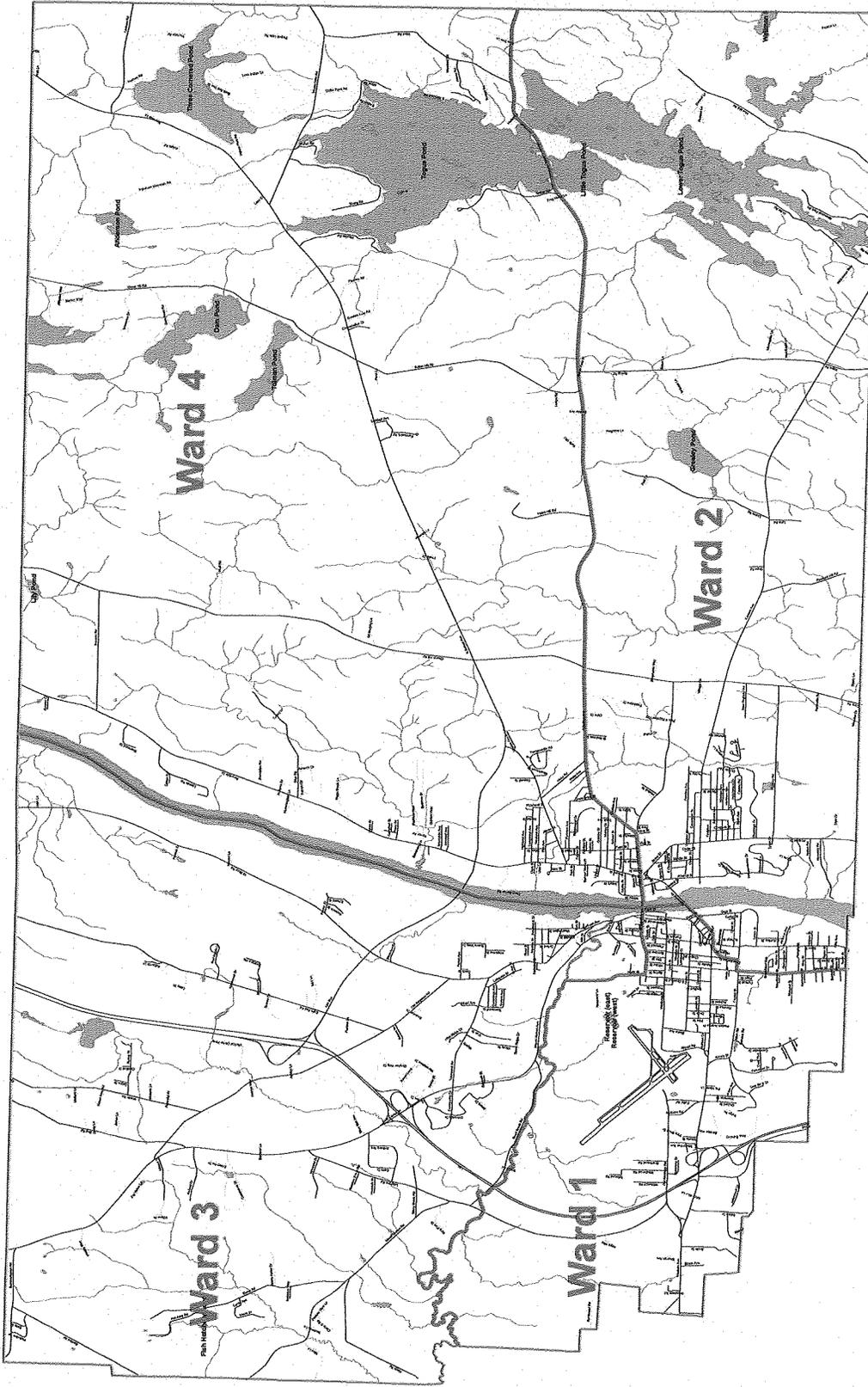
The reapportionment results in the following ward population numbers, which result in the largest ward having 7.1% more people than the smallest ward. This meets the requirement of state law.

Ward 1-	4,560
Ward 2 -	4,811
Ward 3 -	4,879
Ward 4 -	4,885

The changes result in two small areas that will move from one ward to another. The first area is currently part of Ward 3 and will become part of Ward 1. The following description places ward boundaries down the center of a street such that one side of the street is in one ward and the other side is in another ward. This is necessary in order to follow U.S. Census block geography.

The following area that is currently Ward 3 will become part of Ward 1: An area bounded on the east by the Kennebec River starting at the point in the river where the railroad trestle crosses the river, then turning south to Bridge Street, then turning west on Bridge Street and proceeding to the intersection of Bridge and State Street, then turning north on State Street to the intersection of State Street and Laurel Street, then turning east on Laurel Street to its intersection with Water Street, turning south on Water Street to the rail road trestle, then turning east and following the railroad to the point of beginning.

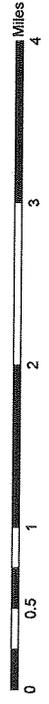
The following area that is currently part of Ward 2 will become part of Ward 1: Starting at the point where the south end of State Street intersects Memorial Circle proceeding south on State Street to its intersection with Capitol Street, then turning west on Capitol Street and proceeding to the intersection with Chamberlain Street, then turning north on Chamberlain Street and proceeding to the intersection with Grove Street, then turning northeast on Grove Street and proceeding back to the point of beginning on Memorial Circle.

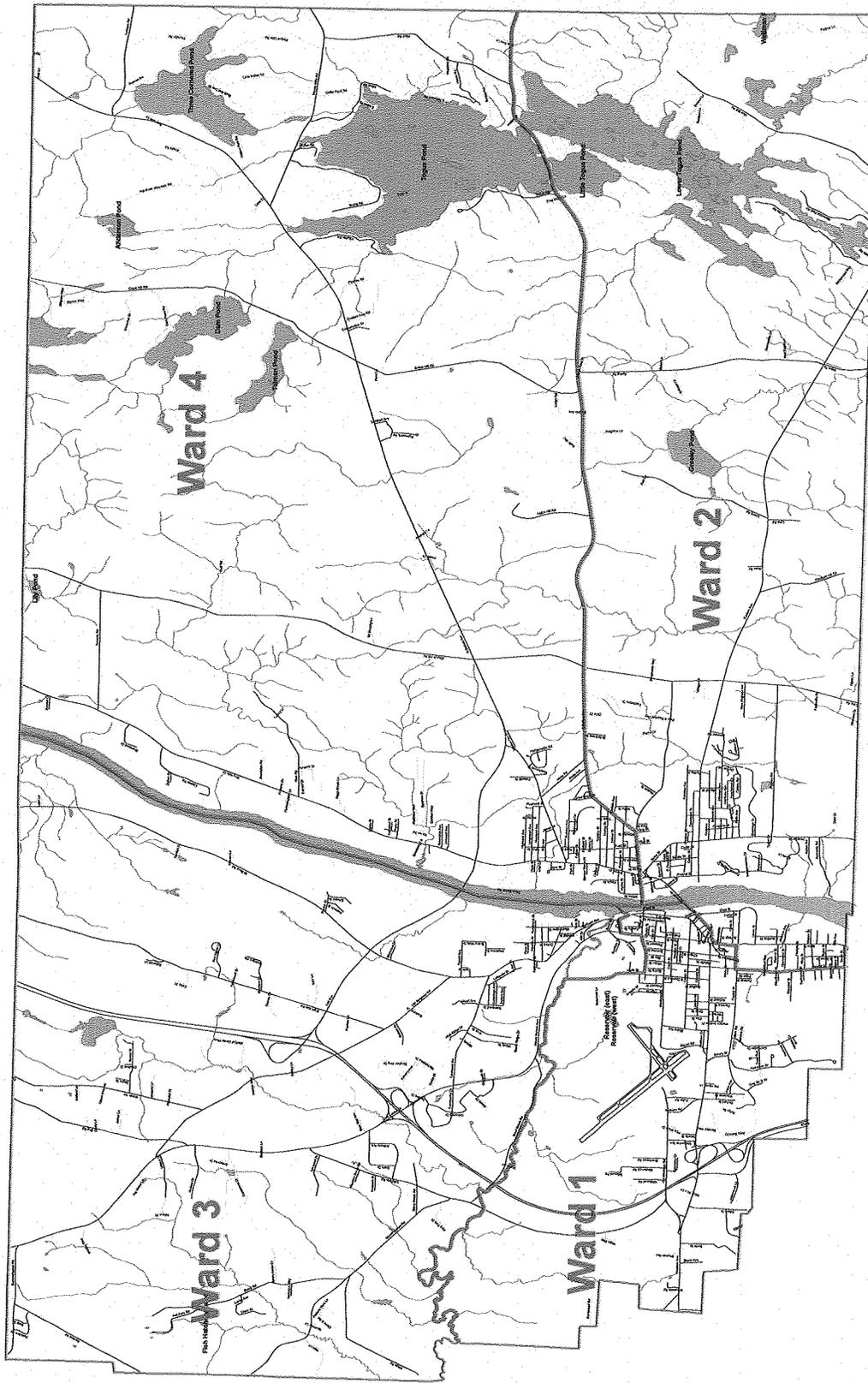


# City of Augusta Ward Boundaries based on 2000 U.S. Census

2

- 2000 Census Ward Boundaries
- Public Road
- Private Road
- Water Bodies
- Rivers & Streams

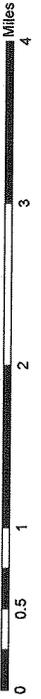


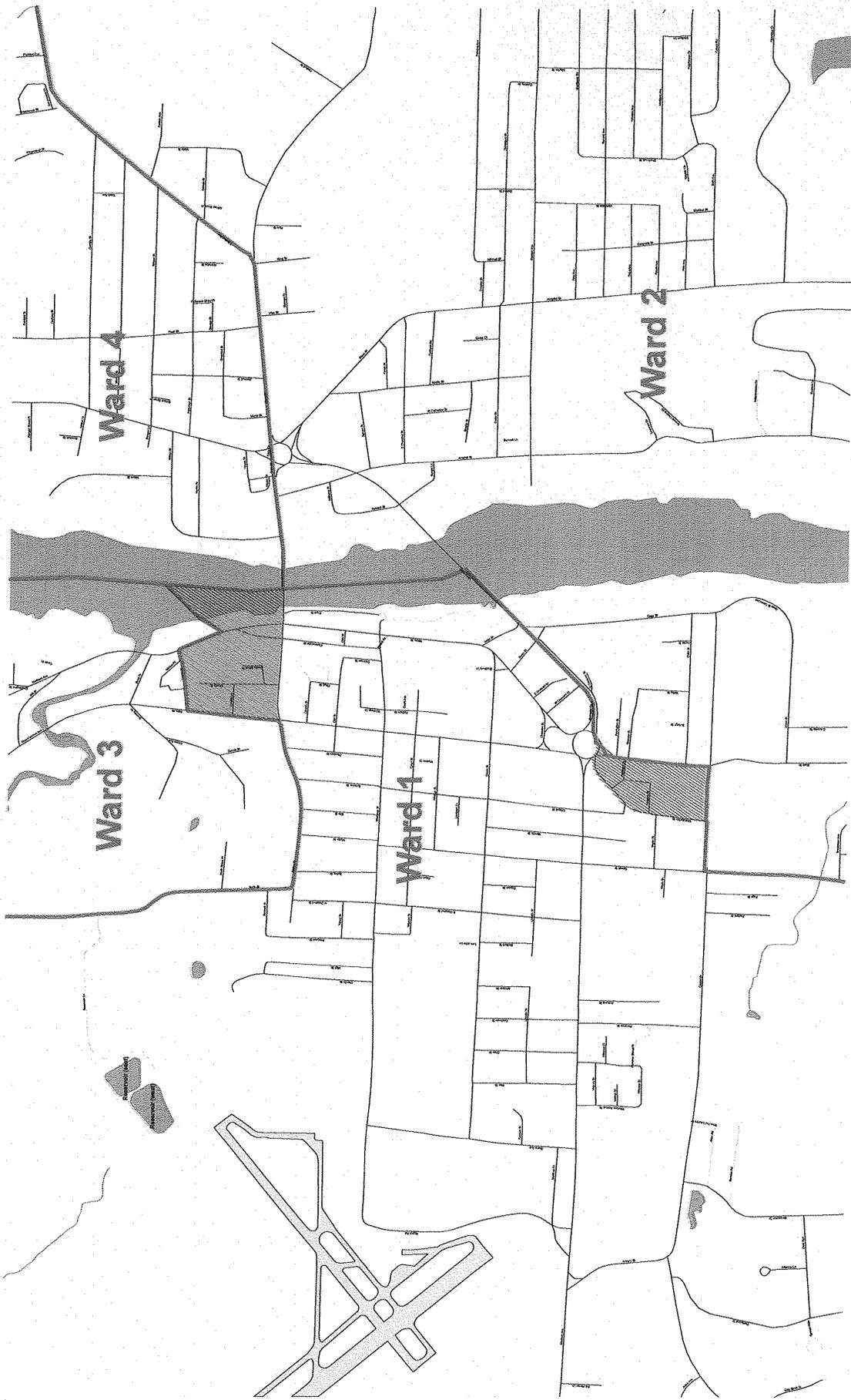


# City of Augusta

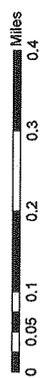
## Ward Boundaries based on 2010 U.S. Census

- 2010 Census Ward Boundaries
- Public Road
- Private Road
- Water Bodies
- Rivers & Streams





- Ward 2 Area that becomes part of Ward 1
- Ward 3 Area that becomes part of Ward 1
- 2010 Census Ward Boundaries
- Public Road
- Private Road
- Water Bodies
- Rivers & Streams



## City of Augusta Proposed Ward Boundaries

**City of Augusta, Maine**  
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT  
CODE ENFORCEMENT  
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Memo

To: City Council  
William Bridgeo, City Manager

From: Matt Nazar, Director of Development Services

Date: March 24, 2014

Re: Minor Municipal and Public Utilities and Communication Facilities in the PD2 District

At a meeting in February, the Planning Board heard a presentation by the Greater Augusta Utility District about the establishment of new public water supply wells along Riverside Drive for the GUAD's customers in the region.

The PD zoning district, which is the way this area was zoned until very recently, allows Minor Municipal and Public Utilities and Communication Facilities through a Planning Board review process. The use was not carried into the PD2 zone during rezoning. These types of facilities include things like natural gas regulator stations, electric substations, water standpipes, telephone utility buildings, reservoirs, and similar uses. It does not include power plants.

The Planning Board voted unanimously to recommend that the City Council amend the Planned Development 2 (PD2) zoning district as follows to allow these uses as Conditional Uses.

Amend the PD2 zoning district such that Minor Municipal and Public Utilities and Communications Facilities is added to the district in the Table of Uses, Table 3.6.A.1 as a conditional use.

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**MEMORANDUM**

**TO:** City Council  
William Bridgeo, City Manager

**FROM:** Matthew Nazar, Director of Development Services  
Susan Redmond, Assistant Planner

**DATE:** March 24, 2014

**RE:** **James F. Mitchell; 106 Sewall Street**

**SUMMARY OF REQUEST**

**Request:** Change the zoning of 106 Sewall Street from Low Density Residential (RA) District to an Institutional/Business/Professional (BP) District contract zone which includes business and professional offices and services.

**Owner:** James F. Mitchell

**Location:** 106 Sewall Street

**Zoning:** Low Density Residential (RA) District

**Tax Map Number:** Map 26, Lot 119

**Proposed Rezoning:** Institutional/Business/Professional (BP) District contract zone which includes business and professional offices and services. This is due to the fact that the property is no longer being used as a home office, but acts only as an office.

There were no residents or members of the public present regarding this item besides the applicant. The Planning Board heard this proposed rezoning and voted unanimously to recommend the following rezoning:

**Text of Proposed Amendment**

The lot known as Assessor's Map 26, Lot 119 shall be rezoned in accordance with Section 1.6.1(2)(A)(iv)(b) of the Augusta Land Use Ordinance. The new contract zone shall be Institutional/Business/Professional (BP) with the following use: 1) business and professional offices and services. There shall be no through access from Sewall Street to Page Street.