PENNSYLVANIA MUNICIPALITIES PLANNING CODE - APPOINTMENT, TERM AND VACANCY OF PLANNING COMMISSION MEMBERS AND CONDUCT OF BUSINESS OF PLANNING COMMISSION

Act of Oct. 7, 2015, P.L. 176, No. 42 **Cl. 40**

Session of 2015
No. 2015-42

HB 33

AN ACT

Amending the act of July 31, 1968 (P.L.805, No.247), entitled, as amended, "An act to empower cities of the second class A, and third class, boroughs, incorporated towns, townships of the first and second classes including those within a county of the second class and counties of the second through eighth classes, individually or jointly, to plan their development and to govern the same by zoning, subdivision and land development ordinances, planned residential development and other ordinances, by official maps, by the reservation of certain land for future public purpose and by the acquisition of such land; to promote the conservation of energy through the use of planning practices and to promote the effective utilization of renewable energy sources; providing for the establishment of planning commissions, planning departments, planning committees and zoning hearing boards, authorizing them to charge fees, make inspections and hold public hearings; providing for mediation; providing for transferable development rights; providing for appropriations, appeals to courts and penalties for violations; and repealing acts and parts of acts," in planning agencies, further providing for appointment, term and vacancy of planning commission members and for conduct of business of planning commission.

The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

Section 1. Section 203 of the act of July 31, 1968 (P.L.805, No.247), known as the Pennsylvania Municipalities Planning Code, reenacted and amended December 21, 1988 (P.L.1329, No.170), is amended by adding a subsection to read:

Section 203. Appointment, Term and Vacancy.--* * *

(e) The governing body may appoint by resolution at least one but no more than three residents of the municipality to serve as alternate members of the planning commission. The term of office of an alternate member shall be four years. When seated pursuant to the provisions of section 207, an alternate shall be entitled to participate in all proceedings and discussions of the commission to the same and full extent as provided by law for commission members, including, specifically, the right to cast a vote as a voting member during the proceedings, and shall have all the powers and duties set forth in this act and as otherwise provided by law. Alternates shall not serve as a member of the zoning hearing board or as a zoning officer. Any alternate may participate in any proceeding or discussion of the commission but shall not be entitled to vote as a member of the commission nor be reimbursed pursuant to section 202 unless designated as a voting alternate member pursuant to section 207.

Section 2. Section 207 of the act, reenacted December 21, 1988 (P.L.1329, No.170), is amended to read:

Section 207. Conduct of Business.--**(a)** The commission shall elect its own chairman and vice-chairman and create and fill such other offices as it may determine. Officers shall serve annual terms and may succeed themselves. The commission may make and alter by laws and rules and regulations to govern its procedures consistent with the ordinances of the municipality and the laws of the Commonwealth. The commission shall keep a full record of its business and shall annually make a written report by March 1 of each year of its activities to the governing body. Interim reports may be made as often as may be necessary, or as requested by the governing body.

(b) The chairman of the planning commission may designate alternate members of the commission to substitute for any absent member or member who has recused himself or has been disqualified by the governing body, and, if, by reason of absence, recusal or disqualification of a member, a quorum is not reached, the chairman of the commission shall designate as many alternate members of the commission to sit on the commission as may be needed to reach a quorum. Any alternate member of the commission shall continue to serve on the commission in all proceedings involving the matter or case for which the alternate was initially appointed until the commission has made a final decision on the matter or case. Designation of an alternate pursuant to this section shall be made on a case-by-case basis in rotation according to declining seniority among all alternates.

Section 3. This act shall take effect in 60 days.

APPROVED--The 7th day of October, A.D. 2015.

TOM WOLF

Worcester Township

Montgomery County, PA

General Obligation Bonds, Series of 2016

January 15, 2016

Confidential - Not for Distribution

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ESTABLISHED 1914

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I. Option 1:
Hypothetical Bond Issue for New Sewer Project
25 Year Term

Option 1: Annual Debt Service, Series of 2016

Date	Principal	Coupon	Interest	Total P+I
12/01/2016	-	-	21,535.73	21,535.73
12/01/2017	35,000.00	2.000%	32,712.50	67,712.50
12/01/2018	35,000.00	2.000%	32,012.50	67,012.50
12/01/2019	35,000.00	2.000%	31,312.50	66,312.50
12/01/2020	35,000.00	2.000%	30,612.50	65,612.50
12/01/2021	35,000.00	2.000%	29,912.50	64,912.50
12/01/2022	35,000.00	2.000%	29,212.50	64,212.50
12/01/2023	35,000.00	2.000%	28,512.50	63,512.50
12/01/2024	35,000.00	2.000%	27,812.50	62,812.50
12/01/2025	40,000.00	2.750%	27,112.50	67,112.50
12/01/2026	40,000.00	2.750%	26,012.50	66,012.50
12/01/2027	40,000.00	2.750%	24,912.50	64,912.50
12/01/2028	40,000.00	2.750%	23,812.50	63,812.50
12/01/2029	40,000.00	3.125%	22,712.50	62,712.50
12/01/2030	45,000.00	3.125%	21,462.50	66,462.50
12/01/2031	45,000.00	3.125%	20,056.26	65,056.26
12/01/2032	45,000.00	3.125%	18,650.00	63,650.00
12/01/2033	50,000.00	3.375%	17,243.76	67,243.76
12/01/2034	50,000.00	3.375%	15,556.26	65,556.26
12/01/2035	50,000.00	3.375%	13,868.76	63,868.76
12/01/2036	55,000.00	3.375%	12,181.26	67,181.26
12/01/2037	55,000.00	3.500%	10,325.00	65,325.00
12/01/2038	55,000.00	3.500%	8,400.00	63,400.00
12/01/2039	60,000.00	3.500%	6,475.00	66,475.00
12/01/2040	60,000.00	3.500%	4,375.00	64,375.00
12/01/2041	65,000.00	3.500%	2,275.00	67,275.00
Total	**$1,115,000.00**	-	**$539,067.03**	**$1,654,067.03**

Yield Statistics

Average Life	15.093 Years
All Inclusive Cost (AIC)	3.7374267%

Estimated, potential interest rates are calculated based on current market conditions (as of January 14, 2016) and publically available information. Any interest rates are contingent upon market conditions at that time the bonds are issued, at some future unknown date. Certain assumptions related to the Township's credit rating have been made to the estimated hypothetical rates, as well. As indicated on slide two of this report, the estimated rates should be considered at a range of estimated current market rates, and therefore, the Township should not consider a single outcome but a range of potential outcomes.

II. Option 2:
2-Part Bond Issue for New Sewer Project & Refinance Existing Bank Loan

Option 2: Sources & Uses of Funds, Series of 2016 – 2 Purposes

	New Sewer Project	Bank loan Refunding	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$1,085,000.00	$1,900,000.00	$2,985,000.00
Total Sources	**$1,085,000.00**	**$1,900,000.00**	**$2,985,000.00**
Uses Of Funds			
Original Issue Discount (OID)	15,995.55	8,074.15	24,069.70
Total Underwriter's Discount (0.850%)	9,222.50	16,150.00	25,372.50
Costs of Issuance	15,993.30	28,006.70	44,000.00
Deposit to Project Construction Fund	1,040,000.00		1,040,000.00
Deposit to Prepay Bank Loan		1,846,000.00	1,846,000.00
Rounding Amount	3,788.65	1,769.15	5,557.80
Total Uses	**$1,085,000.00**	**$1,900,000.00**	**$2,985,000.00**

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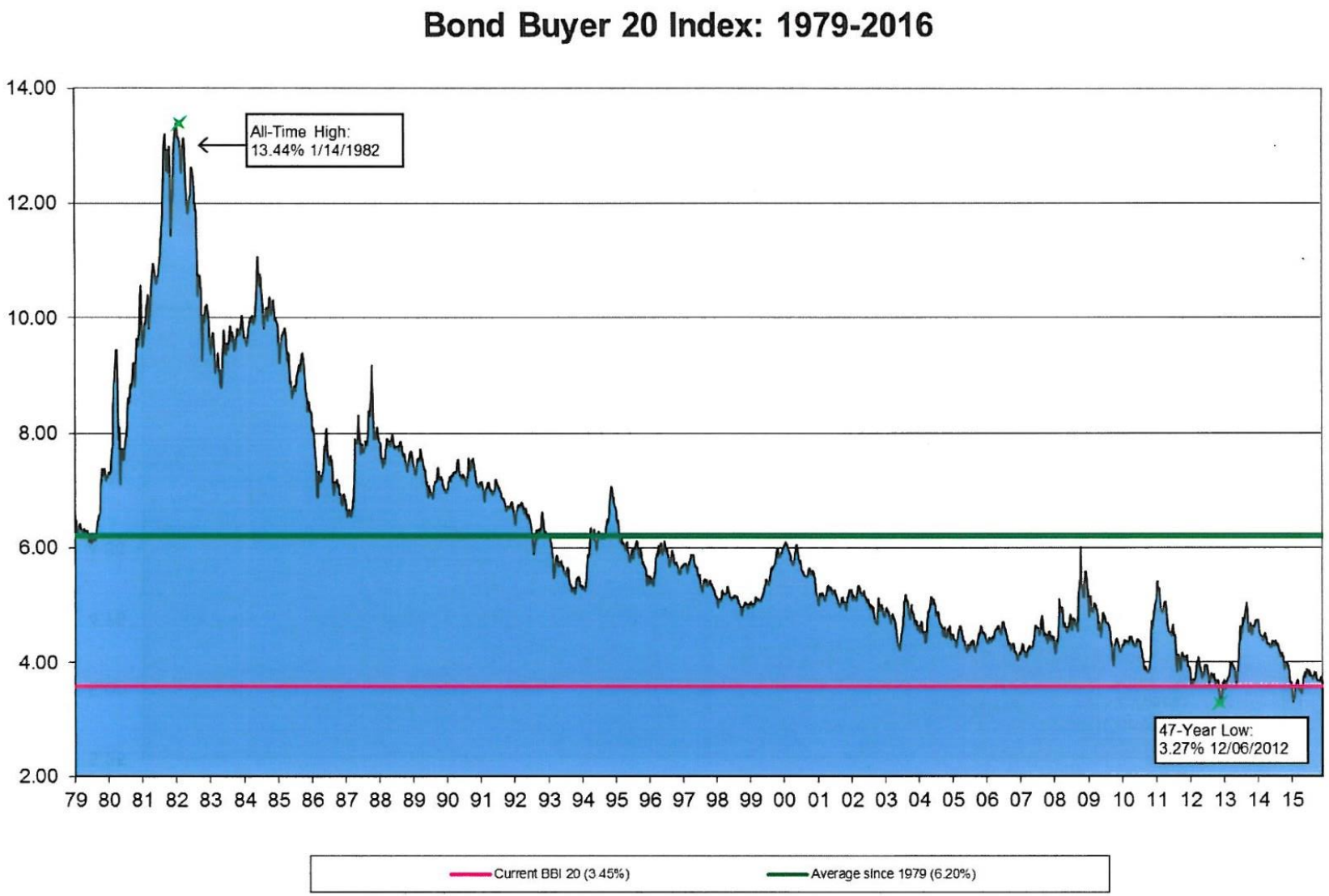
Option 2: Estimated Costs of Issuance, Combined Series of 2016

	Rated: "AA" (Estimate)	
Costs that depend on Issue Size		
Underwriter's Discount	$25,372.50	0.850%
Bond Insurance	$0.00	NA
"Fixed" Costs		
Legal (Bond Cousel + Expenses)	$17,000.00	
Legal Expenses	$0.00	
Solicitor	$6,500.00	
Preparing Official Statements	3,500.00	
Printing	1,000.00	(1)
Rating Fee (Moodys)	11,000.00	(2)
Paying Agent	1,000.00	
Escrow Agent Fee	0.00	
SLGS	0.00	
Verification & Escrow (CDM)	0.00	
Self-Liquidating Report	2,500.00	
Miscellaneous (CUSIP, etc.)	750.00	
	$43,250.00	
TOTAL	$68,622.50	

* Estimates are conservatively high.

(1) Outside Printer
(2) From published schedule.

Interest Rate Trend



Interest Rate Trend

By analyzing the Bond Buyer 20 Index, which is a national collection of high grade municipal bonds, historical interest rate trends can be identified.

As can be seen from the table to the right, the BBI 20 is now at one of its lowest points since 1994.

In fact, since that time, this index has been lower than the present only 0.787%% of the time and has been more than 0.25% lower than current only 0.00% of the time.

This would indicate that the present time is a historically attractive borrowing environment.

Higher by 1.75%	29.283%
Higher by 1.50%	43.881%
Higher by 1.25%	52.185%
Higher by 1.00%	66.958%
Higher by 0.75%	81.906%
Higher by 0.50%	87.325%
Higher by 0.25%	94.143%
Higher than Current BBI 20	99.126%
Current BBI 20 (3.45%)	**0.087%**
Lower than Current BBI 20	0.787%
Lower by 0.25%	0.000%
Lower by 0.50%	0.000%
Lower by 0.75%	0.000%
Lower by 1.00%	0.000%
Lower by 1.25%	0.000%
Lower by 1.50%	0.000%
Lower by 1.75%	0.000%
Lower by 2.00%	0.000%

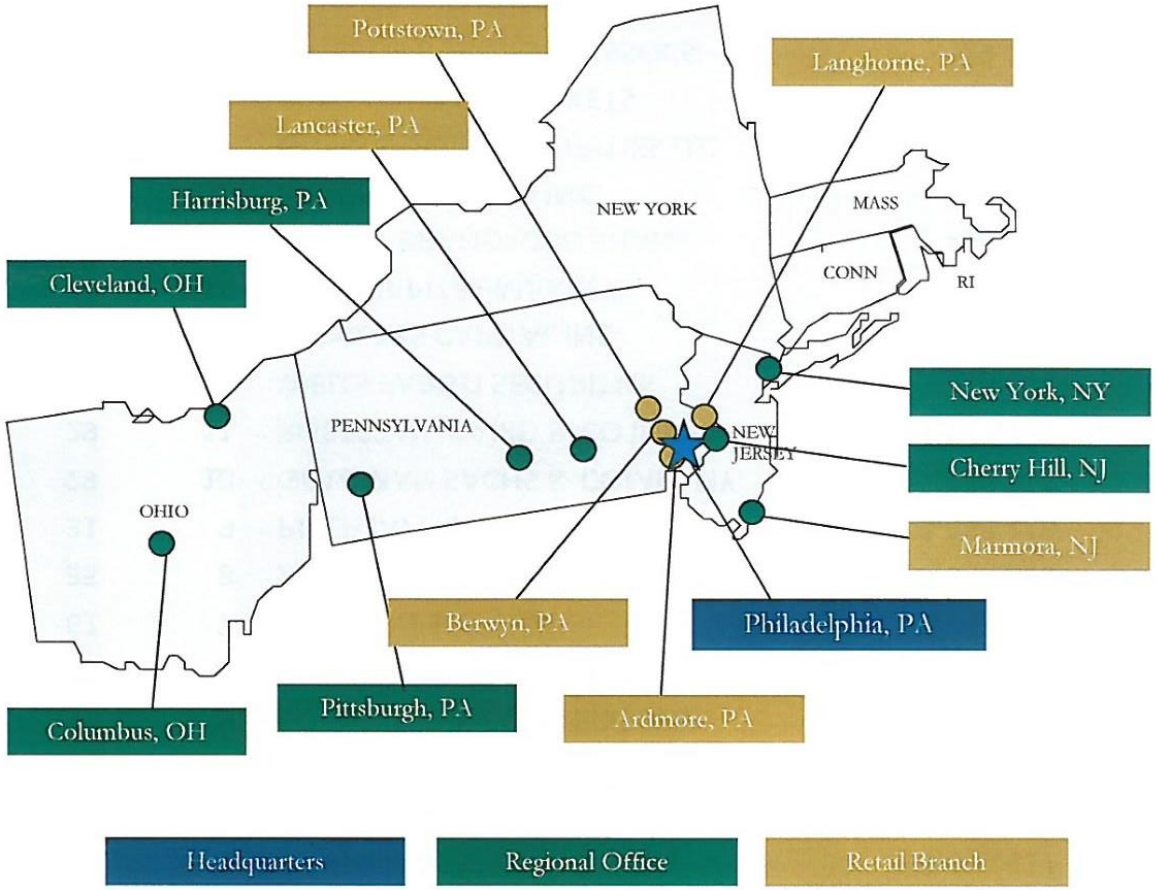
Office Locations and Staffing

Current office locations and staffing

- 12 office locations throughout the Mid-Atlantic and Midwest Regions
- Executive offices and fixed income capital markets headquartered in West Conshohocken, Pennsylvania
- Approximately 165 employees nationwide

Presence in region

- Firm's core service area is primarily focused in the Mid-Atlantic and Midwest Regions
- We have approximately 50 retail sales professionals and more than 40 equity and fixed income professionals
- Public finance offices located in Pittsburgh and West Conshohocken
- Six senior investment banking professionals



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