
By: **Washington County Delegation**
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CHAPTER _____

1 AN ACT concerning

2 **Washington County - Public Facilities Bonds**

3 FOR the purpose of authorizing and empowering the County Commissioners of
4 Washington County, from time to time, to borrow not more than \$75,000,000 in
5 order to finance the costs of the construction, improvement, or development of
6 certain public facilities in Washington County, as herein defined, and to effect
7 such borrowing by the issuance and sale at public or private sale of its general
8 obligation bonds in like par amount; empowering the County to fix and
9 determine, by resolution, the form, tenor, interest rate or rates or method of
10 determining the same, terms, conditions, maturities, and all other details
11 incident to the issuance and sale of the bonds; empowering the County to issue
12 refunding bonds for the purchase or redemption of bonds in advance of maturity;
13 empowering and directing the County to levy, impose, and collect, annually, ad
14 valorem taxes in rate and amount sufficient to provide funds for the payment of
15 the maturing principal of and interest on the bonds; exempting the bonds and
16 refunding bonds, and the interest thereon and any income derived therefrom,
17 from all State, county, municipal, and other taxation in the State of Maryland;
18 providing that nothing in this Act shall prevent the County from authorizing the
19 issuance and sale of bonds the interest on which is not excludable from gross
20 income for federal income tax purposes; providing that such borrowing may be
21 undertaken by the County in the form of installment purchase obligations
22 executed and delivered by the County for the purpose of acquiring agricultural
23 land ~~and~~ woodland preservation easements, and transferable development
24 rights; and relating generally to the issuance and sale of such bonds.

25 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
26 MARYLAND, That, as used herein, the term "County" means the body politic and
27 corporate of the State of Maryland known as the County Commissioners of

1 Washington County, and the term "construction, improvement, or development of
2 public facilities" means the acquisition, alteration, construction, reconstruction,
3 enlargement, equipping, expansion, extension, improvement, rehabilitation,
4 renovation, upgrading, and repair of public buildings and facilities and public works
5 projects, including, but not limited to, the following, together with related
6 architectural, financial, legal, planning, or engineering services:

7 (a) Public school buildings, administrative facilities, sites, and grounds;

8 (b) Community College buildings, sites, and grounds;

9 (c) Buildings and facilities for public safety, health and social services,
10 libraries, County administration purposes, County airport purposes, refuse collection,
11 recycling or disposal by whatever means, and park and recreation purposes;

12 (d) Acquisition of land or interests in land and any improvement thereon; and

13 (e) Easements or similar or related rights in land, including transferable
14 development rights, that restrict the use of agricultural land or woodland to maintain
15 the character of the land as agricultural land or woodland.

16 SECTION 2. AND BE IT FURTHER ENACTED, That the County is hereby
17 authorized to finance any part or all of the costs of the facilities described in Section
18 1 of this Act, and to borrow money and incur indebtedness for that purpose, at one
19 time or from time to time, in an amount not exceeding, in the aggregate, \$75,000,000
20 and to evidence such borrowing by the issuance and sale upon its full faith and credit
21 of general obligation bonds in like par amount, which may be issued at one time or
22 from time to time, in one or more groups or series, as the County may determine.

23 SECTION 3. AND BE IT FURTHER ENACTED, That the bonds shall be issued
24 in accordance with a resolution of the County, which shall describe generally the
25 construction, improvement, or development of public facilities for which the proceeds
26 of the bond sale are intended and the amount needed for those purposes. The County
27 shall have and is hereby granted full and complete authority and discretion in the
28 resolution to fix and determine with respect to the bonds of any issue: the
29 designation, date of issue, denomination or denominations, form or forms, and tenor
30 of the bonds which, without limitation, may be issued in registered form within the
31 meaning of Section 30 of Article 31 of the Annotated Code of Maryland, as amended;
32 the rate or rates of interest payable thereon, or the method of determining the same,
33 which may include a variable rate; the date or dates and amount or amounts of
34 maturity, which need not be in equal par amounts or in consecutive annual
35 installments, provided only that no bond of any issue shall mature later than 30 years
36 from the date of its issue; the manner of selling the bonds, which may be at either
37 public or private sale, for such price or prices as may be determined to be for the best
38 interests of the County; the manner of executing and sealing the bonds, which may be
39 by facsimile; the terms and conditions, if any, under which bonds may be tendered for
40 payment or purchase prior to their stated maturity; the terms or conditions, if any,
41 under which bonds may or shall be redeemed prior to their stated maturity; the place
42 or places of payment of the principal of and the interest on the bonds, which may be

1 at any bank or trust company within or without the State of Maryland; covenants
2 relating to compliance with applicable requirements of federal income tax law,
3 including (without limitation) covenants regarding the payment of rebate or penalties
4 in lieu of rebate; covenants relating to compliance with applicable requirements of
5 federal or state securities laws; and generally all matters incident to the terms,
6 conditions, issuance, sale, and delivery thereof.

7 The bonds may be made redeemable before maturity, at the option of the County,
8 at such price or prices and under such terms and conditions as may be fixed by the
9 County prior to the issuance of the bonds, either in the resolution or in subsequent
10 resolutions. In case any officer whose signature appears on any bond ceases to be such
11 officer before the delivery thereof, such signature shall nevertheless be valid and
12 sufficient for all purposes as if he had remained in office until such delivery. The
13 bonds and the issuance and sale thereof shall be exempt from the provisions of
14 Sections 2C, 9, 10, and 11 of Article 31 of the Annotated Code of Maryland. The
15 County may enter into agreements with agents, banks, fiduciaries, insurers, or others
16 for the purpose of enhancing the marketability of any security for the bonds and for
17 the purpose of securing any tender option that may be granted to holders of the bonds,
18 all as may be determined and presented in the aforesaid resolution, which may (but
19 need not) state as security for the performance by the County of any monetary
20 obligations under such agreements the same security given by the County to
21 bondholders for the performance by the County of its monetary obligations under the
22 bonds. If the County determines in the resolution to offer any of the bonds by
23 solicitation of competitive bids at public sale, the resolution shall fix the terms and
24 conditions of the public sale and shall adopt a form of notice of sale, which shall
25 outline the terms and conditions, including the manner of receipt of bids, and a form
26 of advertisement, which shall be published in one or more daily or weekly newspapers
27 having a general circulation in Washington County and which may also be published
28 in one or more journals having a circulation primarily among banks and investment
29 bankers. At least one publication of the advertisement shall be made not less than 10
30 days before the sale of the bonds.

31 Upon delivery of any bonds to the purchaser or purchasers, payment therefor
32 shall be made to the Treasurer of Washington County or such other official of the
33 County as may be designated to receive such payment in a resolution passed by the
34 County Commissioners of Washington County before such delivery. For purposes of
35 issuance and sale, bonds, authorized hereunder may be consolidated into a single
36 issue with any other bonds authorized to be issued by the County.

37 SECTION 4. AND BE IT FURTHER ENACTED, That the net proceeds of the
38 sale of bonds shall be used and applied exclusively and solely for the acquisition,
39 construction, improvement, or development of public facilities for which the bonds are
40 sold. If the amounts borrowed shall prove inadequate to finance the projects described
41 in the resolution, the County may issue additional bonds within the limitations hereof
42 for the purpose of evidencing the borrowing of additional funds for such financing,
43 provided the resolution authorizing the sale of additional bonds shall so recite, but if
44 the net proceeds of the sale of any issue of bonds exceeds the amount needed to
45 finance the projects described in the resolution, the excess funds so borrowed and not
46 expended shall be applied to the payment of the next principal maturity of the bonds

1 or to the redemption of any part of the bonds which have been made redeemable or to
2 the purchase and cancellation of bonds, unless the County shall adopt a resolution
3 allocating the excess funds to the acquisition, construction, improvement, or
4 development of other public facilities, as defined and within the limits set forth in this
5 Act.

6 SECTION 5. AND BE IT FURTHER ENACTED, That the bonds hereby
7 authorized shall constitute, and they shall so recite, an irrevocable pledge of the full
8 faith and credit and unlimited taxing power of the County to the payment of the
9 maturing principal of and interest on the bonds as and when they become payable. In
10 each and every fiscal year that any of the bonds are outstanding, the County shall
11 levy or cause to be levied ad valorem taxes upon all the assessable property within the
12 corporate limits of Washington County in rate and amount sufficient to provide for or
13 assure the payment, when due, of the principal of and interest on all the bonds
14 maturing in each such fiscal year and, in the event the proceeds from the taxes so
15 levied in any such fiscal year shall prove inadequate for such payment, additional
16 taxes shall be levied in the succeeding fiscal year to make up any such deficiency. The
17 County may apply to the payment of the principal of and interest on any bonds issued
18 hereunder any funds received by it from the State of Maryland, the United States of
19 America, any agency or instrumentality thereof, or from any other source, if such
20 funds are granted for the purpose of assisting the County in financing the acquisition,
21 construction, improvement, or development of the public facilities defined in this Act
22 and, to the extent of any such funds received or receivable in any fiscal year, the taxes
23 that are required to be levied may be reduced accordingly.

24 SECTION 6. AND BE IT FURTHER ENACTED, That the County is further
25 authorized and empowered, at any time and from time to time, to issue its bonds in
26 the manner hereinabove described for the purpose of refunding, by payment at
27 maturity or upon purchase or redemption, any bonds issued hereunder. The validity
28 of any such refunding bonds shall in no way be dependent upon or related to the
29 validity or invalidity of the obligations so refunded. The powers herein granted with
30 respect to the issuance of bonds shall be applicable to the issuance of refunding bonds.
31 Such refunding bonds may be issued by the County for the purpose of providing it
32 with funds to pay any of its outstanding bonds issued hereunder at maturity, for the
33 purpose of providing it with funds to purchase in the open market any of its
34 outstanding bonds issued hereunder, prior to the maturity thereof, or for the purpose
35 of providing it with funds for the redemption prior to maturity of any outstanding
36 bonds issued hereunder which are, by their terms, redeemable, for the purpose of
37 providing it with funds to pay interest on any outstanding bonds issued hereunder
38 prior to their payment at maturity of purchase or redemption in advance of maturity,
39 or for the purpose of providing it with funds to pay any redemption or purchase
40 premium in connection with the refunding of any of its outstanding bonds issued
41 hereunder. The proceeds of the sale of any such refunding bonds shall be segregated
42 and set apart by the County as a separate trust fund to be used solely for the purpose
43 of paying the purchase or redemption prices of the bonds to be refunded.

44 SECTION 7. AND BE IT FURTHER ENACTED, That the County may, prior to
45 the preparation of definitive bonds, issue interim certificates or temporary bonds,
46 with or without coupons, exchangeable for definitive bonds when such bonds have

1 been executed and are available for such delivery, provided, however, that any such
2 interim certificates or temporary bonds shall be issued in all respects subject to the
3 restrictions and requirements set forth in this Act. The County may, by appropriate
4 resolution, provide for the replacement of any bonds issued hereunder which shall
5 have become mutilated or lost or destroyed upon such conditions and after receiving
6 such indemnity as the County may require.

7 SECTION 8. AND BE IT FURTHER ENACTED, That any and all obligations
8 issued pursuant to the authority of this Act, their transfer, the interest payable
9 thereon, and any income derived therefrom in the hands of the holders thereof from
10 time to time (including any profit made in the sale thereof) shall be and are hereby
11 declared to be at all times exempt from State, county, municipal, or other taxation of
12 every kind and nature whatsoever within the State of Maryland.

13 Nothing in this Act shall prevent the County from authorizing the issuance and
14 sale of bonds the interest on which is not excludable from gross income for federal
15 income tax purposes.

16 SECTION 9. AND BE IT FURTHER ENACTED, That the authority to borrow
17 money and issue bonds conferred on the County by this Act shall be deemed to provide
18 an additional and alternative authority for borrowing money and shall be regarded as
19 supplemental and additional to powers conferred upon the County by other laws and
20 shall not be regarded as in derogation of any power now existing; and all Acts of the
21 General Assembly of Maryland heretofore passed authorizing the County to borrow
22 money are hereby continued to the extent that the powers contained in such Acts have
23 not been exercised, and nothing contained in this Act may be construed to impair, in
24 any way, the validity of any bonds that may have been issued by the County under the
25 authority of any said Acts, and the validity of the bonds is hereby ratified, confirmed,
26 and approved. This Act, being necessary for the welfare of the inhabitants of
27 Washington County, shall be liberally construed to effect the purposes hereof. All Acts
28 and parts of Acts inconsistent with the provisions of this Act are hereby repealed to
29 the extent of such inconsistency.

30 SECTION 10. AND BE IT FURTHER ENACTED, That the borrowing
31 authorized by this Act may also be undertaken by the County in the form of
32 installment purchase obligations executed and delivered by the County for the
33 purpose of acquiring easements or similar or related rights in land, including
34 transferable development rights, that restrict the use of agricultural land or
35 woodland to maintain the character of the land as agricultural land or woodland. The
36 form of installment purchase obligations, the manner of accomplishing the acquisition
37 of easements, which may be by the direct exchange of installment purchase
38 obligations for easements or transferable development rights, and all matters
39 incident to the execution and delivery of the installment purchase obligations and
40 acquisition of the easements or transferable development rights by the County shall
41 be determined in the resolution. Except where the provisions of this Act would be
42 inapplicable to installment purchase obligations, the term "bonds" used in this Act
43 shall include installment purchase obligations and matters pertaining to the bonds
44 under this Act, such as the security for the payment of the bonds, the exemption of the
45 bonds from State, county, municipal, or other taxation, and authorization to issue

1 refunding bonds and the limitation on the aggregate principal amount of bonds
2 authorized for issuance, shall be applicable to installment purchase obligations.

3 SECTION 11. AND BE IT FURTHER ENACTED, That the Washington County
4 Commissioners shall present a plan to implement a County land preservation and
5 landowner equity program to the members of the General Assembly representing
6 Washington County on or before January 1, 2005. The plan shall establish annual
7 goals for financial support and acres of land preserved.

8 SECTION 12. AND BE IT FURTHER ENACTED, That this Act shall take effect
9 June 1, 2004.