



Town of Hermon

Public Safety Meeting Room

September 21, 2017

Town Council Meeting

7:00 PM

AGENDA

Council Meetings may be viewed live online and are archived after the meeting has taken place – check hermon.net for link.

*****ALL ITEMS ARE SUBJECT TO APPROPRIATE COUNCIL ACTION*****

- I. CALL TO ORDER BY CHAIRPERSON**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. REVIEW CONSENT CALENDAR: REGULAR BUSINESS, APPOINTMENTS, SIGNATURES, And APPROVAL OF MINUTES:**
 - MINUTES. -APPROVE** August 10, 2017 and August 17, 2017
 - WARRANTS. -SIGN** September 21, 2017
 - RESOLVES. -SIGN**
- V. NEWS, PRESENTATIONS AND RECOGNITIONS**
- VI. PUBLIC ITEMS OR COMMENTS** (*Items Not Already on Agenda*)
- VII. PUBLIC HEARINGS**
- VIII. COMMITTEE REPORTS**
- IX. SCHEDULED AGENDA ITEMS**
 - A. OLD BUSINESS**
 - #1. Consider purchase of new Public Works truck.**



#2. Consider bids received for 2002 Public Works truck.

#3. Open and Review bids received for 6 tax acquired properties.

B. NEW BUSINESS

#4. Consider appointing MMA voting delegate.

#5. Consider scheduling Public Hearing – Morgan Hill Event Center Liquor License

#6. Consider accepting a new town road – Maple Leaf Lane Extension

C. WORKSHOPS

#7. Discuss and Develop 2017/2018 Council Goals.

#8. Discuss School Project – Ledge Discovery

D. OTHER ITEMS (from Table Package)

X. APPOINTMENTS

XI. MANAGER STATUS REPORT:

XII. FINAL PUBLIC ITEMS OR COMMENT (*Items Not Already on Agenda*)

XIII. COUNCIL ITEMS:

XIV. EXECUTIVE SESSION:

#9. Executive Session to discuss a Personnel Matter per 1 M.R.S.A. § 405(6)(A).

#10. Executive Session to discuss another Personnel Matter per 1 M.R.S.A. § 405(6)(A).

XV. ADJOURNMENT:

Explanatory note #1: All items in the CONSENT CALENDAR are considered routine and are proposed for adoption by the Town Council with one motion without DISCUSSION or deliberation. If DISCUSSION on any item is desired, any member of the Council or public may request the removal of an item for it to be placed in the regular agenda prior to the motion to approve the Consent Agenda.

Explanatory Note #2: In the interest of effect decision-making: At 10:00 p.m., the Chairman shall poll the Council and Town Manager to identify remaining items which shall be carried forward to the next Regular Meeting.

Explanatory Note #3: A Councilor who feels the need for the Council excusing his/her absence will make the request to the Town Manager or the Town Clerk prior to the meeting.



Town of Hermon
Public Safety Meeting Room
August 10, 2017
Town Council Meeting
7:00 PM
MINUTES

Council Meetings may be viewed live online and are archived after the meeting has taken place – check hermon.net for link.

ALL ITEMS ARE SUBJECT TO APPROPRIATE COUNCIL ACTION

I. CALL TO ORDER BY CHAIRPERSON

Chair Thomas called the meeting to order at 7:00pm.

II. PLEDGE OF ALLEGIANCE

Chair Thomas led those in attendance in the Pledge of Allegiance.

III. ROLL CALL

Members Present: Steve Thomas, Doug Sinclair, Jeanne Jacques, John Snyder, Steve Watson, Donna Ellis and Tim McCluskey

Members Absent: None

Others Present: Town Manager Howard Kroll, Town Clerk Ruth A. Nickerson, School Superintendent Gary Gonyar, Fire Chief Frank Roma, Senator Geoff Gratwick, Finance Director Rachel Grass, School Committee Chair Tony Reynolds, Donna Pulver, Kevin Boudreau and Bill Scott

IV. REVIEW CONSENT CALENDAR: REGULAR BUSINESS, APPOINTMENTS, SIGNATURES, And APPROVAL OF MINUTES:

MINUTES. -APPROVE June 1, 2017, June 14, 2017 and June 22, 2017

WARRANTS. -SIGN August 11, 2017

Councilor Snyder moved to approve the Consent Calendar as presented. Councilor Sinclair seconded the motion. A Roll Call vote was unanimous in favor of the motion.

The motion carries.



V. NEWS, PRESENTATIONS AND RECOGNITIONS

None

VI. PUBLIC ITEMS OR COMMENTS *(Items Not Already on Agenda)*

Senator Gratwick gave a brief report to the Council, stating that this has been a strange legislative session. He told how GIS funding will happen, and how this is a pretty big deal for the City of Bangor. June's referendum questions have provided plenty of work. Marijuana legalization is very complex. There will be two more referendum questions this November. Citizens will be asked to vote on a casino in Southern Maine and to vote on the expansion of MaineCare. The Senator told how disappointed he is that the Governor vetoed the new texting law; stating that it should be more illegal than it already is. 18 pedestrians were killed in 2016 by texting motorists here in the State of Maine.

Chief Roma introduced Kevin Boudreau to the Council. Kevin is just finishing up his first week of Fire Academy. Kevin is the new live in at our station. The Fire Chief then echoed the Senator's statements regarding the serious effects of distracted driving.

Kevin Boudreau spoke to the Council informing them of his background. He grew up in Westminster, Mass. He is very familiar with this area having spent summers in Bar Harbor throughout his life. Kevin told how he grew up watching his dad who is a firefighter. He then stated that he is looking forward to earning his degree in fire science and becoming a paramedic. In closing, he thanked the Council for having him here.

Ron Beaulieu, Certified Public Accountant introduced himself to the Council and informed them that he would be happy to answer any questions regarding the audit bid he submitted.

VII. PUBLIC HEARINGS

None

VIII. COMMITTEE REPORTS

None

IX. SCHEDULED AGENDA ITEMS

A. OLD BUSINESS

#1. Discuss – RFP Audit Services for Fiscal Years 2017, 2018 & 2019.

The Town Manager gave a handout to the Councilors that detailed the results of the request for bids received for Audit Services 2017 – 2019. Bids were received from RKO, RHR Smith and Ron Beaulieu. The Manager affirmed that most of the firms he contacted did respond. He told how most CPA firms avoid municipal governments; additionally, the firms contacted responded that they already have heavy work loads, and if they are going to do municipal auditing, they usually focus on enterprise accounts, (water, sewer, ect.) The Manager then offered written testimony from



Superintendent Gonyar regarding the services received in the past from RKO. The Manager affirmed that with it being August and with only 3 bids received, again, he strongly recommends that a decision be made. Chair Thomas asked if it is possible to switch partners if the Town stays with RKO. He told how the current crew has been doing our audit for at least 8 years and fresh eyes would be good. Manager Kroll recommended that the bid received from RKO be considered based on our past experience with this firm. He then reminded the Council that Mr. Beaulieu who also submitted a bid is here this evening. Chair Thomas asked Mr. Beaulieu if he wanted to speak. Mr. Beaulieu came to the podium, informing the Council that municipal accounting and auditing is very specialized. He told how his firm could save the Town of Hermon \$46,000 over a period of three years. In response to Chair Thomas, and Vice-Chair Sinclair, Ron reviewed the steps taken when running an audit. Finance Director Rachel Grass agreed that a fresh set of eyes is a good thing and explained RKO's partnership rotation.

Councilor Watson moved to approve FR17-18-08. Councilor Sinclair seconded the motion. A Roll Call vote resulted in 6 Yeas and 1 Nay. Councilor Jacques vote in opposition.

The motion carries.

**(FR17-18-08 is attached for review.)*

B. NEW BUSINESS

#2. Consider purchase of a new Gas Compactor.

The Town Manager explained that part of the current Capital Improvement Plan, approved by the Council includes the purchase of gas compactor for the Public Works Department. 3 bids were received, the lowest being from Sunbelt Rental. Councilor Sinclair asked why the large price difference between companies. The Manager told how one company had attached a significant delivery fee to their bid.

Councilor Jacques moved to approve FR17-18-09. Councilor Ellis seconded the motion. A Roll Call vote was unanimous in favor of the motion.

The motion carries.

**(FR17-18-09 is attached for review.)*

#3. Consider installation of a new street light.

The Manager told how residents have requested a street light be installed at an existing intersection within a subdivision that currently has zero illumination. He affirmed that there is legitimate need for a light there, telling how citizen/pedestrian safety is our number one concern and how safe streets are not too much of an expectation from our citizens. The Council discussed the potential cost of installing an additional light. The Finance Director affirmed it would add \$20 to \$30 a month to our existing bill. Chair Thomas asked if we could table this agenda item, do more research and wait to make a more informed decision.

Councilor Jacques moved to table agenda item #3. Councilor Watson seconded the motion. The motion was accepted without doubt.

The motion carries.



C. WORKSHOPS

#4. Review of Sewer Ordinance

The Manager stated that the purpose of this review is to focus on the future impact of the collection process. We recently mailed out notices regarding the past due sewer bills. We have since been inundated with customer questions and comments. Some have made payment plans, others have paid their bill in full; however some of the bills are for a significant sum of money. The Town Manager affirmed that we need to establish the ability to collect these monies, but at the same time we need to protect ourselves.

The proposed ordinance, prepared by the Town Attorney, is written more for an actual sewer department. The Manager stated that a review of the current ordinance should take place again with consideration for amending it rather than replacing it in entirety. Currently property tax is what pays to maintain these lines, and per the Town Manager that cannot continue. Several questions continue to arise as we work out these details. Should we create a Town of Hermon Sewer Department? Do we contract with Bangor once the current agreement retires? There are currently 250 sewer accounts in Hermon. 60 of those accounts have never been billed. The owners of at least 5 residences have attempted to establish accounts with Bangor unsuccessfully. The Town of Hermon's bill with the City is due in another month. Councilor Thomas noted that only two pages of the proposed ordinance consider collection and payment procedures. Finance Director Rachel Grass affirmed that 3 major accounts make up for \$80,000 of the current amount Hermon owes Bangor.

The Council agreed to schedule a public hearing for September 7, 2017.

D. OTHER ITEMS (from Table Package)

Councilor Jacques moved to consider items in the Table Packet. Councilor Snyder seconded the motion. The motion was accepted without doubt.

The motion carries.

#5. Consider authorizing the purchase of new command vehicle for the Fire Department

Manager Kroll told how the Fire Department was able to collaborate with Penobscot County with regard to the purchase of a new vehicle. The FD has available to them a 2017 Ford Explorer for the purchase price of \$29,706. While this vehicle has been built to be a pursuit vehicle it has no extra bells and whistles and will not be used as such.

Councilor Jacques moved to approve FR17-18-11. Councilor Snyder seconded the motion. A Roll Call vote was unanimous in favor of the motion.

The motion carries.

*(FR17-18-11 is attached for review.)

#6. Consider authorizing the purchase of a new Police Cruiser for the PD



The purchase of the new Police Cruiser has also been made possible by working with Penobscot County. It is the same deal as the fire car. The purchase price of \$29,706 does not include outfitting the vehicle for police use.

Councilor Jacques moved to approve FR17-18-12. Councilor Ellis seconded the motion. A Roll Call vote was unanimous in favor of the motion.

The motion carries.

***(FR17-18-12 is attached for review.)**

X. APPOINTMENTS

None

XI. MANAGER STATUS REPORT:

Congratulations to Josh Berry for obtaining his Licensed Plumbing Inspector Certification.

Congratulations to Michelle Thayer for a successful Summer Sizzler. It was a fabulous family event and it was so good to see so many people enjoying themselves as a community.

Council Meeting will take place on August 17, 2017 for the purpose of necessary considerations for the School & Rec Construction Projects. We will be informed of the Guaranteed Maximum Price at this meeting, and we will hear a presentation from the contractor. I am aware that this is a sensitive subject in Town as residents all want to see the school project started.

XII. FINAL PUBLIC ITEMS OR COMMENT *(Items Not Already on Agenda)*

Chief Roma invited the Council to a cookout at 6:00pm on September 5, 2017.

XIII. COUNCIL ITEMS:

Councilor Watson stated the Summer Sizzler was great.

Councilor Sinclair asked if we can please decorate the new light poles for Christmas. He offered that maybe local businesses would be willing to sponsor a pole.

XIV. EXECUTIVE SESSION:

None

XV. ADJOURNMENT:

Councilor Ellis moved to adjourn the meeting at 8:19pm. Councilor Sinclair seconded the motion. With no objection, Chair Thomas adjourned the meeting.

Respectfully Submitted,

**Ruth A. Nickerson, CCM
Town Clerk**



FR17-18-08

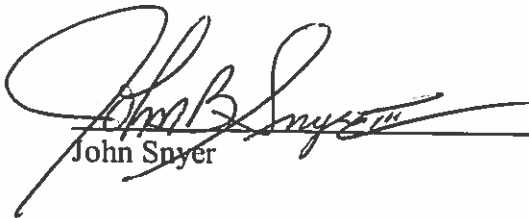
Be it resolved by the Hermon Town Council in town council assembled the Town Manager or his Designee be authorized to sign a contract between PKO and the Town of Hermon for Audit Services for the Town of Hermon Municipal and School Department for Fiscal Year 2017, Fiscal Year 2018 and Fiscal Year 2019 for a price of \$ 25,000 for Fiscal Year 2017, \$ 25,750 for Fiscal Year 2018 and \$ 26,500 for Fiscal year 2019.

SIGNED this August 10, 2017 by the Hermon Town Council:

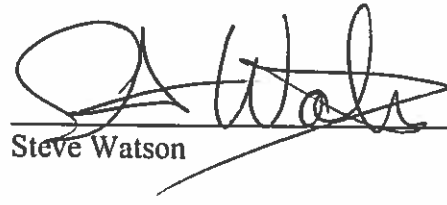


Donna Ellis

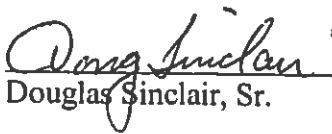
Jeanne Jacques



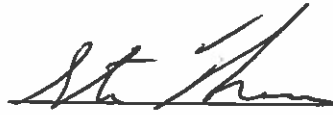
John Spyer



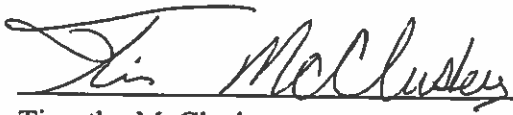
Steve Watson



Douglas Sinclair, Sr.



Steven Thomas



Timothy McCluskey

Attest Original: Richard J. Nicholson

Motion <u>Watson</u>	Yeas <u>6</u>	Date <u>8/10/17</u>
Second <u>Sinclair</u>	Nays <u>1</u>	



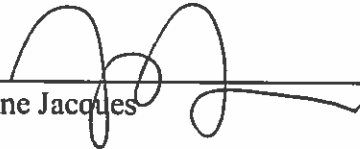
FR17-18-09

Be it resolved by the Hermon Town Council in town council assembled the Town Manager or his Designee be authorized to expend an amount not to exceed \$6,800.00 for purchasing a new gas compactor. Be it further resolved the cost of the services is to be paid for from the Public Works Reserve Account (HERM08).

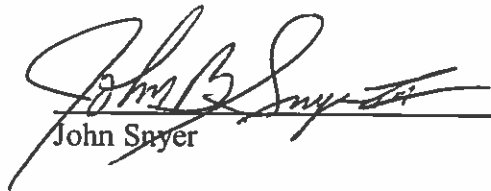
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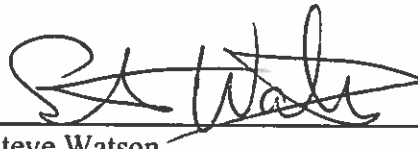
Donna Ellis



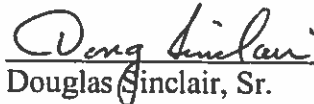
Jeanne Jacques



John Snyder



Steve Watson



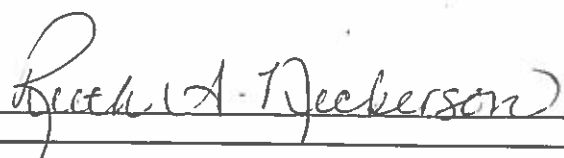
Douglas Sinclair, Sr.



Steven Thomas



Timothy McCluskey

Attest Original: 

Motion	<u>Jacques</u>	Yeas	<u>7</u>	Date <u>8/10/17</u>
Second	<u>Ellis</u>	Nays	<u>0</u>	



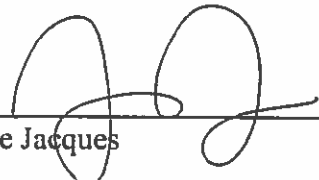
FR17-18-11

Be it resolved by the Hermon Town Council in town council assembled the Town Manager or his Designee be authorized to expend an amount not to exceed \$29,706.00 for purchasing a new Fire Department Command Vehicle. Be it further resolved the cost of the services is to be paid for from the Fire Department Reserve Account (HERM05).

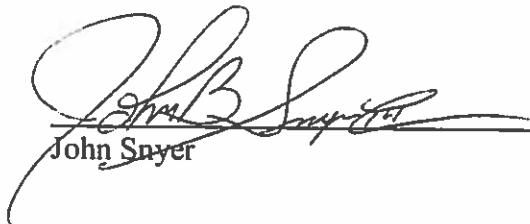
SIGNED this August 10, 2017 by the Hermon Town Council:



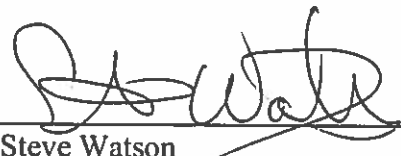
Donna Ellis



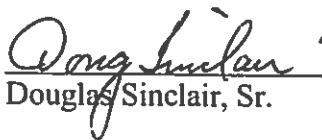
Jeanne Jacques



John Snyder



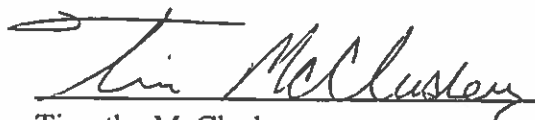
Steve Watson



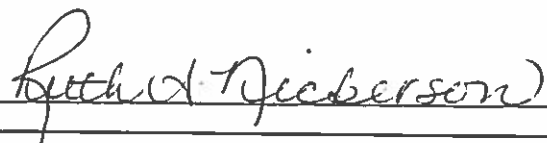
Douglas Sinclair, Sr.



Steven Thomas



Timothy McCluskey

Attest Original: 

Motion	<u>Jacques</u>	Yeas	<u>7</u>
Second	<u>Snyder</u>	Nays	<u>0</u>
			Date <u>8/10/17</u>





FR17-18-12


Be it resolved by the Hermon Town Council in town council assembled the Town Manager or his Designee be authorized to expend an amount not to exceed \$29,706.00 for purchasing a new Police Department Cruiser. Be it further resolved the cost of the services is to be paid for from the Police Department Reserve Account (HERM01).

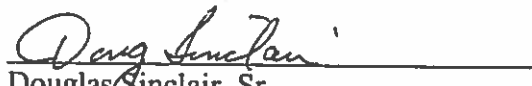
SIGNED this August 10, 2017 by the Hermon Town Council:



Donna Ellis



Jeanne Jacques


John Snyder

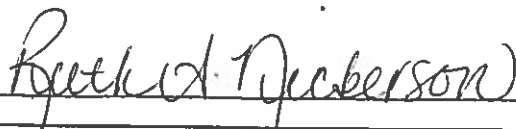

Steve Watson


Douglas Sinclair, Sr.


Steven Thomas


Timothy McCluskey

Attest Original:



Motion Jacques

Yeas 7

Second Ellis

Nays 0

Date 8/10/17



Town of Hermon

Public Safety Meeting Room

August 17, 2017

Town Council Meeting

7:00 PM

MINUTES

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*****ALL ITEMS ARE SUBJECT TO APPROPRIATE COUNCIL ACTION*****

I. CALL TO ORDER BY CHAIRPERSON

Chair Thomas called the meeting to order at 7:00pm.

II. PLEDGE OF ALLEGIANCE

Chair Thomas led those in attendance in the Pledge of Allegiance.

III. ROLL CALL

Members Present: Steve Thomas, Doug Sinclair, Jeanne Jacques, John Snyder, Steve Watson, Donna Ellis and Tim McCluskey

Members Absent: None

Others Present: Town Manager Howard Kroll, Town Clerk Ruth A. Nickerson, School Committee Members Teddy Harris, Tony Reynolds and Jesse Keith, Superintendent Gary Gonyar, Parks & Recreation Director Michelle Thayer, Economic Development Director Scott Perkins, Sargent Pelletier and Deputy Mike Paradis, Middle School Principal Micah Grant, Randy Bragg, Lewis McEacharn, and citizens Patricia Duran, Frank Noyes, Kristen Noyes, Anne Freeman, Carolyn Ayer and Donna Pulver

IV. REVIEW CONSENT CALENDAR: REGULAR BUSINESS, APPOINTMENTS, SIGNATURES, And APPROVAL OF MINUTES:

None

V. NEWS, PRESENTATIONS AND RECOGNITIONS



Engineer Randy Bragg of Carpenter Associates and Project Manager Lewis McEacharn of Dunbar and Brawn spoke to the Council regarding the current School Construction Project taking place at the Patricia A. Duran Elementary School. They offered the opportunity to the Council to view the drawings of the original school with the educational wing addition. Additionally, a 5,000 square foot space will be added to the locker room for the new Rec Center. They told how they intend to improve the overall drainage as well as the traffic patterns at the school. They informed the Councilors that they intend to start digging next week. The project should be complete before the 2018-2019 school year starts.

Mr. McEacharn told how 12 borings have been conducted and affirmed that the school does not sit on ledge. However, he anticipates that ledge will be found when they begin the drainage project out front.

A handout detailing the cost of the project was supplied to each Council member. Mr. McEacharn then reviewed and explained each line item. That detail has been permanently affixed as part of these minutes.

VI. PUBLIC ITEMS OR COMMENTS (*Items Not Already on Agenda*)

None

VII. PUBLIC HEARINGS

None

VIII. COMMITTEE REPORTS

None

IX. SCHEDULED AGENDA ITEMS

A. OLD BUSINESS

#1. Consider Approving Guaranteed Maximum Price for School Construction Project

The Town Manager thanked Randy Bragg and Lewis McEacharn for their update on the School Construction Project, stating this has been a long process. Manager Kroll stated that he is ready to recommend that we proceed with this project. He strongly recommended to the Council that they accept the **Guaranteed Maximum Price** with the ledge contingency and including the recommended alternates. This makes for a project price of **\$4,820,160**.

Superintendent Gonyar spoke regarding the need for this building expansion stating that there are currently 64 Pre-K students at the high school. Hermon Elementary School Teacher Carolyn Ayer told the Council of the fresh water leaks in her class room which can be seen in the ceilings and the walls. She then informed them of the horrible



condition of the bathrooms at the Elementary School. She invited the Council to the Elementary School to visit and check out the condition of classrooms currently being used. School Committee Member Tony Reynolds affirmed that we did leave the roof out of this year's budget in hopes that we could include in the current construction project.

The Town Manager affirmed that we are in fact at a crossroads with regard to our actual infrastructure. He recommended that a realistic analysis take place so that any weaknesses can be resolved. Our children should not have to endure leaky roofs which lead to mold and mildew. There are portions of this building that are over 60 years old. The patches will not hold; we must be proactive not reactive. The deficiencies must be identified so they can be fixed as we move forward.

Discussion took place regarding the \$600,000 being held in reserves for repairs to the school. School Committee Member Ted Harris encouraged the Council to not feel overconfident in the dollars being held in reserve. We have at least 1.5 million in necessary repairs, those funds could be spent very quickly; this is why we do as little as possible at a time. Councilor Jacques added that she is not sure how poor the restroom situation is but they are a pretty important facility. Superintendent Gonyar told how the bathrooms are indeed outdated, the roof leaks, and the ventilation is inadequate, the heating system is old, parking is unsafe and there is no appropriate student drop off.

The Council discussed the financing for this construction project. In response to Chair Thomas, Mr. Kröll told how our current debt retires in 2020. We will be looking for short term funding and then once the prior debt is retired we will look at long term options. The life safety option chosen for the sprinkler system will also require additional funds later on.

Councilor Jacques moved to approve R17-18-08. Councilor Sinclair seconded the motion. A Roll Call vote was unanimous in favor of the motion.

The motion carries.

**(R17-18-08 is attached for review.)*

#2. Consider Approving Guaranteed Maximum Price for Recreation Construction Project

The Town Manager told how \$900,000 has been approved for this project. However, this has been a challenging project and we are not quite at a Guaranteed Maximum Price. The price is still fluctuating and the Manager recommended to the Council that this item be tabled as we continue to work towards a solid plan and price. He also noted that plans for the new Rec Center are only 75% complete.

Councilor Sinclair moved to table this agenda item until a price can be guaranteed. Councilor Jacques seconded the motion. The motion was accepted without doubt.

The motion carries.



#3. Reconsider tabled request for \$445K for site work costs from the July 27, 2017 Council Meeting.

Chair Thomas affirmed that the Guaranteed Maximum Price has been approved and accepted. He then asked if we still have to approve this \$445,000 for site work in addition to the GMP. Mr. McEacharn said “No,” these dollars have been included in the GMP and no longer need to be considered separately

Councilor Jacques moved to table this agenda item indefinitely. Councilor Ellis seconded the motion. The motion was accepted without doubt.
The motion carries.

#4. Consider Authorization of 3rd payment for School Construction Project.

Manager Kroll told how we are responsible for 4 equal payments of \$74,450.25 for the design of the School Construction Project. He asked for authorization to make payment #3.

Councilor Jacques moved to approve FR17-18-14. Councilor Snyder seconded the motion. A Roll Call vote was unanimous in favor of the motion.
The motion carries.

**(FR17-18-14 is attached for review.)*

#5. Consider Authorization of 3rd payment for Rec Construction Project.

Manager Kroll told how we are responsible for 4 equal payments of \$10,171.20 for the design of the Recreation Construction Project. He asked for authorization to make payment #3.

Councilor Jacques moved to approve FR17-18-15. Councilor Snyder seconded the motion. A Roll Call vote was unanimous in favor of the motion.
The motion carries.

**(FR17-18-15 is attached for review.)*

B. NEW BUSINESS

#6. Consider Authorization of payment for work completed on Route #2.

The Town Manager affirmed that the Route #2 project has been ongoing for a significant amount of time. We had a contract with Plymouth Engineering, and there have been parts of work that were above and beyond what was originally estimated. These include but are not limited to: curbing & paving, shoulder reconstruction, access to Danforth's/Dunkin Donut's, additional culvert inlets and a revised design for Tom T's



stepped island/sidewalk. They put in far more time than planned and we need to pay this final bill for that time. This is the last piece of the puzzle allowing us to wrap up this project and close out the grants.

Councilor Jacques moved to approve FR17-18-16. Councilor Sinclair seconded the motion. A Roll Call vote was unanimous in favor of the motion.

The motion carries.

***(FR17-18-16 is attached for review.)**

#7. Consider Awarding Bog Road Drainage Improvement Bid.

Bids were received from qualified contractors for the Bog Road Drainage Improvement Project. The Town Manager recommended awarding the project to Alan Dorr Construction Inc. for the amount of \$16,088.00

Councilor Sinclair moved to approve FR17-18-17. Councilor Snyder seconded the motion. A Roll Call vote resulted in 6 Yeas in favor of the motion. Councilor McCluskey abstained.

The motion carries.

***(FR17-18-17 is attached for review.)**

#8. Consider Awarding Copper Ridge Drainage Improvement Bid.

Bids were received from qualified contractors for the Copper Ridge Drainage Improvement Project. The Town Manager recommended awarding the project to Alan Dorr Construction Inc. for the amount of \$6,140.00.

Councilor Snyder moved to approve FR17-18-18. Councilor Jacques seconded the motion. A Roll Call vote resulted in 6 Yeas in favor of the motion. Councilor McCluskey abstained from voting.

The motion carries.

***(FR17-18-18 is attached for review.)**

#9. Consider Awarding Klatt Road Drainage Improvement Bid.

Bids were received from qualified contractors for the Klatt Road Drainage Improvement Project. The Town Manager recommended awarding the project to Alan Dorr Construction Inc. for the amount of \$25,784.00. He also affirmed that Eaton Paving will do the paving.

Councilor Snyder moved to approve FR17-18-19. Councilor Watson seconded the motion. A Roll Call resulted in 6 Yeas in favor of the motion. Councilor McCluskey abstained from voting.

The motion carries.

***(FR17-18-19 is attached for review.)**



#10. Consider Awarding Freedom Park Maintenance Improvement Bid.

A bid was received for the Freedom Park Maintenance Improvement Bid. The Town Manager told how the Industrial Park can be challenging. We plan to do a significant amount of clean up and ditching in this park. Manager Kroll recommends the bid be awarded to Sitewerx.

Councilor Snyder moved to approve FR17-18-20. Councilor Jacques seconded the motion. A Roll Call vote in 6 Yeas in favor of the motion. Councilor McCluskey abstained from voting.

The motion carries.

**(FR17-18-20 is attached for review.)*

**#11. Review proposed TIF (Landscape Supply Center)
Consider scheduling a Public Hearing.**

Economic Development Director Scott Perkins told how the proposal for a Tax Increment Financing District for the *Landscape Supply Center* does not include a return of taxes paid, but rather the Town will be investing in the required infrastructure of their new facility located on the Odlin Road. Mr. Perkins read into the record the proposal for Landscape Supply Center. That reading has been permanently affixed to these minutes.

Councilor Sinclair moved to approve R17-18-10. Councilor Snyder seconded the motion. The motion was accepted without doubt.

The motion carries.

**(R17-18-10 is attached for review.)*

**#12. Review proposed TIF (The Shop Inc.)
Consider scheduling a Public Hearing.**

Economic and Community Development Director Scott Perkins introduced Frank & Kristen Noyes to the Town Council. The Noyes' own *The Shop Inc.* now located on Route #2. Mr. Perkins read into the record the proposal for a Tax Increment Finance District to include *The Shop Inc.* That reading has permanently affixed to these minutes.

Councilor Jacques moved to approve R17-18-11. Councilor Snyder seconded the motion. The motion was accepted without doubt.

The motion carries.

**(R17-18-11 is attached for review.)*

C. WORKSHOPS

None



D. OTHER ITEMS (from Table Package)

None

X. APPOINTMENTS

None

XI. MANAGER STATUS REPORT:

Michelle Thayer has given her resignation. We will miss her. She has been an invaluable part of our team and a good friend to our citizens for 10 years. With regret I accepted her resignation and I will be working to replace her.

Cruisers for the Fire Department and the Police Department have been delivered.

XII. FINAL PUBLIC ITEMS OR COMMENT (*Items Not Already on Agenda*)

None

XIII. COUNCIL ITEMS:

None

XIV. EXECUTIVE SESSION:

None

XV. ADJOURNMENT:

Councilor Jacques moved to adjourn the meeting at 9:05pm. **Councilor Ellis** seconded the motion. With no objection, **Chair Thomas** adjourned the meeting.

Respectfully Submitted,

Ruth A. Nickerson, CCM
Town Clerk




R17-18-08


Be it resolved by the Hermon Town Council in town council assembled the Town Manager or his Designee be authorized to sign a contract between Dunbar and Brawn Construction, 223 Hildreth Street North, Bangor and the Town of Hermon agreeing on a Guaranteed Maximum Price for construction services of the Patricia A. Duran Elementary School for school addition and renovation of space.


GMP = \$ 4,820,160.00

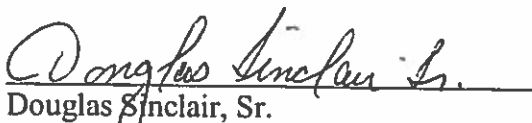
SIGNED this August 17, 2017 by the Hermon Town Council:



Donna Ellis


Jeanne Jacques


John Snyder


Steve Watson


Douglas Sinclair, Sr.


Steven Thomas


Timothy McCluskey

Attest Original: Rebecca T. Jacobson

Motion	<u>Jacques</u>	Yeas	<u>7</u>
Second	<u>Sinclair</u>	Nays	<u>0</u>
			Date <u>8/17/17</u>

Dunbar & Brawn Construction

223 Hildreth Street North

Bangor, ME 04401

207 947-5789

www.dunbarandbrawn.com



Patricia A. Duran Elementary School Building Addition & Renovations GMP

August 16, 2017

Dear Howard,

Please find attached our guaranteed maximum price breakdown, list of exclusions and list of alternates based on 90% drawings and specs prepared by Carpenter Associates dated 8-14-17.

Sincerely,

Lewis McEacham

HERMON ELEMENTARY SCHOOL
Guaranteed Maximum Price

General Conditions

12 Months @ \$ 21,591 \$ 259,092

Classroom Addition

Division 1 Site Requirements

Construction waste, testing, temp protection, etc.	\$	60,747	
Crane/Lifts/Fork Truck	\$	97,517	
Testing	\$	9,000	
Mob/De-mob	\$	6,858	
Temp Fencing	\$	13,400	
Winter Conditions	\$	50,000	
			\$ 237,523

Division 2 Demolition & Sitework

Site	\$	668,730	
Demo	\$	14,876	
Radon Allowance	\$	15,000	
			\$ 698,606

Division 3 Concrete

Concrete			\$ 168,087
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Division 4 Masonry

Masonry			\$ 3,567
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Division 5 Metals

Canopy Steel (Based on 20' Entry Design)	\$	121,448	
Attic Access Ladder	\$	4,504	
Wing Steel	\$	9,932	
			\$ 135,884

Division 6 Woods & Plastics

Trusses, Bracing, Clips	\$	128,050	
Sheathing	\$	59,487	
Attic Framing	\$	25,537	
Misc. Roof Framing	\$	3,361	
LVL Headers	\$	1,204	
			\$ 217,638

Division 7 Thermal & Moisture Protection

Roofing	\$	251,346	
Siding	\$	32,776	
Insulation/Sound Batt	\$	175,659	

Canopy Roofing	\$	49,993	
Soffit, Fascia, Etc.	\$	18,022	
			\$ 527,796
Division 8 Doors & Windows			
Doors	\$	96,052	
Windows	\$	60,802	
Alum Storefront/Security Window	\$	64,750	
			\$ 221,604
Division 9 Finishes			
Flooring	\$	77,782	
ACT Ceiling & Fire Rated GWB Ceiling	\$	140,432	
Gypsum Wall Board	\$	207,519	
Paint	\$	96,162	
Framing	\$	194,173	
			\$ 716,068
Division 10 Specialties			
Bathroom Specialties	\$	7,965	
Bathroom Partitions	\$	16,156	
			\$ 24,120
Division 11 Equipment			
Not Used			\$ -
Division 12 Furnishings			
Casework			\$ 6,284
Division 13 Special Construction			
Not Used			
Division 14 Conveying Systems			
Not Used			
Division 21 Fire Suppression			
Sprinkler System			\$ 65,450
Division 22&23 Plumbing / Heating, Ventilation & Air Conditioning			
Mechanical/Plumbing			\$ 530,050
Division 26, 27 & 28 Electrical / Communications / Electronic Safety & Security			
Electrical			\$ 312,700

D&B contingency	\$	77,136
Performance & Payment Bond	\$	53,281
	\$	4,254,886
Fee	2.20%	\$ 93,607
CA Pre-Con	5.50%	\$ 239,167
D&B Pre-Con		\$ 2,500

TOTAL	\$	4,590,160
--------------	-----------	------------------

24756 SF with Design Fees @	\$	185
24756 SF w/o Design Fees @	\$	176

Exclusions and Clarifications

- 1 \$171,441 allowance for new entry canopy and roof tie-in included in GMP
 - 2 \$30,000 allowance for new electrical service included in GMP.
 - 3 \$15,000 allowance for radon system included in GMP
 - 4 \$10,000 allowance for landscaping/plantings included in GMP
 - 5 \$50,000 allowance for winter conditions included in GMP
 - 6 \$251,346 allowance for roofing included in GMP
 - 7 We recommend the town carry a 5% construction contingency. (Approximately \$230,000)
 - 8 Ledge removal unit pricing:
 - Open: \$235 per Cubic Yard
 - Trench: \$360 per Cubic Yard
 - 9 Excludes all library furnishings, casework, shelves, circulation desk
 - 10 Excludes any and all hazardous material removals
 - 11 Excludes propane tank and fuel for generator
 - 12 Assumed owner to furnish power and water supply for contractor use
 - 13 We exclude Davis Bacon wage rates.
 - 14 We exclude furnishing and/or installing signage
 - 15 We exclude installation of owner furnishings
 - 16 We exclude exact matching of existing architectural finishes
 - 17 We exclude incidental damage of reused materials or relocated furnishings
- We exclude lien waivers for subcontractors or vendor contracts. We also exclude third tier lien waivers

Alternates:

1	New standing seam roof, remove existing shingles for the gym	\$	160,650
2	Add ceramic tile to all floors	\$	110,183
3	Add ceramic tile to corridors only	\$	18,172
4	Remove existing pavement, skim, repave large parking lot	\$	97,580
	Total Alternates:	\$	386,585



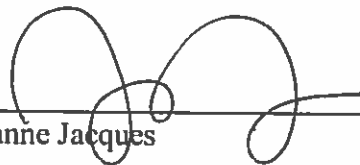
FR17-18-14

Be it resolved by the Hermon Town Council in town council assembled the Town Manager or his Designee be authorized to expend an amount not to exceed \$74,450.25 for purchasing engineering services from Dunbar and Brawn Construction of Bangor for the Elementary School Addition/Expansion construction project at the Patricia A. Duran Elementary School. Be it further resolved the cost of the services is to be paid for from the School Capital Reserve Account (HERM21). INVOICE #3 of project.

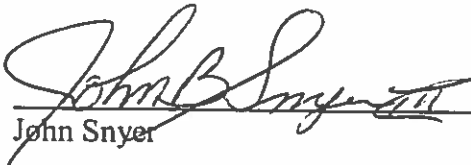
SIGNED this August 17, 2017 by the Hermon Town Council:



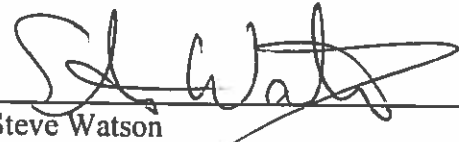
Donna Ellis



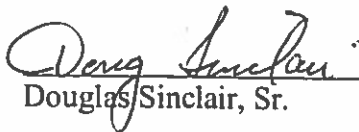
Jeanne Jacques




John Snyder



Steve Watson



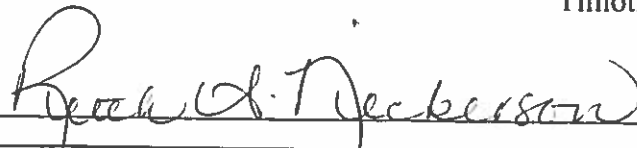
Douglas Sinclair, Sr.



Steven Thomas



Timothy McCluskey

Attest Original: 

Motion	<u>Jacques</u>	Yeas	<u>7</u>
Second	<u>Snyder</u>	Nays	<u>0</u>
			Date <u>8/17/17</u>



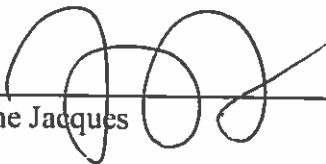
FR17-18-15

Be it resolved by the Hermon Town Council in town council assembled the Town Manager or his Designee be authorized to expend an amount not to exceed \$10,171.20 for purchasing engineering services from Dunbar and Brawn Construction of Bangor for the Recreation Department's construction project at the Patricia A. Duran Elementary School. Be it further resolved the cost of the services is to be paid for from the Recreation Department Reserve Account (HERM09). INVOICE #3 of project.


SIGNED this August 17, 2017 by the Hermon Town Council:



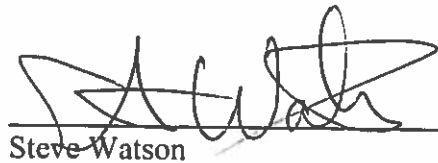
Donna Ellis



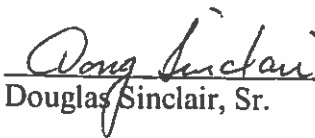
Jeanne Jacques



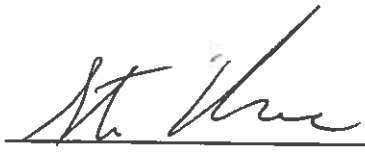
John Snyder



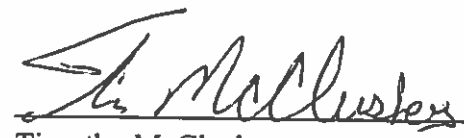
Steve Watson



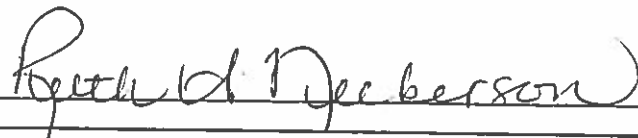
Douglas Sinclair, Sr.



Steven Thomas



Timothy McCluskey

Attest Original: 

Motion	<u>Reques</u>	Yeas	<u>7</u>
Second	<u>Snyder</u>	Nays	<u>0</u>
			Date <u>8/17/17</u>

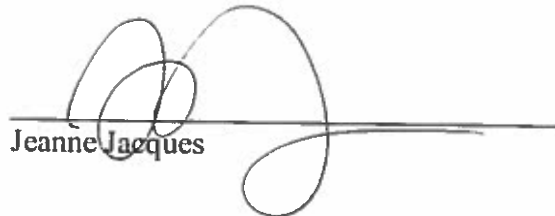


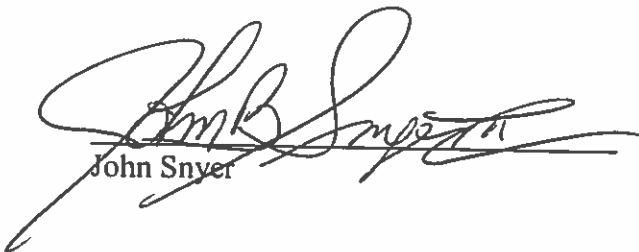
FR17-18-16

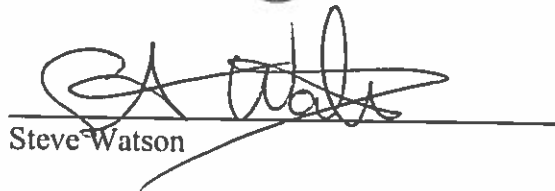
Be it resolved by the Hermon Town Council in town council assembled the Town Manager or his Designee be authorized to expend an amount not to exceed \$14,581.23 out of the TIF Revenue Account to pay Plymouth Engineering for Route 2 work completed outside of the contract.

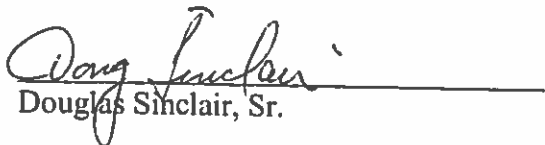
SIGNED this August 17, 2017 by the Hermon Town Council:

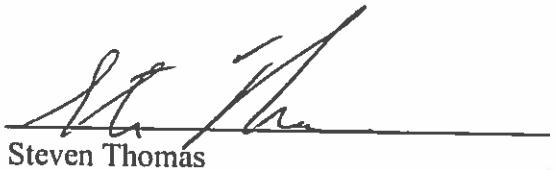

Donna Ellis


Jeanne Jacques

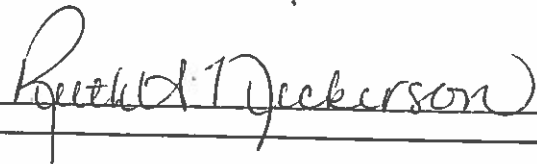

John Snyder


Steve Watson


Douglas Sinclair, Sr.


Steven Thomas


Timothy McCluskey

Attest Original: 

Motion Jacques

Yeas 7

Second Sinclair

Nays 0

Date 8/17/17




FR17-18-17

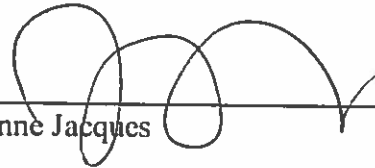
Be it resolved by the Hermon Town Council in town council assembled the Town Manager or his Designee be authorized to expend an amount not to exceed \$ 16088.⁰⁰ for purchasing services to repair drainage problems on the Bog Road.

Be it further resolved the cost of the services is to be paid for from the Highway Reserve Account (HERM06).

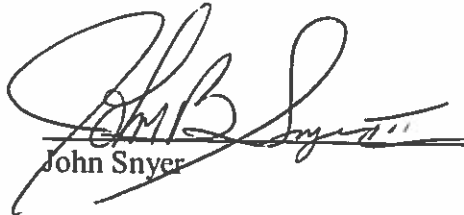
SIGNED this August 17, 2017 by the Hermon Town Council:



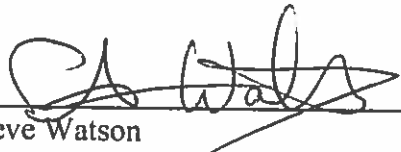
Donna Ellis



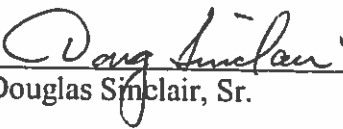
Jeanne Jacques



John Snyder




Steve Watson



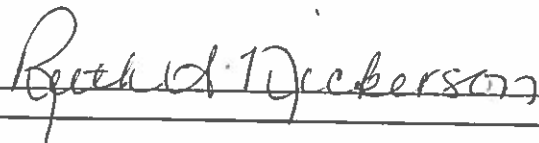
Douglas Sinclair, Sr.



Steven Thomas



Timothy McCluskey

Attest Original: 

Motion Sinclair Yeas 6

Second Snyder Nays 0

Date 8/17/17



FR17-18-18

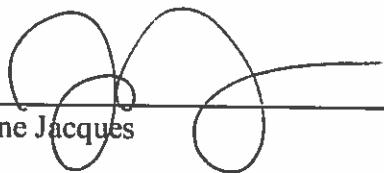
Be it resolved by the Hermon Town Council in town council assembled the Town Manager or his Designee be authorized to expend an amount not to exceed \$ 6,140 for purchasing services to repair drainage problems on Copper Ridge.

Be it further resolved the cost of the services is to be paid for from the Highway Reserve Account (HERM06).

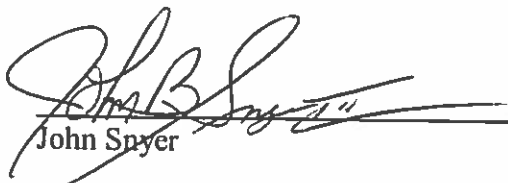
SIGNED this August 17, 2017 by the Hermon Town Council:



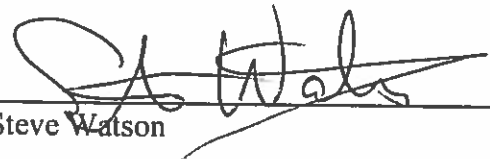
Donna Ellis



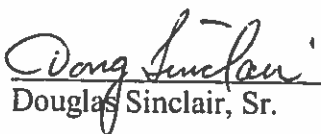
Jeanne Jacques



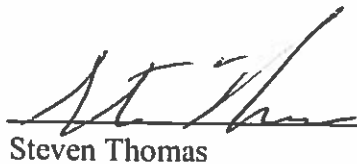
John Snyder




Steve Watson



Douglas Sinclair, Sr.



Steven Thomas

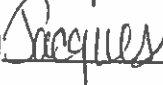


Timothy McCluskey

Attest Original: 

Motion 

Yeas 6

Second: 

Nays 0

Date 8/17/17




FR17-18-19

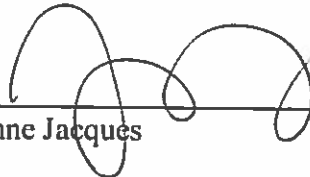
Be it resolved by the Hermon Town Council in town council assembled the Town Manager or his Designee be authorized to expend an amount not to exceed \$ 25,784.00 for purchasing services to repair drainage problems on the Klatte Road.

Be it further resolved the cost of the services is to be paid for from the Highway Reserve Account (HERM06).

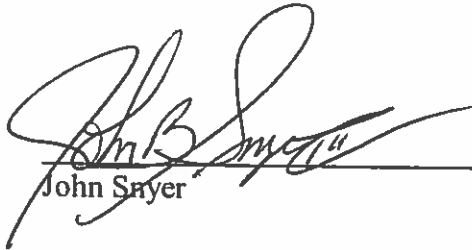
SIGNED this August 17, 2017 by the Hermon Town Council:



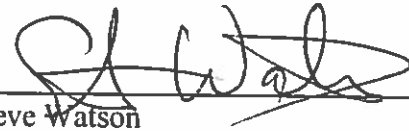
Donna Ellis




Jeanne Jacques



John Snyder



Steve Watson



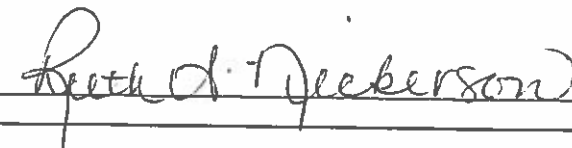
Douglas Sinclair, Sr.



Steven Thomas



Timothy McCluskey

Attest Original: 

Motion	<u>Snyder</u>	Yeas	<u>6</u>
Second	<u>Watson</u>	Nays	<u>0</u>
			Date <u>8/17/17</u>

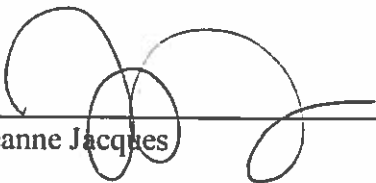


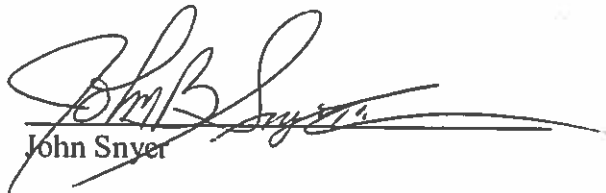
FR17-18-20

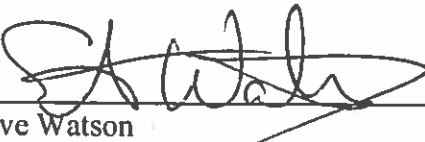
Be it resolved by the Hermon Town Council in town council assembled the Town Manager or his Designee be authorized to expend an amount not to exceed \$33,750 ^{0%} for purchasing services to perform maintenance in Freedom Park. Be it further resolved the cost of the services is to be paid for from the Economic Development Reserve Account (HERM16).

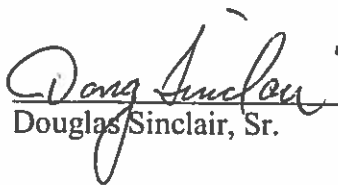
SIGNED this August 17, 2017 by the Hermon Town Council:


Donna Ellis



Jeanne Jacques

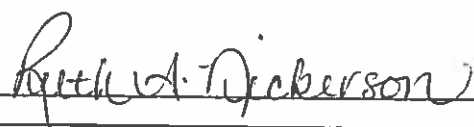

John Snyder


Steve Watson


Douglas Sinclair, Sr.


Steven Thomas


Timothy McCluskey

Attest Original: 

Motion	<u>Snyder</u>	Yeas	<u>6</u>
Second	<u>Jacques</u>	Nays	<u>1</u>
			Date <u>8/17/17</u>



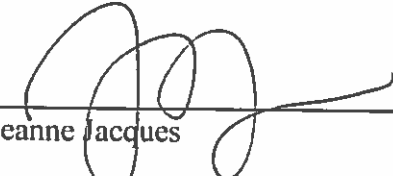
R17-18-10

Be it resolved by the Hermon Town Council in Town Council assembled the authorization to schedule a public hearing to consider a Tax Increment Financing Project for Landscape Supply Center on Map 8 Lot 32 on Thursday, September 21, 2017.

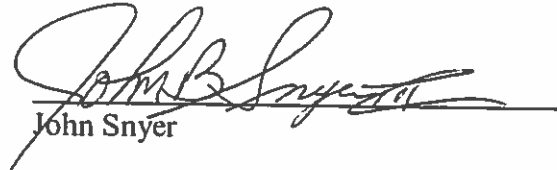
SIGNED this August 17, 2017 by the Hermon Town Council:



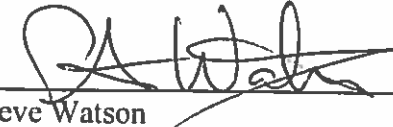
Donna Ellis



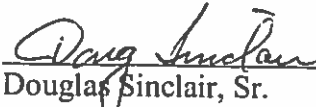
Jeanne Jacques



John Snyder




Steve Watson



Douglas Sinclair, Sr.

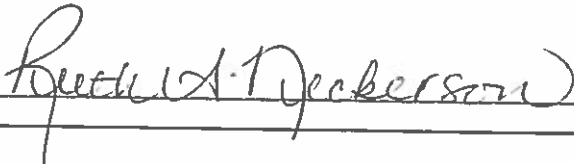


Steven Thomas



Timothy McCluskey

Attest Original:



Motion Sinclair

Yeas accept

Second Snyder

Nays no/doubt

Date 8/17/17

Landscape Supply Center

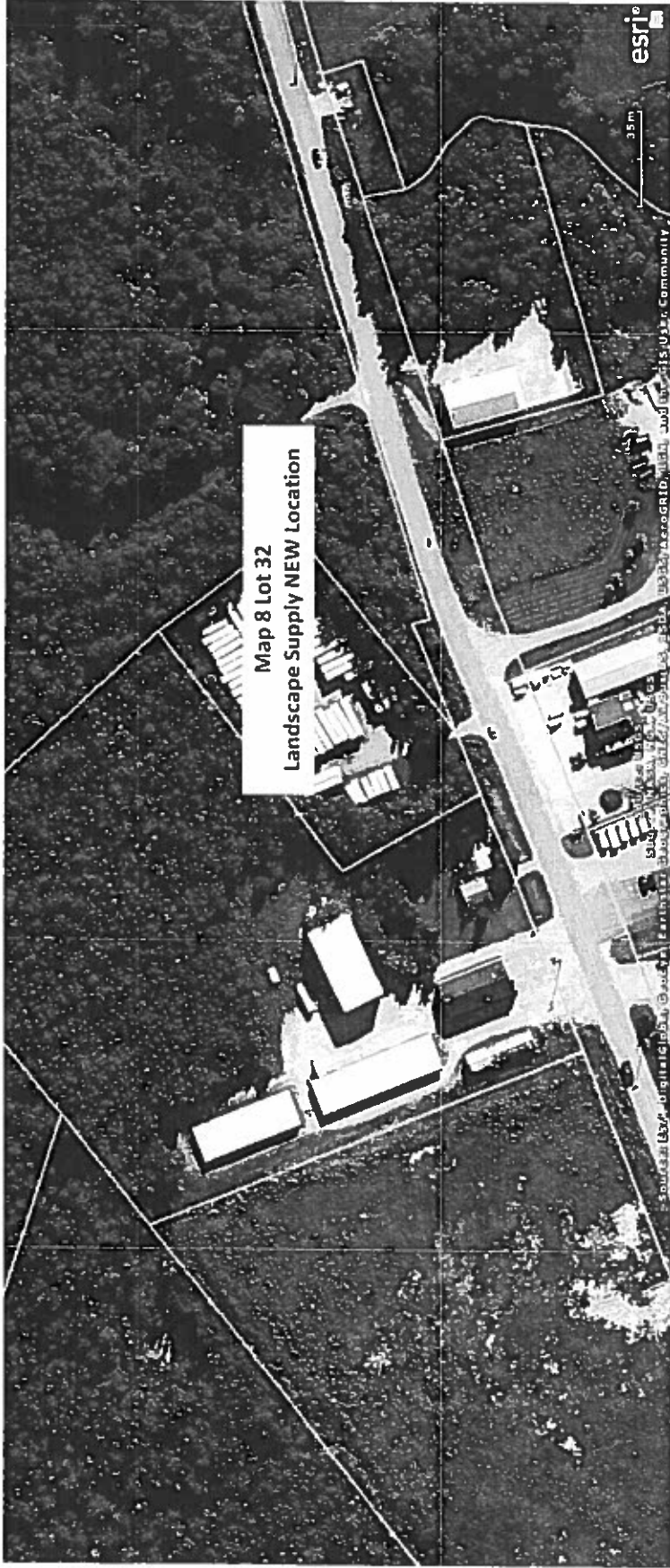
Landscape Supply Center is located at 1196 Odlin Road, Hermon, Maine. Landscape Supply is currently owned by Billy and David Russo. The new facility address will be Odlin Road, Map 8 Lot 32 on the Hermon Tax Maps. This full service landscape supply center was ending their lease at their current location and has decided to invest in Hermon by purchasing a building lot and constructing a new building. The Russo brothers have 22 years of experience in landscaping, working with aggregate materials and the products necessary for grounds maintenance.

Landscape Supply will move from lease to ownership this coming year as construction has begun at their new location. The total estimated value of the finished project including site improvements is \$316,600. DECD staff is requesting the Town Council consider adding Map 8, Lot 32 as a Tax Incremental Financing District. It is proposed that the Town Council approve the request and agree to capture 100% for 30 years of the new value created by the improvements to the real estate at Map 8 Lot 32 beginning 4-1-2018. It is estimated from the preliminary assessment numbers that \$275,500 will be added as new value. Based on assumptions outlined above, the following amounts of value will be captured and new real estate taxes generated:

Year	Existing Value	Amount of Captured Value	New Value	Mill Rate	Old Taxes	New Taxes	Returned to Owner	Taxes Retained for TIF
4-1-18	\$41,100	\$275,500	\$316,600	12.00	\$493	\$3,306	\$0	\$3,306

$$\$275,500 \times .0093 = \$2,562 \times 30 \text{ years} = \$76,865$$

Total estimated benefit to TIF Revenue account over 30 years= \$99,180



LANDSCAPE SUPPLY CENTER

207.941.2366



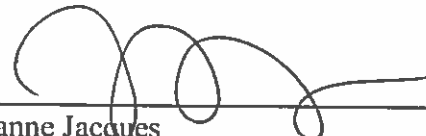
R17-18-11

Be it resolved by the Hermon Town Council in Town Council assembled the authorization to schedule a public hearing to consider a Tax Increment Financing Project for The Shop, Inc. on Map 28 Lot 51 on Thursday, September 21, 2017.

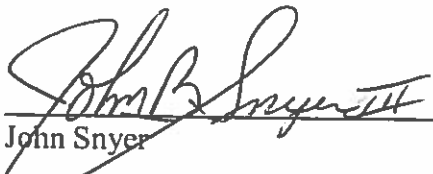
SIGNED this August 17, 2017 by the Hermon Town Council:



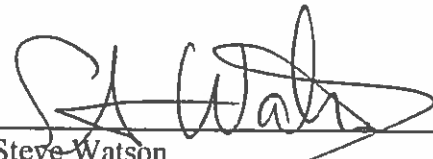
Donna Ellis



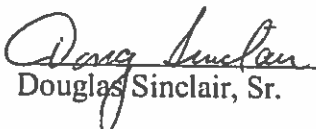
Jeanne Jacques



John Snyder




Steve Watson



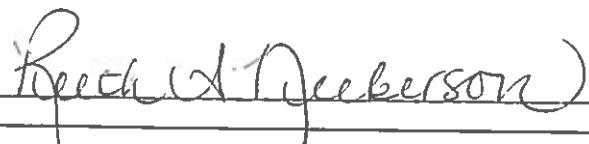
Douglas Sinclair, Sr.



Steven Thomas



Timothy McCluskey

Attest Original: 

Motion: Jacques

Yeas accept

Second: Snyder

Nays no doubt

Date 8/17/17

The Shop, Inc.

The Shop, Inc. is currently owned by Frank and Kristen Noyes. The company is currently located at 2312 US Route 2; Map 28, Lot 51 on the Hermon Tax Maps. This full service automotive and motorcycle repair facility provides diagnostic services for all makes and models, undercoating, powder coating, vehicle repair and service. The business has been in existence since 2012. Since its early stages, The Shop, Inc. has experienced increased demands for new space because of a growing customer base which translated into construction of a new facility on Route 2 in Hermon. The Shop, Inc. has grown since its start from two employees to five currently with plans in the near future to add a technician and a parts manager. The total estimated value of the finished project including site improvements is \$443,300. The Shop, Inc. is requesting the Town Council consider adding Map 28, Lot 51 as a Tax Incremental Financing District. It is proposed that the Town Council approve the request and agree to capture 100% for 30 years of the new value created by the improvements to the real estate beginning 4-1-2018. It is further proposed that 40% of the paid real estate taxes generated from the captured new value effective 4-1-2018 be returned to the owners, Frank and Kristen Noyes for a period of 10 years beginning with the tax year 4-1-2018. It is estimated from the preliminary assessment numbers that \$389,000 will be added as new value. Based on assumptions outlined above, the following amounts of value will be captured and new real estate taxes generated:

Year	Existing Value	Amount of Captured Value	New Value	Mill Rate	Old Taxes	New Taxes	Returned to Owner	Taxes Retained by Town
4-1-18	\$53,700	\$389,000	\$443,300	12.00	\$644	\$4,668	\$1,867	\$2,801
4-1-19	\$53,700	\$389,000	\$443,300	12.00	\$644	\$4,668	\$1,867	\$2,801
4-1-20	\$53,700	\$381,220	\$434,920	12.10	\$650	\$4,613	\$1,845	\$2,768
4-1-21	\$53,700	\$381,220	\$434,920	12.10	\$650	\$4,613	\$1,845	\$2,768
4-1-22	\$53,700	\$373,596	\$427,296	12.15	\$652	\$4,539	\$1,815	\$2,724
4-1-23	\$53,700	\$373,596	\$427,296	12.15	\$652	\$4,539	\$1,815	\$2,724
4-1-24	\$53,700	\$373,596	\$427,296	12.20	\$655	\$4,558	\$1,823	\$2,735
4-1-25	\$53,700	\$366,124	\$419,824	12.20	\$655	\$4,467	\$1,787	\$2,680
4-1-26	\$53,700	\$366,124	\$419,824	12.20	\$655	\$4,467	\$1,787	\$2,680
4-1-27	\$53,700	\$366,124	\$419,824	12.25	\$658	\$4,485	\$1,794	\$2,691
					\$6,515	\$45,617	\$18,245	\$27,372

\$375,960 x .0093 = \$3,496 x 10 years = \$34,960
 30 years = \$104,880

Total estimated benefit to TIF Revenue account over 30 years= \$118,606

➤ The Shop, Inc. will also have qualifying BETE exempt personal property items

MEMORANDUM

To: Members of the Hermon Town Council
From: Howard Kroll, Town Manager
Re: 21 September 2017 Town Council Meeting
Date: 15 September 2017

#1. Consider – Authorizing Town Manager to purchase a 2017 Western Star Truck from Daigle & Houghton of Hermon for \$155,000 financed over 2 years.

Staff is seeking Town Council authorization to spend \$155,000.00 from the Public Works Capital Reserve Account (HERM08) toward the purchase of a 2017 Western Star Truck from Daigle & Houghton of Hermon.

Town Manager and Public Works Foreman obtained bids from various companies on purchasing a truck (both used and old) to replace the 2002 truck the Town purchased in 2012.

A committee of 3 Town Councilors and a local contractor reviewed the quotes and concluded that purchasing a used truck was not cost effective, buying an unknown liability, would cost significant funds to maintain a used truck, and would put the town in the same position it is currently in.

Town Manager has obtained quotes for financing and has included it in a separate spreadsheet. He feels that with the proceeds approved at the 2017 Annual Town Meeting, current balance in the reserve account and future appropriations to the account would be a better solution to purchasing a new vehicle versus used.

Financial plan includes purchasing the truck at \$155,000.

Place a down payment of \$55,000 down on truck.

Take the difference (\$45,000) between the \$100,000 that was authorized at Town Meeting and keep it in the reserve account.

Finance a 2 (two) year bond for \$100,000 @ 1.5% with the first payment due in November 2018 (FY19) and the second and last payment due in November 2019 (FY20).

Total interest costs would be roughly \$2,800.

Annual payments of \$51,500 each.

Town Manager recommends authorization.

#2 Consider accepting the public sale of the 2002 Public Works Truck.

Staff was tasked with placing a public sealed bid for the 2002 Public Works Truck that we are replacing. I recommend we review the bid and determine if it is in our best interests to accept.

Town Manager recommends accepting the bid.

#3. Open and Review bids received for 6 tax acquired properties.

Staff put a bid out for tax acquired properties and will open them on 20 September 2017 and determine if the bids are enough to cover expenses the town incurred during the lien and foreclosure process as well as within the parameters of the foreclosure policy.

Town Manager recommends reviewing bids and accepting those that are beneficial for the Town.

#4. Consider appointing MMA voting delegate.

Staff recommends you appoint Howard Kroll as the Town of Hermon's voting delegate and Scott Perkins as the Alternate.

#5. Consider scheduling Public Hearing – Morgan Hill Event Center Liquor License

Staff request to hold a public hearing in October to consider the approval of the Morgan Hill Event Center Liquor License.

Town Manager recommends approval.

#6. Consider accepting a new town road – Maple Leaf Lane Extension

Staff is recommending the Town Council approve the new town road- Maple Leaf Lane Extension. Maple Leaf Lane is off of Wing Road, distance is less than a tenth of a mile and has a cul-du-sac at the end. There will be five new homes constructed in the future.

Town Manager recommends approval.

#7. Discussion FY2018 Goals

Town Council and Manager will review the FY2017 goals and discuss potential FY2018 Goals. Town Manager will provide a list of goals to consider.

#8. School Project- Ledge Discovery

Town Manager has asked Lewis McAcharn of Dunbar and Brawn to discuss the recent discovery of ledge at the Hermon Elementary School. Lewis will provide options on ledge removal so there is little to no impact to the delivery of education and what the cost will be for this change to the guaranteed maximum price.



Daigle & Houghton
 571 Coldbrook Rd
 Hermon ME, 04401
 Phone: (207) 941-9600

Sales Order

09/11/2017
 DE-02242
 Cash
 Jake Pack

Bill To: 11198
 TOWN OF HERMON
 333 BILLINGS RD.
 HERMON ME 04401
 Phone: (207)848-3485

Ship To:
 TOWN OF HERMON
 333 BILLINGS RD.
 HERMON, ME 04401

Stock#: 106735 New 2018 WESTERN STAR 4700SF
 Body Type: TRUCK Color: RED Odometer: 9 Transmission: 3000_RDS
 VIN: 5KKAAVFE1JLJN8024

Stainless Steel Side Dump by HP Fairfield

Price:	\$86,000.00
Per Unit:	\$64,999.00
Total Price:	<u>\$150,999.00</u>
DOC Fee	<u>\$150.00</u>
Total	<u>\$151,149.00</u>

#1:
 9-21-17

2
9-21-17

2002 International 7400 Plow Truck

The Town of Hermon is accepting sealed bids for the sale of a 2002 International 7400, 6 wheeled dump truck with dt530 diesel motor, 9 speed fuller with 11 foot one way dust pan plow and 9 foot wing both right hand. The vehicle is running and working with 143,015 miles. The truck will be sold as is, where is, with no warranty expressed. Truck is available for viewing at the Hermon Town Office and is immediately available for title transfer. Minimum bid is \$8,700. Bids shall be sealed and clearly marked "Bid for 2002 International 7400 Truck" and can be mailed to: Town of Hermon, P.O. 6300, Hermon, ME 04402 or dropped off at the Hermon Town Office which is located at 333 Billings Road, Hermon, ME. Bids must be received no later than 5:00pm, September 6, 2017. The Town Council will award a bid at the September 7, 2017 Town Council meeting. The Town of Hermon reserves the right to accept or reject any and all bids. For more information or schedule a viewing, please contact Ralph Shaw, Public Works Supervisor at 207-570-6494 Monday – Friday 6:30am – 3:00pm.





















#3.
9-21-17



NOTICE OF TAX SALE

The Town Council of the Town of Hermon is accepting bids for the purchase of the municipality's interest in six tax acquired properties. Each bid must be in writing and in a sealed envelope marked "Tax Sale Bid" on the outside. Each bid may be for one property only; any person wishing to bid on several properties must submit a separate bid for each one. **All bids must be received at the Hermon Town Office by the Finance Director no later than 4:00 PM on September 20, 2017.** Bids will be opened by the Hermon Town Council publicly at 7:00 PM September 21, 2017. Late bids will not be opened or considered.

Each bid must also include the bidder's name, mailing address and phone number and must be accompanied by a deposit in the form of a certified check or money order, in an amount equal to or greater than 10% of the bid price. Each successful bidder's deposit will be credited to the total purchase price for that parcel. Deposits will be returned to the unsuccessful bidders. Any bid which does not contain the proper deposit will be rejected.


The owner of record may redeem his or her property by submitting a bid no later than 4:00 PM September 19, 2017 for an amount not less than what is due for taxes, including an estimate of 2017 taxes, interest, and costs due as of September 19, 2017.

Bids will be reviewed and awarded by the Town Council at the Hermon Public Safety Building on September 21, 2017 at 7:00 PM during the Town Council meeting. The Town Council reserves the right to reject any and all bids. Each successful bidder shall have 30 days from the date of the bid acceptance in which to complete the purchase. Each property will be conveyed by a quitclaim deed without covenants. In the event that a successful bidder fails, for any reason, to complete the purchase in the time stated, the bid acceptance is void and the bidder's deposit shall be forfeited to the Town. The Town Council may thereafter negotiate a sale of the property with any or all unsuccessful bidders.

The properties for sale are described on the Town Tax Maps as:

- Map 021 Lot 070-000 Account #2928 Map 023 Lot 040-000 Account #311
- Map 020 Lot 023-000 Account #655 Map 020 Lot 024-000 Account #656
- Map 027 Lot 108-000 Account #1905 Map 048 Lot 006-000 Account #1178

The tax maps and other public information concerning the properties may be reviewed at the Town Office during normal business hours, which are 8 AM – 5 PM Monday – Friday. Closed Holidays.

By: 
Steven Thomas
Chairman of the Board
Town of Hermon

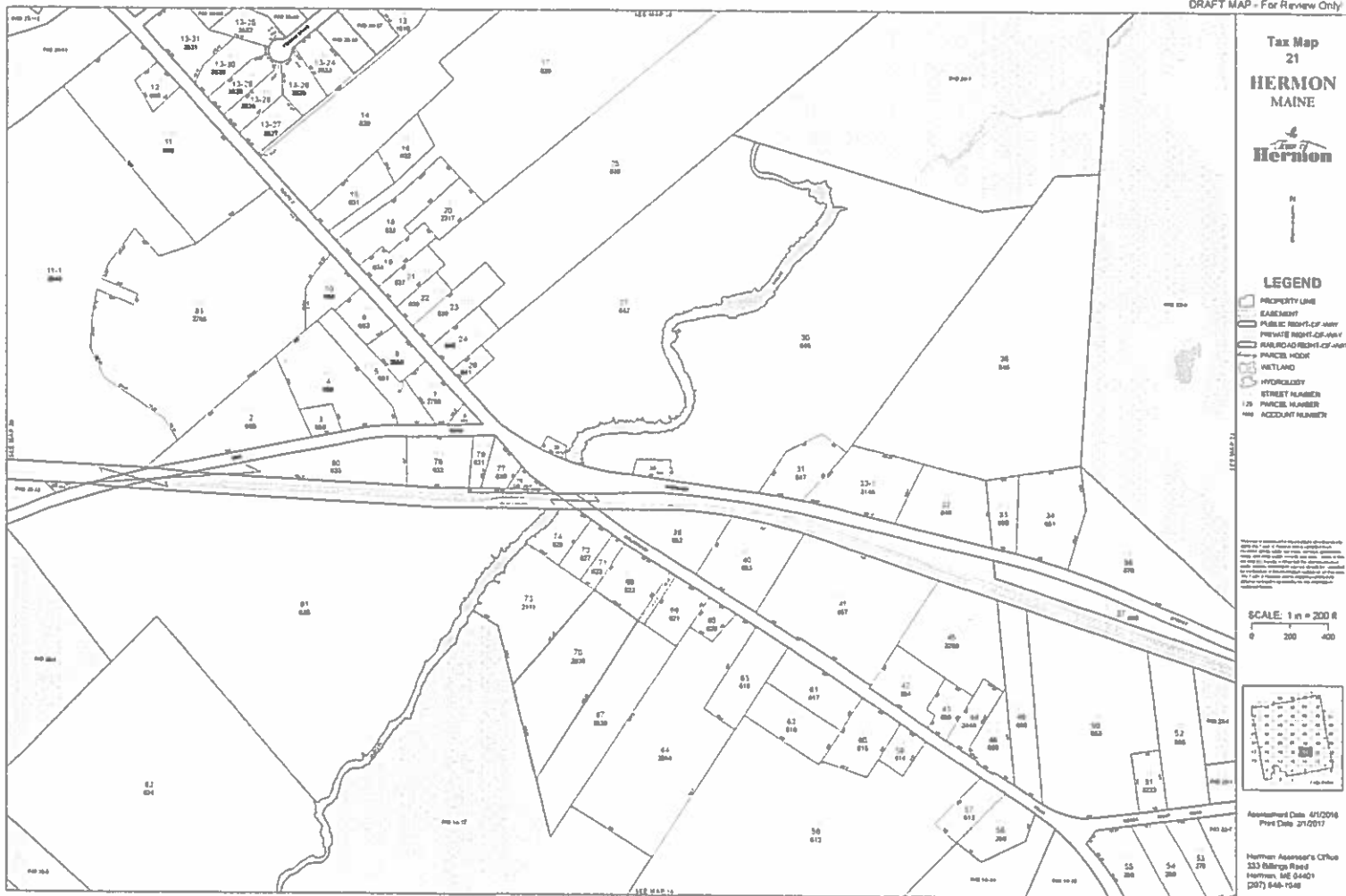
Mailing Address
PO Box 6300
Hermon, ME 04402-6300

Physical Address:
333 Billings Rd
Hermon, ME 04401

Telephone: (207) 848-1010
FAX: (207) 848-3316

Map 21 20+70 Acct 2926

DRAFT MAP - For Review Only



Land locked? - Ag Forestry / Reserve Protection

RE Account 2928 Detail
as of 06/30/2017

Name: FULTON, WENDY A

Location: COLDBROOK ROAD

Acreage: 5.87 Map/Lot: 021-070-000

Book Page: B13267P294

2016-1 Period Due:

1) 122.03

Land: 10,000
Building: 0
Exempt: 0

Total: 10,000

Ref1: B6854P126

Mailing

Address: 896 COLDBROOK ROAD
HERMON ME 04401

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2016-1	R				120.00	2.03	0.00	122.03
2015-1	L	*			115.20	10.05	63.94	189.19
2014-1	L	*			115.52	18.19	73.96	207.67
2013-1	R				0.00	0.00	0.00	0.00
2012-1	R				0.00	0.00	0.00	0.00
2011-1	R				0.00	0.00	0.00	0.00
2010-1	R				0.00	0.00	0.00	0.00
2009-1	R				0.00	0.00	0.00	0.00
2008-1	R				0.00	0.00	0.00	0.00
2007-1	R				0.00	0.00	0.00	0.00
2006-1	R				0.00	0.00	0.00	0.00
2005-1	R				0.00	0.00	0.00	0.00
2004-1	R				0.00	0.00	0.00	0.00
2003-1	R				0.00	0.00	0.00	0.00
2002-1	R				0.00	0.00	0.00	0.00
Account Totals as of 06/30/2017					350.72	30.27	137.90	518.89

Per Diem

2016-1	0.0230
2015-1	0.0221
2014-1	0.0222
Total	0.0673

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

Map 23 Lot 40 - ¹⁰³Freedom Parkway



1.03 Acres Industrial Zone.

3900 Sq Ft Building / Auto restrooms Center

**RE Account 311 Detail
as of 06/30/2017**

Name: KNIPPING, RICHARD W JR/MARLENE V

Location: 103 FREEDOM PARKWAY
Acreage: 1.03 Map/Lot: 023-040-000
Book Page: B12542P131

Land: 47,600
Building: 141,700
Exempt 0

Total: 189,300

2016-1 Period Due:
1) 2,309.94

Ref1: B4520P360
Mailing
Address: 103 FREEDOM PARKWAY
HERMON ME 04401

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2016-1	R				2,271.60	38.34	0.00	2,309.94
2015-1	L	*			2,040.00	178.01	63.94	2,281.95
2014-1	L	*			2,049.45	322.69	80.43	2,452.57
2013-1	L	*			0.00	0.00	0.00	0.00
2012-1	L	*			0.00	0.00	0.00	0.00
2011-1	R				0.00	0.00	0.00	0.00
2010-1	R				0.00	0.00	0.00	0.00
2009-1	L	*			0.00	0.00	0.00	0.00
2008-1	L	*			0.00	0.00	0.00	0.00
2007-1	L	*			0.00	0.00	0.00	0.00
2006-1	R				0.00	0.00	0.00	0.00
2005-1	R				0.00	0.00	0.00	0.00
2004-1	R				0.00	0.00	0.00	0.00
2003-1	R				0.00	0.00	0.00	0.00
2002-1	R				0.00	0.00	0.00	0.00
Account Totals as of 06/30/2017					6,361.05	539.04	144.37	7,044.46

Per Diem

2016-1	0.4356
2015-1	0.3912
2014-1	0.3930
Total	1.2199

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

**RE Account 655 Detail
as of 06/30/2017**

Name: NELSON, BRENDA

Location: BOG ROAD

Acreage: 11 Map/Lot: 020-023-000

Book Page: B5553P215, B11810P17

2016-1 Period Due:
1) 133.01

Land: 10,900
Building: 0
Exempt: 0

Total: 10,900

Ref1: -050028
Mailing: 7 ASH HILL ROAD
Address: CARMEL ME 04419

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2016-1	R				130.80	2.21	0.00	133.01
2015-1	L	*			126.00	10.99	57.47	194.46
2014-1	L	*			125.40	19.75	67.21	212.36
2013-1	L	*			0.00	0.00	0.00	0.00
2012-1	L	*			0.00	0.00	0.00	0.00
2011-1	L	*			0.00	0.00	0.00	0.00
2010-1	R				0.00	0.00	0.00	0.00
2009-1	R				0.00	0.00	0.00	0.00
2008-1	R				0.00	0.00	0.00	0.00
2007-1	R				0.00	0.00	0.00	0.00
2006-1	R				0.00	0.00	0.00	0.00
2005-1	R				0.00	0.00	0.00	0.00
2004-1	R				0.00	0.00	0.00	0.00
2003-1	R				0.00	0.00	0.00	0.00
2002-1	R				0.00	0.00	0.00	0.00
Account Totals as of 06/30/2017					382.20	32.95	124.68	539.83

Per Diem

2016-1	0.0251
2015-1	0.0242
2014-1	0.0240
Total	0.0733

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

Accts 655 + 656

Map 20 Lots 23 + 24 - Land behind?



Both Ag Forestry Zone.

11 Acres

↓

8 Acres.

**RE Account 656 Detail
as of 06/30/2017**

Name: NELSON, BRENDA
Location: KLATTE ROAD (REAR)
Acreage: 8 Map/Lot: 020-024-000
Book Page: B5769P95, B11810P19

Land: 7,900
Building: 0
Exempt: 0

Total: 7,900

2016-1 Period Due:
1) 96.40

Ref1: -050029
Mailing: 7 ASH HILL ROAD
Address: CARMEL ME 04419

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2016-1	R				94.80	1.60	0.00	96.40
2015-1	L	*			91.20	7.96	57.47	156.63
2014-1	L	*			91.20	14.36	67.21	172.77
2013-1	L	*			0.00	0.00	0.00	0.00
2012-1	L	*			0.00	0.00	0.00	0.00
2011-1	L	*			0.00	0.00	0.00	0.00
2010-1	R				0.00	0.00	0.00	0.00
2009-1	R				0.00	0.00	0.00	0.00
2008-1	R				0.00	0.00	0.00	0.00
2007-1	R				0.00	0.00	0.00	0.00
2006-1	R				0.00	0.00	0.00	0.00
2005-1	R				0.00	0.00	0.00	0.00
2004-1	R				0.00	0.00	0.00	0.00
2003-1	R				0.00	0.00	0.00	0.00
2002-1	R				0.00	0.00	0.00	0.00
Account Totals as of 06/30/2017					277.20	23.92	124.68	425.80

Per Diem

2016-1	0.0182
2015-1	0.0175
2014-1	0.0175
Total	0.0532

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

Map 27 67 108 Account 1905



1.00 Acre Zoned Res. B

Currently has Mobile Home on the property.

**RE Account 1905 Detail
as of 06/30/2017**

Name: OMICOLI, ERANDO HEIRS OF

Land: 35,400

Location: 18 REED HILL ROAD

Building: 28,700

Acreage: 1 Map/Lot: 027-108-000

Exempt 0

Book Page: B3314P288

Total: 64,100

2016-1 Period Due:
1) 782.18

Ref1: B3314P288
Mailing: C/O ROBERT PEAK @ ME ST PRISON
Address: 807 CUSHING ROAD
WARREN ME 04864

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2016-1	R				769.20	12.98	0.00	782.18
2015-1	L	*			750.00	65.45	70.41	885.86
2014-1	L	*			778.25	122.54	80.43	981.22
2013-1	R				0.00	0.00	0.00	0.00
2012-1	R				0.00	0.00	0.00	0.00
2011-1	R				0.00	0.00	0.00	0.00
2010-1	R				0.00	0.00	0.00	0.00
2009-1	R				0.00	0.00	0.00	0.00
2008-1	R				0.00	0.00	0.00	0.00
2007-1	R				0.00	0.00	0.00	0.00
2006-1	R				0.00	0.00	0.00	0.00
2005-1	R				0.00	0.00	0.00	0.00
2004-1	R				0.00	0.00	0.00	0.00
2003-1	R				0.00	0.00	0.00	0.00
2002-1	R				0.00	0.00	0.00	0.00
Account Totals as of 06/30/2017					2,297.45	200.97	150.84	2,649.26

Per Diem

2016-1	0.1475
2015-1	0.1438
2014-1	0.1493
Total	0.4406

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

RAMBO, RUTH A

298 CENTER STREET
BANGOR ME 04401
B11091P87

Previous Owner
RAMBO, JONATHAN M & RUTH A

298 CENTER STREET
BANGOR ME 04401
Sale Date: 7/29/2015

Previous Owner
LAFOE, BRIAN C

151 TARBOX HILL ROAD
ORLEANS VT 05860
Sale Date: 8/17/2007

Previous Owner
ROWE, FERN M *

610 YORK ROAD
HERMON ME 04401
Sale Date: 7/03/2006

Inspection Witnessed By:

No./Date	Description	Date
X		

Notes:

Property Data	
Neighborhood	32 York Road
Tree Growth Year	0
TIF ACCOUNT	0
Y Coordinate	0
Zone/Land Use	12 Residential B
Secondary Zone	
Topography	1 Level 9
1.Level	4.Below St 7.
2.Rolling	5.Low 8.
3.Above St	6.Swampy 9.
Utilities	4 Drilled Well 6 Septic System
1.Public	4.Dr Well 7.Cesspool
2.Water	5.Dug Well 8.Lagoon
3.Sewer	6.Septic 9.None
Street	1 Paved
1.Paved	4.Proposed 7.
2.Semi Imp	5.Private 8.
3.Gravel	6.Rear 9.None
Tree Growth Renew	0
Old Permit/Other	0
Sale Data	
Sale Date	8/17/2007
Price	58,000
Sale Type	2 Land & Buildings
1.Land	7.
2.L & B	8.
3.Building	6.Car Wash 9.
Financing	1 Conventional
1.Convent	4.Seller 7.
2.FHA/VA	5.Private 8.
3.Assumed	6.Cash 9.Unknown
Validity	1 Arms Length Sale
1.Valid	4.Split 7.Changes
2.Related	5.Partial 8.Other
3.Distress	6.Exempt 9.
Verified	1 Buyer
1.Buyer	4.Agent 7.Family
2.Seller	5.Pub Rec 8.Other
3.Lender	6.MLS 9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2003	23,600	21,900	7,000	38,500
2004	24,700	23,900	7,000	41,600
2005	30,200	23,800	13,000	41,000
2006	30,300	27,900	0	58,200
2007	38,100	27,900	0	66,000
2008	38,100	27,900	0	66,000
2009	38,200	27,900	0	66,100
2010	38,200	27,900	0	66,100
2011	38,200	27,900	0	66,100
2012	38,200	27,900	0	66,100
2013	38,200	28,000	0	66,200
2014	38,236	28,001	0	66,237
2015	38,200	28,000	0	66,200
2016	39,800	28,500	0	68,300

Land Data

Front Foot	Effective		Influence		Influence Codes
	Type	Frontage	Depth	Factor	
11.Regular Lot			%		1.Unimproved
12.Delta Triangle			%		2.Excess Frtg
13.Naba Triangle			%		3.Topography
14.Rear Land			%		4.Size/Shape
15.Miscellaneous			%		5.Access
			%		6.Restriction
			%		7.Cornr Infl
			%		8.View/Environ
			%		9.Fract Share
			%		30.Rear Land 3
			%		31.Industrial Par
			%		32.Industrial Par
			%		33.Pasture/Hay fi
			%		34.Gravel Pit
			%		35.Tillable
			%		36.Pasture
			%		37.Softwood
			%		38.Mixed Wood
			%		39.Hardwood
			%		40.Waste 1
			%		41.Lagoon per acr
			%		42.Mobile Home Si
			%		43.Condo Site
			%		44.Lot Improvemen
			%		45.Shorefrontage
			%		46.Crop Land
Square Foot	Square Feet				
16.Regular Lot			%		
17.Secondary Lot			%		
18.Excess Land			%		
19.Condominium			%		
20.GOLF COURSE HO			%		
Fract. Acre	Acreage/Sites				
21.Homesite (Frac		1.00	100	%	0
22.BaseLot (Fract		0.80	100	%	0
23.Com1 Lot1(Frac					
Acres					
24.Homesite					
25.BaseLot					
26.Second Acre 1					
27.Commercial 3					
28.Rear Land 1					
29.Rear Land 2					
Total Acreage				1.80	

Map 48 Lot 6 Acct 7 1178



1.80 Acres Zoned Res. B

Currently has Mobile Home on it.

**RE Account 1178 Detail
as of 06/30/2017**

Name: RAMBO, RUTH A
Location: 610 YORK ROAD
Acreage: 1.8 Map/Lot: 048-006-000
Book Page: B11091P87

Land: 39,800
Building: 28,500
Exempt 0

Total: 68,300

2016-1 Period Due:
1) 833.43

Ref1: See comment for add'l
Mailing
Address: 298 CENTER STREET
BANGOR ME 04401

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2016-1	R				819.60	13.83	0.00	833.43
2015-1	L	*			794.40	69.32	63.94	927.66
2014-1	L	*			794.84	125.15	80.43	1,000.42
2013-1	R				0.00	0.00	0.00	0.00
2012-1	R				0.00	0.00	0.00	0.00
2011-1	R				0.00	0.00	0.00	0.00
2010-1	R				0.00	0.00	0.00	0.00
2009-1	R				0.00	0.00	0.00	0.00
2008-1	R				0.00	0.00	0.00	0.00
2007-1	R				0.00	0.00	0.00	0.00
2006-1	R				0.00	0.00	0.00	0.00
2005-1	R				0.00	0.00	0.00	0.00
2004-1	R				0.00	0.00	0.00	0.00
2003-1	R				0.00	0.00	0.00	0.00
2002-1	R				0.00	0.00	0.00	0.00
Account Totals as of 06/30/2017					2,408.84	208.30	144.37	2,761.51

Per Diem

2016-1	0.1572
2015-1	0.1524
2014-1	0.1524
Total	0.4620

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

#4.
9-21-17

MAINE MUNICIPAL ASSOCIATION VOTING DELEGATE CREDENTIALS

Howard Kropf is hereby designated as the official Voting Delegate and
(name)
Scott Perkins as the alternate voting delegate for Heron
(name) (municipality)
to the Maine Municipal Association Annual Business Meeting which is scheduled to be held,
Wednesday, October 4, 2017, 1:30 p.m., at the Augusta Civic Center, Augusta, Maine.

The Voting Delegate Credentials may be cast by a majority of the municipal officers, or a municipal official designated by a majority of the municipal officers of each Municipal member.

Date: _____ Municipality: _____

Signed by a Municipal Official designated by a majority of Municipal Officers:

Name: _____ Position: _____

Or Signed by a Majority of Municipal Officers:

Please return this form no later than **Tuesday, October 3, 2017** or bring it with you to the MMA Annual Business Meeting. If mailing, send to:

**MMA Annual Business Meeting
Maine Municipal Association
60 Community Drive
Augusta, Maine 04330
FAX: 207-626-3358**

21 SEP 17
Asude

BUREAU OF ALCOHOL BEVERAGES AND LOTTERY OPERATIONS
 DIVISION OF LIQUOR LICENSING AND ENFORCEMENT
 8 STATE HOUSE STATION, AUGUSTA, ME 04333-0008
 10 WATER STREET, HALLOWELL, ME 04347
 TEL: (207) 624-7220 FAX: (207) 287-3434
 EMAIL INQUIRIES: MAINELIQUOR@MAINE.GOV

DIVISION USE ONLY	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Cash Ck Mo:	

#5
9-21-17

NEW application: Yes No

PRESENT LICENSE EXPIRES 11/5/17

INDICATE TYPE OF PRIVILEGE: MALT VINOUS SPIRITUOUS

INDICATE TYPE OF LICENSE:

- | | | |
|---|---|--|
| <input type="checkbox"/> RESTAURANT (Class I,II,III,IV) | <input type="checkbox"/> RESTAURANT/LOUNGE (Class XI) | <input type="checkbox"/> CLASS A LOUNGE (Class X) |
| <input type="checkbox"/> HOTEL (Class I,II,III,IV) | <input type="checkbox"/> HOTEL, FOOD OPTIONAL (Class I-A) | <input type="checkbox"/> BED & BREAKFAST (Class V) |
| <input type="checkbox"/> CLUB w/o Catering (Class V) | <input type="checkbox"/> CLUB with CATERING (Class I) | <input type="checkbox"/> GOLF COURSE (Class I,II,III,IV) |
| <input type="checkbox"/> TAVERN (Class IV) | <input type="checkbox"/> QUALIFIED CATERING | <input checked="" type="checkbox"/> OTHER: <u>Event Facility</u> |

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

Corporation Name: <u>Morgan Hill Events LLC</u>		Business Name (D/B/A) <u>Morgan Hill Event Center</u>	
APPLICANT(S) - (Sole Proprietor) <u>Hyman M. Gulak</u>		DOB: <u>3/19/48</u>	
Managing Member		Physical Location: <u>82 Morgan Hill Lane</u>	
Address <u>88 Laurel Cove Road</u>		City/Town <u>Herman</u>	State <u>ME</u>
City/Town <u>Harpwell</u>		State <u>ME</u>	Zip Code <u>04401</u>
Telephone Number <u>207-725-7562</u>	Fax Number	Mailing Address <u>82 Morgan Hill Lane</u>	City/Town <u>Herman</u>
Federal I.D. # <u>26-3345639</u>		Business Telephone Number <u>207-848-7100</u>	State <u>ME</u>
Email Address: Please Print <u>Hymk@morganhilleventcenter.com</u>		Fax Number <u>207-848-7172</u>	Zip Code <u>04401</u>
		Seller Certificate #: <u>1107806</u>	
		or Sales Tax #:	
		Website: <u>morganhilleventcenter.com</u>	

If business is NEW or under new ownership, indicate starting date: _____

Requested inspection date: Any Business hours: Monday-Friday 9am-5pm

- If premise is a Hotel or Bed & Breakfast, indicate number of rooms available for transient guests: N/A
- State amount of gross income from period of last license: ROOMS \$ N/A FOOD \$ 270,000 LIQUOR \$ 77,000
- Is applicant a corporation, limited liability company or limited partnership? YES NO
If Yes, please complete the Corporate Information required for Business Entities who are licensees.
- Do you own or have any interest in any another Maine Liquor License? Yes No
If yes, please list License Number, Name, and physical location of any other Maine Liquor Licenses.

 License # Name of Business (Use an additional sheet(s) if necessary.)

 Physical Location City / Town

5. Do you permit dancing or entertainment on the licensed premises? YES NO
6. If manager is to be employed, give name: Hyman Gulak
7. Business records are located at: 82 Morgan Hill Lane Hermon, ME 04401
8. Is/are applicants(s) citizens of the United States? YES NO
9. Is/are applicant(s) residents of the State of Maine? YES NO
10. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married: Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
Hyman Gulak	3/19/48	Pittsburgh, PA
Philip Gulak	10/5/52	Pittsburgh, PA
Farrest Lowe	9/27/53	Portland, ME
Residence address on all of the above for previous 5 years (Limit answer to city & state)		
88 Laurel Cove Rd. Harpswell, ME 04079		
5737 Woodspoon Ct Burke, VA 22015		
12 Breckin Rd. Brunswick, ME 04011		

11. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any State of the United States? YES NO
- Name: _____ Date of Conviction: _____
- Offense: _____ Location: _____
- Disposition: _____ (use additional sheet(s) if necessary)
12. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued? Yes No If Yes, give name: _____
13. Has/have applicant(s) formerly held a Maine liquor license? YES NO
14. Does/do applicant(s) own the premises? Yes No If No give name and address of owner: _____
15. Describe in detail the premises to be licensed: (On Premise Diagram Required) Attached Sheet
16. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services? YES NO Applied for: _____
17. What is the distance from the premises to the NEAREST school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? 1 mile
- Which of the above is nearest? _____
18. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES NO
- If YES, give details: _____

The Division of Liquor Licensing & Enforcement is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$2,000 or both."

Dated at: _____ on _____, 20____
Town/City, State Date

Please sign in blue ink

 Signature of Applicant or Corporate Officer(s)

 Signature of Applicant or Corporate Officer(s)

 Print Name

 Print Name

FEE SCHEDULE

FILING FEE: (must be included on all applications)	\$ 10.00
Class I Spirituous, Vinous and Malt	\$ 900.00
CLASS I: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers; OTB.	
Class I-A Spirituous, Vinous and Malt, Optional Food (Hotels Only)	\$1,100.00
CLASS I-A: Hotels only that do not serve three meals a day.	
Class II Spirituous Only	\$ 550.00
CLASS II: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; and Vessels.	
Class III Vinous Only	\$ 220.00
CLASS III: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	
Class IV Malt Liquor Only	\$ 220.00
CLASS IV: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	
Class V Spirituous, Vinous and Malt (Clubs without Catering, Bed & Breakfasts)	\$ 495.00
CLASS V: Clubs without catering privileges.	
Class X Spirituous, Vinous and Malt – Class A Lounge	\$2,200.00
CLASS X: Class A Lounge	
Class XI Spirituous, Vinous and Malt – Restaurant Lounge	\$1,500.00
CLASS XI: Restaurant/Lounge; and OTB.	

UNORGANIZED TERRITORIES \$10.00 filing fee shall be paid directly to County Treasurer. All applicants in unorganized territories shall submit along with their application evidence of payment to the County Treasurer.

All applications for NEW or RENEWAL liquor licenses must contact their Municipal Officials or the County Commissioners in unincorporated places for approval and signatures for liquor licenses prior to submitting them to the bureau.

All fees must accompany application, make check payable to the Treasurer, State of Maine.

This application must be completed and signed by the Town or City and mailed to:

Bureau of Alcoholic Beverages and Lottery Operations

Division of Liquor Licensing and Enforcement

8 State House Station, Augusta, ME 04333-0008.

Payments by check subject to penalty provided by Title 28A, MRS, Section 3-B.

TO STATE OF MAINE MUNICIPAL OFFICERS & COUNTY COMMISSIONERS:

Hereby certify that we have complied with Section 653 of Title 28-A Maine Revised Statutes and hereby approve said application.

Dated at: _____, Maine _____
City/Town (County)

On: _____
Date

The undersigned being: Municipal Officers County Commissioners of the
 City Town Plantation Unincorporated Place of: _____, Maine

Hereby certify that we have given public notice on this application and held public hearing thereon as required by Section 653 Title 28A, Maine Revised Statutes and hereby approve said application.

THIS APPROVAL EXPIRES IN 60 DAYS

NOTICE – SPECIAL ATTENTION

§653. Hearings; bureau review; appeal

1. **Hearings.** The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, may hold a public hearing for the consideration of applications for new on-premises licenses and applications for transfer of location of existing on-premises licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.

A. The bureau shall prepare and supply application forms. [1993, c. 730, §27 (AMD).]

B. The municipal officers or the county commissioners, as the case may be, shall provide public notice of any hearing held under this section by causing a notice, at the applicant's prepaid expense, stating the name and place of hearing, to appear on at least 3 consecutive days before the date of hearing in a daily newspaper having general circulation in the municipality where the premises are located or one week before the date of the hearing in a weekly newspaper having general circulation in the municipality where the premises are located. [1995, c. 140, §4 (AMD).]

C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premises license or transfer of the location of an existing on-premises license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of the application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed on or after the effective date of this paragraph. This paragraph applies to an existing on-premises license that has been extended pending renewal. The municipal officers or the county commissioners shall take final action on an on-premises li-

cense that has been extended pending renewal within 120 days of the filing of the application. [2003, c. 213, §1 (AMD).]

D. If an application is approved by the municipal officers or the county commissioners but the bureau finds, after inspection of the premises and the records of the applicant, that the applicant does not qualify for the class of license applied for, the bureau shall notify the applicant of that fact in writing. The bureau shall give the applicant 30 days to file an amended application for the appropriate class of license, accompanied by any additional license fee, with the municipal officers or county commissioners, as the case may be. If the applicant fails to file an amended application within 30 days, the original application must be denied by the bureau. The bureau shall notify the applicant in writing of its decision to deny the application including the reasons for the denial and the rights of appeal of the applicant. [1995, c. 140, §5 (NEW).][2003, c. 213, §1 (AMD) .]

2. Findings. In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:

A. Conviction of the applicant of any Class A, Class B or Class C crime; [1987, c.45, Pt. A, §4 (NEW).]

B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control; [1987, c. 45, Pt. A, §4 (NEW).]

C. Conditions of record such as waste disposal violations, health or safety violations or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner; [1993, c. 730, §27 (AMD) .]

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises; [1989, c. 592, §3 (AMD).]

E. A violation of any provision of this Title; [2009, c. 81, §1 (AMD).]

F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601; and [2009, c. 81, §2 (AMD).]

G. After September 1, 2010, server training, in a program certified by the bureau and required by local ordinance, has not been completed by individuals who serve alcoholic beverages. [2009, c. 81, §3 (NEW).]

[2009, c. 81, §§1-3 (AMD) .]

3. Appeal to bureau. Any applicant aggrieved by the decision of the municipal officers or county commissioners under this section may appeal to the bureau within 15 days of the receipt of the written decision of the municipal officers or county commissioners. The bureau shall hold a public hearing in the city, town or unincorporated place where the premises are situated. In acting on such an appeal, the bureau may consider all licensure requirements and findings referred to in subsection 2.

A. [1993, c. 730, §27 (RP).]

B. If the decision appealed from is an application denial, the bureau may issue the license only if it finds by clear and convincing evidence that the decision was without justifiable cause. [1993, c.730, §27 (AMD) .]

[1995, c.140, §6 (AMD) .]

4. No license to person who moved to obtain a license. [1987, c. 342, §32 (RP) .]

5. Appeal to District Court. Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt of the written decision of the bureau.

An applicant who files an appeal or who has an appeal pending shall pay the annual license fee the applicant would otherwise pay. Upon resolution of the appeal, if an applicant's license renewal is denied, the bureau shall refund the applicant the prorated amount of the unused license fee.

[1995, c. 140, §7 (AMD); 1999, c. 547, Pt. B, §78 (AMD); 1999, c. 547, Pt. B, §80 (AFF) .]

Please be sure to include the following with your application:

Completed the application and sign the form.

Signed check with correct license fee and filing fee.

Your local City or Towns signature(s) are on the forms.

Be sure to include your ROOM, FOOD and LIQUOR gross income for the year (if applicable).

Enclose diagram for all businesses, auxiliary locations, extended decks and storage areas.

Complete the Corporate Information sheet for all ownerships except sole proprietorships.

If you have any questions regarding your application, please contact us at (207) 624-7220.

Bureau of Alcoholic Beverages and Lottery Operations
Division of Liquor Licensing & Enforcement
8 State House Station, Augusta, ME 04333-0008
10 Water Street, Hallowell, ME 04347
Tel: (207) 624-7220 Fax: (207) 287-3434
Email Inquiries: MaineLiquor@maine.gov

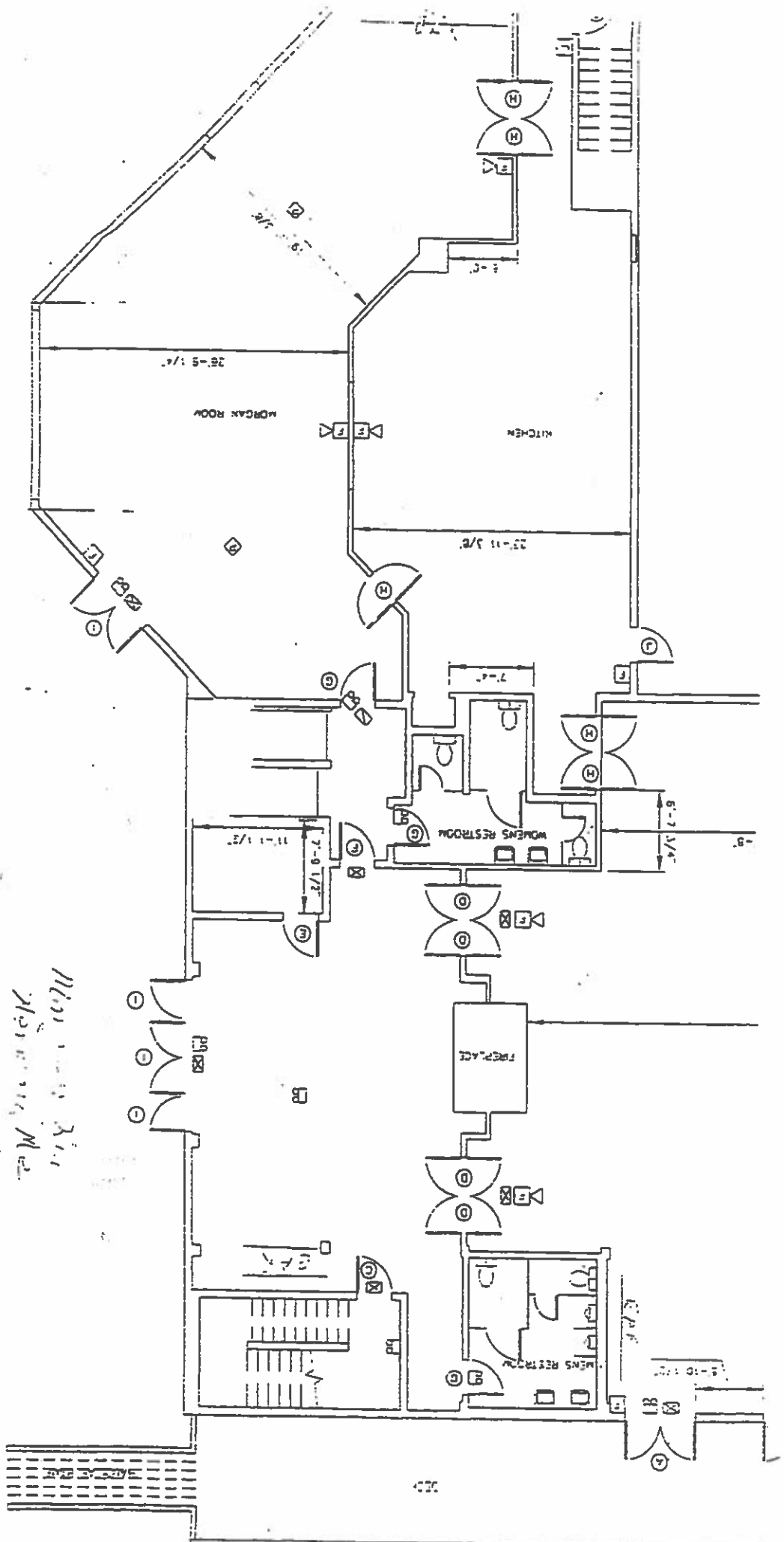
DIVISION USE ONLY	
<input type="checkbox"/>	Approved
<input type="checkbox"/>	Not Approved
BY:	

ON PREMISE DIAGRAM

In an effort to clearly define your license premise and the area that consumption and storage of liquor is allowed. The Division requires all applicants to submit a diagram of the premise to be licensed in addition to a completed license application.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the areas of your diagram including entrances, office area, kitchen, storage areas, dining rooms, lounges, function rooms, restrooms, decks and all areas that you are requesting approval from the Division for liquor consumption.

Attached sheet



*Plan of Air
Morgan Me.
2000*



Division of Alcoholic Beverages and Lottery
Operations
Division of Liquor Licensing and Enforcement

**Corporate Information Required for
Business Entities Who Are Licensees**

For Office Use Only:	
License #:	_____
SOS Checked:	_____
100%	Yes <input type="checkbox"/> No <input type="checkbox"/>

Questions 1 to 4 must match information on file with the Maine Secretary of State's office. If you have questions regarding this information, please call the Secretary of State's office at (207) 624-7752.

Please clearly complete this form in its entirety.

- Exact legal name: Morgan Hill Events LLC
- Doing Business As, if any: Morgan Hill Event Center
- Date of filing with Secretary of State: September 2008 State in which you are formed: Maine
- If not a Maine business entity, date on which you were authorized to transact business in the State of Maine:
N/A
- List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list the percentage ownership: (attach additional sheets as needed)

NAME	ADDRESS (5 YEARS)	Date of Birth	TITLE	Ownership %
Hyman Gulak	88 Laurel Cove Rd Harpwell, ME 04079	3/19/48	managing owner	33.3
Philip Gulak	5737 Woodspoon Ct Burke, VA 22015	10/5/52	Owner	33.3
Forest Lowe	12 Breckn Rd. Brunswick, ME 04011	9/27/53	Owner	33.3

(Stock ownership in non-publicly traded companies must add up to 100%.)

6. If Co-Op # of members: _____ (list primary officers in the above boxes)

7. Is any principal person involved with the entity a law enforcement official?

Yes No If Yes, Name: _____ Agency: _____

8. Has any principal person involved in the entity ever been convicted of any violation of the law, other than minor traffic violations, in the United States?

Yes No

9. If Yes to Question 8, please complete the following: (attached additional sheets as needed)

Name: _____

Date of Conviction: _____

Offense: _____

Location of Conviction: _____

Disposition: _____

Signature:


Signature of Duly Authorized Person

September 1, 2017
Date

Hyman Gulak
Print Name of Duly Authorized Person

Submit Completed Forms to:

Bureau of Alcoholic Beverages
Division of Liquor Licensing and Enforcement
8 State House Station, Augusta, Me 04333-0008 (Regular address)
10 Water Street, Hallowell, ME 04347 (Overnight address)
Telephone Inquiries: (207) 624-7220 Fax: (207) 287-3434
Email Inquiries: MaineLiquor@Maine.gov

#16.
9-21-17



TO: Howard Kroll, Town Manager
FROM: Josh Berry, CEO
DATE: 9/14/2017

RE: Road Acceptance-Maple Leaf Lane Extension

Reese Co. has submitted documentation for the town to accept the Maple Leaf Lane Extension as a public way. This extension was approved by the planning board on May 17th, 2016 and has received final inspections/approvals from town engineer Jeff Allen. The deed follows the recorded subdivision plan for road lay out.

Mailing address
PO Box 6300
Hermon, ME 04402-6300

Physical Address:
333 Billings Rd
Hermon, ME 04401

Telephone: 207 848-1010
FAX: 207 848-3316
email:



MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION
36 M.R.S. §§ 4641-4641N

Print

Clear Form

1. County
PENOBSCOT

2. Municipality/Township
HERMON

3. GRANTEE/
PURCHASER
3a) Name LAST or BUSINESS, FIRST, MI
TOWN OF HERMON
3c) Name LAST or BUSINESS, FIRST, MI
3e) Mailing Address after purchase of this property
333 BILLINGS ROAD
3f) City
HERMON

BOOK/PAGE—REGISTRY USE ONLY
3b) SSN or Federal ID
3d) SSN or Federal ID
3g) State ME 3h) ZIP Code 04401

4. GRANTOR/
SELLER
4a) Name LAST or BUSINESS, FIRST, MI
REESE CO
4c) Name LAST or BUSINESS, FIRST, MI
4e) Mailing Address
205 BEMIS ROAD
4f) City
CARMEL

4b) SSN or Federal ID
4d) SSN or Federal ID
4g) State ME 4h) ZIP Code 04419

5. PROPERTY
5a) Map Block Lot Sub-Lot
5c) Physical Location
MAPLE LEAF LANE EXTENSION

5b) Type of property—Enter the code number that best describes the property being sold. (See Instructions) →
Check any that apply:
No tax maps exist
Multiple parcels
Portion of parcel .97
5d) Acreage

6. TRANSFER TAX
6a) Purchase Price (if the transfer is a gift, enter "0")
6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value)
6c) Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.
Town is exempt 36 M.R.S.A 4641-C(1) - transfer of a portion of Maple Leaf Lane as a town way.

6a .00
6b 500 .00

7. DATE OF TRANSFER (MM-DD-YYYY)
MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space, Tree Growth, or Working Water-front a substantial financial penalty could be triggered by development, subdivision, partition or change in use.
CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because:
Seller has qualified as a Maine resident
A waiver has been received from the State Tax Assessor
Consideration for the property is less than \$50,000
Foreclosure sale

11. OATH
Aware of penalties as set forth by 36 M.R.S. § 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:
Grantee _____ Date _____ Grantor _____ Date _____
Grantee _____ Date _____ Grantor _____ Date _____

12. PREPARER
Name of Preparer Cumberland Title Services, LLC Phone Number 207-794-6900
Mailing Address One Burton Street Email Address betty@cumberlandtitle.com
Rev. 12/15 Lincoln, ME 04457 Fax Number 207-433-1100

QUITCLAIM DEED
WITH COVENANT

Reese Co., a Maine corporation, duly organized and existing under the laws of the State of Maine, with a mailing address of 205 Bemis Road, Carmel, Maine 04419, for consideration paid, GRANTS to the Inhabitants of the Town of Hermon, a municipal Quasi corporation, with a mailing address of 333 Billings Road, Hermon, ME 04401, with QUITCLAIM COVENANT, the land in the Town of Hermon, County of Penobscot, State of Maine, bounded and described as follows:

Beginning at the southwesterly corner of land now or formerly of Eldon D. Crouse, Jr., and Heather A. Crouse, as described in deed recorded in the Penobscot County Registry of Deeds, Book 9244, Page 261;

THENCE: S 7° 07' 12" W, by and along the northerly sideline of the extension of Maple Leaf Lane, as depicted on final subdivision plan as recorded in the Penobscot County Registry of Deeds, Plan Book 2016, Page 30, a distance of 49.87 feet, to a point;

THENCE: In a generally southwesterly direction, by and along the northwesterly sideline of said Maple Leaf Lane extension, on a curve to the left with a radius of 310.00 feet and an arc length of 359.53 feet, to a point;

THENCE: S 10° 40' 11" W, by and along the westerly sideline of said Maple Leaf Lane extension, a distance of 38.59 feet, to a point;

THENCE: In a generally southerly direction, by and along the westerly sideline of said Maple Leaf Lane extension, on a curve to the right with a radius of 250.00 feet and an arc length of 138.60 feet, to a point;

THENCE: By and along the cul-de-sac sideline of said Maple Leaf Lane extension, on a curve to the left with a radius of 60.00 feet and an arc length of 276.07 feet, to a point;

THENCE: In a generally northerly direction, by and along the easterly sideline of said Maple Leaf Lane extension, on a curve to the right with a radius of 10.07 feet and an arc length of 13.12 feet, to a point;

THENCE: In a generally northerly direction, by and along the easterly sideline of said Maple Leaf Lane extension, on a curve to the left with a radius of 310.00 feet and an arc length of 97.88 feet, to a point;

THENCE: N 10° 40' 11" E, by and along the easterly sideline of said Maple Leaf Lane extension, a distance of 38.59 feet, to a point;

THENCE: In a generally northeasterly direction, by and along the southeasterly sideline

of said Maple Leaf Lane extension, on a curve to the right with a radius of 250.00 feet and an arc length of 289.94 feet, to a point;

THENCE: N 77° 07' 12" E, by and along the southerly sideline of said Maple Leaf Lane extension, a distance of 49.87 feet, more or less, to the terminus of Maple Leaf Lane;

THENCE: N 12° 52' 48" W, by and along the terminus of said Maple Leaf Lane, a distance of 60.00 feet, more or less, to the point of beginning.

The above described parcel containing 0.97 acre, more or less.

Meaning and intending to convey a portion of land now or formerly of Reese Company, as described in deed recorded in the Penobscot County Registry of Deeds, Book 14556, Page 156.

IN WITNESS WHEREOF, Reese Co. has caused this instrument to be signed in its name by Scott Pelletier, its President, thereunto duly authorized this _____ day of September, 2017.

Signed, Sealed and Delivered
In Presence Of

REESE CO.

By: _____
Scott Pelletier, Its President

STATE OF MAINE
PENOBSCOT, SS

September _____, 2017

Personally appeared the above named Scott Pelletier, in his capacity as President of Reese Co., and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of Reese Co.

Before me,

Notary Public

(Print Name)

Title to the property was searched in connection with the preparation of this deed

From: Jeffrey Allen <jeff@bangorengineering.com> 9/13/2017 5:39:3...
Subject: Mapleleaf Lane Construction inspection
To: Joshua J. Berry

Dear Josh,

Over the course of several weekends this summer, as the contractor completed the road sub base, base and pavement, he invited me to come and inspect the project. I visited the site on four occasions to do this. Every time I was there, the corresponding layer of pavement or base was in good condition and ready for the next step to proceed.

This weekend I will write a more detailed letter describing the dates and findings of my inspection. This email is simply to fill in until I have an opportunity to write that letter.

Sincerely,

Jeff Allen, PE