



Town of Hermon

Public Safety Meeting Room

January 31, 2019

Special 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 1/24/2019 Minutes
WARRANTS. -SIGN 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**



B. NEW BUSINESS

FR18-19-43 Consider approving the Hermon Elderly Project’s PILOT request

FR18-19-44 Consider approving invoice #23 from Dunbar and Brawn (tabled from 24 Jan 19 meeting)

FR18-19-45 Consider hiring Carpenter Associates to assist with a Site Location and Development application to MDEP. (tabled from the 24 Jan 19 meeting).

C. WORKSHOPS

PRESENTATION- FY19-20 CAPITAL IMPROVEMENT PLAN

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:

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

January 24, 2019

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

II. PLEDGE OF ALLEGIANCE

Chair McCluskey led those in attendance in the Pledge of Allegiance

III. ROLL CALL

Members Present: Douglas Sinclair Sr., Steven Watson, John Snyder, Donna Ellis, Steven Thomas, Jeanne Jacques, and Timothy McCluskey

Members Absent: None

Others Present: Town Manager Howard Kroll, Town Clerk Kristen Cushman, Josh Berry, Scott Perkins, Randy Gardner, Brent Hartley and 1 resident.

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

MINUTES. -APPROVE 12/19/2018 Executive Session, 12/20/2018 Minutes & Executive Session, 12/20/2018 Special Town Meeting Minutes

WARRANTS. -SIGN 1/25/2019 Warrant

RESOLVES. -SIGN

Councilor Sinclair moved to approve the Consent Calendar as presented. Councilor Snyder seconded the motion. Motion passes 7-0.



V. NEWS, PRESENTATIONS AND RECOGNITIONS

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

VII. PUBLIC HEARINGS

Liquor License – Hermon Golf Inc.

TIF District 15 – Gardner Construction Enterprises

TIF District 16 – Hermon E-Z Mart

TIF District 17 – Ted McLeod, Inc.

Chair McCluskey opened the public hearing at 7:02PM. No public comments were received. The hearing closed at 7:03PM

VIII. COMMITTEE REPORTS

IX. SCHEDULED AGENDA ITEMS

A. OLD BUSINESS

B. NEW BUSINESS

O18-19-05 Consider approving TIF District #15 – Gardner Construction Enterprises / Fine Line Striping

Chair McCluskey stated TIF's with credit enhancements were to have the legal fees paid through the credit enhancement. Councilor Watson moved to approve O18-19-05. Councilor Snyder seconded the motion. The motion was accepted. Motion passes 7-0.

O18-19-06 Consider approving TIF District #16 – Hermon E-Z Mart Inc.

Chair McCluskey stated TIF's with credit enhancements were to have the legal fees paid through the credit enhancement. Councilor Watson moved to approve O18-19-06. Councilor Snyder seconded the motion. The motion was accepted. Motion passes 7-0.

O18-19-07 Consider approving TIF District #17 – Ted McLeod, Inc.

Chair McCluskey stated TIF's with credit enhancements were to have the legal fees paid through the credit enhancement. Councilor Watson moved to approve O18-19-07. Councilor Ellis seconded the motion. The motion was accepted. Motion passes 7-0.



R18-19-21 Consider approving abatement for 2017 tax on Real Estate # 2217

Councilor Jacques moved to approve R18-19-21. Councilor Snyder seconded the motion. The motion was accepted. Motion passes 7-0.

R18-19-22 Consider holding a Public Hearing for an amendment to Chapter 154 Zone Change for a portion of Tax Map 040-062-000

Councilor Watson moved to approve R18-19-22. Councilor Ellis seconded the motion. The motion was accepted. Motion passes 7-0.

R18-19-23 Consider approving Hermon Golf Liquor License Renewal

Councilor Snyder abstained. Councilor Watson moved to approve R18-19-23. Councilor Sinclair seconded the motion. The motion was accepted. Motion passes 6-0.

FR18-19-40 Consider approving invoice #23 from Dunbar and Brawn

Councilor Jacques moved to table FR18-19-40. Councilor Snyder seconded the motion. The motion was accepted to table item until the January 31, 2019 meeting. Motion passes 7-0.

FR18-19-41 Consider hiring Carpenter Associates to assist with a Site Location and Development application to MDEP.

Councilor McCluskey asked to speak with Randy Bragg at a future meeting. Councilor Snyder moved to table FR18-19-41. Councilor Sinclair seconded the motion. The motion was accepted to table item. Motion passes 7-0.

FR18-19-42 Consider hiring Carpenter Associates to prepare design and bid documents to install a canopy entrance at the Patricia A. Duran Elementary School as part of the Addition project.

Councilor Snyder moved to approve FR18-19-42. Councilor Sinclair seconded the motion. The motion was accepted. Motion passes 7-0.

C. WORKSHOPS



D. OTHER ITEMS (from Table Package)

B. NEW BUSINESS

R18-19-24 Consider holding Special Town Council meetings on Thursday, 31 Jan 2019 and Thursday, 7 Feb 2019 to discuss the proposed FY19-20 Capital Improvement Plan

Councilor Snyder moved to approve R18-19-24. Councilor Watson seconded the motion. The motion was accepted. Motion passes 7-0.

XIV. EXECUTIVE SESSION:

Consider entering Executive Session to discuss a legal matter per 1 M.S.R.A. 405(6)(C) (Real estate Matter)

Councilor Sinclair moved to enter Executive Session at 8:05 p.m. to discuss a legal matter per 1 M.S.R.A. 405 (6)(C) (Real Estate Matter). Councilor Snyder seconded the motion. Motion accepted unless doubted. Motion passes. Councilor Snyder made a motion to exit executive session at 8:22 p.m., motion seconded by Councilor Sinclair, motion accepted unless doubted.

X. APPOINTMENTS

XI. MANAGER STATUS REPORT:

Manager thanked Gardner Construction and Public Works Department on their work this winter. Thanked the Town Council for scheduling 2 additional Special Town Council meetings to begin reviewing the FY19-20 CIP.

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

XIII. COUNCIL ITEMS:

Steve Thomas: Steve spoke on a possible local municipal sales tax to be implemented (tourist tax). Mr. Thomas also spoke about a fossil tax and 3% income tax.

Jeanne Jacques: Jeanne asked to have rescue placed on a future an agenda.

John Snyder: John would also like to have rescue and school gravel issue on an agenda. John asked if there is a way to pay for fees vs. the town paying for all the maintenance for the pump stations etc. Howard stated we have a signed agreement in 1996 with Bangor for 30 years. Possible future discussion.



XIV. EXECUTIVE SESSION:

XV. ADJOURNMENT:

Councilor Sinclair moved to adjourn the meeting at 8:05 PM. Councilor Snyder gave seconded. With no objection the meeting was adjourned at 8:05 PM to enter into executive session. Councilor Snyder made a motion to exit executive session at 8:22 p.m., motion seconded by Councilor Sinclair, motion accepted unless doubted. Motion to adjourn the meeting at 8:22 p.m. was made by Councilor Snyder, motion seconded by Councilor Sinclair, motion passes. Meeting adjourned at 8:22 p.m.

Respectfully Submitted,

**Howard Kroll and Kristen Cushman
Town Manager and Town Clerk**

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FR18-19-43

Hermon Elderly Project

Be it resolved by the Hermon Town Council in town council assembled that the request from the owner of the Hermon Elderly Project so-called Boulter Apartments for an agreement for payment by a non-profit corporation in lieu of taxes on exempt property be authorized for a period of five years effective 4-1-2019 and the amount of the annual payment be \$11,000.

Be it further resolved that the request be granted only if the Assessor, Joshua Berry, determines that the owner and property qualify for such exemption pursuant to Title 36, M.R.S.A. Section 652.

SIGNED this January 31, 2019 by the Hermon Town Council:

Steve Watson

Steve Thomas

Timothy McCluskey

Donna Ellis

COPY

Jeanne Jacques

Douglas Sinclair, Sr.

John Snyder

Attest Original: _____

Motion _____	Yeas _____	Date _____
Second _____	Nays _____	



FR18-19-44

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 \$132,924.07 for purchasing site and construction 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) for Invoice #23 of this project. This is the FINAL payment minus the amount budgeted for a canopy. (tabled on 20 December 2018/24 January 2019)

SIGNED this 31 January 2019 by the Hermon Town Council:

Donna Ellis

Jeanne Jacques

John Snyder

Steve Watson

Douglas Sinclair, Sr.

Steven Thomas

Timothy McCluskey

Attest Original: _____

COPIED

Motion _____

Yeas _____

Second _____

Nays _____

Date _____



FR18-19-45

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 \$5,000 for purchasing engineering design and document preparation services from Carpenter Associates of Old Town, Maine for the Site Location of Development Application with Maine Department of Environmental Protection.

Be it further resolved the cost of the services is to be paid for from the Planning and Ordinance Reserve Account (HERM24).

SIGNED this 31 January 2019 by the Hermon Town Council:

Donna Ellis

Jeanne Jacques

John Snyder

Steve Watson

COPY

Douglas Sinclair, Sr.

Steven Thomas

Timothy McCluskey

Attest Original: _____

Motion _____

Yeas _____

Second _____

Nays _____

Date _____