



**Town of Hermon**

**Via Teleconference**

**March 19, 2020**

**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\*\*\*

**Town Council Meeting held via telephone conference call and audio streamed on <https://hermon.net>  
Click on Council tab, and select the Public Access Channel link.**

**Town Office and Public Safety Building closed to the public as of 3/17/2020 due to COVID-19**

**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:** John Snyder III, Douglas Sinclair Sr., Donna Ellis, Anthony “Tony” Reynolds, Charles Lever IV, Steve Thomas and Timothy McCluskey

**Members Absent:** None

**Others Present:** Town Manager Howard Kroll, Town Clerk Kristen Cushman and Scott Perkins.



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

**SIGNATURES. –APPROVE**

**MINUTES. –APPROVE 2-13-2020 Minutes**

**WARRANTS. –SIGN 3-20-2020 Warrant**

**RESOLVES. –SIGN**

**Councilor Reynolds moved to approve the Consent Calendar as presented. Councilor Thomas 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:**

**The TIF's listed below were not the correct TIF's for the meeting:**

**TIF District #12 – The Shop Inc.**

**TIF District #13 – The Early Learning Center**

**Correction made to the following correct TIF's:**

**TIF District #18 – Mathews Brothers**

**TIF District #19 – Howard Tool Company**

**TIF Public Hearings postponed until 3-31-2020 via audio stream at <https://hermon.net> click on the Council tab, and select the Public Access Chanel link.**

**VIII. COMMITTEE REPORTS:**

**IX. SCHEDULED AGENDA ITEMS:**

**A. OLD BUSINESS:**

**B. NEW BUSINESS:**

**R19-20-44 Consider scheduling a Special Town Council meeting on Tuesday, 31 March 2020 @ 7:00 p.m. @ the Public Safety Building**

**Councilor Snyder moved to approve R19-20-44. Councilor Reynolds seconded the motion. The motion was accepted unless doubted. Motion passes.**



**R19-20-45** Consider scheduling a Public Hearing for a TIF District – TIF District Amendment and Development plan creation of Mathews Brothers – 015-037-000

**Councilor Snyder moved to approve R19-20-45. Councilor Reynolds seconded the motion. The motion was accepted. Motion passes 7-0.**

**R19-20-46** Consider scheduling a Public Hearing for a TIF District – TIF District creation for Howard Tool Company – 023-022-000

**Councilor Snyder moved to approve R19-20-46. Councilor Reynolds seconded the motion. The motion was accepted. Motion passes 7-0.**

**FR19-20-29 RECONSIDER FR19-20-28**

**Councilor Sinclair moved to approve FR19-20-29. Councilor Ellis seconded the motion. The motion was accepted. Motion passes 7-0.**

**O19-20-05** Order to provide “Assignment of Morgan Hill Ventures, LLC Credit Enhancement Agreement

**Scott Perkins read the order:**

**AN ORDER**

**Providing for: Assignment of Morgan Hill Ventures, LLC Credit Enhancement Agreement**

WHEREAS, on March 3, 2005 and March 6, 2008, the Town Council designated and then amended the Business Parks Municipal Development and Tax Increment Financing Districts and adopted and amended an Omnibus Development Program (the "Development Program") with respect thereto; and

WHEREAS, the Town subsequently entered into a Credit Enhancement Agreement dated July 1, 2007 with Morgan Hill Ventures, LLC ("Morgan Hill") with respect to one of the Districts designated in the Development Program, to support the construction of an events center (the "Project"); and

WHEREAS, Morgan Hill now desires to sell the Project and to assign its interest in the CEA to Conley Events, LLC (the "Assignee"); and

WHEREAS, such an assignment requires the consent of the Town; and WHEREAS, the Town Council desires to grant such consent;



NOW THEREFORE, BE IT HEREBY ORDERED by Town Council of the Town of Hermon as follows:

1. The Town Council hereby authorizes the Town Manager, acting in the name of and on behalf of the Town, to approve and consent to the assignment by Morgan Hill Ventures, LLC of its right, title and interest under the Development Program and in the CEA to Conley Ventures, LLC.
2. The Town Manager be and hereby is authorized to take any and all additional action and to execute and deliver, in the name of and on behalf of the Town, an amendment to the CEA or a new separate credit enhancement agreement, to document and memorialize the assignment described above, such amendment or new agreement to be in such form and to contain such terms and provisions, not inconsistent with the Development Program and this Order, as the Town Manager may approve, the Town's and the Town Manager's approval consent to be conclusively evidenced by his execution thereof.

**Councilor Sinclair moved to approve O19-20-05. Councilor Reynolds seconded the motion. The motion was accepted. Motion passes 7-0.**

**C. WORKSHOPS:**

**D. OTHER ITEMS: (from Table Package)**

**X. APPOINTMENTS:**

**XI. MANAGER STATUS REPORT:**

**Manager Kroll stated the Town Office is closed to the public due to COVID-19. We are taking phone calls and processing through the mail mortgage payments. He has implemented a spending freeze. At the March 31, 2020 telephone conference call he will update on tax payment and the status.**

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

**XIII. COUNCIL ITEMS:**

**Tim – Tim has fear and concern for how many have lost jobs.**

**Howard – Has a resolve ready for the 3-31-2020 meeting if needed to regarding taxes.**

**John – Small business are taking a hard hit.**

**Steve - We have never seen anything like this. Federal and States are working very hard to come out with programs to help.**



**Doug – Did the mowing bid go out to bid? Howard – yes. Doug – What is the status or hiring at Superintendents Office? Howard – Superintendent Gonyar has hired Jamie Rennebu as Business Manager.**

**Steve – Asked how the search for a new Superintendent is going. Howard – Interview have been done and not sure what round of interviews they are in.**

**Donna – Wanted to say what a great job Jessica Thompson is doing with the lunch program. Volunteers are delivering in Hermon for the children who are not able to pick up. Carmel and Levant are being delivered by bus. There is also a pantry for families.**

**Tony – Thank you Howard and Gary for getting the lunch program moving.**

**Charles – Wanted to say thank you to C & K for student lunches, Dan forth’s for opening their doors for elderly seniors and compromised citizens. Also the remarkable job the School did to change to remote learning basically overnight.**

**Tim – Fire Truck Committee – on hold at this time until the after COVID-19. Tim stated Teddy McLeod has interest to be on the committee. Tony stated Donnie Pelletier also is very interested.**

**XIV. EXECUTIVE SESSION:**

**XV. ADJOURNMENT:**

**Councilor Ellis moved to adjourn the meeting at 7:40PM. Councilor Sinclair gave seconded. With no objection the meeting was adjourned at 7:40 PM.**

Respectfully Submitted,

**Kristen Cushman  
Town Clerk**

**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.