



Town of Hermon

Public Safety Meeting Room

February 4, 2021

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:**
 - SIGNATURES. –APPROVE**
 - MINUTES. –APPROVE 1/21/2021 Council Minutes**
 - WARRANTS. –SIGN 02/5/2021 Warrant**
 - 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:

- R20-21-14** Consider scheduling a Public Hearing for Hopkins Paving, LLC, Map 014 Lot 24-001
TIF District creation with CEA
- R20-21-15** Consider scheduling a Public Hearing for Northeast Paving, LLC, Map 016 Lot 004-001
TIF District creation with CEA
- R20-21-16** Consider scheduling a Public Hearing for Carle & Associates, PLLC, Map 022 Lot 065-010
Credit Enhancement Agreement for existing TIF District

C. WORKSHOPS:

2019 – 2020 Town Report dedication discussion

Proposed FY22 CIP

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 21 2021

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 Thomas led those in attendance in the Pledge of Allegiance

III. ROLL CALL

Members Present: John Snyder III, Douglas “Doug” Sinclair Sr., Ronald “Ron” Murphy, Charles Lever IV, Steven “Steve” Thomas and G. Stephen “Steve” Watson

Members Absent: Anthony “Tony” Reynolds - Excused

Others Present: Town Manager Howard Kroll, Town Clerk Kristen Cushman, Chief Fran Roma, Assistant Chief Cody Sullivan, and Joe Baldacci Maine State Senator District 9

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

SIGNATURES. –APPROVE

MINUTES. –APPROVE 1/07/2021 Council Minutes

WARRANTS. –SIGN 01/22/2021 Warrant

RESOLVES. –SIGN

Councilor Snyder moved to approve the Consent Calendar as presented. Councilor Murphy seconded the motion. Motion passes 6-0.



V. NEWS, PRESENTATIONS AND RECOGNITIONS:

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

Senator Joe Baldacci: 242 Cedar St. Bangor, Maine. Mr. Baldacci is the Senator for Hermon and Bangor and will be serving on the Health and Human Service Committee and Chair the State and Local Government Committee. Mr. Baldacci asked to call upon him when there are issues he needs to be aware of and how it might affect Hermon.

Steve Thomas: Hermon School Department received a substantial COVID relief programs. Wondering what might be coming for future relief for communities.

Senator Baldacci: Hopeful for another round of economic recovery relief. I sent out letters last week to 123 small businesses in Bangor and Hermon who had received grants, in hopes there will be future relief. Also hoping there will be additional school aid funding. There is also money for rent relief. I do anticipate some more money for the schools.

Steve Thomas: Are you anticipating any curtailment of school funding.

Senator Baldacci: This has been discussed, and I don't anticipate curtailments. I think between the most recent COVID bill and revenue projections are better than expected and another COVID bill, I don't anticipate curtailments.

VII. PUBLIC HEARINGS:

VIII. COMMITTEE REPORTS:

IX. SCHEDULED AGENDA ITEMS:

A. OLD BUSINESS:

B. NEW BUSINESS:

FR20-21-18 Consider accepting a State of Maine Snowmobile Municipal Grant for \$ 8,400.00

Councilor Snyder moved to approve FR20-21-18. Councilor Murphy seconded the motion. The motion was accepted. Motion passes 6-0.



C. WORKSHOPS:

Proposed FY22 CIP - updated

Manager Kroll : Superintendent of Schools, Jim Chasse updated his CIP request to push out the Hermon High School roof to FY 23 in exchange for paving the parking lot and entrance at the High School along with Patricia A. Duran School roof/siding repair by new wing to correct a water leak to FY22.

John Snyder: Would like to have the fire truck reviewed by residents/business owners who are familiar with the engine and drive train of the truck.

Chief Roma: Will follow through on this request.

Howard Kroll: Will be reaching out to specific residents who have vast knowledge of this type of engine and drive trains for their advice.

D. OTHER ITEMS: (from Table Package)

Councilor Snyder moved to waive council rules and accept the table packet. Councilor Murphy seconded the motion. The motion was accepted. Motion passes 6-0.

IX. SCHEDULED AGENDA ITEMS:

B. NEW BUSINESS:

R20-21-12 Consider to authorize the Town Manager or his designee to sign a waiver of foreclosure for Real Estate Accounts #655 & 656 Brenda Nelson.

Councilor Snyder moved to approve R20-21-12. Councilor Snyder seconded the motion. The motion was accepted. Motion passes 6-0.

X. APPOINTMENTS:



XI. MANAGER STATUS REPORT:

Manager Kroll thanked the council for consideration of the CIP. A lot of time and effort has gone into this. Thank the Superintendent for getting solid numbers on the projects he is looking for this coming fiscal year.

Town has been posting the information from the track committee to the Facebook page. I spoke with the Superintendent today and he is willing to help make posts to the social media outlets he has access to.

Starting Monday I will be on active duty orders and will be gone a couple days next week and following week I will be gone most of the week. I will not be able to attend Feb. 4, 2021 meeting.

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

XIII. COUNCIL ITEMS:

XIV. EXECUTIVE SESSION:

XV. ADJOURNMENT:

Councilor Sinclair moved to adjourn the meeting at 7:31 PM. Councilor Snyder gave seconded. With no objection the meeting was adjourned at 7:31 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.

Hopkins Paving, LLC

Hopkins Paving, LLC has established a place of business at 800 Coldbrook Road, Hermon, Maine. Hopkins Paving is owned by Mike Hopkins. The facility at 800 Coldbrook Road is new construction providing the needed support for offices, garages and lay down area for the paving & milling business along with a new container roll-off service for demo debris. The business is located at Map 14, Lot 24-001 on the Hermon Tax Maps. This locally owned business has provided paving and construction services for 14 years. Hopkins Paving will retain 35 jobs while moving his business from Bangor to Hermon. The company anticipates future growth with new demolition debris container division among other services related to paving, striping and milling.

The total estimated new value created is \$980,750. Additionally, Hermon expects to benefit significantly from the BETE program because of the extensive construction equipment list anticipated. It is proposed that the Town of Hermon create a development plan and add Map 14, Lot 24-001 as a new Tax Incremental Financing District. Hermon DECD and Hopkins Paving propose that Hermon agrees to capture 100% for 30 years of the new value created by the improvements to the real estate beginning 4-1-2021. It is further proposed that 40% of the paid real estate taxes related to the captured new value be returned to the owner, Mike Hopkins for a period of 10 years beginning with the tax year 4-1-2022. Based on assumptions outlined above, the following amounts of new value will be captured and new real estate taxes generated:

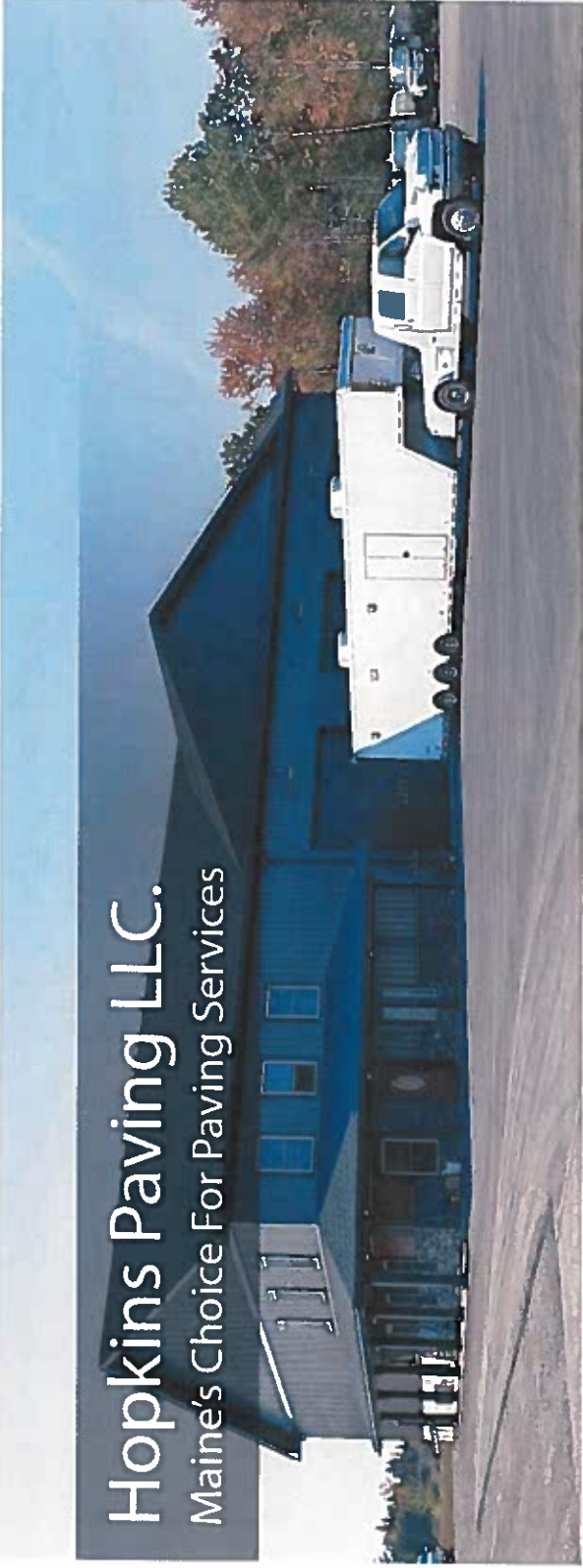
Year	Existing Value	Amount of Captured Value	New Value	Mill Rate	Old Taxes	New Taxes	Returned to Owner	Taxes Retained by Town
4-1-22	\$44,500	\$980,750	\$1,025,250	11.99	\$534	\$11,759	\$4,704	\$7,055
4-1-23	\$44,500	\$980,750	\$1,025,250	11.99	\$534	\$11,759	\$4,704	\$7,055
4-1-24	\$44,500	\$980,750	\$1,025,250	12.10	\$538	\$11,867	\$4,747	\$7,120
4-1-25	\$44,500	\$980,750	\$1,025,250	12.10	\$538	\$11,867	\$4,747	\$7,120
4-1-26	\$44,500	\$961,135	\$1,005,635	12.20	\$543	\$11,726	\$4,690	\$7,036
4-1-27	\$44,500	\$961,135	\$1,005,635	12.20	\$543	\$11,726	\$4,690	\$7,036
4-1-28	\$44,500	\$961,135	\$1,005,635	12.25	\$545	\$11,774	\$4,710	\$7,064
4-1-29	\$44,500	\$941,412	\$985,912	12.25	\$545	\$11,532	\$4,613	\$6,919
4-1-30	\$44,500	\$941,412	\$985,912	12.25	\$545	\$11,532	\$4,613	\$6,919
4-1-31	\$44,500	\$941,412	\$985,912	12.50	\$556	\$11,768	\$4,707	\$7,061
	\$963,064 x's .0094 = \$9,053 x 10 years = \$90,530				\$5,421	\$117,310	\$46,925	\$70,385
		30 years = \$271,590						

Total estimated benefit to TIF revenue account over 30 years = \$305,005 (10 year CEA & 20 years at 100%)

- All legal fees for district and credit enhancement agreement creation will be paid from taxes "returned to owner" year 1, or until paid in full up to \$1,500.

Hopkins Paving LLC.

Maine's Choice For Paving Services





R20-21-14

Be it resolved by the Hermon Town Council in Town Council assembled the authorization to schedule a public hearing to consider a Tax Increment District creation with CEA for Hopkins Paving, LLC on Map 14, Lot 024-001 on Thursday, March 4, 2021.

SIGNED this February 4, 2021 by the Hermon Town Council:

Ronald Murphy

Charles Lever IV

John Snyder III

Anthony Reynolds

Douglas Sinclair, Sr.

Steven Thomas

G. Stephen Watson

Attest Original: _____

Motion _____

Yeas _____

Second _____

Nays _____

Date _____

NORTHEAST PAVING





R20-21-15

Be it resolved by the Hermon Town Council in Town Council assembled the authorization to schedule a public hearing to consider a Tax Increment District creation with CEA for Northeast Paving, LLC on Map 16, Lot 004-001 on Thursday, March 4, 2021.

SIGNED this February 4, 2021 by the Hermon Town Council:

Ronald Murphy

Charles Lever IV

John Snyder III

Anthony Reynolds

Douglas Sinclair, Sr.

Steven Thomas

G. Stephen Watson

Attest Original: _____

Motion _____

Yeas _____

Second _____

Nays _____

Date _____

Carle & Associates, PLLC

Carle & Associates, PLLC has established a place of business at 45 White Pine Road, Hermon, Maine. Carle & Associates is owned by Brian M. Carle. The business was previously located in Holden at 11 Debeck Drive, Suite B. The project is located at Map 22, Lot 65-10 on the Hermon Tax Maps, (Pinewood Park). This professional services company specializes in tax compliance and consulting, assurance services, accounting, bookkeeping and business consulting. Company goals include maintaining five current positions in Hermon and to grow their current business by leasing adjacent incubator space in the existing project to other interests.

The total estimated new value created by the investment is \$643,500. Additionally, the lease side of the project may add benefits to the BETE collections for the Town of Hermon in the form of personal property items. It is proposed that the Town of Hermon utilize the existing development plan described in the 2013 TIF Amendment for Pinewood Park for Map 22, Lot 65-10. Hermon DEC and Carle & Associates, PLLC propose that Hermon agrees to capture 100% for the remaining term of the district. It is further proposed that 40% of the paid real estate taxes related to the captured new value be returned to the owner, Brian M. Carle for a period of 10 years beginning with the tax year 4-1-2022. Based on assumptions as outlined above, the following amounts of new 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 (TIF)
4-1-22	\$3,100	\$643,500	\$646,600	11.99	\$37	\$7,716	\$3,086	\$4,630
4-1-23	\$3,100	\$643,500	\$646,600	11.99	\$37	\$7,716	\$3,086	\$4,630
4-1-24	\$3,100	\$643,500	\$646,600	12.10	\$38	\$7,786	\$3,114	\$4,672
4-1-25	\$3,100	\$643,500	\$646,600	12.10	\$38	\$7,786	\$3,114	\$4,672
4-1-26	\$3,100	\$630,630	\$633,730	12.10	\$38	\$7,631	\$3,052	\$4,579
4-1-27	\$3,100	\$630,630	\$633,730	12.10	\$38	\$7,631	\$3,052	\$4,579
4-1-28	\$3,100	\$630,630	\$633,730	12.45	\$39	\$7,851	\$3,140	\$4,711
4-1-29	\$3,100	\$618,017	\$621,117	12.45	\$39	\$7,694	\$3,078	\$4,616
4-1-30	\$3,100	\$618,017	\$621,117	12.45	\$39	\$7,694	\$3,078	\$4,616
4-1-31	\$3,100	\$618,017	\$621,117	12.75	\$40	\$7,890	\$3,156	\$4,734
$\$631,994 \times .0094 = \$5,941 \times 10 \text{ years} = \$59,410$ $22 \text{ years} = \$130,702$					\$383	\$77,395	\$30,956	\$46,439

Total estimated benefit to TIF revenue account over remaining 22 years = \$139,313 (10 year CEA & 12 years at 100%)

- All legal fees for credit enhancement agreement creation will be paid from taxes "returned to owner" year 1, or until paid in full up to \$1,500.



CARLE & ASSOCIATES, PLLC
CERTIFIED PUBLIC ACCOUNTANTS





R20-21-16

Be it resolved by the Hermon Town Council in Town Council assembled the authorization to schedule a public hearing to consider a Credit Enhancement Agreement for existing TIF District for Carle & Associates, PLLC on Map 022, Lot 065-010 on Thursday, March 4, 2021.

SIGNED this **February 4, 2021** by the Hermon Town Council:

Ronald Murphy

Charles Lever IV

John Snyder III

Anthony Reynolds

Douglas Sinclair, Sr.

Steven Thomas

G. Stephen Watson

Attest Original: _____

Motion _____

Yeas _____

Second _____

Nays _____

Date _____