



Town of Hermon

Public Safety Meeting Room

January 19, 2023

Town Council Meeting

7:00 PM

AGENDA

To watch Council Meetings go to hermonmaine.gov click Council click Town Council Meetings click Zoom
Council Meetings will be archived online after the meeting has taken place.

*****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:	Quitclaim account # 1706 M/L 057-030-000
MINUTES. APPROVE:	01/05/2023
WARRANTS. SIGN:	01/20/2023
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:

R22-23-23 Consider approving acceptance of an ordinance titled “Amendment to Chapter 154 Contract Zone change to Tax Map 034-134-000 § 154-006(b), 154-007(b)” of the Hermon Town Code

B. NEW BUSINESS:

FR22-23-09 Accept donation of \$200,000.00 from Barry Pottle towards the new Track & Football Facility.

Scott Perkins: Present (3) TIF district creation projects: Hermon Holdings, C&K Variety and Showcase Self Storage

R22-23-24 Consider and review proposed TIF & Credit Enhancement Agreement for Hermon Holdings at Map 27 Lots 88 & 89 and set a Public Hearing on March 2, 2023

R22-23-25 Consider and review proposed TIF District creation for C&K Variety at Map 27 Lot 20 and set a Public Hearing on March 2, 2023

R22-23-26 Consider and review proposed TIF District creation for Showcase Self-Storage at Map 8 Lot 30 and set a Public Hearing on March 2, 2023

FR23-22-10 Authorize the amount not to exceed \$5,000 to survey Town of Hermon Residents, on library books in the Hermon School System.

C. WORKSHOPS:

FY24 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:

Enter into Executive Session for the purpose of discussing a legal matter regarding Hermon Volunteer Rescue Squad (HVRS) per 1 M.R.S.A. 405 (6)(E).

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 5, 2023

Town Council Meeting

7:00 PM

MINUTES

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Council Meetings will be archived online after the meeting has taken place.

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: Richard Cyr, Danielle Haggerty, Ronald Murphy, John Snyder III, Steven Thomas, Derek Wood and G. Stephen Watson

Members Absent: None

Others Present: Town Manager Joshua Berry, Town Clerk Kristen Cushman, Town Attorney Tim Pease and 20 residents/guests

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

APPOINTMENTS. – APPROVE

SIGNATURES. –APPROVE

MINUTES. -APPROVE 12/8/2022, 12/29/2022

WARRANTS. –SIGN 12/23/2022, 1/6/2023, ~~and Sign Warrant for January 19, 2023 Special Town Meeting~~

RESOLVES. -SIGN

Councilor Cyr moved to approve the Consent Calendar with the amendment to remove Warrant for January 19, 2023 meeting. Councilor Snyder seconded the motion. Motion passes 7-0.



V. NEWS, PRESENTATIONS AND RECOGNITIONS:

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

Terri Hamm-Morris, Timberview Dr:

- **Information handed out to Councilors regarding smart streetlights with cameras.**

Brian Veneziano, Bishop Dr:

- **Concerns with content in books at the Hermon High School Library.**
- **Please see video for details**

VII. PUBLIC HEARINGS:

- **Hold Public Hearing – Contract Zone Change for M/L 034-134-000
Resale and Pawn Shop**

**Chair Thomas opened the public hearing at 7:14PM. Public comments were given.
The hearing closed at 8:00PM.**

Charles Hillman, Billings Rd:

- **A pawn shop does not fit Hermon's character**

Regina Leonard, Wendy Acres Dr:

- **Well respected family will run this business**

Jennifer Violette, Fuller Dr:

- **High risk business**
- **What if's: robberies, addiction, impact on taxes**
- **Ask the council to table until fully reviewed**

Jeanne Jacques, Fuller Dr:

- **Business will be State regulated**



Councilor Wood:

- **Items for purchase, sale or trade would be same as items on Marketplace or Uncle Henry's.**

Councilor Haggerty:

- **Gun sales would need to be 1000 feet from a school per State regulation.**
- **Pawn license would be issued by the State of Maine yearly.**
- **Does not need to be bonded**
- **Ordinance is not required for pawn shops.**
- **What are the affects on crime or property value?**

Councilor Murphy:

- **What type of security system/lighting?**

Councilor Thomas:

- **Can a time limit be attached to the contract zone change?**

Aaron Hawes, owner of 151 Billings Rd:

- **Will have a security system and exterior lighting**
- **Will sell estate items, used items, guns etc.**
- **Not looking to sell ammunition.**
- **Building has been used for commercial use since it was built in 1999.**

Please see the complete video at [Town Council Meetings | Hermon \(hermonmaine.gov\)](https://www.hermonmaine.gov) for all public comments.

VIII. COMMITTEE REPORTS:

IX. SCHEDULED AGENDA ITEMS:

A. OLD BUSINESS:



B. NEW BUSINESS:

R22-23-21 Consider approving acceptance of an ordinance titled “Amendment to Chapter 154 Contract Zone change to Tax Map 034-134-000 § 154-006(b), 154-007(b)” of the Hermon Town Code

Councilor Haggerty moved to table R22-23-20 until 1/19/2023. Councilor Cyr seconded the motion. The motion was accepted. Motion passes 4-3.

FR22-23-08 Consider an abatement for 442 Chestnut Lane, M/L 033-006-022

Councilor Murphy moved to approve FR22-23-08. Councilor Snyder seconded the motion. The motion was accepted. Motion passes 7-0.

C. WORKSHOPS:

FY24 Capital Improvement Plan

Town Manager Berry presented the approximate balances on all the Town reserve accounts and will present CIP at the next meeting.

D. OTHER ITEMS: (from Table Package)

X. APPOINTMENTS:

XI. MANAGER STATUS REPORT:

Jesse Murphy, Code Enforcement Officer, has been working on updating ordinances and more updates in the future.

Thank you to Fire and Public Works for keeping the roads clear and open during the last storm. Yearly ditching, paving etc. work on our roads has helped the winter upkeep on the roads.

James Stubbs, Animal Control Officer, is very efficient and thank you for your hard work.

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



XIII. COUNCIL ITEMS:

Richard Cyr: Stay healthy this year.

Ronald Murphy: Very impressed with the calmness of the Fire Chief and Public Works department on the scanner as events kept unfolding in the last storm. Job well done.

Steve Thomas: Expressed the same as Councilor Murphy and added work at Pottle Field has started for the new track and football complex.

XIV. EXECUTIVE SESSION:

Enter into Executive Session for the purpose of discussing a legal matter regarding Hermon Volunteer Rescue Squad (HVRS) per 1 M.R.S.A. 405 (6)(E).

Councilor Murphy moved to enter Executive Session to a discuss a legal matter regarding Hermon Volunteer Rescue Service (HVRS) per 1 M.S.R.A. § 405(6)(E). Councilor Cyr seconded the motion. The motion was accepted. Motion passes 6-0. Councilor Watson recused himself.

The motion carries. Executive Session started at 8:31 p.m.

Councilor Thomas stated Executive Session ended at 10:05pm. With no objection the Executive Session was adjourned at 10:05 pm.

XV. ADJOURNMENT:

Councilor Murphy moved to adjourn the meeting at 10:06 PM. Councilor Cyr seconded. With no objection the meeting was adjourned at 10:06 PM.

Respectfully Submitted,

**Kristen Cushman
Town Clerk**

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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.

MUNICIPAL QUITCLAIM DEED WITHOUT COVENANTS

The **TOWN OF HERMON**, a Municipal corporation located in Penobscot County, Maine, in consideration of taxes and costs due, releases to **Gould, Sandra Hiers of** with the address of **2204 Ohio Street** in **Bangor**, Penobscot County, Maine, the real estate located in Hermon, Penobscot County, State of Maine, described as follows:

Designated as **Map/Lot 057-030-000 Account 1706** on the Tax Maps of the Town of Hermon prepared by the Hermon Assessor’s Office dated January 2018 on file at the Town of Hermon municipal office.

The purpose of this Deed is to release any interest the Grantor may have by virtue of undischarged tax liens filed in the name of to **Gould, Sandra Heirs of, Account 1706** at the Penobscot Registry as:

	Year	Book	Page
Lien:	2016	14581	183
	2017	14909	24
	2018	15246	117
	2019	15644	279

EXCEPTING AND RESERVING all interests of the Municipality of Hermon in and to the above-described premises arising by virtue of undischarged tax liens for tax years subsequent to Tax Year **2016**.

The said Inhabitants of the Municipality of Hermon have caused this instrument to be signed in its corporate name by Chair Steven Thomas, Vice-Chair Ronald Murphy, Richard Cyr, Derek Wood, Danielle Haggerty, G. Stephen Watson, John Snyder III its Municipal Officers duly authorized, this **19th day of January 2023**.

Steven Thomas, Chair

Derek Wood

Ronald Murphy, Vice-Chair

Danielle Haggerty

Richard Cyr

G. Stephen Watson

John Snyder III

ACKNOWLEDGMENT

State of Maine
Penobscot County, ss.

Then personally appeared before me the above named in their capacity as Chair Steven Thomas, Vice-Chair Ronald Murphy, Richard Cyr, Derek Wood, Danielle Haggerty, G. Stephen Watson, John Snyder III, its Municipal Officers for the Town of Hermon, Maine and acknowledged the foregoing to be their free act and deed in their said capacity and the free act and deed of the Town of Hermon.

Dated: January 19, 2023 Before me, _____

Notary Public



R22-23-23

Be it resolved by the Hermon Town Council in Town Council assembled the acceptance of an ordinance titled "Amendment to Chapter 154 Zone change to Tax Map 034 Lot 134 § 154-006(b) & 154-007(b) of the Hermon Town Code" be and enacted at the January 19, 2023 Town Council meeting. Town Council to authorize the Town Manager to sign the contract zone agreement on behalf of the Town of Hermon

Item was originally tabled at the January 5, 2023 meeting.

SIGNED this January 19, 2023 by the Hermon Town Council:

Ronald Murphy

Richard Cyr

John Snyder III

G. Stephen Watson

Danielle Haggerty

Steven Thomas

Derek Wood

Attest Original: _____

Motion _____	Yeas _____	Date _____
Second _____	Nays _____	



FR22-23-09

Be it resolved by the Hermon Town Council in town council assembled the Town Manager or his Designee be authorized to accept a donation in the amount of \$200,000.00 from Barry Pottle for the new Track and Football Field Facility. Funds are to be deposited in the new Track Donation Revenue account, R37-134.

Be it further resolved the Town Council hereby directs the Track Committee Chair to send Barry Pottle a thank you letter for their generous donation.

SIGNED this January 19, 2023 by the Hermon Town Council:

Stephen Thomas

Ronald Murphy

Richard Cyr

Danielle Haggerty

John Snyder III

G. Stephen Watson

Derek Wood

Attest Original: _____

Motion _____

Yeas _____

Second _____

Nays _____

Date _____



R22-23-24

Be it resolved by the Hermon Town Council in Town Council assembled the authorization to schedule a public hearing to consider creating a Tax Increment Finance District with an associated Credit Enhancement Agreement for Hermon Holdings on Map 027-088-000 & 027-089-000 on Thursday, March 2, 2023

SIGNED this **January 19, 2023**, the Hermon Town Council:

Steven Thomas

Ronald Murphy

Richard Cyr

Danielle Haggerty

John Snyder III

G. Stephen Watson

Derek Wood

Attest Original: _____

Motion _____

Yeas _____

Second _____

Nays _____

Date _____



R22-23-25

Be it resolved by the Hermon Town Council in Town Council assembled the authorization to schedule a public hearing to consider creating a Tax Increment Finance District for C & K Variety on Map 027-020-000 on Thursday, March 2, 2023

SIGNED this January 19, 2023, the Hermon Town Council:

Steven Thomas

Ronald Murphy

Richard Cyr

Danielle Haggerty

John Snyder III

G. Stephen Watson

Derek Wood

Attest Original: _____

Motion _____

Yeas _____

Second _____

Nays _____

Date _____



R22-23-26

Be it resolved by the Hermon Town Council in Town Council assembled the authorization to schedule a public hearing to consider creating a Tax Increment Finance District for Showcase Self-Storage on Map 027-020-000 on Thursday, March 2, 2023

SIGNED this January 19, 2023, the Hermon Town Council:

Steven Thomas

Ronald Murphy

Richard Cyr

Danielle Haggerty

John Snyder III

G. Stephen Watson

Derek Wood

Attest Original: _____

Motion _____

Yeas _____

Second _____

Nays _____

Date _____



FR22-23-10

Be it resolved by the Hermon Town Council, in town council assembled, to authorize the Town Manager, or his Designee, to spend an amount, not to exceed, \$5,000 to survey the Town of Hermon Residents, on library books in the Hermon School System.

SIGNED this January 19, 2023 by the Hermon Town Council:

Stephen Thomas

Ronald Murphy

Richard Cyr

Danielle Haggerty

John Snyder III

G. Stephen Watson

Derek Wood

Attest Original: _____

Motion _____

Yeas _____

Second _____

Nays _____

Date _____