



**Town of Hermon**  
**Public Safety Meeting Room**  
**February 12, 2026**  
**Town Council Meeting**  
**6:00 PM**  
**AGENDA**

To watch Council Meetings go to [hermonmaine.gov](http://hermonmaine.gov) click Council click Town Council Meetings click Zoom

**Please see the complete video at Town Council Meetings | Hermon (hermonmaine.gov)**

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

**I. CALL TO ORDER BY CHAIRPERSON:**

**II. PLEDGE OF ALLEGIANCE:**

**III. ROLL CALL:**

**IV. PUBLIC ITEMS OR COMMENTS\*: (ITEMS NOT ALREADY ON THE AGENDA)**

\*This is an opportunity for members of the public to comment on non-agenda items, contribute information that may be of interest to the Town Council or ask clarifying questions. Please wait to be recognized and identify yourself before speaking. This is not the time to register complaints or promote a personal agenda. Please remember that you may not identify any person by name or job function.

**V. REVIEW CONSENT CALENDAR: REGULAR BUSINESS, APPOINTMENTS, SIGNATURES, AND APPROVAL OF MINUTES:**

MINUTES	-APPROVE	01/15/2026
SIGNATURES	-APPROVE	
RESOLVES	-SIGN	
WARRANTS	-SIGN	01/30/2026, 02/13/2026

**VI. NEWS, PRESENTATIONS AND RECOGNITIONS:**



## **VII. PUBLIC HEARINGS:**

- **TIF District #27 – ABM Mechanical**

## **VIII. COMMITTEE REPORTS:**

## **IX. SCHEDULED AGENDA ITEMS:**

### **1. OLD or INCOMPLETE BUSINESS:**

### **2. NEW BUSINESS:**

#### **O25-26-35 AN ORDER**

Providing for: Designation of Town of Hermon, Maine Municipal Development and Tax Increment Financing District (No. 27) (ABM Mechanical) and Adoption of Related Development Program

**O25-26-36 Consider** enacting a moratorium ordinance to the Hermon Code of Ordinances titled “154.084 Mobile Home Parks”

**O25-26-37 Consider** scheduling a public hearing on April 9, 2026 regarding 2038 Park Drive as a dangerous building

**R25-26-07 Consider** accepting Capital Improvement Plan for June 11, 2026 Annual Town Meeting

### **3. WORKSHOPS:**

**Budget presentation – Stephen Fields**

### **4. OTHER ITEMS: (FROM TABLE PACKAGE)**

## **X. APPOINTMENTS:**

## **XI. MANAGER STATUS REPORT:**

## **XII. FINAL PUBLIC ITEMS OR COMMENT\*: (ITEMS NOT ALREADY ON THE AGENDA)**

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### **XIII. COUNCIL ITEMS:**

- **Sign orders and resolves from section IX**

### **XIV. EXECUTIVE SESSION:**

### **XV. ADJOURNMENT:**

**Please see the complete video at Town Council Meetings | Hermon (hermonmaine.gov)**

**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 15, 2026  
Town Council Meeting  
6:00 PM  
MINUTES**

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

**I. CALL TO ORDER BY CHAIRPERSON:**

**II. PLEDGE OF ALLEGIANCE:**

Chair Murphy led those in attendance in the Pledge of Allegiance

**III. ROLL CALL:**

**Members Present:** Joshua Berry, Adam Brewer, Richard Cyr, Jason Forbes, Christopher Gray, Terry Hamm-Morris and Ronald Murphy

**Members Absent:**

**Others Present:** Town Manager Stephen Fields, Town Clerk Kristen Cushman, and 6 residents/guests

**IV. PUBLIC ITEMS OR COMMENTS\*: (ITEMS NOT ALREADY ON THE AGENDA)**

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- **None**



**V. REVIEW CONSENT CALENDAR: REGULAR BUSINESS, APPOINTMENTS, SIGNATURES, AND APPROVAL OF MINUTES:**

MINUTES	-APPROVE	12/11/2025, 1/13/2026
SIGNATURES	-APPROVE	
RESOLVES	-SIGN	
WARRANTS	-SIGN	12/19/2025, 1/2/2026, 1/5/2026, 1/13/2026 and 1/16/2026

**Councilor Hamm-Morris moved to approve the Consent Calendar with the 1/13/2026 Special Council Minutes. Councilor Gray seconded the motion. Motion passes 7-0.**

**VI. NEWS, PRESENTATIONS AND RECOGNITIONS:**

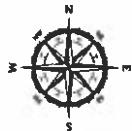
- Peter J. Hall CPA LLC to present the 2024 – 2025 Audit



**Town of  
Hermon, Maine**

**Financial and Compliance Audit  
Overview**

**June 30, 2025**



Presented by Peter J Hall CPA LLC  
South Portland, Maine



## Town of Hermon, Maine Overview of Audit Process and Results

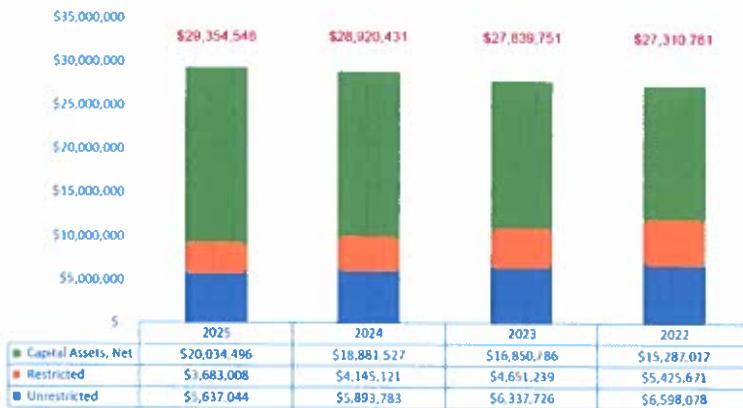
### -Process

- Management Extremely Well Prepared and Helpful
- Audit Procedures Commenced in November
- Reports Prepared for Issuance in Early January

### -Results

- Unmodified Audit Opinion on Financial Statements
- Unmodified Audit Opinion on Federal Compliance
- Town-Wide Financial Position Continues to Be Strong
- Town General Fund and School General Fund Both Sustained Losses for FY 2025

## Town of Hermon Net Position



### Comments

- Capital Assets, Net Represents Total Capital Assets Less Related Debt Outstanding
- Restricted Net Position Represents Net Position Subject to External Limitations
- Unrestricted Net Position is Simply the Residual After Backing Out the Above



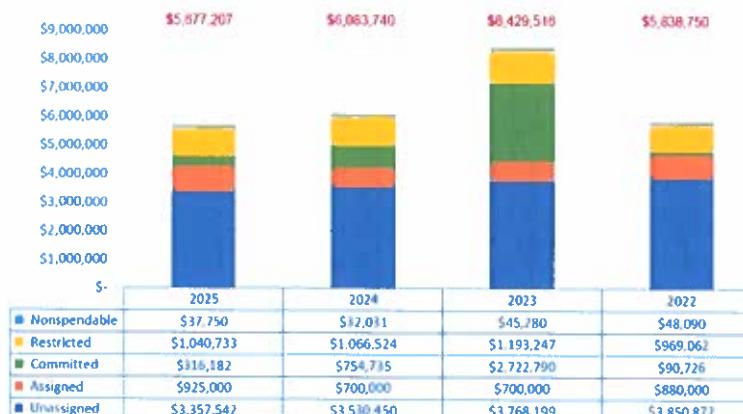
**Town of Hermon  
Governmental Fund Balances**



*Comments*

- General Fund Drawn Down by \$400K, While School Fund Balance Fell by \$745K
- Other Funds Comprise Various Reserves, Special Revenue and Other Similar Funds
- Overall, Total Governmental Funds Fell by \$835K, Primarily Due to Capital Outlays

**Town of Hermon  
General Fund – Components of Fund Balance**



*Comments*

- Fund Balances Subject to Various Constraints on Use are Carved Out Separately
- Unassigned Fund Balance is Residual After Excluding Such Constrained Balances
- Unassigned Fund Balance Has Been Reduced Each Year Since 2021



**Town of Hermon  
General Fund - Revenues**

	Budget	Actual	Variance
<b>Taxes</b>	<b>\$ 12,635,689</b>	<b>\$ 13,009,578</b>	<b>\$ 373,889</b>
<b>Intergovernmental</b>	<b>1,477,604</b>	<b>1,557,501</b>	<b>79,897</b>
<b>Licenses and Permits</b>	<b>70,100</b>	<b>98,786</b>	<b>28,686</b>
<b>Charges for Services</b>	<b>82,750</b>	<b>152,424</b>	<b>69,674</b>
<b>Interest</b>	<b>150,000</b>	<b>241,097</b>	<b>91,097</b>
<b>Miscellaneous</b>	<b>25,000</b>	<b>13,571</b>	<b>(11,429)</b>
<b>Total Revenues</b>	<b>\$ 14,441,143</b>	<b>\$ 15,072,957</b>	<b>\$ 631,814</b>

*Comments*

- Favorable Variance in Tax Revenue Due to Better Than Budgeted Excise Taxes
- Favorable Intergovernmental Revenue Primarily Due to Higher Than Budgeted State Revenue Sharing
- Interest Outperformed Budget per Market Conditions

**Town of Hermon  
General Fund – Expenditures**

	Budget	Actual	Variance
<b>General Government</b>	<b>\$ 1,524,974</b>	<b>\$ 1,500,624</b>	<b>\$ 24,350</b>
<b>Economic Development</b>	<b>618,925</b>	<b>642,138</b>	<b>(23,213)</b>
<b>Public Safety</b>	<b>1,933,196</b>	<b>1,877,840</b>	<b>55,356</b>
<b>Public Works</b>	<b>1,583,213</b>	<b>1,810,305</b>	<b>(227,092)</b>
<b>Solid Waste</b>	<b>665,555</b>	<b>682,541</b>	<b>(16,986)</b>
<b>Recreation and Social Services</b>	<b>768,499</b>	<b>460,212</b>	<b>308,287</b>
<b>Education (Transfer to School Department)</b>	<b>6,005,865</b>	<b>6,009,276</b>	<b>(3,411)</b>
<b>County Tax</b>	<b>1,156,813</b>	<b>1,156,813</b>	<b>0</b>
<b>Tax Increment Financing</b>	<b>197,679</b>	<b>203,594</b>	<b>(5,915)</b>
<b>General Assistance</b>	<b>5,000</b>	<b>785</b>	<b>4,215</b>
<b>Debt Service</b>	<b>460,710</b>	<b>459,796</b>	<b>914</b>
<b>Capital Outlay Transfers Out</b>	<b>490,000</b>	<b>490,000</b>	<b>0</b>
<b>Total Expenditures and Other Financing Uses</b>	<b>\$ 15,410,429</b>	<b>\$ 15,293,924</b>	<b>\$ 116,505</b>

*Comments*

- Five Overspent Line Items Above Were More Than Offset by Underspent Lines Elsewhere, Leaving a Net Underspent Expenditure Budget of About \$115K



- CES (Competitive Energy Services) – Rylee Cushman, Finance Director



January 16, 2026

Hello Councilors,

I would like to provide you with an update regarding an order you signed in December authorizing the Town Manager and I to enter into an agreement with Competitive Energy Services (CES), in conjunction with the School Department, to reduce the Town's power supply costs.

Working collaboratively with the School Department, CES used the Town's historical power usage data and issued a competitive bid to multiple power suppliers. The bid process was successful. For reference, the Maine Public Utilities Commission has set the CMP standard offer rate for calendar year 2026 at \$0.12721 per kWh, with the Versant standard offer rate slightly higher. The accepted bid rate represents a 17.15% per kWh savings compared to the CMP standard offer rate.

Included in your packet is a breakdown of the bids received, along with an estimate of projected savings based on calendar year 2026 usage, including disclosures. Based on this analysis, and assuming the rate had been in place for the full 2026 calendar year, the estimated savings would be \$4,957.92 for the Town and \$23,994.86 for the School Department. These figures are provided for comparison purposes only, as the contract will take effect beginning in February.

Due to the timing of authorizations and the bid process, the new supply rates will go into effect at the beginning of February. For simplicity and consistency, all savings calculations are shown as if the rate had been locked in for the full 2026 calendar year.

Standard offer rates for 2027 have not yet been established by the Maine Public Utilities Commission. However, based on historical trends, we believe this agreement will help safeguard Hermon taxpayers from rising energy costs through the end of the contract term in November 2027. The agreement is also intentionally timed to conclude with the Penquis region, positioning the Town to participate in future bulk bidding opportunities and achieve similar cost savings.

Please let me know if you have any questions or would like additional detail.

Thank you.

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**VII. PUBLIC HEARINGS:**

**VIII. COMMITTEE REPORTS:**

**IX. SCHEDULED AGENDA ITEMS:**

**A. OLD or INCOMPLETE BUSINESS:**

**B. NEW BUSINESS:**

**C. WORKSHOPS:**

**CIP workshop – Stephen**



January 15, 2026

**Capital Improvement Plan (CIP)  
Fiscal Years 2027-2031  
Future Preview Through FY2040**

**What Is the Capital Improvement Plan?**

The Capital Improvement Plan (CIP) is the Town's long-range plan for maintaining, replacing, and improving major infrastructure, facilities, and equipment. The CIP looks ahead five years and includes a future preview to help the Town plan responsibly for long-term needs.

The CIP is a planning document. It does not approve spending by itself. All projects are subject to annual budget approval and, when required, voter approval.

**Why the CIP Matters**

**The CIP helps the Town:**

- Maintain safe and reliable public services
- Replace aging equipment and infrastructure before failures occur
- Spread costs over time to reduce sudden tax impacts
- Plan ahead rather than react to emergencies
- Provide transparency to residents about future needs

**What Types of Projects Are Included?**

**The CIP includes major capital needs such as:**

- Emergency service vehicles and equipment
- Road construction and paving
- Public Works vehicles and facilities
- Sewer infrastructure improvements
- Cemetery maintenance and preservation
- Municipal facilities and recreation planning

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Some future projects are identified without cost estimates to ensure they are considered in long-range planning.

#### **How Are Projects Funded?**

Capital projects may be funded through:

- The Town's annual operating budget
- Reserve funds built over multiple years
- Grants, when available
- Loans or municipal bonds for large projects

Existing obligations, including school bond payments and the track loan, total approximately \$950,000 per year and are already incorporated into financial planning.

#### **CIP vs. Reserve Funds**

Some projects are paid for in a single year through the CIP. Others are funded through reserve accounts over several years. Using reserve funds allows the Town to plan ahead and reduce the impact on taxes in any one year.

All reserve funds follow state law requirements.

Reserves Funding balance (as of December 31, 2025) is combined for all town accounts at \$1,986,560.

#### **Five-Year Planning (FY2027–FY2031)**

Over the next five years, the Town plans to:

- Continue annual road construction and paving
- Replace emergency and public works vehicles on a planned schedule
- Maintain sewer infrastructure reliability
- Address ongoing cemetery and facility needs

Many projects are phased over multiple years to support financial stability.

#### **Looking Ahead to FY2040**

The future preview highlights anticipated needs over the next 10–15 years, including:

- Fire and public safety equipment
- Road and facility infrastructure
- Sewer improvements



- Cemetery and recreation assets

**Estimated long-term planning figures include:**

- **Operating Budget:** approximately \$12.38 million
- **Annual Capital Funding:** approximately \$731,200
- **Reserve Funding:** approximately \$5.51 million

#### **School Department Capital Planning**

The Hermon School Department develops its own capital plan through the Superintendent, administration, and School Committee. School capital costs are included in the School Department's operating budget and are not part of the Town's CIP cost projections.

#### **What Does This Mean for Residents?**

The CIP helps ensure:

- Reliable services and infrastructure
- Thoughtful financial planning
- Transparency about future investments
- A balanced approach to taxes and service levels

**Stephen Fields**  
Town Manager



#### D. OTHER ITEMS: (FROM TABLE PACKAGE)

#### X. APPOINTMENTS:

Stephen Fields, Town Manager for the Town of Hermon, has achieved the designation of Certified Town Manager, sponsored by the Maine Town, City & County Management Association (MTCMA).

Across the State of Maine, municipal governments are administered by town and city managers, along with 16 county managers serving at the county level. Of these professionals, only 22 individuals statewide currently hold the Certified Town Manager designation. Stephen Fields is one of these 22 certified managers, representing approximately 4.5% of all certified municipal managers in the State of Maine.

The Certified Town Manager designation is significant, as it requires demonstrated professional experience, a commitment to continuing education, adherence to ethical standards, and active engagement in professional development. This certification reflects a high level of competency and dedication to effective municipal leadership and public service.

- Town Manager appointment under the terms set forth in the employment agreement to reflect charter change

Councilor Gray moved to approve the appointment under the terms set forth in the employment agreement to reflect charter change. Councilor Cyr seconded the motion. Motion passes 7-0.



## **XI. MANAGER STATUS REPORT:**

I would like to take a moment to recognize the tragic fatal accident that occurred earlier this week involving Maine DOT public servants. This serves as an important reminder for all of us to remain mindful and cautious around those who work to keep our communities safe our first responders in law enforcement and Fire/EMS, public works staff, independent construction crews, contractors, tow operators, and anyone assisting vehicles on the roadside.

Please remember to slow down, stay alert to your surroundings, watch for signage and flaggers, and give these individuals the space they need to do their jobs safely. Their safety depends on our attentiveness.

Additionally, be vigilant around school buses and children crossing or walking along the road. Let's all do our part to ensure that those working within the Town of Hermon and beyond can have a safe day on the job and return home to their families and loved ones.

The Town Office will be closed on Monday, January 19, in observance of the Martin Luther King Jr holiday.

The Town Office will be closed all day for mandatory annual safety and administrative training on Tuesday, February 3, 2026. I apologize for any inconvenience to the public. The office will reopen on Wednesday, February 4<sup>th</sup>.

Thank you to the town staff for continued and dedicated public service for our residents and businesses. To the citizens, thank you for the patience while the town continues regular winter storm operations and cleanup.

Thank you for the recognition of becoming a Certified Maine Manager, I appreciate the continued support of professional development for all staff.

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- None

### XIII. COUNCIL ITEMS:

- Sign orders and resolves from section IX

**Jason Forbes: I would just like to take a second to put a spotlight on Nick Haggerty, our Public Works foreman. Nick spent three days in Gardiner doing a New England wastewater training program, and we talked about this earlier. He didn't just get his feet wet. He got thrown into the deep end. This course isn't just about what happens when a toilet gets flushed. It's about how the wastewater treatment plant operates, BDU's to use regulating horse powers on pumps velocities, the trigonometry and the algebra that's involved. Its three hours a day of mathematical classes, three hours a day of engineering classes. And Nick was just a deer in the headlights when he got there. But he was nothing but professional. I sat next to him in the front row. He took it all in. He did a heck of a job, and I was awful proud of him, and I just like to say that to the community. Nick, really put forth a great effort this week, and he was very professional. Did a good job. Thank you, Nick.**

**Christopher Gray: This is our first meeting back from Christmas and the long break over New Year's as well. Hope everyone had a great Christmas and a Happy New Year. Just to finish on what we talked about at the end of the last meeting is the girls' varsity basketball team. They had a big game against Dover Foxcroft, who was eight and one. Our girls came in with a record of five and five at the time, they won by one point in the last like second of the game through some foul shots. Congratulations, to girls' varsity. Get out and support your Hermon hawks athletics,**

**Terry Hamm-Morris: I just want to compliment Stephen and all your staff for this amazing amount of work that you've done and put together, and it's made it much easier to understand and all done early this year. Thank you and the staff have done a great job.**

**Joshua Berry: I wanted to compliment Mr. Fields and the staff on putting this together. This can be pretty nerve wracking, having this come to a public meeting, but what we asked for, and I think, is what we need to look at and I appreciate it. Great to hear on Nick. Nick from day one has been a big asset to the town. Appreciate to hear.**

**Ronald Murphy: I certainly want to say thank you to Nick. I know he's a valued employee here, and since he's come here, he's really done a tremendous job. I'm glad to hear that he really got his feet wet at that school. That's good. And Steve, and again, congratulations to you. You know for what you do, is certainly going to be an asset to this town. This road map that you've given us is certainly going to be some hefty decisions made for not only this year's Council, but Future Councils as well. I appreciate that.**



**XIV. EXECUTIVE SESSION:**

**XV. ADJOURNMENT:**

**Councilor Gray moved to adjourn the meeting at 7:34 PM. Councilor Cyr seconded. With no objection the meeting was adjourned at 7:34 PM.**

Respectfully Submitted,

**Kristen Cushman**  
Town Clerk

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February 6, 2026

**Memorandum for Honorable Council Members**

**From:** Stephen Fields, Town Manager

**Re:** Town Manager Update February 2026

I have provided an update to the Council on my opportunities since the last meeting.

Following are items of interest that are being worked on or completed.

- Assisted teaching with Jessefa for the Annual Safety Training and Administrative Training Day, Feb 3.
- Meeting with Bangor Wastewater District on agreement. Agreement continues through July 26 not February
- Disposed via bid old public works equipment
- Kristen and I met with Alex, HSD, on camera additions at HS gym for elections security, received quote and moving forward for next election
- Met with Tristan Friend, his request, to become more familiar with CIP and Budget process, based on his attending council meeting
- Scott and I met Randy G. to discuss summer plans and transition of winter operations
- Assisted Rylee on the end of calendar year 1099, 941, W2 tax required documents
- Discussed with Cindy the GIS requirements for computer/server needs as part of upgrade
- Mentorship for Public Works team
- Closed Town Office for winter storm, Monday, Jan 26<sup>th</sup> in consultation with Chair Ron M
- Discussed with Rec Staff town cell phones issues not working properly, upgrade with system operating updates, and potential to obtain replacements based on age of phones
- Negotiation discussion with Fire Union
- Attended meeting with School Finance Sub Committee and Councilor Hamm-Morris on the FY27 School budget status
- I became a Certified Maine Manager (CMM) as a town manager within my professional organization
- Finalized and prepared FY27 draft municipal operating budget

I attended the following training virtual/in person.

- Understanding updated guidance for employers on One Big Beautiful Bill Act – ADP
- Beyond the Buzzwords: Why Engagement Keeps Trending Down and How to Take Action – Nimble Group
- AI & HR — How Artificial Intelligence Is Transforming the Workplace – MP HR
- Bangor Area Comprehensive Transportation System Policy Committee Meeting
- Paid Family Medical Leave Act update – Maine DOL
- Leadership Lessons from a Career of Flying – SGR
- Developing a Succession Planning Strategy – CPS HR
- Creating a Culture of Respect - PSHRA

**Future Notes:**

I will be on vacation, March 1-5, 2026, out of state.

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February 6, 2026

Memorandum for Honorable Council Members

From: Stephen Fields, Town Manager

Re: Position Paper, Town Council Meeting February 12, 2026

**This document is a summary of the agenda,  
therefore, for reference and general guidance to discussion only.**

**Council Chair may use the information to describe and inform the public of the item.**

**Agenda Item - Presentation:**

No Presentations

**Agenda Item - Public Hearing:**

**TIF District #27 – ABM Mechanical.** This public hearing is to allow the creation of a new Tax Increment Finance district for ABM Mechanical.

*The noted public hearings documentation is all in order and the staff support for discussion.*

**Agenda Item – New Business:**

Order 25-26-35: Designation of Town of Hermon, Maine Municipal Development Tax Increment Financing District No 27 for ABM Mechanical and Adoption of Related Development Program.

This order is to authorize the acceptance of the created TIF No 27 for ABM Mechanical. All relevant material and documentation have been reviewed by the Planning Board and Code Enforcement Officer to allow the business to locate in Hermon. The Town Legal Representation has reviewed and finalized the TIF documentation for this meeting. This request for the acceptance of the TIF is supported by the Administration and is in order for final Council action.

Order 25-26-36: Moratorium on Mobile Home/Trailer Parks.

This order is to authorize the acceptance and issue a moratorium on the future development of mobile home/trailer parks within the boundary of Hermon. All relevant material and documentation have been reviewed by the Code Enforcement Officer and Town Attorney. This request for the acceptance of the moratorium is supported by the Administration and is in order for final Council action.

Order 25-26-37: Dangerous Building Notice of Hearing for 2038 Park Drive.

This order is to establish the date for a public hearing on a dangerous building. All relevant material and documentation have been reviewed by the Code Enforcement Officer. This request is supported by the Administration and is in order for final Council action.

Resolve 25-26-07: Capital Improvement Plan FY2027, and FY2028-2031.

This resolution is required to accept and recommend to the legislative body (voters) the capital improvement plan for FY2027 and the next four years FY2028-2031. The CIP is a living document, and future years may be amended prior to final recommendation for the legislative body. This request for the acceptance of the CIP is supported by the Administration and is in order for final Council action.

**Agenda Item – Workshops:**

FY27 Municipal Budget Presentation to Council. Town Manager will present to the Council a recommended FY27 budget that will include estimates for the County and School. The Capital Improvement Plan is incorporated into the proposed budget and may be modified based on CIP discussions and actions.

**Agenda Item – Appointments:**

No appointments.

**Agenda Item – Executive Session:**

No executive session requested at time of publication.



**O25-26-35**

**AN ORDER**

**Providing for: Designation of Town of Hermon, Maine Municipal Development and Tax Increment Financing District (No. 27) (ABM Mechanical) and Adoption of Related Development Program**

**WHEREAS**, the Town of Hermon is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to designate a specified area within the Town as a municipal development district and tax increment financing district and to adopt a development program for such district; and

**WHEREAS**, there is and continues to be a need to encourage the expansion, improvement and attraction of manufacturing, industrial and commercial, businesses in the Town, and to provide continuing employment opportunities for the citizens of the Town and the surrounding region, to improve and broaden the tax base of the Town, and to improve the general economy and general business development climate of the Town, the surrounding region and the State of Maine; and

**WHEREAS**, the Town has held a public hearing on the Town's proposed designation of the Municipal Development and Tax Increment Financing District (No. 27) (ABM Mechanical) (the "District") and related TIF Application & Development Program (collectively, the "Development Program") in accordance with the requirements of 30-A M.R.S. §5226(1) upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town, and in accordance with the requirements of the Town Charter and Town Council Rules; and

**WHEREAS**, the Town desires to designate the proposed District and adopt the Development Program in accordance with the TIF Application & Development Program presented to the Town Council this day;

**NOW, THEREFORE, IT IS HEREBY ORDERED AND RESOLVED**, by the Hermon Town Council that:

1. The Town Council hereby finds and determines that:

(a) At least twenty-five percent (25%) of the real property within the District is suitable for commercial sites and development as defined in 30-A M.R.S. §5223(3); and

- (b) The total area of the District does not exceed two percent (2%) of the total acreage of the Town, and the total area of all development districts within the Town (including the District) does not exceed five percent (5%) of the total acreage of the Town; and
- (c) Subject to the exclusions permitted under 30-A M.R.S. §5223(3), the original assessed value of the District plus the original assessed value of all other tax increment financing districts in the Town does not exceed five percent (5%) of the total value of all taxable property within the Town as of April 1, 2025; and
- (d) Designation of the District and implementation of the Development Program will generate substantial economic benefits for the Town and its residents, including retaining jobs, creating new employment opportunities, broadening and improving the tax base and promoting economic stimulus and growth in the Town, and therefore constitute a good and valid public purpose and will contribute to the economic growth or well-being of the inhabitants of the Town or to the betterment of the health, welfare or safety of the inhabitants of the Town; and
- (e) The Town Council has considered all evidence presented to it with regard to any adverse economic effect on or detriment to any existing business and hereby finds and determines that designation of the District and adoption and implementation of the Development Program will not result in a substantial detriment to any existing business in the Town, and any adverse economic effect of the proposed Development Program on any existing business in the Town is outweighed by the contributions expected to be made by the District and the projects and improvements described in the Development Program to the economic growth or well-being of the Town or to the betterment of the health, welfare or safety of the inhabitants of the Town.

2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, and to promote completion of the projects and improvements described therein, the Town Council hereby designates the proposed Municipal Development and Tax Increment Financing District (No. 27) (ABM Mechanical) and adopts the related Development Program presented to the Town Council and such Development Program is hereby incorporated by reference into this Order as the Development Program for the District.
3. The foregoing designation of the District and adoption of the Development Program shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the designation of the District and adoption of the Development Program by the Commissioner of the Department of Economic and Community Development (DECD), without requirement of any further action by the Town, the Town Council, or any other party.
4. Pursuant to the provisions of 30-A M.R.S. §5227, the term of the District and the percentage of the increased assessed value to be retained as captured assessed value in the District are hereby established as set forth in the Development Program.
5. The Town Manager be and hereby is authorized, empowered and directed to submit the proposed designation of the District and adoption of the TIF Application & Development

Program to the Commissioner of DECD for review and approval, pursuant to 30-A M.R.S. §5226(2). The Town Manager is further authorized, in his discretion and from time to time, to make such revisions to the TIF Application & Development Program and to submit such revisions of or supplemental information with respect to the TIF Application & Development Program as the Town Manager deems reasonably necessary or convenient in order to facilitate the process for review and approval by DECD, or for any other reason, so long as such revisions are not inconsistent with these Order or the basic structure and intent of the TIF Application & Development Program.

6. The Town Manager be and hereby is authorized, empowered and directed, in the name of and on behalf of the Town, to enter into and execute a credit enhancement agreement with ABM Mechanical, Inc., or its designee, as contemplated by the Development Program, such agreements to be in such form and to contain such terms and provisions, not inconsistent with the Development Program, as the Town Manager may approve, his approval and the approval of the Town to be conclusively evidenced by his execution thereof.

**IT IS FURTHER ORDERED** that this Order shall take effect immediately upon adoption.

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A true, correct and complete copy of an Order adopted February 12, 2026, by the Town Council of the Town of Hermon, at a meeting duly convened and conducted at Hermon, Maine, attest.

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Hermon Town Clerk

Date: \_\_\_\_\_, 2026

**O25-26-35**

**Joshua Berry**

**Adam Brewer**

**Richard Cyr**

**Jason Forbes**

**Christopher Gray**

**Terry Hamm-Morris**

**Ronald Muephy**

**February \_\_\_\_\_, 2026**

Attest Original: \_\_\_\_\_

Motion \_\_\_\_\_

Yea<sup>s</sup> \_\_\_\_\_

Second \_\_\_\_\_

Nay<sup>s</sup> \_\_\_\_\_

Date \_\_\_\_\_