



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Minutes - Final

Town Council

Tuesday, September 19, 2017

7:00 PM

Council Chambers

I. Roll Call of Members.

Present: 6 - David Nadeau, Tim Nangle, Bob Muir, Jarrod Maxfield, Donna Chapman and Brett Jones

Absent: 1 - Dennis Welch

II. Pledge of Allegiance.

Vice Chair Nadeau led the assembly in the Pledge of Allegiance.

III. Discussion Items.

[CD 17-247](#) Be The Influence Coalition: Today's Marijuana in Our Community

[Attachments:](#) [CD 17-247 Cover Sheet](#)

[BTI Town Hall Flyer](#)

There was a PowerPoint presentation regarding marijuana legalization, use, and effects.

[CD 17-227](#) Tax Increment Financing Policy & Credit Enhancement Agreement Criteria.

[Attachments:](#) [CD 17-227 Cover Sheet](#)

[TIF Policy Framework 20170915](#)

[CD 17-034 Cover Sheet](#)

[Augusta TIF Policy](#)

[Belfast TIF Policy](#)

[Caribou TIF Policy](#)

[Dover-Foxcroft TIF Policy](#)

[Farmington TIF Policy](#)

[Fort Fairfield TIF Policy](#)

[Gray TIF Policy](#)

[Kennebunk TIF Policy](#)

[Lincoln TIF Policy](#)

[Old Town TIF Policy](#)

[Skowhegan TIF Policy](#)

Council discussion occurred regarding the need for and benefits of a written policy as well

as concerns regarding the implications of the TIFs to the general fund.

IV. UNFINISHED BUSINESS & GENERAL ORDERS.

17-158

To approve the form of warrant and specimen ballot for a special town meeting to be held on November 7, 2017, for the purpose of acting on a referendum question to authorize the issuance of up to \$9,300,000 in general obligation bonds or notes of the Town and appropriate the proceeds thereof to pay for the design, construction, and equipping of a new public works and school transportation and maintenance facility located at property on Windham Center Road in the Town and related redevelopment of the site, which warrant and specimen ballot shall include the recommendation of the Town Council to vote "yes" to authorize such actions.

Attachments: [17-158 Cover Sheet](#)

[2017 Special Town Meeting Warrant and Financial Statement](#)

[2017 Windham Bond Referendum Specimen Ballot](#)

[Project Budget 20170907](#)

Tony Plante: Tony explained the form of the ballot had been altered in response to some concern from the attorney. The question was now located at the beginning of the ballot and check boxes were prominent at the bottom. They had done what they could to meet the town's obligations and what they could in regard to how the ballot was laid out so it was more accessible and readable. The appearance would be altered somewhat by the ballot printing company.

The interlocal agreement hadn't yet been decided between the town and the school district based on an allocation of space dedicated to the school district and the town. It would be part of the budget process.

A motion was made by Councilor Nangle, seconded by Councilor Maxfield, that the Order be approved. The motion carried by the following vote:

In Favor: 6 - Vice Chair Nadeau, Councilor Nangle, Councilor Muir, Councilor Maxfield, Councilor Chapman and Councilor Jones

Absent: 1 - Council Chair Welch

17-165

To recommend to the voters of the Town of Windham a "yes" vote in connection with the special town meeting to be held on November 7, 2017 to (a) authorize the appropriation of \$9,300,000 for the design, construction, and equipping of a new public works and school transportation and maintenance facility located at property on Windham Center Road in the Town and related redevelopment of the site (the "Project") and further authorize the Town Council to effectuate the entering into of one or more agreements on behalf of the Town providing for the Project, and (b) fund the appropriation, authorize the Town Council to approve the terms and conditions of one or more agreements to effectuate the issuance of general obligation bonds (and notes in anticipation thereof) of the Town in a sum not to exceed Nine Million, Three Hundred Thousand

Dollars (\$9,300,000) on such terms as the Town Council determines are necessary and proper pursuant to 30-A M.R.S.A. § 5772 and other applicable Maine law, including the interest rate and the principal payment dates, and which may be subject to call for redemption with or without premium at the election of the Town before the date fixed for final payment.

Attachments: [17-165 Cover Sheet](#)

[Project Budget 20170907](#)

Tony Plante: Tony explained that the ballot language was necessary to put the matter before the voters and to authorize the Council to take action with respect to the issuance of the bonds, should the project be authorized by the voters.

There had been reductions in some areas of the project budget, which had been acted on by the Joint Project Team. The design bid/build package had come in with an estimate of \$10,244,017. Nearly one million dollars in cost reductions had been identified. The unheated storage building would be included as a bid alternate. If enough savings were found in the project it would be built. If not, a place would be reserved for it but it would be postponed until later. The project would deliver \$10.2 million of value for a cost of \$9.3 million.

A motion was made by Councilor Nangle, seconded by Councilor Maxfield, that the Order be approved. The motion carried by the following vote:

In Favor: 6 - Vice Chair Nadeau, Councilor Nangle, Councilor Muir, Councilor Maxfield, Councilor Chapman and Councilor Jones

Absent: 1 - Council Chair Welch

[17-172](#) To approve a notice pursuant to 23 MRSA §3032(2) to extend the time to vacate proposed, but unaccepted ways.

Attachments: [17-172 Cover Sheet](#)

[Notice pursuant to 23 MRSA section 3032](#)

[Unaccepted Ways - Paper Streets 1997](#)

Tony Plante: Tony explained the Council had voted 20 years ago to extend the time for expiration/vacation of the town's possible rights to paper streets. Evaluation of the paper streets had been one of the Council's goals. That work would not be done by the expiration date of September 23, 2017.

The Order would extend the expiration date for 20 years, the amount of time specified by statute. They would be able to vacate the town's interest in the roads as they went through the evaluation process.

A motion was made by Councilor Chapman, seconded by Councilor Nangle, that the Order be approved. The motion carried by the following vote:

In Favor: 5 - Vice Chair Nadeau, Councilor Nangle, Councilor Maxfield, Councilor Chapman and Councilor Jones

Opposed: 1 - Councilor Muir

Absent: 1 - Council Chair Welch

V. Agendas & Scheduling.

[CD 17-290](#) Agenda Items Reports.

Attachments: [Agenda Items Report 20170908](#)

[Projects & Issues List 20170908](#)

[Projects & Issues Sheets 20170908](#)

VI. ADJOURN.

Respectfully submitted,

Lisa Fisher
Administrative Assistant