



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Town Council

Tuesday, December 8, 2020

6:30 PM

Virtual Meeting via Zoom.

To Join the meeting remotely use this link: <https://us02web.zoom.us/j/85041198324> or you may call 1-646-558-8656 and enter meeting ID: 850 4119 8324.

In accordance with Public Law Chapter 617 adopted as emergency legislation by the Maine State Legislature on March 17, 2020 and signed into effect by Governor Mills, 1 MRSA § 403-A permits public proceedings through remote access during the declaration of state of emergency due to COVID-19.

Zoom will be the meeting platform used by both the Council and the public. Information about using Zoom is available at <https://support.zoom.us/hc/en-us/articles/115004954946-Joining-and-participating-in-a-webinar-attendee->.

*Please note that members of the public will need to use the raise your hand feature in Zoom or type *9 on the phone to be called on and heard during the public testimony portion of the agenda.*

If you prefer, you may also email the Council at TownCouncil@windhammaine.us prior to the meeting with your thoughts on an issue and if you would like, please note that you would like the email read into the record during public participation or during that agenda item. Please keep in mind we request stated comments to be three minutes or less.

The meeting will be recorded and broadcast live on WindhamTV (Channel 7) and the Town's Facebook page.

I. Roll Call of Members.

II. Pledge of Allegiance.

III. Minutes to be Approved:

[CD 20-200](#) To approve the Minutes of the November 24, 2020 Council meeting.

Attachments: [Minutes-Town Council-11-24-2020](#)

IV. Public Participation.

The public is invited to address the Council on any item of business not on the agenda for tonight's meeting.

NOTE TO CITIZENS: Citizens have the right and are encouraged to speak during public participation regarding items not on the agenda, or regarding an item when it comes up on the agenda.

All comments and questions during public participation or on an agenda item must be directed to the Chair and be limited to not more than three (3) minutes per speaker; except that the Chair may grant another three (3) minutes at his/her discretion.

Persons present at Council meetings are requested not to applaud or otherwise express, other than verbally, their approval or disapproval of any statements made or actions taken at such meeting.

Anyone who has already addressed the Council during public participation, on an agenda item, or during a public hearing will be asked to wait until all others have spoken before being recognized a second time.

V. Councilors' Comments.

[20-152](#)

To authorize the borrowing of an amount not to exceed \$4,960,554 by the Town of Windham (the "Town") by the issuance of one or more general obligation bonds, which general obligation bonds will pay all or a portion of the costs of the design, construction, improvement, expansion, repair and equipping of the police and fire station located at 375 Gray Road and related development of the site; repair of sidewalks on Route 35; repair, improvement and repaving of portions of Brand Road; design, acquisition, installation, upgrade, improvement and maintenance of traffic lights; and the acquisition of an ambulance, dump truck and pickup truck; and costs of issuance of the bonds, with the details of such borrowing determined by the Council.

For the Council's reference, Moors & Cabot, Inc. is acting as the Town's municipal advisor for the issuance of the bonds.

Attachments:

[20-152 Cover Sheet](#)

[Bond Order 16235914 1](#)

[Council Presentation 20-1208](#)

[Town of Windham Maine Chronology and Distribution List](#)

[Warrant FY21](#)

Legislative History

11/24/20

Town Council

approved as amended

VI. PUBLIC HEARINGS.

None.

VII. CONSENT AGENDA.

None.

VIII. UNFINISHED BUSINESS & GENERAL ORDERS.

[20-257](#) To authorize the Town Manager to proceed with the Portland Water District engineering, design, and cost analysis expenditures not to exceed \$961,000 and take necessary action to finalize the agreement.

Attachments: [20-257 Cover Sheet](#)
[Memo B Tibbetts PWD Engineering Solution](#)
[2020NorthWindhamWWTF_bat](#)
[4.1 OPS COM Selection of Professional Engineering Services](#)
[MOU Town of Windham 200609 PWD](#)

[20-168](#) To approve a purchase and sale agreement for the former South Windham Fire Station located at 8 Main Street and authorize the Town Manager to further authorize the Town Manager to take any other action related thereto to finalize the action.

Attachments: [20-168 Cover Sheet](#)
[Memo B Tibbetts Former SWFS Reuse Award](#)
[SWFS Reuse Redevelopment MOU final](#)
[PSA - South Windham Fire Station v2](#)
[Great Falls Construction RFP Development Submission Former S. Windham Fir](#)
[Warrant FY21 Article 21](#)
[Former South Windham Fire Station Redevelopment RFP](#)

IX. Council Correspondence.

[CD 20-202](#) Committee/Board Resignations.

Attachments: [Windham Board Resignations](#)

X. Town Manager's Report.

[CD 20-204](#) Town Manager's Report Information.

Attachments: [Growth Permit Tracker 12.4.2020](#)

XI. Committee Reports.**A. Council Subcommittees.**

1. Appointments Committee.
2. Finance Committee.

B. Other Committees.

1. Long Range Planning Committee.
2. Parks & Recreation Advisory Committee.
3. Windham Economic Development Corporation
4. Highland Lake Leadership Team.
5. Natural Resources Advisory Committee.
6. Public Easement Advisory Committee.
7. Public Dirt Road Sub-Committee.

XII. Discussion Items.

[CD 20-201](#) Revaluation of Real Estate.

Attachments: [Memo B Tibbetts Statistical Revaluation](#)
[Memo E Trepanier Windham Reval 2021](#)
[Windham Revaluation 2021 RFP](#)

[CD 20-198](#) New Tax Increment Financing District for South Windham.

Attachments: [Memo B Tibbetts New TIF District for S Windham](#)
[South Windham TIF Opportunities](#)

XIII. Agendas & Scheduling.

XIV. ADJOURN.