



Town of Windham

Town Offices
8 School Road
Windham, Maine

Cover Sheet

File Number: TMP-0504

Agenda Date:

Version: 1

Status: Follow Up

In Control: Town Council

File Type: Temp

Wastewater Management Planning. (see also TMP-1419)

Done:

- RFQ for engineering support/planning services issued
- Statements of qualification received
- Qualifications reviewed, interviews conducted
- Wright-Pierce selected by the committee
- Work on draft initial scope of work for discussion with Council, meeting 11/4/2015
- Receipt of initial proposed scope and fee 11/30/2015
- Discuss initial scope and fee with Council 2/2/2016
- Council approval 2/23/2016, contract language to be finalized
- Wright-Pierce contract finalized and signed 3/1/2016; Ransom contract language has been exchanged, awaiting response from Ransom
- W-P preparing list of data needs for kickoff meeting
- Ransom contract finalized and signed 3/4/2016
- Kickoff meeting held 3/28/2016
- Refined project area mapping, worked on build-out scenarios.
- Reviewed build-out scenarios, water and wastewater volumes at meeting of 5/22/2016
- W-P working with Bob Gerber at Ransom Environmental on current, 20-, and 50-year flows and nitrogen loading, draft maps sent to committee 6/3/2016
- 8/24/2016 with W-P regarding Ransom Environmental additional effort required on task 2, clarification of task 4 and possible additional work
- Follow up with Ransom, no authorization on task 2 “overrun”, task 4 per scope
- Received task 4 output from Ransom, W-P evaluating
- Technical memo on “order of magnitude” costs for WW collection and treatment to coordinate with 21st Century Downtown without foreclosing any particular option(s)
- Future wastewater projections, coordination with hydrogeologist to establish nitrate thresholds and groundwater impacts of future development
- Received draft needs assessment completing task 1
- Committee meeting 11/16/2016 to review draft needs assessment, finalize with W-P, schedule for completion of task 2
- Council discussion 12/20/2016: update from committee, needs assessment presentation and review, review of task 2 to identify wastewater management

- alternatives
- Finalized task 1 report
- Meeting with DEP re. treatment alternatives (rescheduled due to weather)
- Completed task 2
- Committee meeting to review task 2 work product 4/7/2017
- Scope of work, fee proposal for tasks 3 and 4 received
- Internal meeting 4/19/2017, follow-up with W-P with modifications
- Revisions to scope under review
- Council discussion item (CD 17-198) 6/27/2017 regarding possible public-private partnership
- Working group meeting 7/5/2017 with W-P to map out the process of getting to a public-private partnership

In progress:

- Reviewing and finalizing task 3 and 4 scopes of work, fees, contract
- Develop parallel set of tasks for the Lippman PPP

Next steps:

- Identify tasks for Lippman project
 - Outline broad terms of PPP
 - Hydro-geo work to assess viability of the site
 - Other W-P tasks
 - Engage DEP, PWD ASAP
- Complete tasks 3 and 4
- Internal, Council, and public meetings on alternatives
- Report on approaches and recommendations



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File Number: TMP-0524

Agenda Date:

Version: 1

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In Control: Town Council

File Type: Temp

Facilities Planning.

Done:

- Public works facility next steps
 - Discussion of a committee for the project tentatively scheduled for 6/21/2016
- Capital plan finance review - cost estimates. TBD
 - Update of costs in facilities master plan received from SMRT.
 - Updated estimate for public works facility received from Great Falls Construction via Allied Engineering.
 - Council discussion item 10/18/2016
 - Council discussion item 1/17/2017
 - Council vote to establish joint project team 1/24/2017
 - RSU board vote to establish joint project team 2/1/2017
 - Email/poll to set up initial meeting 2/2/2017
 - Draft ad/announcement for community members
- Post ad/announcement for community members
- Initial meeting 2/23/2017
- Reposted for community members not specifically with project experience, including distribution by school district listserve
- Team meeting with Allied Engineering design team to review schematic design narrative, plans, etc. 3/23/2017
- Project and design team met 4/13/2017 to review items from 3/23/2017
- Meeting to tour Westbrook facility 5/11/2017
- Meetings to discuss recommendations, presentation to RSU Board and Town Council 5/25/2017, 6/8/2017
- Meeting to review, finalize recommendations 6/15/2017
- Reported back to Council, RSU Board at meetings of 6/20, 6/21
- Decision materials to Council to initiate bid and permitting package development approved at meeting of 7/25
- Draft communication plan developed
- Project team meeting 8/10

Next steps:

- Identify/finalize components of communications program, review draft flyer
- Project team meeting 8/24
- Public awareness, education, and information efforts for a November 2017 vote



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File Number: TMP-0549

Agenda Date:

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In Control: Town Council

File Type: Temp

South Windham Fire Station Project.

Done:

- Schematic design with SMRT
- Design development
- Bidding & Contracting
- Council awarded contract to Hardypond 4/26/2016
- Construction phase kickoff meeting 5/11/2016
- Construction meeting 5/25/2016
- Demolition and construction started
- Construction meeting 6/8/2016
- Construction meeting 6/21/2016
- Construction meeting 7/6/2016
 - Evaporative trench drains poured; finish work to be done
 - Wall cuts, doors, some foam insulation done
 - Underfloor plumbing done and cuts poured
 - Change order for structural modifications in the works
 - Other minor changes to reuse door opener motors, other doors
- Construction meeting 7/20/2016
- Construction meeting 8/3/2016
- Construction meeting 8/17/2016 - paving to be discussed 8/31/2016
- Construction meeting 8/31/2016
 - Paving reviewed
 - Sketch circulated for approval and pricing
- Construction meeting 9/14/2016
 - Discussion of change orders for walkway paving, kitchen range hood, living quarter doors to match, other door swap/credit, pump station elevation/grading, extension of date for completion to the end of October
 - Structural steel completed, insulation going in, preparing for framing, plumbing, and electrical the week of 9/19
- Construction meeting 9/29/2016
 - Paving plan finalized in front of new station and other association buildings
- Construction meeting 10/12/2016
- Construction meeting 10/26/2016
- Construction meeting 11/8/2016
 - Completion of overhead door, handicap access opener systems

- Update on progress, heating units, generator, etc.
- Base paving 11/10 and 11/11/2016
- Construction meeting 11/21/2016
- Construction meeting 12/7/2016
- Construction meeting 12/14/2016
- Conditional certificate of occupancy 1/12/2017
- Substantial completion, except paving TBD Spring 2017, 1/13/2017
- Final punch list items
- Relocate to new station 1/14/2017
- Complete punch list items by 1/20/2017
- Paving and marking completed July/August 2017

Next steps:

- Open house
- Project closeout



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Private Ways, Standards, Development.

Done:

- Road reconditioning work on Bruschi Road.
 - Complete
- Update snowplow contact with Adam Copp.
 - Complete
- Council discussion of moratorium/private road development standards
 - 1/5/2016 special meeting
 - 2/9/2016 public hearing and vote on moratorium extension
 - Moratorium not extended, expires 2/22/2016
- Staff meeting with legal counsel to outline range of options from lesser impact to greater impact
 - Target date for Council discussion by mid-February
 - Council discussion item 2/16/2016
 - Bullet list of ordinance changes to work on being developed for discussion and agreement 3/1/2016
 - Conference calls and work week of 5/27/2016
- Staff draft memo issued 6/1/2016
- Council discussion item 6/21/2016
- Planning board consideration of amendments on private road standards, requiring engineering and approval of new or extensions of private roads at its meeting of 7/25/2016
- Staff work on grandfathering status ordinance language agreed by consensus of the Council in consultation with town attorney
- Draft received and circulating for comment
- Council discussion 7/26/2016
- Council discussion 8/9/2016
- Council discussion 9/20/2016 including review of planning board recommendation on engineering and site plan approval requirements for private ways
- Identified possible approach to grandfathering based on definition of "adequate" as meeting the town's minor private road standard
- Special meeting discussion item 1/31/2017
- Refer to planning board for review and recommendation on defining 'adequate' for access to proposed subdivisions 2/14/2017
- Planning board discussion of proposed amendments 2/27/2017

- Staff and town attorney efforts to identify development(s) that should undergo subdivision review
- Planning board public hearing and vote on recommendation 3/13/2017
- Council executive session with town attorney 4/11/2017
- Follow up Council discussion 5/16/2017 (rescheduled to 5/30/2017)
- Draft amendment language based on 5/30/2017 discussion and initiate formal legislative process
- Council discussion item on amendments reflecting discussion of 5/30/2017 scheduled for 7/11/2017
- Council voted to send draft Land Use Ordinance amendments to the Planning Board for review and recommendation 7/25/2017
- Planning Board discussion 8/14/2017

Next steps:

- Planning Board public hearing and recommendation, meeting of 8/28/2017
- Schedule public hearing and vote on planning board recommendation regarding the adequacy of roads providing access to proposed subdivisions
- Schedule Council discussion of “Private Roads - Part 2,” answering the question “how do we improve the situation?”



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File Type: Temp

Anglers Road intersection alignment project.

Done:

- Plan at Planning Board for site plan review at sketch plan
- Application for DEP permit under review
- Final land transfers from WEDC to Town being prepared
 - Council approved 12/22/2015
- Finalized agreement for demolition of blue building with abutter
- Final site plan approval granted
- Project out to bid 2/1/2016, pre-bid meeting 2/10/2016, bids due 2/25/2016
- Bids received and analyzed, contact with Portland Water District regarding its reimbursable share of the project and bidders
- Additional information request to two lowest bidders sent out 3/2/2016, due by 3/10/2016
- Bid review due diligence, award on 3/15/2016
- Notice of award sent to RJ Grondin, signed and returned
- RJ Grondin putting bonding in place
- Contract signed, performance and payment bonds received
- Pre-construction meeting held 5/2/2016
- Public notification of work beginning 5/8/2016
- Night work for utility upgrades, relocations night work began 5/8/2016
- Work on widening, other aspects began week of 5/27/2016
- Continuing field reports
- Base paving of new Anglers Road
- Curb cut and access for Bob's Seafood
- Temporary signals installed, traffic shifted to the new Anglers Road, closing off the old road, completing sidewalk and curbing
- Anglers Road and sidewalk finish paving
- Signal mast arm bases
- Paving and marking complete
- Change order negotiated to deduct for late completion of signals
- Signal mast arms and signals week of 12/9/2016
- Final punch list 12/14/2016
- Project substantially complete
- Contribution made for repaving (\$2,000) at Franco's rather than repair worn, crumbling pavement further impacted by construction

- Repaired loamed and seeded areas at Bob's due to signal installation by AD Electric

Next steps:

- Project close-out



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North Route 302 Improvements Project.

Done:

- Meetings held with MDOT regarding 302/Enterprise Drive intersection, scope for 302 improvements west of Anglers Road.
- Core samples of pavement and gravels to determine whether shoulders will need to be built up or overlaid.
 - November 2015 - done
- Core sample results support heavy overlay, coordinated with MDOT, instead of box cut
- Traffic count results show Enterprise Drive intersection far from meeting warrants for signal
- Setting up meeting with MDOT through state traffic engineer to identify option for Route 302 improvements and Route 302/Enterprise Drive intersection.
- Reports sent to Council 2/11/2016
- MDOT follow up meeting 2/22/2016
- Incorporated funding for FY 2019 and FY 2020

Next steps:

- Confirmation of scope of work following core sample analysis
- Specific proposal from developer to MDOT
- Outreach to overcome warrant threshold for signal at Enterprise Drive
- Budget for FY 2019
 - Applications for MPI funds



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File Number: TMP-0554

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21st Century Downtown transportation/pedestrian/utility improvements

Done:

- RFP issued
- Proposals received
- Proposals evaluated, interviews held
- Selected TY Lin and MRLD, contracts signed
- Project kickoff 11/23
- Beginning property owner/stakeholder meetings 12/2015
- Council consideration of supplemental improvements (underground utilities, storm water improvements, traffic signal modernization) 12/22/2015
- Council approval of added scope 3b items (underground utilities and street lighting, traffic signal modernization) 1/12/2016
- PACTS application for Boody's Corner pedestrian improvements submitted 1/22/2016
- Concept plan being readied for public meeting on 3/10/2016
- Public meeting held 3/10/2016, input to be evaluated and incorporated as appropriate
- Draft preliminary plan reviewed, key property owner meetings
- Council presentation and discussion 5/3/2016
- Council endorsement of PACTS sidewalk application (Basin Road to Boody's Corner) 5/10/2016
- Incorporated improvements into capital plans, budget for FY 2017 and beyond
 - \$25,000 for further development of public education and awareness materials and events
 - \$25,000 for work on zoning changes
- Final preliminary design report (PDR) reviewed with TY Lin, MRLD, and Wright-Pierce 5/25/2016
- Discussion item 1/3/2017 (postponed due to weather to 1/10/2017)
- Council endorsement of plan vision to pursue ROW improvements, utility relocation funding
- PACTS application for full-scope ROW improvements, utility relocation funding (if applicable)
- Proposal for continuing with final engineering in fiscal 2018 and 2019

Next steps:

- Final engineering proposed for fiscal 2018 and 2019

- Coordination of corridor improvements, zoning, and wastewater for a broader vision for the future of North Windham as the 21st Century Downtown.



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Solid Waste Alternatives Evaluation.

Done:

- Extension of contract with Pine Tree Waste
 - Discussion with Stu Axelrod, general manager 1/21/2016
 - Email/info to come regarding two year extension, term options with regard to annual adjustment, percentage, CPI, or fuel adjustment, possible automatic annual extensions thereafter
- Council contract extension vote 6/28/2016

Next steps:

- Evaluate various collection, sorting options with ecomaine
- Define scope, identify and fund budget, and examine alternatives for curbside trash and recycling program, drop-off recycling, other classes of waste
 - Develop RFP
 - Issue RFP, receive and evaluate proposals
 - Conduct alternatives evaluation
- Select and, if necessary, develop implementation plan(s) for selected alternative(s)



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File Number: TMP-0583

Agenda Date:

Version: 1

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In Control: Town Council

File Type: Temp

Windham Public Library Space Reconfiguration Project.

Done:

- RFP issued
- Oak Point Associates selected
- Work with library staff
- Concepts developed and reviewed with staff and Council
- Direction to proceed with concept, estimated at about \$185,000
- 95% plans and specifications developed
- Estimate based on 95% plans at about \$206,000
- Grant applications continue, assemble available funding, consideration for fiscal 2017 budget
- Davis Family Foundation grant received; Stephen & Tabitha King Foundation grant application not approved
- Final documents received, estimate approximately \$232,000
- Incorporate funding in capital plan, budget for FY 2017
- Finalize funding plans/sources for FY 2018
- Proposal received from Oak Point for construction admin
- Re-engage Oak Point for permitting and construction admin services
- Meeting with Oak Point and library staff 7/14/2017
- Finalized items identified at 7/14/2017 meeting

Next steps:

- Complete documentation for permitting and bidding
- Bid project fall 2017
- Build project late fall 2017 to early spring 2018



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File Number: TMP-0664

Agenda Date:

Version: 1

Status: Follow Up

In Control: Town Council

File Type: Temp

21st Century Ordinance Development Professional Services.

Done:

- Discussion of ordinance work and resources needed for progress 1/26/2016
- Mainly focused on 21st Century Downtown, included \$50,000 as part of FY 2017 preliminary budget, reduced to \$25,000 as recommended by the finance committee
- Budget approval
- Draft scope of work developed
- Request for qualifications/proposals issued
- Received and evaluating proposal (1)
- Met with team submitting proposal, determine whether to proceed or develop another approach
- Revise and reissue RFP November/December 2016
- Revised and reissued RFP 11/4/2016
- Proposal received
- Ordinance professional services contracted with Maine Design Workshop
 - Plans for open house, stakeholder meetings, ordinance language production
- Public outreach regarding open house, stakeholder meetings 2/6-8/2017
- Community open house and design exercise 2/6, follow up meetings
- 21st Century Downtown plan recap/review with Council April 2017

Next steps:

- Finalize amendment package, concurrent “stress testing” of draft language with property owners for hypothetical projects
- Parallel development of critical items for amendments to current ordinance to allow more time for public process on character based code language



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File Number: TMP-0669

Agenda Date:

Version: 1

Status: Follow Up

In Control: Town Council

File Type: Temp

Petition process and format on web site.

Done:

- Discussed at Council orientation to add information regarding petition processes on the town web site 1/9/2016

Next step:

- Design/modify web page with information about how to petition for changes, access the process, etc.
- See also TMP-0692



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File Number: TMP-0692

Agenda Date:

Version: 1

Status: Follow Up

In Control: Town Council

File Type: Temp

Constituent feedback, comment, complaint procedure and tracking system.

Done:

- Draft administrative complaint procedure, undergoing review
- Complete administrative complaint procedure review
- Online/phone meeting held 4/28/2017
- Online/phone Request Tracker training 5/1/2017
- Topic at staff meeting 5/2/2017
- CivicPlus Citizen RequestTracker initial configuration completed 5/24/2017
- Added user licenses to better assign and track requests, etc., in the system
- Signed contract for CivicMobile and development of mobile app
- Review/refine configuration of workflow, system messages, etc.
- Activated RequestTracker 7/1/2017
- Initial graphic rendering of app received 7/5/2017
- Feedback, alternate splash screen graphics provided by 7/14/2017
- Mobile app design testing

Next steps:

- Respond to requests, refine workflow and messages
- Mobile app design, approval by app stores, deployment expected September 2017 (revised from August due in part to change in Apple app store policy)



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File Number: TMP-0864

Agenda Date:

Version: 1

Status: Follow Up

In Control: Town Council

File Type: Temp

Skate Park condition assessment, repair, community meeting

Done:

- Structural engineer's report received 4/21/2016
- Follow up letter received 4/27/2016
- Community meeting held 5/2/2016
- Follow up community forum planned
- Identify critical issues and repairs for reopening the park by 5/6/2016 - in progress, consultations held with park designer and structural engineer
 - Follow up conference calls, meetings through 6/3/2016
- Plans in hand week of June 20, out to contractor for estimates for labor on those structures identified for repair
- *Pro bono* contractor identified
- Contractor started work late August
- Coordinating between town maintenance staff and contractor to complete work
- Work completed on new structures
- Council approved LWCF application 11/15/2016
- Submitted LWCF application 11/18/2016
- Received notice of grant award

Next steps:

- Grant agreement
- Design/engineering process including public input
- Finalize design
- Bid
- Construction



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File Number: TMP-1114

Agenda Date:

Version: 1

Status: Follow Up

In Control: Town Council

File Type: Temp

Code enforcement director search

Done:

- Meeting with staff to identify ways to keep work flowing and support them while short-handed
- Seek input from constituent groups, stakeholders
 - Meeting with one stakeholder group 10/11/2016; more to come
- Finalized candidate profile based on internal and external community input
- Initiated search 3/17/2017
- Applications closed 4/7/2017
- Form search/interview committee 4/21/2017
- Initial interview committee meeting 4/24
- Applications extended to 5/26
- Expanded interview panel formed
- Initial meeting of interview panel to discuss process, expectations, receive applicant materials 6/8/2017
- Screening, selection of candidates for interview 6/14/2017
- Interviews with panel 6/22/2017
- Conducted follow-up interviews 7/12/2017
- Finalist interviews week of 7/17/2017
- Council met with finalist(s) 7/25/2017
- Due diligence - reference checks, offer, background checks

Next steps:

- Appoint and confirm new director 8/22/2017



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File Number: TMP-1193

Agenda Date:

Version: 1

Status: Follow Up

In Control: Town Council

File Type: Temp

MUNIS Implementation.

Done:

- Kick-off conference call to begin implementation planning 11/10/2016
- Complete initial project planning packet
- Schedule project planning session
- Project planning session 12/14/2016
- Chart of accounts analysis 1/19/2017
- Complete draft chart of accounts
- Internal stakeholder orientation/presentation 3/20 and 3/24/2017
- End-user training June 2017
- GL, AP, Cash Receipts, Budgeting live 7/1/2017

Next steps:

- HR/payroll module planned 1/1/2018
- Tax module(s) planned for Spring 2018



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File Number: TMP-1268

Agenda Date:

Version: 1

Status: Follow Up

In Control: Town Council

File Type: Temp

Retail Marijuana Establishments Moratorium

Done:

- Emergency Moratorium Ordinance adopted 11/22/2016 (16-209)
- Moratorium Ordinance adopted 12/13/2016 (16-210)
- Moratorium in place through 5/21/2017
- Council discussion 3/14/2017, update and ordinance amendments regarding retail marijuana establishments, other considerations
- Council refer amendments adding retail marijuana establishment definitions to planning board 3/28/2017
- Public hearing, vote to extend moratorium 180 days, 4/25/2017
- Planning board review of amendments 8/14/2017

Next steps:

- Planning board public hearing and recommendation 8/28/2017
- Public hearing and vote on amendments



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File Number: TMP-1297

Agenda Date:

Version: 1

Status: Follow Up

In Control: Town Council

File Type: Temp

Comprehensive Plan, Strategic Planning, etc.

Done:

- Draft from Comp Plan Review Team and Planning Department
 - To Council
 - To state for review
- Comments received, revisions submitted
- State letter of completeness and consistency received
- Council meeting discussion item 6/6/2017
- Council public hearing, action 6/13/2017

Next steps:

- Begin implementation
- Identify items for early action
- Write charge for long-range planning committee
- Incorporate goals into 2019-2022 strategic plan - Summer/Fall 2017



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File Number: TMP-1408

Agenda Date:

Version: 1

Status: Follow Up

In Control: Town Council

File Type: Temp

MFSU Amendments

Done:

- Discussion item (CD 17-190) 6/20/2017
- Identified need for possible amendments
 - Hours
 - Different types (carts, wagons, food trucks, etc.)
- Leadership placed on hold 7/20/2017

Next steps:

- Draft amendment language regarding hours
- More comprehensive look at overall ordinance, comparison with other communities
- Leadership placed on hold 7/20/2017



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File Number: TMP-1419

Agenda Date:

Version: 1

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In Control: Town Council

File Type: Temp

Lippman Wastewater Public-Private Partnership. (see also TMP-0504)

Done:

- Discussion of a concept for a public-private partnership at the Council meeting of June 27, 2017 (CD 17-198)
- Staff working group meeting with Lippman, Wright-Pierce representatives to map out next steps

Next steps:

- Review conservation easement regarding permissibility of exploratory work (test pits, wells, etc.)
- Develop scope of work, identify possible hydrogeologists to study site
- Revise proposal for wastewater tasks 3 and 4 to reflect this project, so the two will be integrated (but the proposals will be separate for tracking purposes)



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File Number: TMP-1472

Agenda Date:

Version: 1

Status: Follow Up

In Control: Town Council

File Type: Temp

LED Streetlight Conversion

Done:

- Initial conversation, council goals 1/7/2017
- Energy advisory committee meeting March 2017
- Energy advisory committee meeting 5/1/2017 to map out process
- Contact with Raymond, Standish, and Gorham about collaborating
- Revised RFQ from Falmouth, South Portland, Rockland, Biddeford process
- Meeting 6/5/2017
- Finalized RFQ, timeline
- Checked in with other communities about evaluation process
- Issued RFQ 6/30/2017
- Received two proposals 7/28/2017

Next steps:

- Evaluate proposals
- Interview prospective vendor(s)
- Selection and implementation