



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Minutes - Final

### Town Council

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Tuesday, February 11, 2025

6:00 PM

Council Chambers

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#### I. Roll Call of Members.

**Present:** 4 - David Nadeau, Nicholas Kalogerakis, Mark Morrison and John Henry

**Absent:** 3 - Brett Jones, William Reiner and Jarrod Maxfield

#### II. Pledge of Allegiance.

Acting Council Chair Nadeau led the Pledge of Allegiance.

#### III. Minutes to be Approved:

[CD 25-042](#) To approve the Minutes of the January 28, 2025 Council meeting.

**Attachments:** [Minutes-Council-1-28-2025.pdf](#)

**A motion was made by Councilor Henry, seconded by Councilor Kalogerakis, that the Minutes be approved. The motion carried by the following vote:**

**In Favor:** 4 - Councilor Nadeau, Councilor Kalogerakis, Councilor Morrison and Councilor Henry

**Absent:** 3 - Councilor Jones, Councilor Reiner and Council Chair Maxfield

#### IV. Adjustments to the Agenda.

#### V. Public Participation.

*No public participation.*

#### VI. Councilors' Comments.

*No Councilor's Comments.*

#### VII. PUBLIC HEARINGS.

#### VIII. CONSENT AGENDA.

#### IX. UNFINISHED BUSINESS & GENERAL ORDERS.

[25-015](#) To refer the Town Manager's proposed budget for fiscal year 2025-2026 to the Town Council's Finance Committee for its review and recommendation.

**Attachments:** [25-015 Cover Sheet.pdf](#)  
[Manager's Proposed 2025-2026 Budget Presentation.pdf](#)  
[Budget Revenues Summary.pdf](#)  
[Budget Revenues Summary.pdf](#)  
[Budget Expenditures Summary.pdf](#)  
[11100-11900 Expenditures Detail.pdf](#)  
[12100-12900 Expenditures Detail.pdf](#)  
[13100-13400 Expenditures Detail.pdf](#)  
[14100-14700 Expenditures Detail.pdf](#)  
[15110-15500 Expenditure Detail.pdf](#)  
[16100-16530 Expenditures Detail.pdf](#)  
[17110-17211 Expenditures Detail.pdf](#)  
[18100-18300 Expenditures Detail.pdf](#)  
[19100-19920 Expenditures Detail.pdf](#)  
[22110 Sewer Fund Expenditure Summary.pdf](#)  
[22110 Sewer Fund Expenditures Detail.pdf](#)  
[22110 Sewer Fund Revenue Detail.pdf](#)  
[22120 Recreation Fund Expenditure Summary.pdf](#)  
[22120 Recreation Program Fund Expenditures Detail .pdf](#)  
[22120 Recreation Program Fund Revenue Detail.pdf](#)

*Councilor Nadeau explained that after the vote on this order, it will be sent to the 3-person Finance Committee.*

*Assistant Manager Bob Burns thanked staff and department heads for putting in some hours preparing their draft budget. He said the Manager's budget does not include everything that all department heads requested, but they feel this fairly and adequately represents the needs of the town. He went through the budget presentation and answered questions from the Council. (see attached presentation)*

**A motion was made by Councilor Morrison, seconded by Councilor Kalogerakis, that the Order be approved. The motion carried by the following vote:**

**In Favor:** 4 - Councilor Nadeau, Councilor Kalogerakis, Councilor Morrison and Councilor Henry

**Absent:** 3 - Councilor Jones, Councilor Reiner and Council Chair Maxfield

[25-021](#) To set the Finance Committee's budget review meeting schedule to Thursday, February 13, 2025 and Thursday, February 27, 2025 and, Monday, March 3, 2025, and if needed, Tuesday, March 4, 2025, all to begin at 4:00 PM in council chambers.

**Attachments:** [25-021 Cover Sheet.pdf](#)

**A motion was made by Councilor Henry, seconded by Councilor Kalogerakis, that the Order be approved. The motion carried by the following vote:**

**In Favor:** 4 - Councilor Nadeau, Councilor Kalogerakis, Councilor Morrison and Councilor Henry

**Absent:** 3 - Councilor Jones, Councilor Reiner and Council Chair Maxfield

[25-031](#) To appoint Dennis Brown to the Natural Resources Advisory Committee for a term to expire August 15, 2027.

**Attachments:** [25-031 Cover Sheet.pdf](#)

**A motion was made by Councilor Henry, seconded by Councilor Morrison, that the Order be approved. The motion carried by the following vote:**

**In Favor:** 4 - Councilor Nadeau, Councilor Kalogerakis, Councilor Morrison and Councilor Henry

**Absent:** 3 - Councilor Jones, Councilor Reiner and Council Chair Maxfield

## **X. Council Correspondence.**

[CD 25-039](#) Charter Communications - Notifications.

**Attachments:** [2025.1.28 Charter Programming NoticeME,NH \(SporTV cessation\).pdf](#)  
[2025.1.31 Charter Programming Notice \(E!SyFy moveNew York 1 News Rebrand to Spectrum Noticias NYC\)me-30.pdf](#)  
[2025.2.4 Charter Programming Notice \(NBCU Kids Discontinued\) -30 ME-SW\\_.pdf](#)

[CD 25-040](#) FOAA Status Report.

**Attachments:** [J Danforth liened property 1.30.2025.pdf](#)  
[Smart Procure Response for Vendor Information 1.11.2025.pdf](#)  
[H Alqayar liended property 2.4.2025.pdf](#)

## **XI. Town Manager's Report.**

*There was nothing to report.*

## **XII. Committee Reports.**

### **A. Council Subcommittees.**

#### **1. Appointments Committee.**

*No report.*

#### **2. Finance Committee.**

*Councilor Nadeau said the meetings were just set.*

#### **3. Ordinance Committee.**

*Councilor Nadeau said the next meeting is on February 25 at 5:00 p.m. before the*

*Council meeting.*

## **B. Other Committees.**

1. Parks & Recreation Advisory Committee.

*No report.*

2. Windham Economic Development Corporation.

*No report.*

3. Natural Resources Advisory Committee.

*No report.*

4. Greater Portland Council of Governments (GPCOG).

*No report.*

5. ecomaine.

*Assistant Manager Bob Burns said there was no meeting last month, but there is a meeting this Thursday evening. He could not attend to having the Finance Committee meeting.*

6. Windham Middle School Repurpose Advisory Committee.

*There was a walk-thru last week.*

7. North Windham Fire Station Repurpose Advisory Committee.

*Councilor Nadeau said there is a meeting on February 12th at 6:00 p.m.*

## **XIII. Discussion Items.**

**\*Note: Minutes are not taken for Discussion Items.**

[CD 25-018](#) Survey Results - A Closer Look at Demographics.

**Attachments:** [Media Strategy.pdf](#)  
[Summary of Multiple Choice Question Responses.pdf](#)

[CD 25-041](#) Welcome to Windham - Informational Packet for New Residents.

**Attachments:** [Welcome to Windham packet.pdf](#)

[CD 25-043](#) State of Maine Cannabis Hospitality Task Force Final Report.

**Attachments:** [Final Report - Cannabis Hospitality Task Force 1.31.25.pdf](#)  
[Summary breakdown of Cannabis report.pdf](#)

**CD 25-044** Land Use Ordinance Amendments - Referred from Ordinance Committee to Planning Board.

References to "No New Private Roads will be permitted to have direct access to a Public Street," and amending the Industrial Zone to add outdoor recreational use as a permitted use.

(Before Planning Board, Public Hearing - February 10, 2025. Tentatively scheduled for a Council Public Hearing on February 25, 2025)

**Attachments:** [2.25.25 LOU Amendments.pdf](#)

#### **XIV. Agendas & Scheduling.**

#### **XV. Executive Session.**

**25-032** To enter into executive session under 1 M.R.S.A. §405(6)(A), which provides for the "Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency," for the purpose of discussing a personnel matter, and pursuant to 1 M.R.S.A. §405(6)(C) to discuss "the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency."

**Attachments:** [25-032 Cover Sheet.pdf](#)

The Manager suggested this slide to a future meeting. All agreed.

#### **XVI. ADJOURN.**

**A motion was made by Councilor Henry, seconded by Councilor Morrison, that they be adjourned. The motion carried by the following vote at 7:45 p.m.**

**In Favor:** 4 - Councilor Nadeau, Councilor Kalogerakis, Councilor Morrison and Councilor Henry

**Absent:** 3 - Councilor Jones, Councilor Reiner and Council Chair Maxfield

Respectfully submitted,

Linda S. Morrell  
Town Clerk, CCM