



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Minutes - Draft

### Town Council

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Tuesday, September 19, 2017

7:00 PM

Council Chambers

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#### 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.

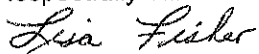
Attachments: Agenda Items Report 20170908

Projects & Issues List 20170908

Projects & Issues Sheets 20170908

**VI. ADJOURN.**

Respectfully submitted,



Lisa Fisher

Administrative Assistant