

D-R-A-F-T

DURHAM TOWN COUNCIL MONDAY, MAY 16, 2005 DURHAM TOWN HALL -- COUNCIL CHAMBERS 7:00 PM

MEMBERS PRESENT: Neil Niman; John Kraus; Karl Van Asselt; Peter Smith; Gerald Needell; Diana Carroll; Julian Smith

MEMBERS ABSENT: Chair Malcolm Sandberg; Mark Morong

OTHERS PRESENT: Paul Beaudoin, Business Manager

I. Call to Order

Councilor Niman explained that he would be serving as Chair that evening in place of Councilor Sandberg.

II. Approval of Agenda

Councilor Kraus MOVED to approve the Agenda as submitted. The motion was SECONDED by Councilor Van Asselt, and PASSED unanimously 7-0.

III. Special Announcements

Certificates of Appreciation

Fire Chief Ronald O'Keefe

Fire Captain Thomas Richardson

Parking Enforcement Officer Richard Martin

Assistant Fire Chief Mike Blake accepted a Certificate of Appreciation from Chair Niman on behalf of Fire Captain Thomas Richardson. Chair Niman also presented Certificates of Appreciation to Fire Chief O'Keefe and Parking Enforcement Officer Martin.

Councilor Kraus said he pitied the person who followed Mr. Martin, because he had left a record of revenue that would be hard to match. He said the Town very much appreciated his diligent work.

IV. Report of Administrator

Business Manager Paul Beaudoin said he was present in place of Administrator Selig, who was at home with his wife Loren and newly born baby girl, Zoe Violet Frances Selig.

Mr. Beaudoin said he and Public Works Director Mike Lynch had recently gone to Concord to receive a \$200,000 grant the Town had been awarded from USEPA's Brownfield Program. He said the money

could be used to assist in cleanup of the pollution at the Craig Supply site, and should go a long way toward remediation of the site, and efforts to make it a productive property once again.

Mr. Beaudoin noted that one of the items on the Unanimous Consent Agenda concerned approval of a change order for additional engineering services to be conducted by Wright-Pierce, to develop design and contract documents that would go out to bid in order to build a new clarifier for the Wastewater Treatment Plant.

He briefly reviewed the problems concerning one of the existing clarifiers at the plant, which he said were the fault of the contractor. He said the Town had entered into negotiations with The Surety company, which had bonded the upgrade of the Plant, and was happy with the results of these negotiations. He said the Town would be moving forward with construction of the new clarifier, at no cost to the community.

Mr. Beaudoin said that for the 27th year in a row, Durham had been named a Tree City USA. He noted that Durham held the longest running record on this in the State, and said Public Works Director Mike Lynch was determined to hold onto that record.

Mr. Beaudoin said the Town had submitted a grant application to FEMA for the snowstorm that took place on January 23-24th, and said Durham should be eligible for about \$15,000. He said he was also waiting to hear if the Town could declare that two other storms that had been equally damaging or worse could be declared an emergency by the federal government.

VI. Reports and Comments of Councilors

Councilor Peter Smith noted that the issue concerning the wastewater treatment system could have potentially resulted in major litigation and expense to the Town. He said the negotiating team had done a wonderful job, and as a result, all of the expense for building the new clarifier would be paid for by The Surety company.

Councilor Needell told Council members that the next Planning Board meeting, scheduled for May 25th, would be a quarterly planning meeting. He said the focus of discussion would be the University's Master Plan, and said University Planner Doug Bencks would be present at the meeting. Councilor Needell also noted that the public hearings on the site plan review application and conditional use application for the proposed Irving station had been held at the Planning Board meeting the previous Wednesday, and would be continued at the June 8th Board meeting.

Councilor Carroll noted the yearly approval of the Farmer's Market was on the Unanimous Consent Agenda. She said this was a wonderful event from spring to fall, and represented an important quality of life aspect of life in Durham. She said there were not only fresh fruits and vegetables (usually picked that day) available at the market, but also baked goods, meats, etc. She said it was very important to support this effort, which supported local agriculture and kept people on the land, kept rural land rural, and maintained scenic areas. She noted that local agriculture gave children a chance to see farm animals,, and was a wonderful aspect of life in Durham. She said the Farmers' Market had gone on for

many years in Town, and hopefully would continue for many more.

Councilor Van Asselt noted that the past year, he had raised the issue of the amount of paper Councilors received in their packets, and had said detailed information concerning things such as purchase of vehicles should not be included in packets, and instead should be available at the Town Administrator's office. He noted again that he had faith in Administrator Selig and Business Manager Beaudoin to handle the bidding process, and to give the Council a one-page summary concerning this.

Councilor Kraus said he would like to offer as a counterweight to this that he had seen Councilors use this kind of detailed documentation to point out difficulties concerning projects. He said it was hard to satisfy everybody, but said it was almost worth the sacrifice of trees in order to save time at the Council.

Councilor Julian Smith said he had read through the proposal for the purchase of the vehicle, and didn't even see information on proposed mileage for the vehicles, to assist in deciding which vehicle to purchase. But he said he tended to agree with Councilor Van Asselt's analysis that the Council was given too much boilerplate information.

VII. Public Comments

Chair Niman noted that those members of the public who had come to speak concerning the proposed cell tower might want to save their comments for the public hearing on this at the meeting.

Bill Hall, Smith Park Lane, noted that the Public Works Department this year was saving \$50,000 that it hadn't saved two years ago. He said the roll-off truck would pay for itself in spades, if the program was run properly.

He also noted that at the previous Council meeting, Councilors had voted 6-2 regarding the Smittys property. He said a few years back it was discovered there was a very big problem with the Town's water and the University, and said that since 1998, the water users had paid the University between \$500,000-1,000,000 for water they never used. He provided details on this, and said when Skip Grady discovered the University owed the Town a lot of money, the negotiating team didn't go after this, and there was no discussion on it by the Council.

He said that was why the Council saw so much of him, because the Town's negotiating ability, and ability to take care of the taxpayers was poor. He said the Town waited until it was too late, as shown by the issue with the courthouse. He said the parking issue wasn't dealt with when it should have been.

Mr. Hall said the Town had some serious work to do concerning long term water issues, and negotiating with the University on these issues. He provided details on this, and said the Town needed answers to a number of questions in order to be able to negotiate properly. He said he hoped the Council would take this issue seriously, and would deal with it.

VIII. Unanimous Consent Agenda

- A. Shall the Town Council approve a permit application submitted by the Seacoast Growers' Association to conduct its Farmer's Market during the period June 6-October 3, 2005?
- B. Shall the Town Council award the purchase of a new commercial roll-off vehicle to Whited Truck Center of Bangor, Maine as recommended by the Department of Public Works?
- C. Shall the Town Council approve a change order in the amount of \$39,500 for additional services with the baseline improvements at the Wastewater Treatment Plant to proceed with all engineering, surveying, drafting, calculations, borings and other work as required and necessary to develop and produce final plans, specifications, and associated contract documents involved in the construction of a new wastewater treatment clarifier?

Councilor Needell MOVED to approve Unanimous Consent Agenda A, B and C. The motion was SECONDED by Councilor Kraus, and PASSED unanimously 7-0.

IX. Presentation Item

- A. Report on the Rental Housing Commission - Mark Henderson

Mark Henderson provided an update to the Council on the work of the Rental Housing Commission. He first noted that although it had been a big year, in terms of the Super Bowl and the World Series, they had all been able to head off problems with students. He said the celebrations were generally a positive thing for UNH and for Durham. He also said the bad weather had helped to keep things calm during the spring semester, noting that the spring fling had been a washout.

Mr. Henderson said the arrest count was up, but said that could be because enforcement was stronger, and there was basically more enforcement presence. He said landlords saw this as a positive development, and also said reports were that complaints were down. He said the Commission believed things were headed in the right direction for the rental housing market. He noted there was now a much more active group of landlords that appeared to be contributing to this.

Mr. Henderson said this year when the Fire Department had seen code violations, it had been better able to communicate with property owners and bring them into compliance, especially concerning the more than three unrelated rule. He said that overall, calls to the Fire Department were down, and properties were more compliant.

He said the Durham Landlord Association was creating a lot of peer pressure for landlords to be more involved with their properties, be a part of the Association, and be a part of the community. He noted the Association had discussed the importance of landlords putting money back into their properties, and said there was increasing exterior and interior renovation to properties.

Mr. Henderson said the number of disruptions at apartment buildings had dropped significantly. He said perhaps UNH was having more of an influence, and also noted that many landlords had their own security companies. He said police presence and active management had also helped with this.

He said the Durham Landlord Association had expressed concerns about the Zoning Rewrite, regarding multi-unit housing being pushed past the University, and everything downtown becoming nonconforming.

He said there had also been discussion about the issue of bulky waste pickup.

Mr. Henderson said one of the biggest assets at present was UNH involvement with off campus housing. He said it had made all the difference to hold the students more accountable, and was really decreasing off campus problems, because students knew this could affect them on campus. He said a lot of credit went to UNH for that.

He said Young Drive had survived almost a full school year with out any major disruptions, and said this had a lot to do with landlords being more active with their properties, and students having a better idea of how to conduct themselves

He said the Commission had received complaints the past fall from single-family homes in the Faculty neighborhood. He said this involved properties in violation of the three unrelated rule, and said a number of these properties with the help of Tom Johnson had been brought into compliance, although noting that not all of the problems had yet been solved. Mr. Henderson said the biggest battle continued to be the issue of nonprofessional absentee landlords of single family houses. He said the Commission was trying to connect with these landlords, and tell them what was expected of them. He said these were the properties that were causing the most disruptions in Durham.

Mr. Henderson said all in all, the Commission was very happy with the way things were going. He said code enforcement, fire, police, and UNH involvement had stepped up, and the situation had improved greatly with off campus rental housing.

Councilor Needell asked Mr. Henderson where the Commission presently stood concerning the rental registry and gathering ordinances that had been proposed the previous year

Mr. Henderson said having them lined up if needed was a good thing, but he said from all reports, things were presently going well without them.

Councilor Van Asselt asked if that included the rental registry idea, and Mr. Henderson said yes.

Chair Niman asked if there was anything the Council could do concerning making contact with single family absentee landlords whose properties were creating a lot of the problems in neighborhoods. He asked if this was perhaps something the Council should encourage the Commission to do.

Mr. Henderson said a goal for the summer was to put together a program to touch base with those owners. He also said there was an ongoing education process for landlords and tenants. He noted the number of complaints concerning these properties had gone down significantly.

In answer to a question from Councilor Peter Smith, Mr. Henderson said the Commission was only aware of single homes with these kinds of problems through complaints, and noted that a fairly small percentage of single family rental properties were members of the Association or Commission . He said these properties turned over fairly regularly.

Councilor Smith asked if Mr. Henderson had any sense of what percentage of off campus housing came from single family homes, and Mr. Henderson said he did not.

Councilor Carroll thanked Mr. Henderson for the work the Commission was doing, creating a culture, an environment for students living off campus, and also for the landlords. He said this represented good peer pressure to keep up their properties.

Chair Niman noted there was still an opening on the Rental Housing Commission for a citizen representative, and said hopefully there were citizens watching at home who were excited about the work the Commission was doing, and wished to participated in this work.

Mr. Henderson noted there had been two recent inquiries concerning this position.

B. First Quarter Financial Report

Mr. Beaudoin said that overall, things had gone very well during the first quarter of 2005. He said revenues were in line with budget projections, with a few exceptions. He said that motor vehicle permit fees were running slightly behind projections, and said building permit revenues were running ahead of what had been projected. He said the impact of rising interest rates could be seen on both revenues and expenses.

Concerning expenses, he noted highlights of expenditures through April 27, 2005, and discussed significant variations from budgeted amounts. He said Fire Department expenditures were below projections, and provided details on this. He noted Public Works and Sanitation Department expenditures were somewhat higher than expected because of the greater number of snow events for the season, and provided details on this.

Mr. Beaudoin said that both water fund and sewer fund revenues and expenses were basically in line with projections. He said parking revenues had continued to decline, primarily due to the issuance of fewer parking tickets because of better adherence to parking ordinances, and because of less demand for parking downtown.

Mr. Beaudoin said all capital projects were on course, and he specifically noted that the replacement of the south clarifier at the wastewater treatment plant would be completed without going over budget.

Councilor Needell asked what the increased revenue from building permits was based on.

Mr. Beaudoin said a lot of times it was a timing issue, and said it was not clear if this increase

represented a trend or not.

Councilor Kraus noted that previously, more paper had accompanied Quarterly Reports, and said Mr. Beaudoin was to be commended for his brevity.

Mr. Beaudoin noted that because things were going so well, there was very little to report.

X. Unfinished Business

- A. Public Hearing concerning a draft proposed right-of-way agreement between the Town of Durham and the Town of Newmarket necessary in order to locate a cellular tower off of Simons Lane in Newmarket?

Mr. Beaudoin noted that at the previous meeting, the Council had voted to have the public hearing on this matter. He said the Town was contacted by Newmarket to enter into an agreement for a right of way going through property the Town owned on the Newmarket-Durham Town line. He explained that Verizon wanted to build a cell tower on Town of Newmarket property, and using this right of way would allow it to have access to the property, on Simons Lane.

He said Administrator Selig had reached a tentative agreement with Newmarket on the details of this, but was waiting to move forward until the public hearing process was complete, and the Town of Newmarket had made its decision on this. He noted the process would involve both Planning Boards and Town Councils.

Mr. Beaudoin said the agreement would result in significant revenues for both Towns, stating that over 25 years, the Town would receive over \$300,000, without any co-location of other carriers. He said if there were additional carriers, there would be the same 60/40 split of the revenue for Newmarket and Durham.

Councilor Kraus MOVED to open the public hearing. The motion was SECONDED by Councilor Van Asselt, and PASSED unanimously 7-0.

Attorney Tom Hildreth, McLane & Graf, represented Verizon Wireless. He noted that a provision of a federal statute passed in 1996 encouraged carriers to work with owners of public land, and to look for opportunities to site facilities on these lands. He also noted the NH Legislature in 1998 had exempted cellular services from regulation by the Public Utilities Commission, and said regulation was left primarily to the local level. He noted this was a situation where the proposed facility would involve two municipalities.

He reviewed the benefits of the proposed facility, the most important being an improvement in coverage and service for Verizon customers, but also for customers of other wireless providers that were likely to co-locate on the tower. He said rent paid to the towns was another benefit, and also provided details on tax benefits that would result.

He noted that this project had been kicking around both towns for over a year, and provided background information on this. He stated that T Mobile, the original applicant concerning this project, wished to be a co-locator on the tower.

He provided details on why the proposed location for the facility was a good one. He noted that the Planning Board would review the project, but said the Council would also see the project again, as the representative of a municipality that would potentially be impacted by the facility.

Attorney Hildreth described the radio frequency engineer affidavit that indicated how the proposed site would perform. He said it would fill a current coverage gap, and provided details on this. He described additional information that would be gathered and provided to both towns concerning the technical aspects of the project.

He said it was a bit challenging working with two towns, and noted the applicant would meet with the Newmarket Town Council the following Monday. He said he hoped the Durham Town Council would act after the Newmarket Town Council made its decision, and not after all the permitting was completed. He said Verizon wouldn't undertake substantial efforts with either Planning Board until it got a contract to proceed.

He provided details on the physical layout and characteristics of the proposed facility.

Councilor Kraus asked if this would be a camouflaged design.

Attorney Hildreth said they were not averse to this, but said Verizon could not support the kind of stealth construction that would cause the antennas to be inside a canister.

Councilor Needell asked for some background on why Durham was involved in this application, and Attorney Hildreth provided details on this. He said there was no available access on the Newmarket side, and also said that perhaps the idea was to avoid wetlands in Newmarket.

Councilor Needell asked if access from Durham was essential to the project.

David Valez, the site acquisition specialist, said Verizon had inherited this project from T-Mobile. He said T-Mobile had initially sought an access in Newmarket, but it was determined that any access through that Town would greatly impact wetlands. He said it was determined that the access through Durham would have the least impact.

Chair Niman asked if this was the only location in either town that could solve the coverage problem.

Mr. Valez said this site had a particular advantage because it was a two for one site, -and he provided details on this. He said it essentially provided two different markets of coverage. He said that geographically, this was an ideal location for the tower, and provided details on the coverage it would provide. He also provided details on how other configurations would require the

construction of two towers instead of one tower along Route 108.

Chair Niman asked if there were any members of the public who wished to speak in favor of or against the application.

Joe Pagnotta, 2 Simons Lane read from a detailed letter he had addressed to the Town Council. He said he was disappointed to be present again to discuss another proposal for a cell tower on Simon's Lane, noting he had been before the Planning Board the previous year on this. But he said he was grateful for this public forum, and said he hoped that upon further review, the Council would deny the request to move forward with the proposal. He described in detail abutters' previous efforts when T-Mobile had proposed a cell tower for this location.

Mr. Pagnotta quoted Section 175-104 of the current Zoning Ordinance concerning performance and design standards for personal wireless facilities. He also quoted proposed amendments to the Zoning Ordinance relative to personal wireless facilities, which among other things said that antennas and towers should be placed at locations which did not adversely impact residential neighborhoods.

Mr. Pagnotta noted that discussion on the proposed cell tower seemed to focus on the revenue the Town would gain, but did not address the expense side of this proposal. He said he hadn't heard anything about the loss of revenue that Great Bay Kids would experience, or about the decrease in property values that would result on Simons Lane as a result of the facility. He said the Town of Durham had the responsibility to stay true to its principles and to its residents, and to give them the protection the Town's ordinances provided.

Troy Hartson, 3 Simons Lane said he had never seen an attractive cell tower, and didn't like the idea of one in his back yard. He said he was also concerned about increased traffic on Simons Lane, impacts on wetlands and wildlife, potential radio-waves and health effects, and a decrease in property values. He said his business depended on having a cell phone, but said he had not problem with coverage on Simons Lane, or in downtown Newmarket. He said the dead spots were on Route 108 heading to Stratham.

Wendy Monroe, Great Bay Kids Company, 3 Simons Lane, Newmarket said Verizon representatives had misrepresented why they wanted to use Durham's right of way to get access to the proposed facility, and said if they were really worried about environmental concerns, they wouldn't be there. She said they were coming to Durham because they hadn't gotten access through Newmarket, and she provided details on this. She said allowing this easement would hurt her business, and would not be good for the neighborhood. She said this was not a proper place for a cell tower.

Councilor Kraus asked if Ms. Monroe could indicate if she was a resident of Durham or Newmarket, and Ms. Monroe said she was a resident of Newmarket.

Mark Bernier, 23 Simons Lane, said he was a direct abutter to the proposed tower. He said the tower would definitely affect property values, and asked Councilors if any of them would choose to

live next to a cell tower. He noted he had been interested to hear there would be a meeting in Newmarket, and provided details on the fact that he had not been notified about past or upcoming meetings in Newmarket concerning the application.

He said he was a biology teacher, and was concerned about potential hazards to flora and fauna as a result of the cell tower. He said the ecosystem in the area had already been divided by Simons Lane, and said any further disruption would be detrimental to it. He also noted there were no long-term studies on the impacts to wildlife from cell tower facilities of this height.

Mr. Bernier also questioned whether the expected monetary gains from this facility were guaranteed, and whether, if a new technology appeared, it would turn out that the Town had invaded the wetland for such a small amount of money.

Allison Mueller, 6 Simons Lane noted that residents of Simons Lane had gathered 50 signatures on a petition concerning the previous T-Mobile project, and could easily do this again if needed. She noted that technology changed so quickly that there were no guarantees that there would be a 25-year contract. She said the proposed cell tower didn't fit with the environment, and she passed around photos from a balloon test. Ms. Mueller also noted that concerns had been expressed about the history of the proposed area when the previous application came before the Durham Planning Board. She said information on this was requested but was not provided.

Nancy Pagnotta, 2 Simons Lane, said Newmarket and Durham had talked about the height of the proposed tower, but said she was concerned about the base of the tower, which would be 100 ft. by 100 ft. and would be unmanned and unsupervised. She provided details on the proposed design, and said she was concerned about safety issues. She said this did not belong in a residential neighborhood.

Ruth Abelman, 15 Simons Lane, said Simons Lane was a neighborhood. She said that Durham wouldn't choose to allow this, and said that she found it shocking that the Town would support this in order to obtain a questionable source of revenue. She asked Councilors to think carefully about this.

Mr. Bernier said if people in direct view of the proposed cell tower could apply for tax abatements, the expected revenue from the cell tower would be offset by the decrease in tax revenues.

Councilor Peter Smith asked why T-Mobile was back as a co-locator on the proposed cell tower.

Attorney Hildreth provided details on the activities of the company in recent months and said it was now interested in co-locating on this site.

Mr. Valez said the company had halted its network development, but was slowly coming back on line. He provided details about this.

Councilor Peter Smith asked what was meant by co-applicant, and if there would be a joint filing

with the Planning Boards.

Attorney Hildreth said yes and no. He said T Mobile wouldn't pay permitting, site development fees, and said Verizon would have the site plan, which indicted space for co-locators.

Councilor Smith said the Durham Planning Board should seek to have representatives of both corporations present at meetings, and in the event the Council had questions, it should be asking them to both of the corporations.

Attorney Hildreth said when the Council was wearing the hat of saying it had comments on the substance of the proposal that was true, but was not when wearing the hat of whether the site should be developed.

There was discussion about what the height of the facility would be.

Councilor Smith said that if T-Mobile had done research on the potential wetland incursion, and had reached the conclusion that there would be less intrusion with this proposal, he assumed information on this could be made available to the various boards. He asked that it also be made available to the Town Council.

He noted the Attorney had said the Planning Board would review the application under the terms of the Telecommunication Ordinance, and said he had helped develop Durham's Personal Wireless Facility ordinance. He said he didn't know what Newmarket's ordinance was concerning cell towers were, but said he knew what questions would be asked by the Durham Planning Board if this tower were built on Durham land.

He noted there were proposed changes to the Personal Wireless Overlay provisions, which had been posted, so the applicant would be obliged to follow the terms of the stricter version of the provisions. He said the changes that had been made to it were somewhat more restrictive. He said there was a particular provision in the ordinance which he had requested for some time, and said just as the current ordinance required providers to examine alternative locations in order to have the minimum impact on the visual environment, the new provisions required consideration of new technologies that were available. He said he had no doubt that the provision was well within the terms of the 1999 Telecommunications statutes. He noted that the cell tower at the landfill was internal, and didn't look like a cell tower.

Councilor Smith said he wanted to know what the role was, legally, of the Durham Ordinance, to the extent that the tower was being built on the property of Newmarket, but was approached by immediate access through Durham. He said in this instance, the impacts the Towns overlay were designed to deal with, and which were clearly permitted under federal guidelines, would probably be identical to those that were experienced by abutters, even though the tower itself was being built on Newmarket land. He said he didn't know the answer to this question, but said it would obviously greatly influence what the Durham Planning Board would do, and probably to some extent should influence what the Council did.

He said as the governing body, the Council had a greater interest in looking at the benefits and detriments, to the extent that in every meaningful sense, what would be built would not be in

conformance with Durham's ordinance, even if it didn't apply. He said it also might mean that the Council, in determining if it wanted to enter into this agreement, would want to press more vigorously for alternative methods of transmission, and for a better aesthetic appearance for the cell tower. He said he would appreciate getting a response on this.

Councilor Smith also noted the Attorney's statement that Verizon would want to wait until it got the determination from the governing boards of both towns before starting to engage substantially in an application with the planning boards. He said he could appreciate the company's perspective on this to some extent. But he said the governing bodies of the towns, in deciding whether the benefits would outweigh the detriments, would be influenced by the type of negotiations Verizon would have with the planning boards, and the decision these boards would make. He said there was a catch 22 as to which came first, and urged that Verizon think in terms of the need to develop its positions in conjunction with the planning boards, and not take the position it would not do this until the political bodies had made their decisions.

Chair Niman asked if Attorney Hildreth would like to respond to Councilor Smith.

Attorney Hildreth said he had heard concerns like this expressed in his dealings with other towns on these kinds of matters. He said he was not present to find the least restrictive ordinances, and said Verizon could live with the most restrictive reasonable regulations, and had done this elsewhere in communities with the concerns Durham had.

He said he hoped that at some point the Council would agree, concerning this project, that it had an ordinance in place that would be enforced by a competent planning board, and that Verizon would do what needed to be done to ensure the Town got a project it was not unhappy with. He said if the Council wanted to condition its approval upon application of the ordinance through the entirety of the project, the applicant could live with this.

Councilor Peter Smith said that was helpful.

Councilor Needell said that would be a potential item to utilize, noting that in the previous application by T-Mobile, a hard line was drawn of where the boundaries of influence were.

Chair Niman said it had been stated that there was an advantage to having one tower instead of two. He noted that members of the public had indicated there would be a location between where this tower was current proposed, and the center of Durham where it wouldn't affect the neighborhood. He asked if Verizon had looked at alternate locations in Durham to solve the gap problems that would not impact other residential neighborhoods.

Mr. Valez said Verizon had looked at alternative locations. He provided details on this, and said that one could not be found. He noted there were no industrial zones along Route 108, and said it seemed to be all of the same rural, residential character. He said the landfill had been considered, but because of a court settlement between Durham and Sprint, Verizon was not allowed to co-locate there. He also noted that even if Verizon could go there, the alternative technology there would not provide continuous coverage. He provided details on this.

Councilor Kraus MOVED to close the public hearing. The motion was SECONDED by Councilor Van Asselt, and PASSED unanimously 7-0.

B. Continued discussion on goal setting

Chair Niman said the Council needed to develop a consensus on what goals should be on the list and what goals shouldn't be on the list. He said the other issue was which goals were important, and which were not. He said he was hoping they could first tackle what should and should not be on the list, and suggested that the Council go through the proposed list and decide this.

Open Space

Councilor Carroll said that under Open Space, under the objective of identifying farmland and preserving it, the expected result was also to preserve farmland for food production and animal grazing.

Councilor Kraus noted Page 1 listed the objective of preserving the Durham Business Park for active and passive recreation, which made the Business Park a paradox. He also noted other references to the Business Park on the list, and said it seemed that resolving the issue of the Business Park was a significant goal for the Council.

Councilor Peter Smith said he agreed that this needed to be resolved, but said it was important to first have the results of the joint work of the Parks and Recreation and Conservation Commission relative to this.

Councilor Van Asselt said the key point was that there should be a goal to do something with the Business Park, whatever this use turned out to be. He said this issue must be resolved.

Councilor Smith said he agreed the Council should make a decision as to what to do with property through which Arthur Grant circle ran, so they were not assuming conclusions in advance.

Councilor Van Asselt said the key thing was to make some decisions this year on that land and adjacent land.

Councilor Needell noted that in the nonresidential Zoning amendments, the Table of Uses included the Business Park as a zone all by itself. He said this would impact greatly on how the property could be used, and said the Councilor would be dealing with this soon.

Councilor Smith said he hoped the Planning Board would be respectful of the fact that the first decision to be made concerning the Business Park was a policy decision, which had to be made by the Council. He said he would hope that when the Board sent up proposals, as it did previously, knowing the complexity of the situation, it would hold off on that provision pending the decision of the Council.

Councilor Needell said that unfortunately this was too late, since the Zoning amendments had already been submitted.

Councilor Van Asselt said he would like to take the Business Park goals listed in the handout and put them on page 8 under “Properties of Interest to Durham or Town owned Properties/Facilities”, with a simple goal of developing a plan for the land located off of Arthur Grant Drive.

Councilor Carroll said there should also be a preface under that that the options should be reviewed, and then the decision should be made.

Mr. Beaudoin noted that wording under “Revenue Enhancement/Tax Stabilization” on page 9 “Develop a vision...” was the big picture, and should be added to and put under “Properties of Interest..” as one item to focus on.

Basic Operations and Services Work

Councilor Carroll noted that it was incorrectly stated under “Basic Operations and Services” that the IWMAC had endorsed taking out spring and fall clean-up. She said there had been discussion on the committee about this, and one person has suggested this, but the Committee had not resolved this, and would be reviewing the issue.

Councilor Kraus said he endorsed Councilor Carroll’s comments, and said the Committee had not said this.

Councilor Julian Smith said that perhaps by July, when the IWMAC made its presentation before the Council, it would have had some serious discussion on this issue. He said he hoped this goal would stay on the list, and said he felt that the spring and fall clean-up process was a great waste of the Town’s resources.

Councilor Van Asselt said conducting a national search for a fire chief, which was listed as a goal under “Basic Operations and Services”, although a priority, seemed to be an administrative goal.

Mr. Beaudoin said he and Administrator Selig had started the search, and said he agreed this goal could be eliminated from the list.

Councilor Peter Smith said that under the Charter, the Council had a role in this, but said he agreed this was essentially an ongoing administrative function. He also noted that Items 2, 3 and 4 should be eliminated, and were ongoing goals.

Councilor Needell said he did not agree with goal #5, concerning cutting the Fire Department budget by \$400,000, and said he would appreciate it if it were removed. Councilor Kraus said he had put this goal in because he had previously said the Council needed goals that were clear and measurable. He said he wished to see it there as a goal, and the Council could later decide whether this was an appropriate

amount.

Councilor Peter Smith said he could not agree with this, stating that it was a decision that one would make budget-wise once a review of the work of the Fire Department had been completed. He said the goal might have merit, and said he hoped it did. He said he couldn't imagine the Town would be able to hire a new fire chief if it announced this kind of thing. But he said that given that the Town was currently searching for a new chief, this was the perfect time to roll into that process a project to examine this issue. He said this analysis should be coordinated with the hiring process, and in a way where the facts were discovered first.

Councilor Needell said he couldn't support cutting the Fire Department budget as a goal of the Council, although noting he was all in favor of reviewing the Department's budget. He also said this issue would be on the table for an incoming chief to deal with.

Councilor Van Asselt said perhaps as a middle ground, this item, the road item, and some other items could be listed as ways to streamline operations and increase efficiency. He also said that for goals with specific numbers attached to them, he would like to keep these so the Council had something to work toward.

Councilor Kraus said the point to having specific numbers was to have measurable goals instead of the Council's usual mushing around, with no results. He noted when he had suggested the goal of decreasing the Fire Department budget, the resignation of the fire chief had not yet occurred, and said at present that goal would muddy the water. He said he concurred with Councilor Smith's comments.

Chair Niman asked if there was support for something like what Councilor Peter Smith was proposing. There was discussion about this.

Councilor Needell said he understood Councilor Kraus' frustration with nonspecific goals, but said he could not support arbitrary numbers in goals.

Councilor Kraus noted he had already concurred with Councilor Smith.

Councilor Peter Smith said under the general heading of improving efficiency, numerous goals could be listed, but he recommended two that held great promise. He said the first was a combining of the Fire Department and Ambulance, including how this related to the University. He said a second key goal was the merger of the Town/UNH police departments, and said he had reason to believe there was support at the highest level of the University for this, for both philosophical and monetary reasons. He noted these were complicated issues, and could take some time to achieve.

Councilor Niman said perhaps some dates could be put under these, and it could later be reviewed whether progress was being made. He asked if other Councilors agreed with these two goals, or wanted to add others.

Councilor Van Asselt said he thought they were fine. But he said something concerning the fire budget should remain. He discussed other items under this category that could be eliminated as goals.

It was agreed that the goal of cutting back or phasing out spring and fall clean-up could be eliminated from the list, and could be dealt with by the IWMAC.

Councilor Smith said although important, he hadn't mentioned the goal of implementing the dispatch because it was already in progress.

Councilor Van Asselt noted that improvement of electronic filing of Town documents/records could be eliminated from the list because it was administrative work.

Councilor Niman said it was agreed that the list would include the two goals listed by Councilor Peter Smith. He asked if another goal should be a study of the Fire Department to evaluate operational efficiency/cost effectiveness.

Councilor Van Asselt said the Council should be going forward with the work developed by Councilor Niman. He noted Councilor Niman's analyses hadn't just looked at the Fire Department, but had also looked at the Police Department and Public Works Department. He asked if the Council should just look at the Fire Department at present.

Councilor Peter Smith said he was looking for where the greatest promise was, and said he thought the Council should therefore focus first on the goals he had recommended, and expand from this later.

Chair Niman said he agreed.

Councilor Kraus said the more he thought about it, the more he thought the Council should leave the Fire Department alone at present. He said Councilor Niman had done terrific work concerning this, but said he was looking for a Fire Chief who would be able to do dynamic work on the Department. He said if the Council was already working on a study committee when such a person was hired, this might gum up the process.

Chair Niman said he would expect the new chief to conduct that study, and that applicants for the position would be told the Town was looking for a new approach for the future.

Councilor Kraus said he was fine with that idea.

Councilor Smith said he had no problem with the Council having something in process concerning the Fire Department, but wouldn't want to go anywhere near

implementation.

Councilor Kraus said the specific goal he had listed concerning the roads program reflected his belief that funds needed to be added to improve the road budget. He said the intent was to redistribute funds within the budget from the Fire Department to the roads program, explaining that the current r couldn't be carried out within the timeframe it was laid out for.

Councilor Needell said this conclusion was not obvious to him, and said he would need substantial more information on this.

Councilor Kraus said the roads were falling apart in many places in Town, and said that was what he meant by the roads program.

Councilor Needell said he was happy to entertain this goal if the Council agreed, although it was not clear to him there was a problem. But he said quoting a specific figure seemed a bit arbitrary.

Councilor Peter Smith said there might be a problem with the roads, and said he was not in favor of cutting the road budget. But he said if the list were to reflect the areas where the most crucial changes were needed, these had been listed already. He said perhaps the roads issue could be discussed during the budget process.

Councilor Kraus agreed this could be dealt with as part of looking at the CIP. He said when it came time to vote for the Packers Falls Bridge contract, which he said he would vote against, he would be bringing in pictures of the road problems in Durham, and why money needed to be spent in other areas than on bridge rebuilds for aesthetic purposes.

Councilors agreed the roads program could be addressed as part of the CIP process.

Councilor Needell suggested that the issue of solid waste permits should be addressed by the IWMAC, and was not one to be solved by the Council.

Councilor Carroll said knowing that Committee, she was sure they could address this in their comments to the Council in July. She noted the Committee at that time could provide the figures on the amount of money these permits had brought into the Public Works Department budget.

Councilor Julian Smith said he didn't agree with this approach, and said along with this, he thought there should be a serious discussion on possibly phasing out spring and fall clean-up. He said he thought more responsibility should be put on citizens to get their bulky wastes to the dump. He said if the Town wanted to go on charging, that was fine, but he said the dump should be open more days, to make it easier for people or their trash haulers to participate.

Councilor Peter Smith said the question here was not the substance of the issue, but where it should go in terms of Council priorities. He said it was clear there was a top-notch committee working on this, and said both of these issues should be referred to them.

Chair Niman noted it was important that Councilor Kraus, as Council representative to the Committee, should relate to it that the Council would like recommendations on both of these items, and perhaps they could be resolved some time in 2005. He asked Councilor Julian Smith how he felt about this approach.

Councilor Smith said he was fine with this, and other Councilors agreed as well.

Councilor Van Asselt suggested that the goal of looking for ways to streamline municipal operations to garner financial savings and/or to increase efficiency should be incorporated into other goals, but should not stand by itself.

Other Councilors agreed with this.

Councilor Kraus said that more and more, the Council should focus on big goals, like the Ambulance/Fire department issue, the Police department situation, and the Business Park.

Planning and Zoning Work Area

Councilor Needell said the Master Plan review/update process was a Planning Board function, and should therefore be removed as a Council goal, although the Council might have an interest in the process. Other Councilors agreed with this.

There was discussion about what “Adopt policy on planning capacity-developers” meant.

Councilor Van Asselt said this reflected ideas he had expressed, and said it meant a policy the Council needed to come to grips with about a planning capacity for Durham, regarding neighborhoods that would like to be heard when a development came in. He said he would like to see the Council adopt a Town policy on this, which would go beyond the Planning Board being able to hire outside consultants.

Councilor Kraus said in other words, this would involve providing a level playing field. He noted situations where neighborhoods had to hire their own attorneys, in a way, almost against the Town.

Councilor Van Asselt said that was a fair statement, and said there were many neighborhoods who felt there was a need for something like this. In answer to Chair Niman, he said he would come up with a specific proposal concerning this.

Councilor Niman noted the goal on the list of more playing fields/skateboards, and said that should be removed because it was something for the Parks and Recreation Committee to address. He also noted the goal on the list of locating a site and building a library.

Councilor Peter Smith said that was a clear example of something that the Library Board of Trustees should do.

Councilor Van Asselt asked if the Council wanted to kill the goal of the Council working toward development of the library. He noted that the site selection should be left to the Board of Trustees, but said he was concerned that if this were dropped from the Council's work plan, it would look like the library was not a goal of the Council.

Councilor Peter Smith said the Board of Trustees had independent authority concerning the library. He noted there was already a public library in Durham, and he said the issue was therefore not creation of a public library, it was the issue of a series of mechanical and funding matters, including where a new library would be located. He said that was not a matter exclusively for the Board of Trustees, but said most of the work was what the Board of Trustees should be doing. He said he was not downgrading the library as a goal by saying this, but in fact was upgrading it.

Councilor Niman said he wondered if the Council could further upgrade the goal by saying that if the Board of Trustees had a timeline to find a location by next September, a goal of the Council could be to evaluate that location, and to vote on whether this was a preferred location, and on a funding source by a certain date. He said he didn't see why it couldn't be a goal of the Council to work with the Trustees on this.

Councilor Peter Smith said the Council could say it was a goal to work with the Trustees on this, but he said the problem was that the word goal had to be preserved for specific issues that only the Council could address. He said the Council would respond to the Trustees if they brought a proposal forward, but he said the Council did a disservice to them, or to other Committees if it didn't expect that they would take the lead on certain issues. He noted especially that the Conservation Commission and the Library Board were state created entities.

Councilor Van Asselt said he thought the Board of Trustees and the library was a much different issue in Town at the moment than the skateboard issue to be handled by the Parks and Recreation Committee. He said he believed the Council should make a statement on this, by including in its goal statement that it wanted to move ahead with the library and make an effort concerning it this year. He said it was the Trustees who needed to take the leadership on this, but the Council also needed to say this goal was important to it.

Councilor Needell asked how the Council would know it had accomplished this goal.

Councilor Van Asselt said he understood the question, but said this was the first time the Council could say something like this, by putting it in the goals plan.

Councilor Niman said his response to Councilor Needell was that the identification of a site, identification of funding, and construction of the library were the three tangible steps that would need to be taken. But he said he didn't know if the Council needed to include that level of specificity. He said he could understand different Council perspectives that had been expressed on this.

Councilor Carroll said she agreed with both perspectives, that the Board of Trustees needed to take the lead on the library, but that it was important for the Council to let the Town know it was interested in the new library. She said it didn't seem, however, that this would change the Council's month to month work.

Mr. Beaudoin said Administrator Selig had included a lot of information on the goals list to help the Council weed things out, but also to indicate issues that were at the forefront in the community. He gave the example of land preservation, and noted it wasn't the Council that would be doing this, but it was telling the Conservation Commission that it was a Council goal that land preservation was important.

He said with the library, the Council wouldn't be finding the site and funding sources, and constructing the library. But he said the Council ultimately would have to decide to put it in the CIP. He said by leaving this goal in, it sent a message to the community that the Council thought the library was an important goal, and that the advisory committee should work on the specifics.

Councilor Peter Smith said he agreed with this, that there should be a clear statement that the Council believed there should be a site selected for the library. He said he did not agree that the Council should say at this time that it would appropriate the money for this. He said that was another matter, and was more complicated.

Councilor Kraus said the goal of a vibrant downtown could perhaps be rolled into the idea of having a level planning playing field. There was discussion on what this goal meant.

Councilor Niman said what he thought this was saying was that they would all like to have a downtown where people could meet their friends, shop, and be proud of, and that it would be great if the Council could somehow further those goals.

Councilor Kraus said perhaps this was more of a philosophical goal.

Councilor Niman said this was a values goal, - a vision statement, and the Council

was looking to support activities that fostered these values.

Councilor Carroll said this goal said the Council welcomed initiatives from residents and business people to foster this vision, and these values.

Councilor Niman said although action goals were needed, it was also important to express what was important to the Council as a body.

Councilor Peter Smith noted the Council had created a vision statement a few years back on this. He said a vision statement was on the first page of this document, but he said that was different than the goals the Council had decided to list as priorities.

Councilor Carroll noted that the text in parentheses under “Vibrant downtown.....” did not belong there. Councilor Van Asselt said he thought that fit with what Councilor Kraus had discussed, under Planning and Zoning. He said the wording Councilor Carroll had referred to could be moved to that category, and the Vibrant downtown wording could stand alone.

Councilor Needell asked about the goal of working with Mill Road Plaza to provide parking for downtown. He said he didn’t see this as a purview of the Council.

Councilor Julian Smith said if the goal was to encourage downtown businesses, and better downtown businesses, it was important to fight the perception that there wasn’t enough convenient parking downtown. He said he would like to see some way to get more parking provided for residents who wanted to shop, run errands, and who would prefer to park at Mill Plaza.

He said at present, Mill Plaza rented or leases spaces to generate money. He suggested this private property could provide some paid parking that would benefit downtown businesses. He said this was an old promise that was made to the community at the time the Mall was built, and said he would like to leave this goal in.

Councilor Needell said this was history he had been unaware of. He said he had also been hearing from the Police Department that parking downtown wasn’t an issue, and said he would like to hear if this was a problem. He said he wasn’t against approaching the Mill Road Plaza owners about this, but said he wasn’t sure that this should come from the Council.

Councilor Niman asked if this was something that perhaps should be delegated to a committee, and was not a specific Council goal.

Councilor Smith said he was asking a simple question, whether the Council would be agreeable to encouraging the Mill Plaza owners to provide more parking, to make Mill Plaza more useful for downtown businesses.

Councilor Peter Smith said this was something that the Council would consider and would discuss, but he questioned how, until the Council made up its mind on the merits of the idea, it could make it a goal. He said this was an item that might be a goal for the next year, but was too early to consider as a goal.

Councilor Kraus MOVED to extend the meeting until 10:30 pm.

He suggested that if people could be brief, the Council might be able to finish the list.

Councilor Van Asselt SECONDED the motion, and it PASSED unanimously 7-0.

Councilor Carroll said she was very sympathetic to the issue discussed by Councilor Julian Smith, and would like to know the history of why the Town had given so much parking to a private entity, when there was so little public parking in Durham. She said when she saw empty parking spaces there, it drove her crazy. She noted she had heard stories from residents that they couldn't park there and shop on Main Street.

She said it perhaps didn't belong under Council goals, but was an important issue to be dealt with this year, and said she felt the Durham Business Association was an entity that should be involved with this.

Chair Niman asked Councilor Julian Smith if the Council had accomplished that evening what he was looking for concerning this, and Councilor Smith said it had.

Councilors agreed that the idea of a movie house did not belong on the list. Councilor Julian Smith said the Council could come back to this some other time.

It was also agreed that maintaining and insisting upon proper decorum of citizens and visitors within the community was an ongoing goal, and could be removed from the list.

Councilor Kraus said the decorum idea had been achieved, and there were things in place that were working well. He said it was important to take a moment to reflect what had been achieved, in cooperation with the University.

There was discussion that the Packers Falls Bridge was an ongoing goal, and it was agreed it should stay on the list because it was not yet complete.

Housing

Councilors agreed that the goal of developing a rental registry should be taken off the list, and could be brought back if necessary.

Chair Niman asked if continuing to address the impact of rental properties on

Durham neighborhoods should be taken off the list.

Councilor Carroll said she had mixed feelings on this. She said neighborhoods came to the Council with their concerns, and said she wasn't sure about appropriate avenues for them. She said she was also thinking about what the Council wanted to say to the neighborhoods concerning this.

Councilor Needell said the Council could say it supported the efforts of the Police, Fire department, and Code enforcement officer to aggressively pursue the enforcement of the Town's ordinances.

Mr. Beaudoin suggested that this could be included in the Council's vision of what was important for Durham. He suggested this kind of vision statement should be put in a separate section that could include other vision statements for the Town. He said action goals could be listed separately. Councilors agreed with this idea.

Chair Niman suggested a vision statement of maintaining the integrity of neighborhoods, and it was agreed this wording would be included.

Chair Niman asked if Councilors wanted a Town policy on senior and affordable housing to be a Council goal.

Councilor Van Asselt said he would like to see a Council goal on this, but said it was more a long-term goal, as Administrator Selig had indicated on the list. He noted that senior housing developments were becoming a significant portion of development in Town, and said he would like to see the Council consider was a policy of what kind of housing the Town wanted to encourage, through tax incentives, etc. He said there was currently no such policy, and was needed.

It was agreed that the list should say that the Town should have a housing policy.

Councilor Peter Smith said that as part of this, the issue of on-campus housing should be considered, because it was absolutely central to Durham's housing situation.

Councilor Kraus said he would differ from this perspective. He said he saw this as something less as a goal than a resolution that would be provided to the University as a Council position. He said making it a goal was inappropriate because it appeared to meddle in the business of another organization. He also noted that if the University started building housing and facilities for all the students it had, this would impact businesses and housing off campus.

There was additional discussion on what the housing goal should be.

Council Peter Smith said in creating a housing policy for Durham, it was essential to

consider how it related to the University, just as was the case with fire, police and other services.

Chair Niman said he agreed that the goal should say a general plan was needed for housing that considered the need for senior, student and affordable housing, and did not need to include a mandate for the University. There was additional discussion on this.

Councilor Needell noted that this issue would come up specifically during review of the proposed zoning amendments concerning the MUDOR district, and what this district was for.

It was agreed that the goal of encouraging citizens to share homes with UNH students could be removed from the goals list.

It was also agreed that the goal of encouraging sites and opportunities for the development of faculty housing in Durham should be included under the more comprehensive housing goal.

Properties of Interest to Durham or Town Owned Properties/Facilities

Councilors went around the table and indicated whether they would like to keep the current Town Hall location. Councilors Julian Smith, Kraus, Carroll, and Peter Smith said they would like to see it remain where it was. Councilor Niman said he would like to see it moved, and Councilor Van Asselt and Councilor Needell abstained. It was agreed the goal of keeping the Town Hall at the current location would remain on the list.

It was agreed that the goal of ending interest in the Smittys property had been accomplished. Chair Niman said the issue of acting to acquire land to make the court house contiguous to the Town Hall property had been resolved.

Councilor Carroll noted that if an offer came to the Town that represented a wonderful deal, which might change things.

It was agreed that the goal concerning the Grange could be removed.

There was discussion on the goal of future use/disposition of Town-owned property. Chair Niman asked if this was an actual goal of the Council.

Councilor Peter Smith said this was an ongoing goal, with two committees working on it.

Chair Niman suggested that the goal should be that the Council should develop a plan to utilize or dispose of Town owned property. Councilors agreed with this.

Revenue Enhancement/Tax Stabilization

It was agreed to keep as a goal adoption of an impact fee ordinance and fee schedule.

There was discussion about the ORCSD funding formula. Councilor Peter Smith said the focus for this should be the fifty-fifty formula, and not something that could be made irrelevant by the Legislature. He said the problem with the formula was that it was hard to imagine the Town would get anywhere with it.

It was agreed this was an important goal, but there was discussion as to whether focusing on it was a good use of Council time at present. It was agreed to take it off the list for the time being.

Councilor Needell noted the goal on the list of discouraging UNH from taking additional land off of the tax rolls, and asked if this had been an issue.

Councilor Peter Smith said he didn't think this had been an issue, but said another goal should be in its place, - concerning the University's utilization of its lands in part for commercial purposes, and thinking that there would be no tax problems. He noted that he had heard that evening that Verizon was pursuing the idea of putting an antenna on the top of the New England Center. He said the goal he had suggested could be implemented very quickly.

It was agreed that discouraging UNH from taking additional land off the tax rolls could be taken off the list.

It was agreed this could be taken off the list because it was ongoing.

Other

There was discussion on which of these items could be eliminated, and it was agreed that review of the structure of meetings to make them more efficient should remain on the list.

Transportation

It was agreed that discussion on re-paving roads less frequently could be discussed during the CIP and Budget process.

Councilor Kraus MOVED to extend the meeting 15 minutes. The motion was SECONDED By Councilor Julian Smith and PASSED unanimously 7-0.

Councilors agreed that the goal of having the Planning Board conduct an impact analysis of developing a northern connector and southern connector should stay on the list .

UNH/Town Relations

Councilors agreed the goal of negotiating a surcharge should remain on the list.

There was discussion on the two goals involving UNH agreements, and it was agreed to remove the goal concerning an equitable water agreement.

It was agreed that effective enforcement of fire lanes was an ongoing administrative issue, and should be removed from the list. It was also agreed that the goal concerning Land use submissions relative to RSA 674:54 should be taken off the list.

There was discussion about the goal of evaluating the “Durham - It’s Where U Live” program. Councilor Van Asselt said he had put this goal on the list, and said if he could be assured the Council would look at the program, it could be taken off the list.

It was agreed that the goal concerning Payments to Town by “for profit” companies using UNH facilities should remain on the list.

It was decided that the goal concerning Durham pocket neighborhoods should be rolled into the goal under Planning of having a level planning playing field. Councilor Kraus said it should be made clear what a pocket neighborhood was. There was discussion about this.

Chair Niman said the Council had accomplished a lot that evening, and asked if and how additional priority setting should occur.

Councilor Kraus said he would like to see a new list, with the action goals and vision goals laid out. He said he would then like to see the action goals listed as high, medium and low, and said there then could be further discussion on ranking within these groupings.

Other Councilors agreed this was a good approach to take.

Councilor Kraus MOVED to adjourn the meeting. Councilor Van Asselt SECONDED the motion, and it PASSED unanimously 7-0.

Adjournment at 10:45 pm

Victoria Parmele, minutes taker