

D-R-A-F-T

**DURHAM TOWN COUNCIL
MONDAY, FEBRUARY 5, 2024
DURHAM TOWN HALL - COUNCIL CHAMBERS
7:00 PM**

MEMBERS PRESENT: Council Chair Sally Needell, Councilor Eric Lund, Councilor Emily Friedrichs (who uses the pronouns ze/zir/zirs/zirself and the title Mx. Friedrichs), Councilor Eleanor (Ellie) Lonske, Councilor Carden Welsh, Councilor Charles (Chuck) Hotchkiss, Councilor Joseph (Joe) Friedman, Councilor Wayne Burton, Chair Pro Tem James (Jim) Lawson

MEMBERS ABSENT: None

OTHERS PRESENT: Administrator Todd Selig, Business Manager Gail Jablonski, Jim Rice (outgoing Assessor), Jay Ferreira (incoming Assessor)

I. Call to Order

Chair Needell called the meeting to order at 7:00 PM.

II. Town Council grants permission for fewer than a majority of Councilors to participate remotely - Not applicable

III. Roll Call of Members

Councilor Joe Friedman, Councilor Eric Lund, Councilor Emily Friedrichs, Chair Sally Needell, Chair Pro Tem Jim Lawson, Councilor Wayne Burton, Councilor Ellie Lonske, Councilor Carden Welsh, Councilor Chuck Hotchkiss

IV. Approval of Agenda

Councilor [REDACTED] MOVED approval of the February 5, 2024, Town Council agenda as presented. The motion was SECONDED by Councilor [REDACTED] and PASSED unanimously 9-0 on a roll call vote: Councilor Hotchkiss—Aye, Councilor Welsh—Aye, Councilor Lonske—Aye, Councilor Burton—Aye, Chair Needell—Aye, Councilor Lund—Aye, Councilor Friedrichs—Aye, Councilor Friedman—Aye, Chair Pro Tem Lawson—Aye

V. Special Announcements

A. Swearing in of new Deputy Fire Chief, Robert Atwater

Administrator Selig swore in new Deputy Fire Chief, Robert Atwater, at this time. The Durham Fire Department hired Robert Atwater to the position of Deputy Fire Chief on December 18, 2023. He is responsible for the operations and training for the department.

Deputy Chief Atwater began his career in the EMS field in 1990 while at college and has been employed at the Derry Fire Department since 2005, most recently in the position of Battalion

Chief. He has also served as a fight paramedic for EMS services including DHART, Westchester Medical Center, Mercy Flight Central, and Rural Metro Medical Services.

Deputy Chief Atwater is a graduate of Boston College High School and Colgate University where he earned a bachelor's degree in liberal arts.

Deputy Chief Atwater holds a Fire Officer designation from the Center for Public Safety Excellence (CPSE), is a certified Fire Officer I and II, and Fire and Emergency Services Instructor II/III. He has attended course work at the National Fire Academy for EMS Operations and Command and Control of Multi-alarm incidents, as well as the Primex Supervisor's Academy.

- B. **RESOLUTION #2024-02** recognizing Jim Rice for his dedicated service upon his Retirement after serving 11 Years as a Full-Time Assessor with the Town of Durham and Introduction of new Assessor, Jay Ferreira

Chair Needell read Resolution # 2024-02 recognizing Jim Rice for his dedicated service upon his retirement after serving 11 years as a full-time Assessor with the Town of Durham and thanked him for the dedication, hard work, and devotion he has given to the Town during that time.

Mr. Rice said that over his 40-year career and working for dozens of municipalities throughout that time, Durham has been amazing. He said that the people and Councilors in the community have been a pleasure to work with and thanked them for the cooperation they provided to him.

Chair Pro Tem Lawson thanked Mr. Rice for his extraordinary work. He said that it was wonderful for the Council and Durham to have had him and that he would be missed.

Mr. Rice introduced the new Assessor, Jay Ferreira, who comes with almost 30 years of experience in the assessing field in both Massachusetts and New Hampshire. Mr. Rice said that Mr. Ferreira, in addition to performing assessing tasks, will also be doing statistical updates, either annually or biannually, which will be a huge advantage to the Town.

Chair Needell MOVED to adopt, as presented, Resolution #2024-02, recognizing Jim Rice for his dedicated service upon his retirement after serving 11 years as a full-time Assessor with the Town of Durham. The motion was SECONDED by Councilor Friedman and PASSED unanimously 9-0 by a show of hands.

Chair Needell thanked those individuals who filed to run for the Town Council vacancies in the March Town Election.

VI. Public Comments (*) – Please state your name and address before speaking

Curtis Register, 6 Rocky Lane, said he and his family moved to Durham in 2021 after his retirement from the Marine Corps. He said the residents have been phenomenal . He said he is from a small town in North Carolina and has lived in many places throughout his Marine Corps career but has never lived in a community that is as wholesome, safe, welcoming, and kind as

1 Durham. He said if he can help produce a positive impact on the community, he wants to do that
2 in any way he can, regardless of whether he is elected to serve on the Council.
3

4 **Robin Mower, Britton Lane**, commented about House Bill 1281, the rental housing bill under
5 consideration by the House Municipal and County Government Committee in Concord. She
6 thanked Administrator Selig for the letter he submitted to the committee. She said some have
7 joined Durham's efforts over the years to manage the fundamental incompatibilities of college
8 students and family lifestyle. She said there was a reason why the Town Council and Planning
9 Board wanted to locate student housing away from the downtown neighborhoods. Location was
10 one tool in the Town's tool kit for how to manage lifestyle incompatibilities. The three unrelated
11 zoning was another one of those tools, but limiting occupancy in single-family neighborhoods to
12 no more than three occupants is the cornerstone of Durham's efforts to limit disruptive behavior
13 and discourage conversions from single-family to investor ownership and vice versa. She said
14 her fear was that HB 1281 could reverse the accomplishments of the Town's efforts over the
15 past 15 years. In other words, allowing more than three unrelated occupants will make single-
16 family homes more attractive economically to investors.
17

18 Ms. Mower said that as the number of rental properties increases, the Town is likely to see the
19 quality of life and consequently the property value of downtown neighborhoods decline creating
20 a vicious cycle of turnover. Student rental properties attract investors and are more likely to do
21 so if HB 1281 is passed. She said the bottom line to her is that the greater number of tenants in
22 student rentals will lead to greater social and economic distress in family neighborhoods with
23 some greater distress for the broader community. She thanked Administrator Selig again and all
24 those who have helped to push back against HB 1281 and have worked hard over the years to
25 make Durham a wonderful place to live.
26

27 **Joshua Meyrowitz, 7 Chesley Drive**, commented on HB 1281 and SB 527 (both related to
28 student housing) and reinforce Administrator Selig's argument of the need for local control. He
29 said the first book to detail the unique characteristics of college towns in the United States was
30 the American College Town by geographer Blake Gumprecht who was a UNH professor and
31 chair of the Geography Department. One of his areas of specialty was the social, physical, and
32 psychological geography of places like Durham. He studied the municipal decisions that helped
33 to preserve or destroy neighborhoods. Professor Meyrowitz read some selected quotes from
34 Professor Gumprecht's book regarding what should be present for college towns to be
35 successful. Professor Meyrowitz said regardless of how the Town works out the issue of student
36 rentals in or near residential neighborhoods in debates for what is the best future for Durham, it
37 is critical for these discussions to come within the Town Council and Town committees and
38 boards and not have a universal rule that will dictate how Durham will operate.
39

40 **VII. Report from the UNH Student Senate External Affairs Chair or Designee**

41

42 Student External Affairs Chair Olivia Welsh said the Student Senate is in the process of setting
43 up its goals for the upcoming year. She said the Student Senate had a successful Town cleanup
44 project around Strafford Avenue and Madbury Road and the surrounding streets. She said she is
45 hoping to do another cleanup effort sometime during this semester.
46

47 Chair Needell asked if there were any opportunities to ask UNH students to assist families in
48 some way to transport their bulky waste items to the Transfer Station since the Town no longer

1 does curbside bulky waste pickup. Ms. Welsh said there is a UNH Serves website where
2 requests can be posted.
3

4 **VIII. Unanimous Consent Agenda** *(Requires unanimous approval. Individual items may be removed by*
5 *any councilor for separate discussion and vote)*
6

7 Councilor Friedman asked that item VIII.G. be pulled for discussion/questions.
8

- 9 A. Shall the Town Council approve the 1st 2024 Warrant billing computed from the 4th Quarter
10 Water and Sewer readings of 2023 totaling \$754,474.27, commit the bills for charges to the Tax
11 Collector for collection, and authorize the Administrator to sign said Warrant?
12 B. Shall the Town Council schedule a Public Hearing for Monday, February 19, 2024, on
13 Resolution #2024-03 Authorizing the Acceptance and Expenditure of Unanticipated Revenues
14 from the State of New Hampshire Department of Transportation in the amount of \$76,180.91 for
15 Road Improvement/ Maintenance and \$72,364.92 for Bridge Maintenance?
16 C. Shall the Town Council Schedule a Public Hearing for Monday, February 19, 2024, on
17 Resolution #2024-04 Authorizing the Acceptance and Expenditure of \$286,600 in Unanticipated
18 Revenue From the NH Land and Community Heritage Investment Program (LCHIP) to Support
19 the Rehabilitation of the 1804 Bickford-Chesley House at Wagon Hill Farm and Authorizing the
20 Administrator to Sign Associated Documents?
21 D. Shall the Town Council approve on First Reading Ordinance #2024-01 Amending Chapter 4
22 “Administrative Code”, Article VI “Procurement” of the Durham Town Code to Increase the
23 Threshold Amounts for Competitive Purchasing, Professional Services; Include an Exception for
24 Work on Historic Properties; and allowing Sale of Surplus Material through Online
25 Marketplaces, and schedule a public hearing for Monday, February 19, 2024?
26 E. Shall the Town Council, Upon Recommendation of the Administrator, Award the Construction
27 Contract for the Wastewater Treatment Plant (WWTP) Major Components Rehabilitation and
28 Replacement Project to Apex Construction Inc. of Somersworth, NH for a Total Bid Price of
29 \$1,592,400 and Authorize the Administrator to Sign Associated Documents?
30 F. Shall the Town Council, Upon Recommendation of the Administrator, Award the Construction
31 Inspection, Contract Administration and Design for the Wastewater Treatment Plant (WWTP)
32 Major Components Rehabilitation and Replacement Project to Environmental Partners Group of
33 Quincy, MA in the amount of \$333,900 and Authorize the Administrator to Sign Associated
34 Documents?
35 H. Shall the Town Council unseal the Nonpublic Session minutes from the year 2000 dated June 5,
36 August 7, August 28, October 9, October 16, November 6 and December 19?
37

38 *Chair Needell and Chair Pro Tem Lawson read and MOVED approval of Consent Agenda*
39 *Items A through F and Item H above as presented. The motion was SECONDED by*
40 *Councilor Lund and PASSED unanimously 9-0 on a roll call vote: Councilor Hotchkiss—*
41 *Aye, Councilor Welsh—Aye, Councilor Lonske—Aye, Councilor Burton—Aye, Chair*
42 *Needell—Aye, Chair Pro Tem Lawson—Aye, Councilor Lund—Aye, Councilor Friedrichs—*
43 *Aye, Councilor Friedman—Aye*
44

- 45 G. Shall the Town Council accept the recommendations of the Town Assessor and Administrator
46 relative to FY 2023 Property Tax abatement requests in the total amount of \$12,848.39?
47 Councilor Friedman said there were three properties where it was recommended that the request
48 be denied, but the writeup for those three properties is missing the word “NOT”. It should read:

1 *"See attached abatement recommendation from the assessor outlining the reasons for **not***
2 *granting the request."* The properties are #1 (16 Laurel Lane), #3 (98 Bagdad Road), and #12
3 (269 Durham Point Road).

4
5 ***Councilor Friedman MOVED to ACCEPT the recommendations of the Town Assessor and***
6 ***Administrator relative to FY 2023 Property Tax abatement requests in the total amount of***
7 ***\$12,848.39, as amended. The motion was SECONDED by Councilor Hotchkiss and PASSED***
8 ***unanimously 9-0 on a roll call vote: Councilor Hotchkiss—Aye, Councilor Welsh—Aye,***
9 ***Councilor Lonske—Aye, Councilor Burton—Aye, Chair Needell—Aye, Chair Pro Tem***
10 ***Lawson—Aye, Councilor Lund—Aye, Councilor Friedrichs—Aye, Councilor Friedman—***
11 ***Aye***
12

13 **IX. Committee Appointments**
14

15 Shall the Town Council, upon recommendation of the Housing Task Force Chair, appoint
16 Michael Mulhern, 91 Bagdad Road, to fill a citizen representative vacancy on the Housing Task
17 Force?
18

19 Mr. Mulhern introduced himself to the Council. He said he had nearly 40 years' experience in
20 financing homes and has been a Durham resident for the past 26-plus years. He thanked the
21 Council for its consideration of his application for appointment.
22

23 Councilor Friedrichs said she knew that the Gerrish Drive development had caused some
24 controversy and asked Mr. Mulhern if that had been raised as a concern in the Housing Task
25 Force or if it did come up as a concern how he would feel about navigating that.
26

27 Mr. Mulhern said he did not have an axe to grind and that he has learned a lot in the past five
28 and one-half years of going through the development process. He said he can see some areas that
29 need improvement, but they are not isolated to 91 Bagdad. He said the neighborhood is beyond
30 approvals and it is now in the court system by an abutter, so he did not see any conflict.
31

32 Chair Pro Tem Lawson noted that Mr. Mulhern was navigating a very complex project through
33 the planning process and comes with knowledge about that, but also there is no issue between
34 the Town and Mr. Mulhern and no court cases between the Town and Mr. Mulhern. It is
35 between the abutters.
36

37 ***Chair Needell MOVED that upon recommendation of the Housing Task Force Chair, appoint***
38 ***Michael Mulhern, 91 Bagdad Road, to fill a citizen representative vacancy on the Housing***
39 ***Task Force. The motion was SECONDED by Councilor Hotchkiss and PASSED***
40 ***unanimously 9-0 on a roll call vote: Councilor Hotchkiss—Aye, Councilor Welsh—Aye,***
41 ***Councilor Lonske—Aye, Councilor Burton—Aye, Chair Needell—Aye, Chair Pro Tem***
42 ***Lawson—Aye, Councilor Lund—Aye, Councilor Friedrichs—Aye, Councilor Friedman—***
43 ***Aye***
44

45 **X. Presentation Items**
46

47 A. End of Year Financial Report through December 31, 2023 – Gail Jablonski, Business Manager
48

49 Ms. Jablonski said at the end of 2023, the Town is looking good financially. It has over revenues
50 and under expenditures and should be able to bring money into the fund balance again. Some

1 areas where revenues were exceeded were interest, building permits, meals and rental tax, and
2 also received additional highway state aid block grants.
3

4 Ms. Jablonski noted that there were not any expenditure line items that went over a lot except
5 for welfare as there were a few active cases of public assistance still open. The Parks and
6 Recreation Department did go over its expense line but was offset with revenues due to
7 additional programming that was brought on board.
8

9 Ms. Jablonski said there were currently no funds in the parking impact fees. They were used for
10 the purchase of 66 Main Street. There is a little over \$74,000 in the school impact fees. One is
11 up the end of the year so she is working with Attorney Laura Spector-Morgan to ensure the
12 Town can release those funds to the school so it can hopefully use it toward the bond payment
13 for the new Middle School. Attorney Spector-Morgan is verifying that it is an acceptable use of
14 those funds.
15

16 B. Presentation by Joan Osborn on progress of “Revolution: 1774” event for June 15, 2024.
17

18 Ms. Osborn provided a brief explanation of how she became interested and involved in the
19 planning of the Revolution 1774 event.
20

21 Ms. Osborn presented a PowerPoint presentation outlining the following:
22

- 23 • Home Page: The 250th anniversary of the raid on Fort William and Mary—In December of
24 1774 a shot was fired that sparked a revolution.
- 25 • A history about the raid and where the armaments were used in the war, including on
26 Breed’s Hill.
- 27 • The sponsor page with a list of the most important details of the day.
- 28 • Coming attractions, including the historic parade, regimental encampment, and a supper
29 cruise.
30

31 The complete presentation, along with comments, concerns, discussion, and responses to
32 Council questions, may be viewed on DCAT on Demand at www.ci.durham.nh.us.
33

34 **XI. Unfinished Business**
35

36 Continue Discussion and Finalization of Administrator’s Annual Performance Evaluation for
37 2023 in Accordance With the Employment Agreement Between the Administrator and the Town
38 of Durham and Discussion regarding Extension of Employment Agreement beyond December 31,
39 2025.
40

41 Councilor Lonske said she believed the way Administrator Selig handled the legislature
42 regarding the rental housing issue has been masterful and he makes it look easy.
43

44 Chair Pro Tem Lawson agreed with Councilor Lonske and said that day-to-day operations of the
45 Town is one thing, but the Town must confront issues such as HB 1281 and how Administrator
46 Selig helps the Town and Council navigate through these issues is phenomenal.
47

Chair Needell noted that one Councilor wrote that they wondered if at times the Administrator is too responsive to questions he receives from residents and that some of those responses should fall on Council members to respond as they are an elected body that is accountable to the voters.

Chair Needell said she found that would be difficult for the Council to do because when individual Councilors speak, they are not speaking for the whole Council unless the Council has met and decided that someone can speak for the whole Council. She said as much as the Council would like to relieve Administrator Selig of some of these tasks, she felt it would be a hard one for the Council to take on and also provide a timely response.

Chair Pro Tem Lawson said that at times he felt it difficult and awkward when Councilors respond to somebody and then copy the entire Council because they are reflecting their knowledge and opinion but once they respond and copy the Council the Council is then precluded from adding to it, qualifying it or offering a different opinion because then the Council is in violation of the Right to Know Law.

Administrator Selig provided a brief background on his being hired in 2001 and shared his perspective on providing services to Durham residents and goals he sets for himself. He said that some of the hardest things for him are 1) When the Council changes, 2) Relationships that are impacted by advice or decisions that are made, 3) Inability to attend all Town board and committee meetings, and 4) The time it takes to get things accomplished.

Administrator Selig thanked the Council for a good year and good evaluation and said it was a pleasure to serve the Council

XII. Approval of Minutes

December 4, 2023

Minor edits were submitted to Administrative Assistant Karen Edwards for inclusion prior to the meeting.

Councilor Friedrichs MOVED that the Durham Town Council does hereby APPROVE the Town Council minutes for December 4, 2023, as amended with minor corrections. The motion was SECONDED by Councilor Welsh and PASSED unanimously 8-0-1 by a show of hands. (Councilor Lonske abstained as she was not in attendance at the December 4th meeting).

January 8, 2024

Minor edits were submitted to Administrative Assistant Karen Edwards for inclusion prior to the meeting.

Councilor Lund MOVED that the Durham Town Council does hereby APPROVE the Town Council minutes for January 8, 2024, as amended with minor corrections. The motion was SECONDED by Councilor Welsh and PASSED unanimously 9-0 by a show of hands.

XIII. Councilor and Town Administrator Roundtable

Councilor Friedman – Parks & Recreation Committee

- Discussed what the Council was asking the committee to evaluate in terms of fees going forward. The committee has committed to reaching out to many of the surrounding towns, organizing that data, and coming up with an analysis by June 1, 2024, and making recommendations to the Administrator by August 1, 2024 for the next budget cycle. The committee anticipates the Administrator to consider what it has suggested and provide feedback to the committee for it to move forward.
- Coordinating downtown Durham Day with the local Rotary, so the events are on the same day. The Rotary will have events in the evening and Durham Day will take place in the afternoon. The projected date is June 22, 2024.
- Nice to see the Churchill Rink on the cover of the 2023 Annual Town Report for its 50th year of operation. There is still a group working towards modernizing that facility and seeing how it can be modernized.
- Committee is working on its goals and subgroups and planning with the subgroups to expand what it is doing.

Councilor Friedman - Seacoast Economic Developers Stakeholders (SEDS)

- Met on January 23, 2024.
- Received presentation from the Northeast Credit Union on its financial wellness program.
- Received presentation from the New Hampshire Career and Technical Institute on programs and assistance it has for businesses and students in and around this region for education, training, employment, etc.
- Councilor Friedman participated in the New Hampshire Commercial Board of Realtors meeting in Portsmouth on January 19, 2024. Approximately 50 business professionals were in attendance. He presented Durham as a good place to bring their business, have their business, and grow their business.

Councilor Friedman commented that if a Councilor does or does not like a particular bill, he felt they had every right to write their state legislatures, but perhaps not with the signature of Town Councilor, which does imply that the Council is somehow backing that opinion.

Councilor Friedrichs – Durham Energy Committee

- The Durham Energy Committee has not met since the last Town Council meeting, but will meet tomorrow evening, February 6th.
- Committee will touch upon two other Senate Bills coming up: SB 437 prohibiting communities from adopting stricter energy codes than what the state has allowed. Durham currently has some stricter energy codes in its building codes, including a higher-level insulation. The public hearing for the bill is Wednesday morning of this week, January 7th. The second bill related to that is SB 373 which would set the building code for New Hampshire as the 2021 International Construction Code, except for the energy code portion, which would be stricken from that and kept at the 2018 version. The public hearing for this bill is also on Wednesday, January 7th.

Councilor Friedrichs said if SB 437 were to pass as currently written, it would prohibit Durham from adopting any more advanced energy codes, which means Durham would be stuck at the 2018 version of building codes.

Councilor Friedrichs – Planning Board

- The board finished going through the Zoning Ordinance definitions second review.
- Cancelled its meeting for January 31, 2024 in order to allow the Town Planner time to prepare the definition changes for public hearing.

- Reviewed a project of the Conditional Use in the Wetland Conservation Overlay District.

Councilor Lund – Historic District/Heritage Commission

- On January 18, 2024, there was a facilitator meeting by the Heritage Commission regarding the Oyster River Raid plaque. There were some productive discussions regarding how to proceed. Two more meetings have been scheduled: February 15, 2024, and March 21, 2024 (if needed).
- The regular HDC/HC meeting was cancelled in February due to lack of business to transact.

Councilor Lund – Cemetery Committee

- At the Cemetery Committee on December 15, 2023, there was discussion about toppled monuments. It is the committee's understanding that the most common cause for toppled cemetery headstones is from foundations that are not dug sufficiently deep enough. The Consensus of the Cemetery Committee is that if it wants to enforce a certain depth, it needs to be written into the Cemetery Committee's regulations. It will require a 48-inch foundation depth for monuments.

Chair Needell – Human Rights Commission

- Met on January 19, 2024.
- Amended the commission's bylaws to update wording from the 2017 version.
- Approved a letter that has been sent to the chairs of the Town boards, commissions, and committees to let them know who the HRC is, its' purpose, and that its members are interested in collaborating and working together with them on issues of similar interest.
- Discussed how the January 18th HDC/HC meeting had gone regarding the discussion of the plaque.
- Discussion was held about flexibility with employees around the holidays and how that may be an incentive for some employees.
- Next meeting will be March 10, 2024, at 10:30 AM in Council chambers.

Chair Needell – Integrated Waste Management Advisory Committee (IWMAC)

- Met on January 17, 2024.
- Discussed Capstone project which is one that UNH students are doing as part of the sustainability program. The project is regarding how to get information out about composting and recycling to people that are busy, particularly young families. The students' work is to find out how to get the information out in short pieces (i.e., social media) and give the IWMAC guidance.
- Working on a possible Reduce, Reuse, and Repair program.
- A list was included in the Friday Updates where people can take their items that are usable now that the Swap Shop is closed or items that would not be appropriate for the Swap Shop. In less than a week, 270 people have downloaded the list.
- Next meeting is this Wednesday, February 7th, at 8AM in Council chambers.

Chair Pro Tem Lawson

Regarding House Bill 1281 and Senate Bill 527, Chair Pro Tem Lawson said he suspected that Durham wasn't being specifically targeted but that builders and developers are concerned that communities will follow in Durham's footsteps and change the zones and specifications.

Chair Pro Tem Lawson said when he was first elected to the Council there were two big issues in his mind that needed to be addressed. One was that the health of Durham's neighborhoods with families needed to be improved because they were really struggling at that time. The

1 second item was to do something to have better quality for student housing because at that time
2 there was not quality housing for students.
3

4 Chair Pro Tem Lawson said that when talking about three unrelated occupancy to students it was
5 what was Durham's strategy. Students felt it was to push students out of neighborhoods.
6 However, he said if one looks at the landscape 12 years ago there was no Cottages, no Lodges,
7 no 10 Pettee Brook Lane, there was no development on Church Hill and restoration of the
8 buildings, no Madbury Commons, no Jenkins Court, no 49 Main Street and Pauly's Pockets, and
9 Durham has developed these areas in a very short period of time and it had so much impact on
10 students and other communities. It freed up housing in Dover and Newmarket to the point where
11 the transit system at UNH had to be redesigned. He said when he looks at history, there are two
12 elements: one is being committed to the health of Durham's neighborhoods for families, but also
13 equal commitment to being concerned about the health and quality of living arrangements for
14 students. He said that when Councilors and residents have an opportunity to weave history into
15 the conversation with new residents to Town and students, to remind them that the Town has
16 equal focus on the students.
17

18 Regarding the Administrator's employment contract, Chair Pro Tem Lawson said he was
19 confident that there will be a contract ready to come before the Council at the next Town
20 Council meeting.
21

22 Councilor Burton

23 Councilor Burton provided information on the long and complicated process by which bills are
24 introduced and proceed through the legislative course.
25

26 Councilor Lonske – Agricultural Commission

27 The commission met in January but conflicted with the Town Council meeting, so she was
28 unable to attend.
29

30 Councilor Welsh – Conservation Commission

- 31 - Met on January 22, 2024.
32 - Approved an extension of a dock and reconfiguration of a tidal dock that was getting
33 consistently ruined by ice.
34 - Approved walls and landscaping that is in an area of the Wetland Conservation Overlay District.
35 - Agreed to supply a letter of support for a Southeast Land Trust proposal to purchase a 44-acre
36 conservation easement across the river at Wagon Hill Farm near where the buffalo farm used to
37 be.
38

39 Councilor Hotchkiss – Housing Task Force

- 40 - Met on January 29, 2024.
41 - Discussed housing-related legislation. There are approximately 55 bills that address housing
42 currently under consideration.
43 - Began review of the draft Housing Needs Assessment that had been prepared by an external
44 consultant and the task force will explore that in more detail at the next meeting on February 19,
45 2024 with the consultants who will be present.
46 - Discussed the zoning amendment that would be required for the proposed Workforce Housing
47 development which would extend near where Route 4 and Route 108 meet but expanding up and
48 back of Riverwoods and the Department of Public Works working north to the Madbury line.
49

Administrator Selig

- The 2023 Annual Town Report is now available.
- The Durham Police Officers Association has notified the Town that it would like to begin conversations around a successive Collective Bargaining Unit Agreement.
- The Durham Professional Firefighters Association is in the middle of a five-year contract. Discussions will be occurring around ways to increase compensation to stay competitive with surrounding communities.
- The UNH class that has been researching Electric Vehicles for the Town's police vehicles will provide a report on their initial thoughts and findings at the Durham Energy Committee tomorrow evening.
- 4 individuals are running for 3 slots for 3-year terms on the Council and one person running for a 1-year term. A Candidates Forum will be scheduled.
- Durham Energy Committee member Steve Holmgren held an informational forum regarding Community Power Coalition of NH and did a marvelous job.
- The year end wages for employees has been posted on the website.
- Noted that all "Unanimous Consent" agenda items have backup information that is included online in the Council packets.
- This March will mark the 50th anniversary of the Town vote to stop the Onassis oil refinery from being built on Little Bay.
- Working on a refresh of the Town 's website as well as updating the DCAT Castus system.
- Administrator Selig has been invited by UNH to participate in a focus group to look at the West Edge.
- Have had discussions with the Town of Madbury regarding fire protective services. Madbury is primarily all volunteer Fire Department so one conclusion might be to research what it would look like for Durham to provide fire protective services to Madbury for a fee and in exchange for that fee, Durham would bring on some additional staffing that would be offset by the fee from Madbury.

XIV. New Business - None

XV. Nonpublic Session (if required)

XVI. Extended Councilor and Town Administrator Roundtable (if required)

XVII. Adjourn

Councilor Lonske MOVED to ADJOURN the meeting. The motion was SECONDED by Councilor Friedrichs and PASSED unanimously 9-0 by a show of hands.

The meeting ADJOURNED at 9:52 PM.

Jennie Berry, Minutes Taker