

DRAFT
DURHAM TOWN COUNCIL
MONDAY, OCTOBER 20, 2025
DURHAM TOWN HALL - COUNCIL CHAMBERS
7:00 PM

MEMBERS PRESENT: Chair Joseph Friedman, Chair Pro Tem Sally Needell, Councilor Wayne Burton, Councilor Darrell Ford, Councilor Robin Vogt, Councilor Curtis Register, Councilor Em Friedrichs (who uses the pronouns ze/zir/zirs/zirself and the title Mx. Friedrichs), Councilor Carden Welsh

MEMBERS ABSENT: Councilor Heather Grant.

OTHERS PRESENT: Town Administrator Todd Selig, Fire Chief David Emanuel, Town Clerk/Tax Collector Rachel Deane, Business Manager Gail Jablonski, Town Engineer April Talon

I. Call to Order

Chair Friedman called the meeting to order at 7:03 P.M.

II. Town Council grants permission for fewer than a majority of Councilors to participate remotely

By a unanimous vote of 7-0, Councilors approved the participation of Councilor Friedrichs on Zoom.

III. Roll Call of Members

Councilor Robin Vogt, Chair Joe Friedman, Chair Pro Tem Sally Needell, Councilor Wayne Burton, Councilor Darrell Ford, Councilor Curtis Register, Councilor Carden Welsh, Councilor Em Friedrichs participating on Zoom.

IV. Approval of Agenda

Chair Pro Tem Needell asked to add an announcement under Special Announcements.

Chair Friedman said he wants to add an Item E to the Unanimous Consent Agenda that reads: E. Shall the Durham Town Council on recommendation of the Administrator approve a settlement agreement dated Oct. 25, 2025 between the town and River's Edge Durham LLC located at 277 Main Street?

Chair Pro Tem Needell MOVED to accept the meeting's agenda as amended. Councilor Register SECONDED the motion. The agenda as amended was approved by a unanimous roll call vote of 7-0. Councilor Friedrichs was experiencing technical difficulty on Zoom and did not vote.

V. Special Announcements

Chair Pro Tem Needell read the Land, Water and Life Acknowledgement statement as is Durham's tradition in October, the month that marks Indigenous Peoples Day, to recognize the past and the indigenous people of Durham.

A. Swearing in of new Firefighter Loran Sheley

Fire Chief Dave Emanuel introduced and asked the Council to join him in welcoming probationary firefighter and EMT Loran Sheley to the Durham Fire Department. He said Mr. Sheley obtained his Firefighter I certification during high school, and began his firefighting career in 2020 with the Chester, N.H., Fire Department where he obtained his Firefighter II, EMT Basic and Class B commercial driver's license certifications. Mr. Sheley graduated from Pinkerton Academy in Derry and also attended Manchester School of Technology and the New England EMS Institute. He has been with the Durham department for two weeks undergoing orientation, going through a recruitment school led by Firefighter Dan Brothwell where he's learned everything from how to dial the phones to meeting town staff to drills and exercises before he reports for duty on Wednesday, Oct. 22 for his first shift. Chief Emanuel said this is significant for the department because Firefighter Sheley is the second hire to fill a six-person C shift.

Chief Emanuel introduced Deputy Chief Robert Atwater, Capt. Gary Kustra, Firefighters Matt Hunt, Ryan McFadden, Finnegan Brown and Robert Roselli, and his daughter Ellie Emanuel and Liam Atwater, who are all present for the swearing-in.

Town Clerk Rachel Deane performed the swearing-in of Firefighter Sheley who was pinned by his mother Karen, father Chris and his girlfriend Isabella. Chief Emanuel mentioned that Firefighter Sheley's father has been a part of the fire service since he was 13 years old growing up in Connecticut so this is continuing a family tradition. He said he knew Councilors understand that firefighters can't do their jobs without their family behind them. He thanked Councilors for their time and support.

VI. Approval of Minutes – October 6, 2025

Councilor Ford MOVED to approve the minutes of the Council meeting of Oct. 6, 2025. Councilor Welsh SECONDED the motion. The minutes were APPROVED by a unanimous roll call vote of 7-0. Councilor Friedrichs didn't vote because ze was experiencing technical difficulty using Zoom.

VII. Public Comments

Julian Smith, 3 Chesley Drive, said he met Margery and Lorus Milne in 1965 beside the Mill Pond and bought a copy of their book "The Valley: Meadow, Grove and Stream," which was published in 1963. He said there were no beavers in the Oyster River Valley then, but they did return. He remembered a sudden and unannounced draining of the Mill Pond and the effects of its flushing out into the tidal basin. He suggested that once the dam is gone, beavers might move in again.

VIII. Report from the UNH Student Senate External Affairs Chair or Designee

UNH student representative Caroline Bishop was unable to attend the meeting so Student Body Vice President Ben Doyle was present to give the report. He said the Student

Senate is working on a resolution about the closure of the Rite Aid and the loss of an easily accessible pharmacy for university students. He said they will share it with the Council when it is ready. He said student government representatives had a good meeting with Administrator Selig where they discussed the culture of downtown and other issues. He said the Student Senate is planning an upcoming Listening Session with the local state legislative delegation. He said Family Weekend is the weekend of Oct. 24 to 26, which may result in extra traffic and noise for town residents. He thanked the town's public safety personnel in advance. He said student government is launching an email newsletter in November and will share it with Councilors when it does. He thanked the town for the illuminated crosswalk at Mill Plaza, which he said is a great addition to downtown.

Councilor Welsh asked what solutions the students were discussing. Mr. Doyle noted how funding constraints forced the on-campus pharmacy to close, which forced students to rely on the Rite Aid and said students are open to any options.

Administrator Selig noted the listening session is scheduled for Wednesday, Nov. 5 at 6 p.m. and is open to the public. He said UNH has reached out to the town looking for an ADA-accessible van to shuttle students to Walgreens. He said the town doesn't have one and reached out to the school district. He said there is an ongoing conversation about the problem. Councilor Register added that students could take Amtrak to Dover to access pharmacies there.

IX. Unanimous Consent Agenda

- A. Shall the Town Council approve the 4th 2025 Warrant Billing computed From the 3rd quarter Water and Sewer Readings of 2025 totaling \$810,603.70, commit the bills for charges to the Tax Collector for collection, and authorize the Administrator to sign said warrant?
- B. Shall the Town Council continue to keep sealed the Nonpublic Session minutes from March 25, 2002, May 1, 2006, June 4, 2007, June 18, 2007, August 20, 2007, September 17, 2007?
- C. Shall the Town Council adopt **Resolution #2025-19** amending Resolution #2009-08 to add two additional alternate members on the Integrated Waste Management Advisory Committee per the Chair's request?
- D. Shall the Town Council, upon recommendation of the Administrator, approve a Special Event Permit Application submitted by Durham Parks & Recreation to close certain sections of town roads for Frost Fest to be held on Saturday, December 6, 2025 from 6 to 8 p.m. with a rain date of Sunday, December 7, from 5 to 7 p.m.?
- E. Shall the Town Council approve the abatement settlement with River's Edge Durham LLC located at 277 Main Street reached on Oct. 20, 2025?

Councilor Welsh said he wanted to pull Item A from the Unanimous Consent Agenda.

Chair Friedman MOVED to adopt Items B, C, D and E. The Unanimous Consent Agenda passed on a unanimous roll call vote of 7-0. Councilor Friedrichs abstained because ze was having technical difficulty on Zoom.

Councilor Welsh said the exhibits in Item A in the Council communication packet are not clear and are misleading, and asked that they be reworded and fixed. Councilors discussed some of the reasons for upticks in water usage after direction to conserve due to the drought, and the need for better readings and reporting to gauge pricing as more drought cycles are predicted in the future.

Chair Friedman MOVED to approve Item A as amended. Chair Pro Tem Needell SECONDED the motion. Item A was APPROVED on a unanimous roll call vote of 8-0.

X. Committee Appointments - There were none.

XI. Presentation Items

A. Presentation by Elise Sullivan and Judith Churchill on Wagon Hill Farm Community Garden 2025 season

Elise Sullivan and Judith Churchill introduced themselves as participants and members of the Board of Directors for the Wagon Hill Farm Community Garden, which is in its 16th year of operation. They said the garden, which uses organic practice, offers opportunities to learn, to link family and learning, and to interact in a multigenerational place. It has 99 raised beds and another 20 inground, larger beds. It has a shed with tools available for all to use and two hose stations, which draw from a well. They thanked the town for mowing the area regularly.

A garden steward reminds gardeners to check for specific pests, and how to produce healthy produce. Gardeners compost their garden waste and use it on their beds. The board has eight or nine members, who have different jobs and meet monthly during the growing season. Members are required to attend at least three workdays during the season. These are two-hour workdays once a month. During workday breaks, there is an educational program. Half the members are from Durham and the rest are from other communities. They thanked the town for its support, for providing wood chips, space, the well, storage in barn and parking, and said they are particularly indebted to Public Works and the Police for providing parking passes to park near the orchard during especially busy days at Wagon Hill. They also thanked Wentworth Greenhouses for donating seeds, Durham Master Gardeners, Stout Oak Farm, and Timberland whose volunteers built the garden beds. They said two beds are dedicated to growing produce for Cornucopia Food Pantry at Waysmeet and that so far this season 650-plus pounds of food had been donated. Gardeners have a picnic once a month during the season to share and learn about the food grown at the garden.

They said the garden benefits the community as people walk through, picnic, paint, photograph and enjoy it. They said it has value to the ecosystem with a thriving bee, bird and butterfly population. There are two bee hives maintained by Seabee Honey of Rye, bird boxes and killdeer birds nest in the garden. They said Wagon Hill has a lot of asters and goldenrod in the fall, which are important to bees during that season.

1 They said the garden is all volunteer-run. There is usually a list of 14 to 15 people who
2 want to join in the spring, and they usually give beds to new members first before giving
3 a second bed to someone who is already a member. Several members do have two to
4 three beds. If they expanded the space and number of beds, they would need to add more
5 volunteer hours or paid help to cover the additional work. They said if the waitlist did
6 grow, they would free up some of those second beds to fill the need and not necessarily
7 need to expand to more space and create more beds.

8
9 Councilors asked and they discussed allowing the public to compost there. Right now,
10 they just compost garden waste, not general kitchen waste, and said they are leery of
11 maintaining and managing that. They said there is a population of voles there and they
12 want to try to keep them down, and are not sure how general composting would
13 exacerbate that problem or create others.

14
15 They said the garden closing is Nov. 22 this year.

16
17 Councilor Burton, who is a steward for Wagon Hill Farm, said the garden is a wonderful
18 asset and he gives tours of it for people from out of town to show it off. Councilor
19 Friedrichs asked if Durham residents are given priority, and they said they've been able
20 to operate on a first-come, first-serve basis so far and haven't prioritized Durham
21 residents. Councilors discussed referring interested gardeners to the town's Meadows
22 Community Garden and one at Tuckaway Farm if there's no room at Wagon Hill.

23
24 **B. Presentation of the Quarterly Financial Report through Sept. 30, 2025 - Gail**
25 **Jablonski, Business Manager**

26
27 Business Manager Gail Jablonski said the town is doing well financially and right on
28 target for this year's budget. She said town department leaders don't anticipate any major
29 issues that will cause them to come in over budget. She said revenues are doing well, but
30 that the town won't receive state revenues until December as usual so those are not
31 showing much of an impact now. She said the audit is being finalized and the consultant
32 will report to the Town Council at its next meeting.

33
34 Councilor Welsh asked Ms. Jablonski about her directing staff to delay purchases that can
35 wait until next budget year, and they discussed the need to bolster reserves which are
36 going to be tight. He asked about holding open positions open as long as possible to save
37 money as they do in the corporate world. Administrator Selig addressed the assistant
38 chief opening at the fire department and said there hypothetically could be a series of
39 promotions upward in the department and that he is more inclined to leave open a
40 firefighter position for a while than an assistant chief position because of the workload in
41 the front office. He also said there are two open Public Works positions which they are
42 holding open to see what is decided about curbside collection.

43
44 Councilor Welsh asked about the \$485,000 in abatements listed and if they were already
45 granted. Ms. Jablonski said \$360,000 of that is being held for the possible Eversource

1 abatement. She said the rest are regular homeowner abatements with \$78,000 paid out to
2 date.

3
4 Councilor Welsh asked if she felt confident in the federal and state revenues projected
5 and she said yes, she is not worried through July, which is the federal and state fiscal
6 year. Councilors discussed if they could project how much money will be unexpended to
7 know whether to purchase needs this year so it doesn't impact next year. They talked
8 about how homeowners will be hit hard no matter what the Council does because of
9 rising costs across the board.

10
11 Councilor Friedrichs asked if there were any expected vacancies or retirements.
12 Administrator Selig said the only one he is aware of is Ms. Jablonski who has indicated
13 she wants to retire in 2026. Discussion continued about how to cut overhead upon a
14 retirement or vacancy and still provide the minimum quality service. Administrator Selig
15 gave the examples of how the retirement of the code officer and DCAT manager resulted
16 in them both returning on a part-time basis. Councilor Friedrichs suggested the town look
17 into incentivizing retirement to bring down personnel costs. Councilor Register noted
18 turnover is actually more expensive, and that the town needs to cut costs, but it's a careful
19 balance.

20
21 Councilors discussed when the town can anticipate any revenue from the next
22 Riverwoods expansion phase and from the West Edge project and how it probably isn't
23 until 2028. The RJ Kelly buildout on Technology Drive may be completed in 2027. They
24 also discussed how much land the town has in conservation and if that restricts or doesn't
25 restrict future development.

26
27 Administrator Selig said he is struggling with framing the next budget for Councilors
28 because the town is facing big issues such as grappling with the phases of the Madbury
29 Road project now that it was announced the Route 4 rotary project is delayed a year and
30 whether to move forward with the Mill Pond Dam removal. He also noted the proposed
31 repair of the crack at the Woodridge courts. He said these are all meaty issues the Council
32 will have to decide.

33 34 **XII. Unfinished Business**

35 36 **XIII. Councilor and Town Administrator Roundtable**

37 38 **Chair Pro Tem Needell - IWMAC**

39 IWMAC has met three times since the last Roundtable, she noted, and had discussed the
40 Composting Challenge and heard updates on it from the UNH capstone students. She said
41 it is discussing creating a town-wide sustainability newsletter reaching across the energy,
42 conservation, agricultural, land stewardship and IWMAC committees to keep residents
43 better informed in detail about what the town is doing as a whole in this area. She said
44 there is a UNH student looking at what format, how to distribute and other details about
45 the newsletter. The committee heard a presentation on Sept. 17 by Allison Jumper on
46 PFAS in land-applied sludge; considered the pros and cons of annual brush pickup; heard

1 an update from Sam Hewitt on the filing of forms required for permits for the upgrades at
2 the transfer station; heard a new mechanic has been hired to fix trucks, and learned a Boy
3 Scout troop might be interested in transporting trees to a goat farm after Christmas. She
4 said the Swap Shop has been very busy, and will accept Halloween items through this
5 month and will start accepting holiday items Nov. 1. The Swap Shop will close for the
6 winter on Dec. 13.

7
8 Chair Needell also suggested the town review its building construction permit fees since
9 she believes they haven't changed since 2007.

10
11 She also asked about the plan for the Twomerfs property where they have removed all the
12 trees from those lots. Administrator Selig said they did obtain a permit to cut down the
13 trees, but the town has no additional information about why.

14
15 **Councilor Burton**

16 He said he has been present at proceedings about the Claremont School District, which he
17 feels was completely mismanaged, expressed gratitude for the staff at the Oyster River
18 district, and said more and more towns are getting more complicated to run and having a
19 tough time finding qualified staff.

20
21 He said he thinks there is a deal for the Legislature to pay for 90 percent of the IEPs in
22 the state, which would be a good boost for the school system if it passes. He said it is a
23 Republican proposal. He reminded the state is under pressure to raise its per pupil
24 contribution from \$4,000 to \$7,000. He said it actually costs \$19,000.

25
26 He said he did submit a bill to restrict some housing to areas that already have multi-
27 family housing. It's in response to the non-restriction in place now to find a reasonable
28 balance in Durham. When the bill is drafted, he will share it with the Council. He said
29 there are about 40 bills in development in response to the Legislature's removing towns'
30 ability to govern themselves.

31
32 Chair Friedman asked if the Supreme Court ruling that towns are responsible for the cost
33 of a student who chooses to attend another school district will have an impact on
34 Durham.

35
36 Councilor Burton said Durham hasn't lost that many students to school choice, which he
37 said is a terrible plan. He said he believes Free Staters want to destroy the public school
38 system and they have 45 votes. He said they don't want to bail out Claremont and so
39 parents are volunteering to fill roles in the schools, which is good to see but that towns
40 can't run schools with volunteers.

41
42 Councilor Register asked who controls the acceptance of an IEP. Councilor Burton said
43 schools identify students with disabilities with a team of professionals and parents and
44 develop their IEP. Sometimes there are disputes. He said the U.S. is the only country that
45 assigns severely disabled children to school districts, and it's extremely expensive but it's
46 been very successful. Councilor Burton said he has submitted a bill to continue serving

1 them once they leave high school. He said New Hampshire is the only state that doesn't
2 have a program like this.

3
4 **Councilor Ford - Conservation Commission/Planning Board**

5 He said the Land Stewardship Coordinator has listed the permitted and non-permitted
6 uses at each property and is updating signage to reflect that. He said she is also working
7 on the BioBlitz, which will take place in the spring. He said the Conservation
8 Commission approved the Riverwoods conditional use amendment for generators for its
9 expansion, which was also approved at the Planning Board. He said the 25 Emerson Road
10 lot line adjustment conditional use was approved by the Conservation Commission and
11 Planning Board, and he said he saw For Sale signs on the property. He said the 74
12 Bennett Road permitted use application was a graduate student who wanted to chop down
13 some trees to study the impact of tapping on them and the trees are in a wetlands buffer.
14 It was approved by the Conservation Commission and Planning Board. The student said
15 he would bring both samples of his work. He said the Conservation Commission is
16 continuing to work on the Friday Updates Conservation Corner. He said the Planning
17 Board also took up the wetland shoreland buffer zoning amendment, which the
18 Conservation Commission approved, and passed it back to the commission to hold a
19 public information meeting to discuss the changes at its Oct. 27 meeting.

20
21 **Councilor Register - Agricultural Commission**

22 The Agricultural Commission is meeting at the same time of this meeting so Councilor
23 Register will miss that meeting. (The same thing will happen on November 10.) They are
24 hearing the presentation about PFAS in solid waste sludge application and also on how to
25 structure the Grow Together Durham program for the spring.

26
27 **Councilor Register - School Board**

28 He said the School Board met Oct. 16 and set graduation for June 5, 2026. He said
29 they've worked out the details of how each individual town will count their own ballots
30 for the school district election. He said there will be a Signs of Suicide information
31 session for parents on Nov. 3. The School Board will next meet on Nov. 5 at 7 p.m. at the
32 Morse Recital Hall in the middle school.

33
34 **Councilor Register - Durham Business Association**

35 He said the DBA has not met since the last Roundtable report. There will be Downtown
36 Trick or Treating, which the DBA supports, on Sunday, Oct. 26 between 2 and 4 p.m.
37 with activities for families and kids.

38
39 **Councilor Welsh - Land Stewardship Subcommittee**

40 He said the subcommittee met Oct. 8 and discussed the signage at all properties. He said
41 they want to make it clearer what's there, where to go, what's permitted on the signs. A
42 workshop group is deciding on icons, layout, consistency and other ideas discussed. He
43 was not able to stay to hear the accessibility study report and the discussion about a
44 project tracker. The subcommittee will meet next on Nov. 12.

45
46

1 **Councilor Friedrichs**

2 Ze said Councilor Welsh is still covering Land Stewardship Subcommittee for zir until
3 meetings move to Mondays and ze can attend. Ze said the pesticide policy will be
4 discussed at the next meeting. Mathes Cove neighborhood residents were concerned, and
5 ze shared Dover's pesticide policy. Ze said there is an upcoming public information
6 session on the changes to the wetlands shorelands overlay district, and the Council will
7 hear a presentation later this fall. Ze proposed that possibly the town could voluntarily
8 follow the pesticide policy if changes are made as it does the historic district as a good
9 way to gauge if the town is placing too much of a burden on residents. Ze said ze
10 distributed to the Council the Pease Development Authority's legal analysis for the ICE
11 flights, which concluded they are required to accept them. Ze wondered if the town
12 should look at staff members attending different committee meetings due to limitations
13 and budget cuts, and see if they need to be present at every meeting for certain
14 committees.

15
16 **Councilor Vogt - Energy Committee**

17 He said the Energy Committee last met Oct. 7, and has two available spots, one being the
18 vice chair position, and encouraged residents to apply and join the committee. He said he
19 is working on winter energy tips, and is working with Steve Holmgren to work more
20 cooperatively on initiatives and events with the UNH Sustainability Institute. He wants to
21 get the word out that events are not just for UNH students, but are open to community
22 members. He said there was no Community Power Coalition update from Mr. Holmgren
23 because he was concentrating on his presentation about renewable energy for homes for
24 Moharimet students.

25
26 **Councilor Vogt - Human Rights Commission**

27 The Human Rights Commission met on Oct. 9. Councilor Vogt was unable to attend. He
28 said the physical resources cards listing rights as a citizen and the resources that are on
29 the website are now available at the library and in town hall. It's a first step for the
30 commission to offer a physician resource.

31
32 **Councilor Vogt**

33 He reminded residents about checking in with friends and neighbors who may be affected
34 by the government shutdown and not receiving paychecks to make sure they have the
35 resources they need.

36
37 **Chair Friedman - Parks and Recreation**

38 He said the Parks and Recreation committee met Sept. 23 and is continuing its Discover
39 Durham Day program. He said the Milne property and Smith Chapel were visited on Oct.
40 19; and next will be Thompson Farm on Nov. 16. Chair Cathy Leach will present an
41 update to the Council on Nov. 17. Cat Tracks held two bike repair clinics on Oct. 10 and
42 11. Parks and Rec will present Downtown Trick or Treat Oct. 26, and Frost Fest on Dec.
43 6 from 6 to 8 p.m. The Churchill Rink opened Oct. 14. Next meeting is Oct. 28.

44
45 **Chair Friedman - Seacoast Economic Development Stakeholders**

1 He said SEDs met on Sept. 23, and talked about business tariffs with N.H. Business and
2 Economic Affairs representative. He said the group is looking at rescheduling its
3 November and December calls.

4 **Chair Friedman**

5 He reported the Day of Service at UNH on Sept. 11 was successful with the blood drive
6 getting 63 units of blood and 43 volunteers, the food drive collecting 28 pounds of food
7 and supplies, and 317 kindness cards given to local public safety personnel.

8
9 **Administrator Selig**

10 He said the town is looking into renting the Wagon Hill farmhouse apartment beginning
11 the first of the year, and have researched the potential for a caretaker role. He said legally
12 the town would have to put the renter on payroll and offer an hourly rate, not a reduction
13 in rent in return for services. The town is now researching possibly offering it to public
14 safety staff. Councilor Burton suggested the town needs a group to oversee Wagon Hill
15 Farm.

16
17 He said in terms of the business permits that Councilor Needell mentioned he said it is
18 true they haven't changed since 2007, but he said they've been reviewed at least twice
19 and with the fluctuations in the market, both times they seemed appropriate. He said he
20 has asked Building Inspector Audrey Cline to look into this as time permits.

21
22 Administrator Selig said the town is researching overnight downtown parking as an
23 additional revenue source. Landlords have expressed the need for overnight parking to
24 rent to non-students. He said they identified as many as 70 spaces in the Pettee Brook lot,
25 and on Garrison and Strafford avenues that could be leased to landlords possibly, and are
26 discussing the logistics of snow removal, enforcement, etc. and how to market them to
27 get them to non-student tenants. Chair Friedman asked if they could be auctioned off
28 among the landlords, and he agreed that's a possibility. Councilor Friedrichs clarified the
29 spaces would not be sold, but rented, and Administrator Selig agreed it would be
30 purchasing an annual permit to park in an unassigned space.

31
32 As a separate issue, he said, the town is looking to fine-tune the neighborhood parking
33 permit program to address some issues, and will be bringing it to the Town Council on
34 Nov. 3.

35
36 He said the town completed the mediation of a 2023-2024 abatement appeal from River's
37 Edge Durham LLC at 277 Main Street and reached a compromise, and the Council
38 approved it at this meeting.

39
40 He reported the budget process is ongoing and is going to be confusing because he will
41 not have the statistical reassessment data before the deadline he has to present the budget
42 to the Council, so it will be presented and then have to be adjusted a second time when
43 that is available.

44
45 In addition, he said a new tax rate will come out and it will be lower than the current one
46 because valuations have gone up, and then the actual tax rate for next year will have to

1 change from the estimated rate based on 2024 data he has to use for the budget process to
2 the actual 2025 data.

3
4 Councilor Register asked him to clarify that the town tax rate will go down, but
5 everyone's tax bill will go up, and he agreed that is the case.

6
7 Councilor Register noted the River's Edge Durham LLC settlement requires the town to
8 pay back \$100,000 to the taxpayer. Administrator Selig agreed and said there are two
9 other large abatement appeals to be decided, too. Councilor Register confirmed with him
10 that these payments will come out of the unfunded deficiencies fund.

11
12 Administrator Selig said he will be at the International City County Management
13 Association conference the week of Oct. 27.

14
15 Administrator Selig described his experience participating in the Composting Challenge
16 and how much he is learning. Councilors discussed their learning experiences.

17
18 In regard to the downtown building height amendment, Administrator Selig said both
19 Doug Bencks and Town Planner Michael Behrendt will be at the Nov. 3 meeting to
20 present their input.

21
22 He said the statistical reassessment update hearings with residents are ongoing.

23
24 He said conversations with Riverwoods about its PILOT agreement for its proposed
25 expansion are in process. He said he provided information to the Council and got legal
26 counsel about this in the non-meeting meeting before this Council meeting.

27
28 He said the T-Mobile cellular lease agreement at the transfer station is under discussion
29 and the town wants to renew it.

30
31 The town received a 30 percent increase in workers' compensation last week and he said
32 he spoke with the CEO at Primex to understand the reasons why. He said the NH
33 Secretary of State's office is scrutinizing the pooled risk management organizations in the
34 state and they're changing how they do business. Durham is a good risk manager and had
35 a preferred rate, and now Primex cannot provide that program anymore so we have a new
36 rate based on some of the changes the state is making.

37
38 He said UNH Student Sophie Goodwin will give a presentation on the new Climate
39 Action Plan on Nov. 3 and will be asking the Council to adopt it.

40
41 He said the town had budgeted \$60,000 to update EV charging stations at the Pettee
42 Brook and Depot Road lots through a state program relying on federal funding that was
43 ultimately put on hold. So, the town is researching moving forward in a smaller scale and
44 working with Chargepoint to evaluate capacity to bring on a two-handle charger and
45 deciding at what power level. Public Works may be able to do some of the groundwork.

1 A new breaker panel may be needed in both locations. The town is waiting on the pricing,
2 and will take delivery if it's reasonable, probably to be installed next spring.

3
4 He said he is in conversation with UNH representatives to enhance conversations with
5 the town, landlords, UNH and downtown businesses.

6
7 He said last week the town held an orientation for new and existing board and committee
8 chairs that included a de-escalation exercise for public meetings, a Q&A and a round
9 robin exchanging information that was successful.

10
11 Councilor Burton said he did testify at the hearing about the Route 4 roundabout project
12 and is concerned that money is being traded for safety because there are no curbs on
13 Madbury Road, which is not safe, especially with the year delay. If the town waits, the
14 state will pay for it. If the town does it sooner, the town pays for it.

15
16 **XIV. New Business**

17
18 **XV. Nonpublic Session (if required)**

19
20 **XVI. Adjourn (NLT 10:30 PM)**

21
22 ***Councilor Welsh MOVED to adjourn the meeting. Councilor Register SECONDED***
23 ***the motion. The motion PASSED on a unanimous roll call vote of 8-0.***

24
25 The meeting was adjourned at 9:29 p.m.

26
27 - Jane Murphy, Minutes Taker