

TOWN OF SEABROOK

SELECTMEN'S SPECIAL MEETING

MAY 8, 2023

Present: Srinivasan "Ravi" Ravikumar 3:00PM
Theresa A. Kyle
Harold F. Eaton
William M. Manzi, III

Ravi opened the meeting at 3:00PM.

Ravi stated the rules relative to the meeting and the public comments/questions.

MEETING - SAMUEL GREENE - DRA

Samuel Greene gave a brief overview of assessed values and the methodology as to how values are determined. He is here to talk about having a reval for 2023 and if it would be beneficial to the town. Shifting of tax burden from one property class to another resulting from revals is common and happens all over the state of NH, and in most recent instances from the Commercial and Industrial class to the Residential.

There was discussion on the valuation of the commercial properties. The NH statutory requirement is a reval at least once every 5 years. Samuel Greene stated his time is spent in the North and West districts and they don't have these conversations about doing revals of Commercial Property Class more often as the buy/sell activities of commercial properties are minimal.

Ravi asked if it would be true that when the town budget did not change within a 5-year window, then town-wide revals would not affect the property tax payments in the town any more than there are shifts across property classes. Samuel Greene said as long as no physical aspects have changed to the properties then that is true. He added that Towns with a big commercial class or waterfront property would probably do a reval more often, as these properties tend to change in market value faster than other kind of properties.

Mr. Eaton asked if Samuel Greene would agree that the town would use the PRD for assessed values. Samuel Greene said that Seabrook's PRD is fine and stated the PRD should be between .98 and 1.03. He feels that if a town is 1-2 years out from a reval then the median Assessed to Market Value ratio would not be in

the 90% - 110% range. Ratio studies for sales are 6 months before April and 6 months after April 1.

Mr. Eaton said his concern is that the Commercial building values in Seabrook prepared by Vision were below on a per sq. ft. basis that of the surrounding communities, and that is why the Seabrook BoS is looking to do a commercial reval. There was discussion that the land values must be higher in Seabrook due to its attributes as a Seacoast as well as a town.

Samuel Green said a partial update is to bring whatever strata the assessor believes is out of whack and bring it up to the rest of the town. Vision had maintained that if they were to reassess the building value upwards to be comparable with the other border towns then the land value must be correspondingly reassessed down to maintain the overall assessed value at where they are. The Seabrook BoS vehemently disagrees with that and expects that the reassessment upwards of the commercial buildings must be independent of the currently assessed land values.

There was discussion between a building value on a Sq. Ft. basis in Salem compared to that in Seabrook. Vision puts a value on the buildings using the income levels. As a result, it was speculated that a commercial building in Salem could be taking in more income though older than the comparable commercial building in Seabrook that is newer. Angela Silva commented that Salem has higher traffic counts than Seabrook and presented the board with a handout from the Rockingham Planning Commission.

Ravi said the board doesn't need to speculate, but must know definitely why a building value on a sq. ft. basis is lower in Seabrook than other border towns. The biggest problem is in the commercial properties and those should be addressed first. The equity has to be fair across the board for all property classes and the BoS acknowledged that. The speculation continued that the values for commercial are based on income values and it may be that the building values are not as high as Epping or surrounding towns.

Ravi feels they should do just the commercial properties this year and then look at the other property classes next year to bring everyone the same across the board. Mr. Eaton feels they should focus on the commercial and industrial properties to get them to what they feel is comparable to other towns and then work on the other property classes.

Mr. Eaton said he doesn't feel that Vision is the best choice for the Town. Samuel Greene commented that he would be surprised if they could find another company this year so he would recommend looking for next year. Mr. Eaton said he would like a different perspective to see what is out there and give him a reason as to why the valuation on a per sq. ft. basis is lower. Mr. Manzi commented they have a contract with Vision but not something that is binding.

There was discussion on where to go from here and who should do the reval. The BoS wants to know the definitive answer to the question as to why the building value on a per sq. ft. basis is so much lower than surrounding communities. That question has not been answered and if they come back with the answer that it was because that the land was overvalued, then the answer would be unacceptable. Mr. Eaton would like to get in a specialist to answer the question. Samuel Greene commented that the board would have to be willing

to accept the third parties' answer/report. The worst case would be they hold off for this year as Mr. Eaton doesn't want to jump into something and get it wrong. Mr. Manzi explained that with the last bid process the only company who responded was Vision.

The BoS can request to speak with the consultant to see if the valuations of the Seabrook Commercial properties are correct or hold until the next reval. Mr. Manzi said to look at this and answer the specific questions of the BoS the consultant would need to look at the work papers and this may not be something Vision is willing to turn over. Samuel Greene said the UPASC report will show the board how they were to get to the value of the properties in town and should be available to the BoS. Angela Silva said she will contact the consultant to see if he can work with the town.

Mrs. Kyle commented they should proceed with caution as they could get an answer they don't like. Mr. Manzi asked Angela Silva to contact the consultant for review of the work of Vision in the area that the Board has expressed concern with and for a one-hour meeting with the board.

REQUEST FOR USE OF TOWN HALL - FISH & GAME

This meeting will be on Tuesday, May 16 at 1PM.

MOTION: Theresa A. Kyle To approve the request
Second: Harold F. Eaton for use of town hall.
Unanimous

SEASONAL PARKING ENFORCEMENT AGENTS PAY INCREASE

Deputy Police Chief Kevin Gelineau was present to request an hourly increase from \$15 to \$17 per hour and the provision that returning employees get a 50 cent increase each season they return. These positions are usually filled with college students and work about 6 hours per day depending on weather and/or holidays. The school resource officer is typically assigned to this area as the supervisor.

There was a discussion on a commission-based salary. Deputy Chief Gelineau wanted to think about the broader implications of paying the parking agent base giving out a ticket on commission based on tickets written. Mrs. Kyle doesn't feel this is a good idea and if a resident were to disagree, they may think the ticket was issued due to it being commission based. Last year the department wrote \$23,740 in fines by the parking agents. Mr. Eaton asked if there is a statute that they cannot be paid a commission. The residents have reached out to him with pictures now that he is a selectman and feels those tickets should be increased this year.

Ravi feels they could get more by adding a commission for the parking agents but only after it is researched and vetted through town counsel.

MOTION: Theresa A. Kyle To approve the increase.
Second: Harold F. Eaton
Unanimous

DEPARTMENTAL EXPENDITURE REPORTS

Mr. Manzi asked for a few more days to work on this and he will have a full report to them by next Monday.

Ravi said going back to the 2023 priorities he would like to discuss the town hall hours. He has spoken to several people and would like to suggest that the town hall hours be Monday, Tuesday & Thursday 8AM - 4PM; Wednesday 8AM - 5:30PM and Friday 8AM - 2:30PM. Mrs. Kyle said the general public comes into the town hall to register vehicles, pay taxes, etc. Ravi said he would like morning breaks not to occur until at least 10AM and no afternoon break after 3PM so that employees don't stack the breaks to leave early and that all employees be at their desk for the last hour of the workday. Mrs. Kyle asked if they could have further time to look into this and perhaps get some more input from all of the employees. The board will postpone this item until the next meeting.

Joe Guiffre asked about the beach parking placards and multi-family units. There was discussion on the placard policy, and it was stated the policy is posted on the bulletin board and online.

Ravi said going back to the priorities they listed 2024 budget guidance. He went on to make a statement, see attached, for complete statement. Ravi commented that similar to how the town does Master Plan and C.I.P. it should look at devising a spending plan. His recommendation would be to devise the budget with a 10% decrease in 2024 over the 2023 budget. He is not interested in cutting any services as they have good employees who do good work.

Mrs. Kyle said that Ravi is walking in dangerous territory. She said by statute they have to issue abatements/exemptions. She said there are 4 unions they have to deal with who get step increases. Ravi said the idea is to reduce the budget but not cut services. Mr. Eaton said he agrees they have to do something, or they will drive the elderly out of town. He would like to explore ways to stop the runaway budget. He said by looking at everything including the valuations is a way to keep

it so his kids can live in town in the future. Mrs. Kyle said she doesn't want to pay taxes either but when you want the services you must pay for them. Ravi said that is why he is putting it in the capable hands of the town manager to find ways to reduce this budget without reducing services. Mr. Manzi commented he would explore options to keep the services but it maybe they would need to deliver them differently as Ravi didn't indicate how those services were to be delivered.

<u>MOTION:</u>	Ravi	To explore ways to
Second:	Harold F. Eaton	reduce the 2024 budget
Unanimous		by 10% over the 2023
		budget.

Mr. Manzi commented the harbor bathrooms will open on May 19.

REQUEST TO FILM AT BEACH

This is a small film to be made on you tube.

<u>MOTION:</u>	Ravi	To approve the request.
Second:	Theresa A. Kyle	
Unanimous		

Ravi commented that Seabrook Beach ranked #37 on the list of great "secret" beaches.


Mr. Manzi said that Curtis Slayton has submitted a survey on the fire suppression charges. He feels like some more work should be done but is ready to discuss.

Mr. Manzi commented that the feasibility engineering study of drainage at the beach has been received and was included in the packet to the board.

MOTION:	Ravi	To adjourn the meeting
Second:	Theresa A. Kyle	at 5:11PM.
Unanimous		

Meeting adjourned at 5:11PM.

Approved and endorsed:



 Harold F. Eaton,
 Clerk

Date: JUNE 12, 2023

TOWN OF SEABROOK BOARD OF SELECTMEN

AGENDA

May 8, 2023

Open Meeting at 3:00 P.M.

**TURN CELL PHONES TO VIBRATE OR OFF PLEASE
PLEDGE OF ALLEGIANCE**

NEW BUSINESS

- 1.) Question of meeting – DRA – Samuel Greene.
- 2.) Question of permission for use of Town Hall – Fish & Game.
- 3.) Question of discussion of an increase for Seasonal Parking Enforcement.
- 4.) Question of discussion of Departmental Expenditure reports.

QUESTIONS/COMMENTS

Board of Selectmen on any boards and/or committee meetings they have attended

PUBLIC PARTICIPATION

Seabrook Police Department



7 Liberty Lane, P.O. Box 456
Seabrook, NH 03874
Phone: (603) 474-5200
Fax: (603) 474-7242

Brett J. Walker
Chief of Police


Kevin M. Gelineau
Deputy Chief of Police

MEMORANDUM

TO: Town Manager
FROM: Chief of Police
DATE: April 18, 2023
RE: Request for Parking Enforcement Agent raise

I am requesting a raise for our four part-time Parking Enforcement Agent (PEA) positions. We have had some very good PEA's but have had difficulty filling all the positions each year. Recruiting and retaining good employees working under the direction and control of the Police Department has not been easy with the current atmosphere surrounding law enforcement. They perform a difficult job addressing what proves to be a hot-button issue each and every year and we expect that an increase in the wages will help us fill all four positions as well as reward the good employees who return. In 2021 we raised the starting hourly rate from \$11.50 to \$15.00. We have located similar postings for part-time seasonal parking enforcement from other local agencies with hourly wages starting in excess of \$16.00. I am requesting an increase in the base hourly rate to \$17.00 per hour and \$0.50 to returning PEA's for each season they have previously worked.

Respectfully submitted,


Chief of Police

Brett
J.
Walker,

Kelly O'Connor

From: Ravi <ravi4nh@gmail.com>
Sent: Monday, May 8, 2023 7:08 PM
To: Kelly O'Connor
Subject: MY reading

Kelly:

I wanted to share w/ you the statement I read today, to set up the motion on the 2024 budget guidance. I wanted to share it w/ you to make your minutes writing easier.

2024 Municipal Budget

Situational Analysis:

- Inflation has driven up the cost of living for everybody – Young and the Old, Employed and Retired, and Able-bodied, and Disabled.
- Except for the 900 households in Seabrook Beach, the remaining ~3000 households in Seabrook, by-and-large are in the middleclass – lower middleclass – poor category. Many of them are owned and occupied by Senior Citizens on fixed income. (I am trying to say that anyone better than anyone, but just stating some demography related facts)
- Everyone is suffering from loss of disposable income, hence everyone, in today's economy, is trying to make do with less.

The NextEra Apocalypse

- The Town Manager has stated several times that there is a "NextEra Shift" happening that is shifting a higher percentage of the total Tax Levy from NextEra to the rest of Seabrook each year.
- We have been helped in 2022 and 2023 by an increase to the NextEra contributions.
- However, we are under constant threat of litigation. If NextEra successfully lowers its tax contributions to a fourth of what it is today, which seems to be the theme of their past litigations, the rest of Seabrook would be forced to pick up over \$10M in tax burden, or cut the town budget by that amount.
- We do not want to be forced to pick between such two terrible choices.
- We must start working on strategies to mitigate this non-zero possibility of apocalypse.

Seabrook Municipality Budget Trends:

- Seabrook Municipality spending has been increasing. (This is distinct and separate from the school Budget that we on the BoS do not control)
- Seabrook Municipal Operating Budget for 2023 is about \$30M.

- At 4.35% CAGR since 2016
- There has been a break in 2020. CAGR from 2016 – 2020 was 2% and 2020 – 2023 has been 5.5%
- Seabrook Municipal Operating Budget for 2023 is about \$30M, and if the current trends continue, it will be \$51.5M by 2033.
- The generous people of Seabrook do provide tax abatements to many among us based on income and ability needs but tax abatements merely shift the tax burden onto the remaining population. So, Tax Abatement isn't a sustainable spending/ tax mitigation methodology.
- We do 10-year Master Plan, 5 Year Capital Improvement Plan, but we do not do any Seabrook Municipal Spending Plan. WE MUST.

We must act now.

- You may ask why now? WE MUST FIX THE ROOF ON A SUNNY DAY!
- We must take Fiscal Austerity measures much like every household is doing today.
- We must bend the Seabrook Municipality Spending curve down starting now.

I move to have the BoS to guide the Town Manager to prepare the 2024 Seabrook Municipal Budget at -10% from 2023 levels.

Regards,

Ravi

The opinions and thoughts expressed in this e-mail are those of Ravi and Ravi only, and unless stated explicitly in the body of the e-mail otherwise, are not those of Seabrook BoS, Rockingham Planning Commission, or Seabrook Planning Board

Town of Seabrook

Memorandum

To: Board of Selectmen

From: Town Manager

CC: Kelly O'Connor

Manager Open Items Updated

May 8, 2023

I have updated the prior memo with open items to reflect more recent progress.

1. Water and Sewer Pricing Tier Data: I have produced the tier data for the Board. More work to come on a new pricing model. This is linked to a good estimate of capital needs to utilize in the calculation of rate. Those capital requirements will be incorporated into the CIP, and used in rate calculations. This is likely a month out.
2. Schedule in a presentation on a "self insured" health care model. That is scheduled for May 15 at 12:30. There may be a second firm interested as well.
3. Master Fee List. Provided to the Board.
4. Homeless presentation. I have a meeting on Wednesday with the Community Action Council. I have outreached to Seabrook resident Bridget Shaheen, as well as to Crossroads. Waiting on return from both.

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5. I have received data on the inter-connection on Sewer with Hampton Falls. That report is delivered.
 6. I have a draft of an inter-municipal agreement with the Town of Hampton (sewer) that is being amended per Board instruction to add surety for the two pump stations. Amended version due by Wednesday, before the Board on May 15.
 7. I have started work on a potential agreement with Aquarion (water) that is moving faster. Anticipate draft for first June meeting.
 8. Work has begun on the 2024 CIP Plan. This is now moving faster, with anticipated completion by early June. Included will be a full auto inventory by Department.
 9. A draft contract has been sent to NextEra. The document is with them, and may be back this week.
 10. The Board had asked me to look into a “feasibility study” for possible beach drainage work. I have gone to several engineering firms and up to now received one response from our own peer engineering firm, TEC. I have attached that and will provide any other proposals that I receive.
 11. Mr. Starkey will be prepared to discuss the South Access at the Harbor at his next appearance.
 12. The Harbor bathrooms will open on May 19.
 13. I have re-emphasized the need for heightened parking enforcement at the pier. Deputy Gelineau and I discussed last week and some enforcement was sent.
 14. I have attached a survey, provided by Curtis, of three NH communities and their charges for fire suppression systems. Our current count is 111 such systems in Seabrook (through the backflow list) Curtis believes that a backflow survey will need to be undertaken to detect systems that we may not be aware of. I believe that we are now ready to discuss pricing with the Board and Curtis.

Kelly O'Connor

From: William Manzi
Sent: Monday, May 8, 2023 10:15 AM
To: Kelly O'Connor
Subject: Re: Filming Permit Request - Seabrook Beach - 5/17

Let's just throw it into the Board at 3:00.

Bill

Sent from my iPhone

On May 8, 2023, at 9:58 AM, Kelly O'Connor <koconnor@seabrooknh.org> wrote:

Do we want to allow this? If so, is there a permit I should ask them to complete? Maybe the party permit is what I was thinking.

Kelly J. O'Connor

Deputy Town Manager
Town of Seabrook
603-474-3252

From: Kelsey Bosco <Kbosco@seabrooknh.org>
Sent: Monday, May 8, 2023 9:17 AM
To: Kelly O'Connor <koconnor@seabrooknh.org>
Subject: FW: Filming Permit Request - Seabrook Beach - 5/17

I'm not familiar with this

From: Shayna Merrill <SMerrill@seabrooknh.org>
Sent: Monday, May 8, 2023 7:54 AM
To: Kelsey Bosco <Kbosco@seabrooknh.org>
Subject: Fw: Filming Permit Request - Seabrook Beach - 5/17

Shayna Merrill

Seabrook Town Clerk

Town of Seabrook

99 Lafayette Road

Paramount, Multiplatform Production Group

571.471.5678

<image001.png>