

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 from commercial to residential are 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 said in a scenario 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. and the town budget not changing then the reval would be a change in the property class. 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 ~~y~~ 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 ~~that was prepared by Vision and Seabrook is were~~ below on a per sq. ft. basis that of the surrounding communities, and that ~~which is why they are the Seabrook BoS is~~ looking to do a commercial reval. ~~Samuel Greene said a partial update is to bring a strata/neighborhood in line with the rest of the town.~~ There was discussion ~~on that~~ the land values being must be higher in Seabrook due to beachfront-its attributes as a Seacoast as well as a and a border town. ~~Mr. Eaton is concerned with the building valuation and why Seabrook is so low per square footage.~~

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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. ~~change the ratios from the land value to the building value, t~~ The board 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 and feels the land should remain as is. ~~The building values should increase based on the surrounding communities building values.~~

There was discussion between a building value on a Sq. Ft. basis in Salem compared to that in Seabrook. ~~When~~ Vision puts a value on the buildings, he uses using the income levels. As a result, it was speculated that so a commercial building in Salem n ~~elder building~~ 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 wants to know why a building value on a sq. ft. basis is lower in Seabrook than other border towns. ~~before getting into the ratios so this would be independent of the ether.~~ 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 ~~board-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 square footage 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 ~~board~~ 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 is was overvalued, then the answer is would be wrong unacceptable. The answer should not include the land or that answer is wrong. Mr. Eaton would like to get in a specialist to answer the question. Samuel Greene commented that the board would have to be willing

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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 ~~board~~ BoS can request to speak with the consultant to see if the valuations of the Seabrook Commercial properties are correct re is an answer or hold until the next reval. Mr. Manzi said ~~in order toto~~ look at this and answer the specific questions of the ~~board~~ 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 ~~board~~ 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 ~~wouldn't want to~~ wanted to think about the broader implications of paying the -see-a 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.

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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 they have a C.I.P. and feels they it should look at devising a spending plan ~~in much the same way~~. 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  
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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 ~~have to~~ 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.

MOTION: 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.

MOTION: 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.  
Minutes taken by Kelly J. O'Connor.

Approved and endorsed:

\_\_\_\_\_  
Harold F. Eaton,  
Clerk

Date: \_\_\_\_\_