

TOWN OF SEABROOK

SELECTMEN'S BUDGET MEETING

JANUARY 22, 2024

Theresa A. Kyle
Harold F. Eaton
Srinivasa "Ravi" Ravikumar
William M. Manzi, III

Mrs. Kyle opened the meeting at 11AM.

MEETING - TOWN WIDE REVALUATION

Sam Greene from NH DRA was present and introduced Mike Terrello and Steve Whelan from Vision. Mr. Greene said the contract with Vision has been reviewed and the statistical information will not be available until after the work begins. He said they would do a measure and list, analysis and collection of data for the remodel of the valuation. Mr. Greene said this is a full statistical revaluation of the town and not a partial which was done last year. The goal is to get everyone to 100% of market value including commercial and industrial along with residential. This begins a new clock for the town so another full revaluation will not be required for 5 years however, the town does have the option to do them more often. Mr. Greene discussed why a town would choose to do a full revaluation every year, for example Moultonboro, NH who has waterfront properties. Mr. Greene stated he is not a fan of partial updates and recommends doing a full revaluation more often or just staying with the full revaluation for the 5 years with no partial updates in between.

There was discussion on the PRD (price rate differential) and how it affects the high-end values and the low-end values. Mike Terrello said Seabrook is about 79% of sales for the entire town. Mobile homes are about 72-73% and waterfront properties are about 75-76% in Seabrook. Ravi commented the overall revaluation doesn't necessarily mean the taxes are going up. He said it is an overall value of the town that correlates to the town operations and that is what affects the tax rate.

There was discussion on the neighborhood values and how those affect the residents and why some feel there are inequities. Ravi feels there needs to be an explanation for the residents, so they don't feel the inequities. Mike Terrello explained they can break up the neighborhoods into other factors such as age of the home, style of the home and he can run those reports. He said there would be a document that he would provide the board to show them a full appraisal and how the land was developed, the builds, etc.

There was discussion on when the values of homes should change and in the USPAP report that was sent to the board it was noted the values were changed that should not have been. Mr. Greene recommended to Mike Terrello that he look at the last full revaluation and the changes that were made during the partial revaluation to ensure they were not changed based on sales. Mr. Terrello said he would provide the selectmen a market value from the last revaluation and a report that shows all the changes. This will be used to make an analysis for the town wide valuation.

There was discussion on the commercial valuation in town and concerns the selectmen have based on surrounding communities. They would like to see the commercial properties more in line with the residential class. Mike Terrello said he could provide the board with information on the step-by-step process, and they can approve each phase so there would be no surprises when they get the final report.

Mike Terrello gave an explanation on how they assess residential properties versus the commercial properties. He said cost and sale approach is how they value residential properties. In commercial they look at qualified sales, but the major approach is the income approach. He explained how they use gross income that includes rent, insurance, etc. and net income to give them a present value. The ratios vary depending on the type of commercial business and who is responsible such as the owner or tenant. Income is what the property makes for rental of the property not the revenue the business makes that is renting the property. It only matters what type of business is using the property. He said condos are different unless they are for commercial or industrial. Mr. Terrello said commercial, industrial, apartment buildings and mixed-use properties are considered to be in the commercial property class.

Michele Knowles asked percent of owners send back the requested information and if they don't send it back what information do they use. Mike Terrello said about 35% send the information back but they also send out a second notice. He said they also look at surveys, realty rates, and cap rates to make determinations. Michele Knowles asked if her and Genessa Carrillo could be included in the meetings as they are the first line and would like an understanding of what is going on.

Mr. Greene asked about the performance bond and indicated the DRA needs to have a copy on file. The contract was awarded through the bid process and cost \$76K. A measure and list are for all the sales in town. There was discussion on informing

the property owners. Mr. Terrello recommends a letter and if they get back to them, they will go out and inspect.

Mike Terrello explained non-sales are done yearly in town through a separate contract. This is to keep the data up to date for the next revaluation. He explained that if the market goes up then the house value goes up. Genessa Carrillo commented that the previous assessor believed in doing updates yearly where she felt it was needed. Mr. Greene said those are partial updates and in 2022 changes were made that shouldn't have been and it was a messy update. He said it is good assessing values to go out and measure and list properties. Mike Terrello said he will look at sales on the commercial properties from January 1, 2023, to present.

Mrs. Kyle said it seems with the revaluation there will be a lot of abatement requests. She would like the board to establish a process for these requests. Mike Terrello explained they do hold hearings for the property owners and address a lot of those smaller abatements.

The project completion is tentatively scheduled for October 1. The USPAP report is usually filed late fall early November. The new values will take affect on April 1 even though the project won't be complete. It was noted that a full statistical revaluation doesn't mean they will look at every property.

Board took a break at 12:28PM. Board reconvened at 12:48PM.

<p><u>MOTION:</u> Harold F. Eaton Second: Ravi Unanimous</p>	<p>To table the tax abatements and 2023 unapplied previous bills until the next meeting.</p>
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LETTER TO NRC

There was a slight amendment to the letter and a potential for a meeting with Next Era on Thursday. Ravi feels they should wait until after the meeting before sending the letter. Mr. Eaton is okay with the changes and holding the letter.

<p><u>MOTION:</u> Theresa A. Kyle Second: Harold F. Eaton Unanimous</p>	<p>To add the requested language by Ravi and to hold the letter until after the meeting.</p>
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RUBBISH COSTS

John Starkey was present for this item and indicated he also asked Lacey Fowler to be at the meeting. He said they do double runs at the beach starting the weekend of July 4th through Labor Day. Mr. Eaton is concerned that other residents only get 1 trash pickup.

There was discussion on what residents can do with a build up of trash if they don't have the option for a double run. Mr. Starkey said these policies were set by the board and/or town manager. Mr. Eaton said he doesn't want to remove the double run he wants to find a way to structure it so that not one taxpayer is getting more than another. If the town is catering to those who own property at the beach, they as a board need to collectively make changes to the policy.

Lacey Fowler spoke about the short-term rentals for other areas in town outside of the beach and that the ZBA eliminated this. Ravi feels before making changes they should look at all sides and what is in the best interest of all taxpayers. Mr. Eaton said the people who rent out the property they own put an additional burden on all the taxpayers in town. Mr. Manzi said if they need to rent an additional trash truck to do the second run that would be a quantifiable expense. The labor cost for the 3 employees is not as they would reallocate them to other tasks within the DPW so they wouldn't necessarily lose 3 employees. Mrs. Kyle said they need to understand that the DPW employees don't do just one job they have several.

Bill Howley said with all the rentals they have at the beach the owners are not going to take care of the extra trash. This will leave the trash to build up until the next run. Mr. Eaton said if the property owner is making money renting out the property why can't they use some of that money to take care of the extra trash. Bill Howley suggested bringing this to the beach commissioners and asking them to subsidize the double run so that it doesn't hinder the other taxpayers in town.

Lacey Fowler commented she agreed that the beach will be a mess without the double run. She said when she gets a complaint in the health office, she goes directly to the property owner and the burden is on them not the tenant.

Mr. Eaton said he would suggest changing the structure of the double run and those who use it to bear the cost. There was discussion on how the department would know who is on the second run.

There was discussion on the third secretary for DPW and the policy implemented for no overtime for the administrative staff. Ravi feels they should wait until after the election in March before making changes to the policy. Mr. Starkey suggested they talk with the rubbish foreman Ralph Welch who has many years in this department.

2024 DRAFT WARRANT

Mr. Manzi said the planning board is meeting this evening to finalize articles 2 and 3. If the planning board doesn't make any changes, then the warrant is good as is.

MOTION: Ravi To approve and sign the
 Second: Harold F. Eaton 2024 warrant pending any
 Unanimous further changes by the
 planning board on
 articles 2 & 3.

Bill Howley said there is a meeting Thursday evening with the RPC at the Seabrook Beach Village District. This meeting is to discuss the floodplain ordinance and the coastal resiliency grant. Mrs. Kyle said the grant is for a study, the town is not getting any money to help with anything.

Michele Knowles spoke and said she has pictures from the town clerk's office and the bathrooms downstairs with water coming in that has been ongoing for quite a while. Mr. Manzi said they haven't been able to identify the source of the leak until recently and work is being scheduled to correct. All of the windows and sills in the town hall need to be replaced.

MOTION: Harold F. Eaton To use whatever funds
 are left from the AARPA
 funds and projects to
 make the necessary
 repairs at town hall.

Mr. Manzi said the project wasn't not completed due to cost but because they couldn't identify the issue. The limited work for the issue brought forward can be addressed however, there is a larger issue which are the windows are rotted. Ravi said this is a 2-phase project and should be submitted to the insurance carrier. Mr. Manzi believes he will have a cost estimate for the first phase within the next week.

MOTION: Theresa A. Kyle To not use anymore of
 Second: Ravi the AARPA funds until
 Unanimous the estimate of this

project is received.

MOTION: Ravi
Second: Harold F. Eaton
Unanimous

To adjourn the meeting
at 2:00PM.

Minutes taken by Kelly J. O'Connor.

Approved and endorsed:

Srinivasan Ravikumar,
Clerk

Date: _____