

TOWN OF SEABROOK

SELECTMEN'S MEETING

MAY 6, 2024

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

Ravi opened the meeting at 9:30AM.

MEETING - REVALUATION UPDATE VISION

Mike Terrell was present at the meeting (see attached). Sales data that is collected is across all of the property classes within the town. The main objective is to keep the data across all of the property classes fair and equitable. Analysis has only been done in the residential property classes. The analysis will be complete for all property classes in the town.

There was discussion on the land condition factors. Adjustments are made either negatively or positively depending on certain factors such as right-of-way, utility, etc. Mr. Eaton doesn't agree with the depreciation values if they are getting the best use of the land.

There was discussion on how they value residential properties versus commercial properties. Commercial properties can have different factors used to determine value based on whether they are office space, industrial, etc. There are different characteristics to look at and commercial may have about 60 whereas residential only has about 20.

The land to building ratio is a big factor when looking to determine value. In Seabrook the land contribution is about 45% and the building value is about 55%. This is used when first looking to see where the town is equitable or not. The land curve for residential is going up for all properties that are in the residential class.

Neighborhoods are made up geographically and with other similar characteristics. There are a fair number of neighborhoods in the town.

Doing a full revaluation is to bring everyone equitable in the town. There may be some that go up a lot and others that do not. Genessa Carrillo spoke and said there are other factors to look at as the property owners have the right to file an abatement if they don't agree with the new assessed value.

Mary Dow - Adams Avenue - if an adjustment is made due to an easement would the adjustment be made to all those properties.

that have the same easement. Mike Terrell responded and said those adjustments would be made. If Mary knows of other properties she should send those to the assessing office for him to review.

The state does allow for a partial update of the town. The previous assessor has done a partial update on a yearly basis. Sales and contracts are looked at annually per the contract the town has with Vision. Mr. Eaton said if the contract only allows for residential it should be changed to look at commercial as well.

Mary Dow asked to confirm that when they look at the 600 properties during the cyclical assessment and they find data entry errors are those errors corrected. Mike Terrell said of course it is why they look at those properties.

The next step is reviewing the commercial properties and Mike Terrell feels after this step they should have another meeting. He said any data the public has is welcomed. They will be cleaning up any errors as they find or see them.

MONTHLY MEETING - POLICE CHIEF

Chief Brett Walker was present for his report (see attached). There was discussion on the hiring of a fifth dispatcher. There was only 4 for many years but a 5th was approved through a warrant article. The positions have been advertised for about 6-8 months. It has become more competitive getting new officers as other communities have increased their pay rates.

Chief Walker is looking to hold a public forum to address the money received for the opioid abatement grant. Mr. Eaton is happy to hear this and will inform the public. Mrs. Kyle hopes there is a better turnout than the last event held.

Ravi would like not to see the town create any permanent expense stream from temporary revenues. He said this creates a burden on the taxpayers. Mr. Eaton agreed with Ravi and said the school did this with a position and when the funding no longer exists the position moved into the budget to be maintained by the taxpayers.

Mr. Eaton said it was brought to his attention that the police department wants to move from a DARE program to a LEAD program. Chief Walker said it is similar to DARE but is something that can be taught at every grade level not just one particular grade. It can be tailored for the community. Mr. Eaton suggested having a meeting where they can provide this

information to the parents so they are familiar with what this program can offer that DARE cannot.

MEETING - COMMUNITY CHOICE ELECTRICITY AGGREGATION

Stuart Ormsbee was present for this meeting.

Board took a break at 11:15AM. Board reconvened at 11:20AM.

There was a discussion on the supplier rates and choosing your own supplier. This is an "opt out" aggregate program. This means the customer would be notified the town signed this contract on their behalf and has cost savings and they will be enrolled unless the customer "opts out" of the program.

There was discussion on what the town would need to do in order to move forward with this plan. The first step would be to form an energy committee. This plan and concept would also need to go before the town meeting for approval. It doesn't create any expenses for the plan to the town. The fee for this company gets added on to the source cost.

The customer will receive the same bill. There will just be a line change as to who the supplier is on the bill. The company would not automatically enroll any customer with solar or any customer who is already with a provider other than Unitil.

The average contract would be a term of 5 years for consulting. The supplier contract would depend on market conditions. When they look at suppliers for rates it is through competitive RFP. Mr. Manzi explained how the consulting contract would work.

Mrs. Kyle is not comfortable binding the town to a 5-year contract. The board would like to know the risks they are taken with the 5-year contract and what burden they are putting on the taxpayers. The contract company Colonial would not start getting any payment until a program is launched.

PREVIOUS MINUTES - APRIL 15 PUBLIC

MOTION: Ravi To adopt the minutes
Second: Harold F. Eaton of 4/15 public.
Unanimous

ENCUMBRANCES 2024

Ravi went through the list of encumbrances.

MOTION: Ravi To approve and sign

Second: Harold F. Eaton
Unanimous

the encumbrances.

2022 TAX/LIEN ABATEMENT

Scott & Pam Barrows - \$75.56

MOTION: Ravi
Second: Harold F. Eaton
Unanimous

To approve and sign the tax/lien abatement.

WATER & SEWER APPLICATION

Matthew Eaton Builders LLC. - 141 South Main Street
Chuck White/Gray Construction - 19 Groveland Street
Debra Tarshi - 308 Portsmouth Avenue

MOTION: Ravi
Second: Harold F. Eaton
Unanimous

To approve and sign all water applications.

MOTION: Ravi
Second: Harold F. Eaton
Unanimous

To approve and sign all sewer applications.

GRANT EXTENSION - SEWER DEPARTMENT

Curtis Slayton was present and explained the grant application. This is a request to extend the application deadline to DES which requires the Board of Selectmen to approve.

MOTION: Ravi
Second: Harold F. Eaton
Unanimous

To approve the request of sewer superintendent to extend the grant extension.

FIREWORKS PERMIT

Fantasy Fireworks Inc. - 571 Lafayette Road

MOTION: Ravi
Second: Harold F. Eaton
Unanimous

To approve and sign the fireworks permit.

BOS SCHEDULE

Ravi went through the schedule and stated there would be only 1 meeting in the months of July, August and September.

MOTION: Ravi
Second: Harold F. Eaton
Unanimous

To approve the BOS schedule for the remainder of 2024.

SURPLUS - RECREATION, DPW & SEWER

MOTION: Ravi To approve the surplus
Second: Harold F. Eaton for recreation.
Unanimous

MOTION: Ravi To approve the surplus
Second: Harold F. Eaton for DPW.
Unanimous

MOTION: Ravi To transfer the surplus
Second: Harold F. Eaton from WWTF to DPW.
Unanimous

DISCUSSION - CITIZEN REQUESTS DIRECTLY TO DEPARTMENT HEADS

Mrs. Kyle said she asked for this to be on the agenda as a letter from a resident was sent directly to the DPW Manager. She said the letter appeared to have orders in it to the DPW Manager and would like to educate the public about this type of correspondence go through the town manager and/or Board of Selectmen. She said there is an email that was set up at Ravi's request for this type of correspondence.

Mr. Eaton agreed and said they should follow protocol. Ravi said even if a department head gets a request from a resident, they wouldn't do anything without consulting with the town manager. In order to be more efficient, it would be cleaner for the residents to send this to the town manager and/or board.

Mrs. Kyle said some of the things mentioned cannot be done without DES approval. She urged residents to not do anything in a town right-of-way without notifying them.

DISCUSSION - HAMPTON FALLS SEWER CONNECTION

Mr. Manzi brought this back to the board as there is a project in Hampton Falls and there may be some misinformation. The Hampton Falls board is inquiring whether or not the Seabrook Board is interested in further discussion. Mr. Manzi went through some of the misinformation that has come out from the media. He has corrected this misinformation and clarified the Board's position.

Mr. Eaton said he doesn't want to take this lightly but he is all for a conversation but whatever takes place he would want this to go before the town meeting for a final decision. Ravi does not want to create anything harmful to the people of Seabrook. He said they would do the work to evaluate this. After re-reading the contract it says the Town of Seabrook had

pursued Hampton Falls. Mr. Manzi said the town did solicit for an engineering study, however, the town did not solicit Hampton Falls.

Mrs. Kyle said when they asked Hampton Falls for help in widening Route 1 they flatly denied the town. So, when a private developer comes in and wants Seabrook's assistance that will impact the town's resources it should go before the voters.

Ravi feels it would be reasonable to receive a request from the Board of Hampton Falls. He doesn't feel they should be pursuing something that Hampton Falls isn't entertaining. Mr. Manzi said they have indicated through email that they would like to have discussions.

Mrs. Kyle cautioned the board that they need to look at what they are currently doing. They have the bridge project starting and will be selling water to the Town of Hampton. They don't want to do anything to jeopardize the town's resources.

Ravi feels they should schedule an executive session. They could have a meeting next Monday, May 13 at 10AM.

QUESTIONS/COMMENTS

Ravi said he attended the NPC meeting and nothing that is affecting the town at this time.

Mrs. Kyle attended both coffee with a cop and went well.

Ravi said they had 18 volunteers to plant the dune grass at the Andover Street walkway. He said it went very well with assistance from Alison Eberhardt and Henry Boyd. The Seabrook Beach Civic Association paid for coffee and donuts and the board thanked them.

Mrs. Kyle questioned why the south side did not have any plantings and would like it investigated. Ravi explained they were told to plant up to a foot away from the boundary as the plants would fill in. He said the property line was guessed at and wasn't by design would have been in error. Ravi said he would reach out to Alison Eberhardt to see if they can plant another 2 rows of dune grass once they determine if it was missed.

Mrs. Kyle said they did a planting of a tree here at town hall in memory of Asa Knowles Jr.

Jason Janvrin said the planning board had a meeting on clean energy. He said after that meeting, they made a motion to establish a committee as an advisory committee to the planning board and board of selectmen and appointed by the board of selectmen.

Mr. Manzi has authorized a company to do an audit of the streetlights who will come back with the data he can provide to the board. Mr. Eaton asked if they could look into some grant money for this.

Jason Janvrin commended Mr. Manzi who has brought a lot of economic development to the town as well as running with an energy committee before having been asked.

Ravi said he has an email from the McLaughlin's to add 9 more houses on conservation land and has asked for a variance to the zoning board. He is not in favor of this request. Board members are in agreement with Ravi on this.

MOTION: Ravi To adjourn the meeting
Second: Harold F. Eaton at 1:00PM.
Unanimous

Minutes taken by Kelly J. O'Connor.

Approved and endorsed:

Theresa A. Kyle,
Clerk

Date: _____

TOWN OF SEABROOK BOARD OF SELECTMEN

AGENDA

May 6, 2024

Open Meeting at 9:30 A.M.

TURN CELL PHONES TO VIBRATE OR OFF PLEASE PLEDGE OF ALLEGIANCE

MEETINGS

- 1.) Monthly Meeting – Police Chief
- 2.) Meeting – Community Choice Electricity Aggregation
- 3.) Meeting – Revaluation Update Vision

NEW BUSINESS

- 1) Question of approving previous minutes of April 15 public.
- 2) Question of approving encumbrances for 2024.
- 3) Question of approving 2022 tax/lien abatement – Scott & Pam Barrows - \$75.56
- 4) Question of approving water & sewer applications for Matthew Eaton Builders LLC. – 141 South Main Street, Chuck White/Gray Construction – 19 Groveland Street and Debra Tarshi – 308 Portsmouth Avenue.
- 5) Question of approving grant extension request – sewer department.
- 6) Question of approving fireworks permit for Fantasy Fireworks Inc. – 571 Lafayette Road.
- 7) Question of approving Board of Selectmen's agenda schedule.
- 8) Question of approving surplus for Recreation, DPW and Sewer departments.
- 9) Question of discussion of citizen requests directly to department heads.
- 10) Question of discussion of Hampton Falls sewer connection.

QUESTIONS/COMMENTS

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

PUBLIC PARTICIPATION