

TOWN OF SEABROOK

SELECTMEN'S MEETING

NOVEMBER 18, 2024

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

Mr. Eaton opened the meeting at 10:04AM.

MOTION: Harold F. Eaton To close the public
Second: Ravi meeting at 10:05AM.
Unanimous

PUBLIC HEARING - \$8.6 MILLION BOND - UPGRADES WATER SYSTEM

Mr. Eaton opened this hearing at 10:05AM. No public input.

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

Mr. Eaton closed this hearing at 10:05AM.

PUBLIC HEARING - \$1.2 MILLION BOND - IMPLEMENTATION OF LEAD SERVICE IDENTIFICATION

Mr. Eaton opened this hearing at 10:06AM.

Justin Packard - asked if this would cover the full 100% of all the hook-ups. Mr. Manzi commented that it is his understanding it would cover all.

MOTION: Harold F. Eaton To approve the bond.
Second: Ravi
Unanimous

Mr. Eaton closed this hearing at 10:07AM.

PUBLIC HEARING - \$8.6 MILLION BOND - BEGINNING WASTEWATER PLANT UPGRADES PHASE II

Mr. Eaton opened this hearing at 10:08AM. No public input.

MOTION: Harold F. Eaton To approve the bond.
Second: Ravi
Unanimous

Mr. Eaton closed the hearing at 10:08AM.

PUBLIC HEARING - COMMUNITY CHOICE AGGREGATION PROGRAM

Mr. Eaton opened this hearing at 10:08AM. Mark Cappo was present to give an overview of the program (see attached).

This is an "opt-out and opt-in" program at any time with no penalty to the resident. This program will give the residents a choice in best rates for electricity. The hope is that this program will give stability to the rate.

There was discussion on the "net metering" customers. Those customers are not automatically enrolled but they can decide to "opt-in" if they choose.

The mailings will be mailed out through the program but with the Town's approval. There will be at least one information session but the town can hold as many as they feel are necessary.

Charles Morrill - said any "opt-out" program means they as residents have no choice to go into this program. Mark Cappo explained why the state statute recognizes it as an "opt-out" program. There was discussion on prices going down in the open market. This program a resident can get out at any time with no penalty.

Mr. Eaton said they made sure this program is very clear that there is no charge to get out of the program and can do so at any time.

Mrs. Kyle said she is not in favor of binding the residents to any program and has spoke against this in previous meetings.

Mr. Manzi said there is a flyer that will go out to all residents before the program starts where they can sign-off on removal from the program.

Ravi said this program only serves for the source of the electricity. In order to get the best rates the resident would need to do some research. This program is doing the work for the resident and the resident has the option to take advantage of it or not. The town did select Colonial Power as the agent but the residents have to vote on this at town meeting to decide if they want the program or not.

Mr. Eaton explained that if there is a huge spike in rates this program would still be locked into the lower rate. Mrs. Kyle said she agrees that town government should not be involved with private entities. She doesn't feel the town should have entered into a contract with a single agent. Anyone that wants to make an offer should be allowed to do so.

Ravi asked if they could bring some data at the next public hearing regarding the percentage of people who have opted out of the program in other communities.

It was stated that the contract was signed by the town for Colonial Power to bring forward this program. It is a 2-step process which requires two public hearings before going on the warrant for the taxpayers to decide. If it is voted down there is no obligation or cost to the town.

Mr. Eaton closed this public hearing at 10:46AM.

MEETING - VISION - EXIT DISCUSSION ON REVALUATION

Mike Terrello said they held hearings on the revaluations. The second notices were sent to those who had changes as well as those who attended a hearing. They are now waiting on approval from the DRA.

Mrs. Kyle asked what the process was to do the reval. Did they use the card, do a drive-by or actually enter the houses. Mike Terrello said they used a combination of items such as building permits, drive-by's and review of the properties. He said they do so many measure and list every year this was not a "full" revaluation. Residents do not have to allow them in to review the inside of the house. If a house is sold they can look at the MLS to view the inside of the house.

Mike Terrello explained the income approach. Mr. Eaton said if there is a building that is 80% depreciated that is only 20% good. He would like to know why this is only 20% good. He cannot in good faith explain this to the residents. The valuation is the income approach driven by contributing factors such as the land. In residential properties the sales dictate the values. When they refer to income approach it is not the business income it is the rental income for the building.

Ravi asked if all buildings and land have been valuated. He asked if any are valued at 0. Mike Terrello said as far as he knows everything has been valued. There was a couple properties at 0 that were corrected this morning. If a building is condemned they would still have a value as the land is valuable.

Ravi said the state requires a reval every 5 years. Each year the town measures and lists a certain amount of properties. Other than a sale of a property, a building permit or an error discovered the property value shall remain fixed until they do the next full revaluation.

There was discussion on those properties that have had a change in valuation. Mike Terrello explained there would be outliers that would be used to bring those properties in line with others in that area to bring value up or down.

Ravi said they had a couple calls where they felt they were not dealt with very well. They actually felt they were treated rudely. Mike Terrello said if they could get the properties he would address it and make sure it doesn't happen again.

There was discussion on the building permits and who checks when they are completed. The building inspector would be in charge of this. Mike Terrello said if it is new construction they would put UC (under construction) in the computer so when they come back they run that report and check on those properties so they can update the system.

Ravi said some of the property cards show dates back 20 years ago for a measure and list. Mike Terrello said they can run a visit history report and go out to those properties first.

Mrs. Kyle said in the past year they were put into a bad situation and bring Vision on to do this work. She asked that the people bare with them in this situation and appreciate what Vision has done. Ravi said thanks to the town manager who has been filling in doing more than his workload. Mike Terrello said they have been very transparent and they have done 5 or 6 meetings so the board can see everything step-by-step.

Charles Morrill - asked about depreciation versus degradation in assessing. The physical appearance would be a factor to consider during depreciation. Charles Morrill asked about the income approach for commercial properties. There are different factors to look at such as traffic flow and tenant rent, etc. The inequities are being addressed that was the entire point of all these meetings especially with commercial properties. Ravi said the assessed value is an art. There are many parameters that are used to determine that value.

Board took a break at 12:13PM. Board' reconvened at 12:46PM.

Mrs. Kyle said she would like to rescind her vote approving the budget on the library as no revenues are showing. She is asking they submit a more comprehensive budget as other departments do and in the same format. Mr. Eaton said he will honor that request and agree they should have the proper budget and summary. Ravi suggested they have the librarian and Eric Small come back before them.

MOTION: Theresa A. Kyle
Second: Harold F. Eaton
Unanimous

To have the library back before the Board with an updated budget in the same format as other departments as well as revenues and donations.

Mrs. Kyle said the school budget is another concern and said they have had no information on the upcoming budget. She has asked for information and for the school to come before the Board as they have previously and she has not received a response. Mr. Manzi said the school does not come before the Board to present the budget. The one time they came was to discuss where they were going with future budgets. Mr. Manzi said the school budget is due before the budget committee on December 12. They have not submitted a budget book as of today but he will make sure the board gets a copy when they are submitted.

MEETING - POLICE CHIEF

Chief Brett Walker was present for this meeting. Chief Walker would like a warrant article for a third lieutenant. This would be to oversee the use of full body cameras. He said it would be good for transparency as well as gathering evidence.

Mr. Eaton doesn't feel it warrants another full-time lieutenant position. Ravi feels this would be more IT related than administrative. Chief Walker explained why it would need to be someone with administrative authority rather than a civilian employee.

Mr. Eaton asked if the employee who is the court liaison perform this duty. Chief Walker said that person doesn't have time to take this on with the other responsibilities. There is a subscription that is needed with this camera system couldn't we pay for that company to catalog the videos. Chief Walker said they would need someone with administrative authority to take on this responsibility the subscription just captures the video.

Ravi asked who catalogs the videos from the camera systems we currently have in place. Mr. Manzi said he would check with water and sewer as he is not sure. The recreation is using an antiquated system. Chief Walker said most of those camera systems have like a 30-day window to retain the information. These cameras would be capturing events that need to be saved. Ravi suggested making this a part-time position before taking on something full-time so they are certain of the number of hours needed and the scope of the work.

Mr. Eaton said he is not convinced that this position is needed. Ravi said the body cam would be excellent to have but he isn't convinced that a full-time lieutenant position is needed.

Mrs. Kyle said there needs to be more information in order for the board to make a recommendation and support the article. Mr. Manzi said with body cam footage comes an abundance of right-to-know requests.

Chief Walker is requesting an ACERT Coordinator/Victim-Witness Advocate position. The combination of the two positions would make up one full-time position. Ravi would suggest hiring part-timers to see who would be the best fit for a full-time position. The ACERT position would be a proactive approach to make referrals to places they may not know about.

There was discussion on this being a contract position versus a union position. The benefits would be whatever would be included in the contract. There was discussion on the grant and what it would be used for. Ravi said he is all set to move forward with this position. Both Mr. Eaton and Mrs. Kyle have concerns with the position especially when there are other services in town.

Victim Witness Advocate would be available to the victims of crime. They would have direct access to the victim and support them through the process whether they are a victim or a witness. Mr. Eaton feels if they are creating a position it should go to town meeting and let them decide. Ravi said they are charged with making some decisions too. The board will have further discussion and come back at a future meeting.

Chief Walker is requesting to add to the rank of sergeant by promoting a patrol officer. He said currently there are shifts with no sergeant on duty so an officer is pulled to perform those duties at TSOR. If there is no officer willing or able to perform the duties then they pay an officer at a sergeant TSOR OT rate. The board will have further discussion before rendering a decision.

Highway Safety Grant - this is an annual grant that is applied for. Chief Walker explained some of the things they do with this money.

MOTION: Ravi To accept the grant.
Second: Theresa A. Kyle
Unanimous

PREVIOUS MINUTES - NOVEMBER 4 PUBLIC

MOTION: Harold F. Eaton To adopt the minutes of
Second: Theresa A. Kyle November 4 public.
Abstain: Ravi

NOMINATION TO RPC

To table this item until the next meeting.

MS-1 FORM

MOTION: Ravi To approve and sign the
Second: Harold F. Eaton MS-1 form.
 Unanimous

MOTION: Ravi To approve and signs the
Second: Harold F. Eaton MS-1V form.
 Unanimous

WATER SERVICE APPLICATIONS

Nick Stamos - 531 Manchester Street
 Richard Monroe - 168 Tilton Street

MOTION: Ravi To approve and sign both
Second: Harold F. Eaton water applications.
 Unanimous

SEWER SERVICE APPLICATIONS

Nick Stamos - 531 Manchester Street
 Richard Monroe - 168 Tilton Street
 Jayne Digeronimo - 6 Groveland Street

MOTION: Ravi To approve and sign all
Second: Theresa A. Kyle sewer applications.
 Unanimous

POLICIES - CAPITAL ASSETS, INVESTMENTS, PURCHASING & FUND BALANCE

Mr. Manzi asked these be tabled until the next meeting.

MEMORIAL BENCH - RECREATION

This was requested by Cassandra Carter for placement of a bench for John Gonthier. The board would like to know who is paying for this bench and who would be taking responsibility of it. Mr. Manzi said the memo indicates it is from an anonymous donor.

There was discussion on the benches at the beach and with the rising costs they will now be \$2K.

MOTION: Harold F. Eaton To approve the memorial
Second: Ravi bench at recreation
Unanimous provided the donor bears
all costs associated.

FIRE SUPPRESSION WATER RATES

Ravi said there are 18 fire hydrants that are in mobile home parks where the fire suppression is passed on to the owner of the mobile park owner. The mobile homeowners pay taxes shouldn't they get the same benefit as other homeowners. The board questioned if they pay water and sewer through the mobile park owner or through the town. They would also like to know how much in revenue is generated from these fire suppression systems. The board agreed to table this item for further information.

HOST COMMUNITY AGREEMENT

MOTION: Harold F. Eaton To approve and sign the
Second: Theresa A. Kyle addendum to the host
Unanimous community agreement.

AFFINITLY LIGHTING CONTRACT & FINANCIAL CONTRACT

Mr. Manzi said there are a couple different components that he would ask the board to authorize him to sign. The first one is to authorize Unitil to give rebates. The second one is for the lease agreement for the lighting. The leasing agreement will be paid in full in 7 years.

MOTION: Ravi To approve the lighting
Second: Harold F. Eaton agreement for \$958,465.
Unanimous

MOTION: Ravi To authorize the town
Second: Harold F. Eaton manager to be the agent
Unanimous and sign documents.

TOWN WARRANT 2025

Mr. Manzi said there is one change which was to add the collective bargaining agreement for SSEA. There are no tax impacts but those will be added.

PUBLIC COMMENT

Matt Sborin - suggested if the meetings tend to go over the 2-hour limit then it should be reflected on the calendar. Ravi said this is the time of year when a lot of deadlines approach.

Ravi said there are 12 beach openings that had Mobi mats this year and were removed. The bids were received on the beach walkways. The low bid was \$19K per walkway where the others were substantially higher. Mr. Manzi said the AARPA funding needs to be completed by 12/31/24. There is about \$100K left in AARPA funds. Mr. Manzi would recommend that the remaining 14 windows be completed with AARPA funds which would be \$19K. Curtis Slayton is requesting \$35K for the design system of screw pump. Mr. Eaton would like to complete the kitchen at recreation at a cost of \$40K.

MOTION: Harold F. Eaton To use \$6,900 from the
Second: Ravi AARPA funds for the 2
Unanimous Walkways.

MOTION: Harold F. Eaton To use \$40K from the
Second: Ravi AARPA funds for the
Unanimous remodeling of the
kitchen at the community
center.

MOTION: Harold F. Eaton To use \$19,600 from the
Second: Ravi AARPA funds for the
Unanimous windows at town hall.

MOTION: Ravi To use \$35K from the
Second: Harold F. Eaton AARPA funds for the
Unanimous screw pump at sewer.

NON-PUBLIC SESSION

MOTION: Ravi To go into non-public
Second: Harold F. Eaton session under
Unanimous RSA 91-A:3, II (c)
Welfare liens.

Roll call:
Mr. Eaton - yes
Mrs. Kyle - yes
Ravi - yes

MOTION: Harold F. Eaton To adjourn the meeting
Second: Theresa A. Kyle at 4:03PM.
Unanimous

SELECTMEN'S MEETING

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NOVEMBER 18, 2024

Minutes taken by Kelly J. O'Connor.

Approved and endorsed:

Srinivasan "Ravi" Ravikumar
Clerk

Date: _____