

TOWN OF SEABROOK

SELECTMEN'S MEETING

NOVEMBER 17, 2025

Aboul B. Khan  
Theresa A. Kyle  
Harold F. Eaton  
William M. Manzi, III

Mr. Khan opened the meeting at 10:05AM.

**MEETING - WATER SEWER SUPERINTENDENT**

Curtis Slayton was present for his report (see attached). Mr. Eaton asked where they are at with phase I going into phase II of the sewer plant. Mr. Slayton said they have been given permission to move forward from DES.

There was discussion on staffing needs at the water department. Mr. Slayton said the workload over the past couple of years has greatly increased. He didn't feel it was the right time to ask for new staff when they will be discussing the increase in the water rates. He is looking to hire a part-time employee that has always been in the budget.

Mr. Eaton asked what they are doing for succession positions when retirement happens. Mr. Slayton explained the intern program they have looked at with the local high school. It's hard to attract people from other companies as they may take a decrease in salary.

WATER RATES - Mr. Slayton explained that the water department is going to fall short when making the bond payments in 2026. They will fall short of about \$700K, which is about a 23% increase. He discussed the application fees which bring in revenues for both departments however, those fees are not constant, and you cannot project they will remain the same.

Mr. Eaton commented that 23% would be the highest amount based on the bond schedule. The debt for bond payment will decrease each year thereafter.

Mr. Khan asked how the taxpayer is going to be able to withstand an increase of 23% each year. Mr. Manzi explained that they would not need another increase with the revenues coming in and the bond debt decreasing. He explained the debt schedule for the bond will decrease on a yearly basis. The rates could potentially decrease next year. Mr. Eaton said with an enterprise fund they need to have some money in reserve. At the end of 2025 there could be a surplus that could be used towards capital, debt or lowering the water rates.

There was discussion on how the increase rate will affect usage. It is hard to project but we also have a lot of growth in town that will help to subsidize the usage that is lost.

Mr. Khan said he will not support another 20% increase next year. Mr. Eaton said they don't have another bond at \$8.2 million so they shouldn't see another 20% increase. Mr. Slayton said he has no articles in 2026 that would require another large increase.

Mrs. Kyle said prior to the enterprise funds the taxpayers were subsidizing the taxpayer's usage of water. The end user is now paying for the usage.

Mr. Manzi said once the board determines and agrees with the recommendations the rates will be put on the website. He said they will need to take up new water and sewer revenues if the board approves the increase in rates.

MOTION: Aboul B. Khan To approve the  
Second: Harold F. Eaton recommendation for the  
Unanimous increase to the water  
& sewer rates in 2026.

There was discussion on moving the maintenance of the water wells into the budget. If the budget fails, then there would be no money to maintain the wells. The board agreed to leave as a separate warrant article.

Mr. Manzi gave the new revenues for both water and sewer.

MOTION: Harold F. Eaton To approve the new  
Second: Theresa A. Kyle water revenues at  
Unanimous \$4,043,468.

MOTION: Harold F. Eaton To approve the new  
Second: Theresa A. Kyle sewer revenues at  
Unanimous \$3,615,439.

#### **MEETING - FIRE CHIEF**

Chief Bill Edwards was present for his report (see attached). Operation Warm is a good program and goes directly to the children in Seabrook School. The Toy Bank Stuff a Bus is also a program where it goes directly to Seabrook children.

Mrs. Kyle said the beach precinct would be hosting the fire and police departments at the meeting on December 12 at 9AM. This is an open public meeting.

There are 2 open positions and interviews will be done before Thanksgiving. They are hoping to start the new year with full staffing.

**MINUTES - OCTOBER 6 PUBLIC, OCTOBER 20 PUBLIC & NON-PUBLIC, OCTOBER 27 PUBLIC, OCTOBER 29 PUBLIC AND OCTOBER 30 PUBLIC**

MOTION: Theresa A. Kyle To adopt the minutes  
Second: Harold F. Eaton of 10/6 public, 10/20  
Unanimous public & non-public,  
10/27 public, 10/29  
public and 10/30 public.

**ABATEMENT**

Eaton Family Trust - 919 Lafayette Road - \$28,545.05

MOTION: Theresa A. Kyle To hold this until  
the next meeting.

Mr. Khan asked what they would like to have happen at the next meeting. Mr. Slayton said that Mr. Eaton agreed to come in and explain what he is requesting, however, he is not here. Mr. Slayton will contact him again to see if he will be at the next meeting to speak with the board.

Second: Harold F. Eaton  
Unanimous

MOTION: Theresa A. Kyle Anyone requesting an  
Second: Harold F. Eaton abatement over \$500  
Unanimous that is not a billing  
error will appear before  
the board to explain the  
request.

**2025 TAX ABATEMENT REFUND**

Seabrook Firemans Association - 28A Collins Street - \$2537.42

Charles Morrill was present and explained what happened with the form. The tenant that was there left in February and they did not have anyone in the vacant office. He went over some of the things the organization has done for the town and the community.

MOTION: Theresa A. Kyle To approve and sign the  
Second: Harold F. Eaton tax abatement refund.  
Abstain: Aboul B. Khan

**WATER SERVICE APPLICATIONS**

Route 107 LLC - 219 Route 107  
 Lenore Barbeau - 243 Ashland Street  
 James & Kristen Gillespie - 534 Manchester Street

Mr. Slayton explained 243 Ashland Street is 2 units on 1 service. They are not creating anything new at this location.

MOTION: Harold F. Eaton To approve and sign all  
 Second: Theresa A. Kyle water applications.  
 Unanimous

**SEWER SERVICE APPLICATION**

Route 107 LLC - 219 New Zealand Road

Mr. Eaton said he is unsure if storage is allowed in this zone. He would like to table this item until the planning board conducts their review.

MOTION: Harold F. Eaton To hold this item until  
 Second: Theresa A. Kyle next meeting.  
 Unanimous

**DONATION - TRACTOR SUPPLY \$500**

**DONATION - MARKET BASKET \$200**

**DONATION - LOWE'S \$950.84**

MOTION: Theresa A. Kyle To accept all 3 of the  
 Second: Harold F. Eaton donations for the police  
 Unanimous department.

**DONATION - SCOREBOARD**

Billy Christopher was present and said the Little Warriors are willing to donate a scoreboard to Governor Weare Park and can be used for any sport.

MOTION: Theresa A. Kyle To accept the donation  
 Second: Harold F. Eaton and before installation  
 Unanimous they come back before  
 the board and that it is  
 codified by DPW.

**QUITCLAIM DEEDS - HILLSIDE CEMETERY**

James Lentz - Section 5 Plot 5  
 Robert Lentz - Section 5 Plots 3&4  
 Eline Lentz - Section 5 Plots 1&2  
 Edward Wilk - Section 33 Plot 2

MOTION: Harold F. Eaton To approve and sign all

Second: Theresa A. Kyle  
Unanimous

quitclaim deeds.

#### **FOSC REPLACEMENT OF ICE RINK**

Jill Gordon was present and explained the reason for moving from the school to the recreation center. She feels it would have greater visibility at the recreation and can be used year-round. Cassandra Carter explained where it would be located. She feels it would not hinder any parking in this area.

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

To approve replacement  
of the ice rink to the  
recreation center.

#### **SALE OF MUNICIPAL PROPERTIES**

Mrs. Kyle asked for this to be on the agenda. She said they have a lot of land and deteriorating buildings and suggested they look at what they have and look to sell. Mr. Eaton said he values her opinion but cannot agree with this. Mr. Khan feels the same as Mr. Eaton but appreciates Mrs. Kyle for bringing forward her opinion. He suggested that the board get a review of what the inventory they have. He would support leasing land or buildings if there is a need. Mr. Khan feels if there is land that abuts town owned land, they should purchase that land for the future.

Jim Mitchell spoke about selling land and should be evaluated by what's the purpose and what's the value. He asked if there was an inventory of town property. He spoke to the value of the land on the corner of Route 107 and Route 1.

#### **HIGHWAY SAFETY GRANT**

MOTION: Aboul B. Khan  
Second: Harold F. Eaton  
Unanimous

To accept the terms  
of the Highway Safety  
Grant as presented in  
the amount of \$8,500.

MOTION: Aboul B. Khan  
Second: Theresa A. Kyle  
Unanimous

To authorize the town  
manager to sign all  
documents related to  
the grant.

#### **LAND DONATION - PARCEL MAP 5 LOT 8 UNIT 220**

Jim Mitchell was present for this property. He said it is 2.26 acres and is in the well head protection area. It is not a buildable lot due to the setbacks and wetlands.

Mrs. Kyle said this is what she was talking about. The town would accept a problematic as it is wetlands. To be certain it protects the well area a study would need to be done. Jim Mitchell commented that land changes over time and what is now wetlands could become a buildable lot which would then be worth the assessed value.

Mr. Eaton commented that there was a lot line adjustment on this property. This lot line adjustment is what made the lot not buildable. The front lot was developed, and the drainage is moving to the back lot so this back lot will never be developed as it will remain wetlands. Mr. Eaton said based on what he researched and discovered he would not want to accept this land donation.

MOTION: Harold F. Eaton To not accept the land  
Second: Theresa A. Kyle as a donation.  
Unanimous

#### **TOWN WARRANT**

Mr. Eaton asked if life expectancy of an engine is 20 years, why would the board not want to do a bond for article 12. The payments would be significantly less and less of a tax impact. Mr. Manzi said with a bond the payments would be approximately \$70K per year. Mr. Khan has no issue with changing the terms for a bond as long as the language remains intact. Mr. Manzi said with a bond it requires a super majority. Chief Edward said the life expectancy of an engine is 10-12 years not 20 years. The ladder truck and/or tower truck have a life expectancy of 20 years.

Chief Edwards commented on the capital improvement plan. There was discussion on when they fund this which would help to stabilize the tax rate. Mr. Manzi commented on establishing the capital funds. He said he could explore it with bond counsel and provide it to the board.

Mr. Eaton asked if they could combine article 16 and 17 in order to utilize long-term funding.

Article 19 is not a 20-year life expectancy item. Article 21 could be funded out of the recycling revolving fund. Mr. Manzi will confirm the funding for article 21 and if it can be funded it would be removed from the warrant.

Article 23 would be better served under a different avenue for funding. Mr. Eaton would like to see donations raised for this item. Cassandra Carter said she doesn't disagree as long as she

can promote the donations for this. She also commented that this is different than the bandstand brought up by board member Mr. Eaton.

There was discussion on the rentals for the recreation center. Ms. Carter said they are minimal and have maybe 11 per year. She went over some of the fees for this space.

There was discussion on the 501C3 status. Mr. Manzi said he will explore the possibility and get back to the board.

Article 24 is not likely to be eligible for a bond.

Board took a lunch break at 12:20PM. Board reconvened at 1:04PM.

The warrant articles were summarized by Aboul B. Khan (see attached).

#### Article 6 - Water Budget

MOTION: Theresa A. Kyle To place the article  
Second: Harold F. Eaton on the 2026 warrant.  
Unanimous

MOTION: Theresa A. Kyle To recommend the  
Second: Harold F. Eaton article.  
Unanimous

#### Article 7 - Sewer Budget

MOTION: Theresa A. Kyle To place the article  
Second: Harold F. Eaton on the 2026 warrant.  
Unanimous

MOTION: Theresa A. Kyle To recommend the  
Second: Harold F. Eaton article.  
Unanimous

#### Article 8 - Well Maintenance

MOTION: Harold F. Eaton To place the article  
Second: Theresa A. Kyle on the 2026 warrant.  
Unanimous

MOTION: Harold F. Eaton To recommend the  
Second: Theresa A. Kyle article.  
Unanimous

Article 9 - Water Meters

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

To place the article  
on the 2026 warrant.

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

To recommend the  
article.

Article 10 - Street Improvements

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

To place the article  
on the 2026 warrant.

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

To recommend the  
article.

Article 11 - SCBA & Turnout Gear

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

To place the article  
on the 2026 warrant.

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

To recommend the  
article.

Article 12 - Fire Engine

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

To place the article  
on the 2026 warrant.

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

To recommend the  
article.

Article 13 - Police Equipment

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

To place the article  
on the 2026 warrant.

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

To recommend the  
article.

Article 14 - Pump Stations

MOTION: Harold F. Eaton To place the article  
Second: Theresa A. Kyle on the 2026 warrant.  
Unanimous

MOTION: Harold F. Eaton To recommend the  
Second: Theresa A. Kyle article.  
Unanimous

Article 15 - Radios Fire Department

MOTION: Harold F. Eaton To place the article  
Second: Theresa A. Kyle on the 2026 warrant.  
Unanimous

MOTION: Harold F. Eaton To recommend the  
Second: Theresa A. Kyle article.  
Unanimous

Article 16 - Dispatch Fire Department

MOTION: Theresa A. Kyle To place the article  
Second: Harold F. Eaton on the 2026 warrant.  
Unanimous

MOTION: Theresa A. Kyle To recommend the  
Second: Harold F. Eaton article.  
Unanimous

Article 17 - Emergency Operations Center

MOTION: Theresa A. Kyle To place the article  
Second: Harold F. Eaton on the 2026 warrant.  
Unanimous

MOTION: Theresa A. Kyle To recommend the  
Second: Harold F. Eaton article.  
Unanimous

Article 18 - 1 Ton Dump Truck DPW

MOTION: Theresa A. Kyle To place the article  
Second: Harold F. Eaton on the 2026 warrant.  
Unanimous

MOTION: Theresa A. Kyle To recommend the  
Second: Harold F. Eaton article.

Unanimous

Article 19 - Loader Backhoe

MOTION: Harold F. Eaton To place the article  
Second: Theresa A. Kyle on the 2026 warrant.  
Unanimous

MOTION: Harold F. Eaton To recommend the  
Second: Theresa A. Kyle article.  
Unanimous

Article 20 - 1 Ton Dump Truck DPW

Mr. Eaton asked why they haven't put the 2 trucks together and do a lease purchase. Mr. Manzi said typically they have not done it this way. He said they can come back to this and review it further. Mr. Khan asked if they could put one truck off until next year. The budget committee asked the same question and Mr. Starkey commented that he needed both.

MOTION: Harold F. Eaton To place the article  
Second: Theresa A. Kyle on the 2026 warrant.  
Unanimous

MOTION: Harold F. Eaton To table the  
Second: Theresa A. Kyle recommendation.  
Unanimous

Article 21 - Bobcat DPW

Mr. Eaton would like to look into funding from the recycle revolving account.

MOTION: Harold F. Eaton To table this item.  
Second: Theresa A. Kyle  
Unanimous

Article 22 - Truck Recreation

Mr. Khan said this was a topic of discussion at the budget committee.

MOTION: Harold F. Eaton To table this item.  
Second: Aboul B. Khan  
Unanimous

Article 28 - Pavilion Recreation

There was discussion on trying to get donations for this item.

MOTION: Aboul B. Khan To not place this

Second: Harold F. Eaton  
Unanimous

article on the ballot.

Article 24 - Record Management Police

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

To place the article  
on the 2026 warrant.

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

To recommend the  
article.

Article 25 - Meals on Wheels

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

To place the article  
on the 2026 warrant.

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

To recommend the  
article.

Articles 25 to 39 - Human Service Agency Requests

MOTION: Harold F. Eaton  
Second: Aboul B. Khan  
Unanimous

To table these items.

Chief Edwards asked if there was an article for 8 new firefighters. Mr. Manzi said they have not discussed and it has not been placed on the warrant at this time. If the board chooses to place this article it would require the budget committee to take action.

**NON-PUBLIC SESSION**

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

To enter into non-public  
session under RSA 91-A:3  
II (c).

Roll Call:

- Mr. Khan - yes
- Mrs. Kyle - yes
- Mr. Eaton - yes

MOTION: Harold F. Eaton  
Second: Aboul B. Khan

To go back into public  
and adjourn the meeting

Motion passed 2-0

at 6:01PM.

Minutes taken by Kelly J. O'Connor.

Approved and endorsed:

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Harold F. Eaton  
Clerk

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