



Warner Board of Selectmen

Meeting Minutes

Tuesday, February 26, 2019

APPROVED

Selectman Dabuliewicz opened the meeting at 6:03 pm

Attendance: Selectman John Dabuliewicz, Selectman Clyde Carson and Jim Bingham - Town Administrator

Absent: Selectman Kimberley Edelmann – Chairman (illness)

Others present: Franco Rossi - CAI Technologies, Charlie Albano, Ray Martin, Martha Mical, Charlie Albano, John Leavitt, Jim McLaughlin, Judy Newman-Rogers

1. Geographic Information System (GIS)

Franco Rossi from CAI Technologies met with the Board to explain how a GIS works. This is a utility that a lot of towns are using. There are 292 towns under contract with CAI that use this service, 85 are in NH. This is a software service that CAI provides, as part of the fee they maintain it and keep it up to date. The data provided on the town website can be tailored to what the town wants displayed about properties. The warrant article being presented to the voters will fund [\$11,100] for the conversion of the tax map data into GIS format only, it does not include the property information, that is an additional cost.

Charlie Albano from the Economic Development Advisory Committee, asked what is the cost for the second step for the property information. Franco said there is a one time set-up fee for \$2,500 and then the annual service is \$2,400. If you combine the set-up with the first step the set-up fee drops to \$1,500. The total amount for both the tax maps and property information would be a little over \$15,000. The complete cost that includes parcel recompilation so that the roads line up will be \$24,780. Franco showed examples using the Town of Epsom where the maps don't line up with each other, then he showed Hampstead where everything lines up.

Currently what the town will get if the \$11,100 is approved is digitized tax maps maintained in one data set that would be maintained by CAI Technologies.

Franco showed examples of towns with GIS. It can show building photo's, links to the property card, links to survey's and deeds, links to building permit information, any link can be created for the properties such as abutter lists and layers for floodplains, culverts, hydrants etc.

Clyde asked how many towns took step 1 and just digitized the tax maps. Franco said 5 or 10 years ago most of the towns only digitized the maps, now, most towns are driven by wanting GIS so they usually bundle that cost in. There is a growing use for these tools and the available layers.

Charlie Albano said it seems like it would have been better to ask for \$15,000 in the warrant article. He said it would be advantageous to let the voters know the benefits the town would get if the voters approve the \$11,100, and then the other benefits if an amendment is made for the \$15,000. It was discussed that the warrant article can be amended at Town Meeting, and to be prepared for the questions from the voters.

Franco explained the \$11,100 is a step in the right direction [digitized tax maps in GIS format], and if the town wants to fund the rest of the money next year it can be done. The drawback is if the town doesn't invest in the \$15,000 package, it will cost an additional \$1,000 next year because of the set-up fee. Franco said because he is busy this time of year, he would be willing to attend the Town Meeting if there is a contract contingent upon funding at Town Meeting.

2. Economic Development Advisory Committee - Survey Results

A. EDAC Chair, Charlie Albano, presented the results from the EDAC survey. There was an informational meeting held by the EDAC where the results were presented in November 2018 that was attended by about 25 people. The survey results were from 136 responses and the desire from the survey was:

1. A new restaurant, the type of restaurant was not indicated but some did say not a fast food restaurant, 2. Small retail, but again, not defined, 3. Hotel and 4. Dental services.

Charlie said 1, 2 and 4 have appeared in the last 2 survey's that were completed in the last 5 years. Charlie said there was also a question on the survey about the Mink Hills and how it is an attractive area from an economic standpoint that could attract tourists and the response was positive. This also matches with the Conservation Commission survey. Charlie said drawing tourists to the community to spend money is a positive thing.

B. Charlie said the EDAC will be meeting with an engineer and owner of the property at Exit 9 next to the Shell Station on March 27th. The intent of the EDAC is to encourage businesses to come to Warner. Charlie also said there is potential development at the Market Basket property as well.

C. The survey also indicated that the town should sell the Fire Department building. Interest in the building has already been presented to the Selectmen.

D. Clyde talked about the Selectmen designating the Water District boundaries as a RSA 79-E area. Jim McLaughlin believes when the town adopted RSA 79-E and all of the downtown area has been designated. The mapping of the area was posted when the article was presented to the voters, 79-E allows for tax relief for businesses.

E. Charlie provided a draft version for a rack card that promotes Warner. Charlie said the Budget Committee did not approve the \$2,000 for the rack card and believes a motion will be made at Town Meeting for that funding. The \$2,000 will provide 10,000 colored rack cards, distributed in 136 locations in the central part of New Hampshire.

F. Charlie said the progress of the Committee can be read in the Town Report. Also, the EDAC is working on the website and the hope is to have it completed in the next 6 months. There will be an economic development section and a tourism section.

3. Warner Village Water District - Map 29 Lot 1 Proposal

A. Ray Martin from the Water District said the District is in the process of developing a ground water discharge system that is required by the US Environmental Protection Agency. The ground water discharge system would eliminate direct discharge into the river. Map 29 Lot 1 is across the river and is an ideal location for the system. The property the Precinct owns is not suitable. The Water District is interested in negotiating with the town to purchase Map 29 Lot 1 for the discharge system and there is a possibility the site combined with another property will be big enough for a dug well, similar to what the District has on Chemical Lane. The Water District is proposing paying the town \$3,000 a year for 10 years. If the District only does an easement the cost would be less.

B. Charlie asked what the total cost of the project is. Ray said \$500,000 to up to \$1,000,000 paid for partially by grants. The best scenario would be a 50/60% grant and the balance at 30/40 year loan. Charlie is concerned about the burden on the tax payers in the Precinct and feels the whole town should participate in this project because it's an environmental issue, it has been done in the past. Charlie is more in favor of an easement rather than purchasing the property.

C. Ed Mical asked Ray if the proposal is out of the floodplain area and Ray said it is.

D. There is a warrant article before voters this year asking to rescind the directive to sell this parcel which can be passed over at Town Meeting.

4. Selectman's Meeting Schedule

The Board will meet on March 12th [Election Day] beginning at 1:00 pm.

5. Fire Station

The station is now fully occupied. The empty building will have a market appraisal completed. Clyde recommended having the appraisal for Town Meeting.

6. Minutes

Selectman Dabuliewicz made a motion to approve meeting minutes dated January 29, 2019. Selectman Carson seconded the motion, the motion passed.

7. Manifest

Selectman Dabuliewicz made a motion to authorize the Selectmen to sign manifests and order the Treasurer to sign Payroll check numbers 5736-5747 in the amount of \$37,981.55 (including 22 direct deposits), Accounts Payable check numbers 56100-56158 in the amount of \$95,523.19, Fire Station Loan check numbers 132-136 in the amount of \$199,199.62. Selectman Carson seconded the motion, the motion passed.

8. Consent Agenda

Selectman Carson made a motion to approve the Consent Agenda for January 26, 2019:

1. Previously signed Intent to Cut for Map 16 Lot 55
2. Building permit for Map 12 Lot 49

Selectman Dabuliewicz seconded the motion, the motion passes.

9. Selectman's Other Business

None to report.

10. Public Comments

1. Ed Mical as Emergency Management provided an update on the EMPG for the furnishing for the Fire Department which is all set-up at the Fire Department. Once the invoices for the furniture are paid the grant will be closed out.

Ed said the Hazard Mitigation Plan update is nearing completion. A public information meeting is required which will be held during a regular Selectman's meeting. The Plan expires on March 9, after the State reviews the Plan the next step is conditional approval for the first part of April. After the March 9 expiration the town will not be able to submit anything for disaster mitigation projects until the Plan is approved.

2. John Leavitt said a few meetings ago there was conversation about negotiations going on with the Fire Department contractor [North Branch Construction] to recoup some of the cost incurred due to the of the delayed opening and wondered how that is going. Jim said the contractor involved has pretty much agreed to all the cost submissions related to the delay, including agreeing to pay \$4,000 in heating costs.

15. Adjournment

Motion to adjourn at 8:06 pm

Board of Selectmen
Kimberley Edelmann - Chairman
Clyde Carson
John Dabuliewicz

Recorder of the minutes: Mary Whalen