



TOWN OF WARNER

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Select Board: Michael Smith, Chair
Faith Minton
Harry Seidel
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Kathleen Frenette, Town Administrator
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Select Board Meeting DRAFT Minutes

Tuesday, January 14, 2025

10:00 AM

Lower Meeting Room Warner Town Hall

I. Open the Meeting and Roll Call

Mike Smith called the meeting to order at 10:07AM

Present: Mike Smith (Chair), Faith Minton, Harry Seidel and Kathy Frenette

Mike Smith stated that he will do his best to be professional and not express his personal feelings about what has been going on.

II. Minutes 12/17/24, 12/19/24, 12/23/24 and 12/30/24

Tabled

Mike Smith expressed his disappointment and frustration in not receiving an agenda and minutes ahead of time. Faith Minton stated the information has been available online. Harry Seidel urged Mike Smith to speak cordially. Mike Smith stated he wants to keep moving forward with the meeting. Harry Seidel wants a congenial working environment.

III. Select Board Business

a. Volunteer Interest for Central Regional Planning Commission, Tim Blagden

Mike Smith stated that another application has been received. Select Board agreed to table the discussion until the next meeting.

b. Resident Concerns Resulting from Warner River Beaver Dam

Mike Smith would like to table this until January 21st when more information is available. Harry Seidel explained that he was contacted by a resident regarding a beaver dam in the area. He stated that the diversion of water is a concern. He stated that rats have been observed in the vicinity and because of the increase of water the rats were being pushed out and into the neighborhood. Mike Smith would like to table the discussion until more information is available.

c. Sale of Town Owned Properties

Mike Smith stated that he will provide information on the lots that he does not believe are worth investigating and a list of properties that he feels are worth selling. Faith Minton would like to work with the Select Board to create a policy procedure for the record.

d. 2025 Proposed Budget Review as necessary

To be discussed later in the meeting

IV. Town Administrator Report – Kathy Frenette

- Continuing to finalize the budget, capital budget.

- Working on the federal registration (SAM) for federal grants.

- Lafayette visit for 2025 is a re-enactment of General Lafayette's visit to Warner. This will be held June 27, 2025, 11:00-12:30. The Select Board has been requested to speak and welcome the group.

1 - Minutes Darcie has been catching up
2 Faith Minton asked about the volunteer appreciation event on February 19th at 6:30 PM
3

4 **V. Consent Agenda**

5 None

6 **VI. Manifest**

7 None

8 **VII. Public Comment**

9 Ed Mical spoke about the Emergency Management application that was submitted. He explained that the SAM
10 registration had expired, and he is working with Kathy to update the registration. He explained that a
11 breakdown of the in-kind portion was needed to be sent with application. He stated that it does not appear that
12 can be done so the application will need to be revised and resigned. Ed Mical advised the Select Board that Ron
13 Piroso Jr. has volunteered to be the Deputy Director of Emergency Management.
14

15 David Carle spoke about how much the property tax exemptions require redistribution of taxes in the town. In
16 2003: the blind exemption \$1,427, the solar exemption \$47,558 and the elderly exemption \$57,803. The veteran
17 tax credit is \$87,600. A total of \$194,388.
18

19 Karen Coyne spoke about the CNRPC nomination. She stated that the nomination is the responsibility of the
20 Planning Board. She advised the Select Board that she has received Derek Narducci CNRPC resignation and an
21 application from Barb Marty. She received an email where a Select Board member asked Derek Narducci if he
22 would consider stepping down to allow Tim Blagden to fill the seat. Karen Coyne referred to RSA 643.1
23 relating to inappropriate action. Harry Seidel explained that he was contacted by Tim Blagden who informed
24 him that Michael Tardis from CNRPC was upset Derek Narducci had missed meetings. Harry Seidel stated that
25 Tim Blagden asserted to him that he did not want to push Derek Narducci out but if he was considering
26 resigning Tim Blagden would like to be considered. Harry Seidel explained that he contacted Derek to find out
27 what his position is on the matter. He expressed his frustration that the implication has been made that he or Tim
28 are attempting to push Derek out. Harry Seidel reiterated that Tim Blagden is interested in the position only if
29 Derek wants to resign. Faith Minton is concerned and disappointed that this is being framed in a way to portray
30 the situation in a way that is not accurate. She wants the record to show that her issue is when someone attempts
31 to create a scenario that may be inaccurate. Mike Smith stated he wants to table the discussion until more
32 information can be gathered. Kathy Frenette confirmed that it is the Planning Board responsibility to nominate.
33 Kathy (last name not stated) in audience asked why Harry had a private conversation, she stated that it appears
34 to be done behind the public's back. Mike Smith explained that the Select Board member must be able to have
35 conversations with constituents, volunteers and other town board members to effectively do their job. He
36 reiterated that Harry Seidel was contacted by Tim Blagden, nothing was done behind closed doors. Faith Minton
37 agreed.
38

39 **VIII. Select Board Unanticipated Business**

40 Faith Minton

41 1) NH School Funding: She explained that she has been working with Nancy Martin to schedule an
42 informational session regarding the New Hampshire school funding fairness project to educate the public on
43 how the public education cost is downshifted unto the taxpayers creating large disparities in tax bills throughout
44 the State. The New London Select Board, Bradford Select Board, Warner Select Board, and the SAU will host a
45 presentation on Tuesday January 28th at 6:30 at the High School. She stated that Andover Select Board may
46 participate. Mike Smith requested contact information for other Select Board's in the Kearsarge district to
47 encourage them to be involved. Harry Seidel suggested an article in the Intertown Record to encourage the
48 community to attend.

1 2) Draft of the Rules and Procedures for Select Board: has been distributed to the Select Board and is to be
2 discussed at the next meeting.
3 3) Employee Reviews and the Town Administrator Review are due soon. The Select Board would like to review
4 the employee review form that is currently being revised. They will review the form at their next meeting.

5 Harry Seidel:

6 1) Abatement from January 2nd needs to be addressed. Mike Smith explained that a LUCT is being appealed.
7 The Select Board will request Elizabeth from Assessing to explain the situation.

8 2) Crozer property: Harry Seidel asked for status update. Mike Smith stated that the deeds are being finalized
9 and will be available for signatures at the January 21st meeting.

10 3) Blue Moon Berry Farm conservation easement with LCHIP: requires the Select Board signature. He
11 explained that property will be permanently conserved under the Land and Community Heritage Investment
12 program. Nancy Martin apologized for the late receipt of the document but it was forwarded to the Town as
13 soon as she received it. She informed the Select Board that the deadline is Friday January 17th. She explained
14 that the Select Board has previously supported this project and ongoing efforts to bring this to fruition. Jan the
15 landowner advised the Select Board that the only way the farm survives is by securing the conservation
16 easement. Harry Seidel and Faith Minton support and agreed to sign the easement. Mike Smith will read it and
17 sign the easement tomorrow morning.

18
19 **Harry Seidel made a motion seconded by Faith Minton to sign the agreement for a conservation easement
20 and deed restriction for the Five Rivers Conservation Trust with the Land and Community Investment
21 Program pending final review by Chairman Mike Smith. Motion passed unanimously.**

22
23 Judy Newman-Rogers explained that Jeff Evans from Five Rivers Conservation Trust called yesterday to
24 explain that the document was sent to allow the Select Board to review the easement before it goes to LCHIP.
25 He stated that once it goes to LCHIP on Friday January 17th no further changes can be made. She stated that the
26 Select Board does not need to sign the document today. After the LCHIP review is completed the Select Board
27 will be required to sign the document. Mike Smith requested that Kathy call Jeff Evans to confirm.

28
29 4) EDAC: The EDAC Capital Reserve Request was for the purposes of energy efficiency and safety issues.
30 Harry Seidel stated that when the actual proposal came in it did not mention energy efficiency. He would like to
31 insert energy efficiency into the proposed warrant article.

32
33 Mike Smith

34 1) Xenakis Property: the Select Board responses/comments are needed to be sent to Kathy Frenette. Harry
35 Seidel supports the letter as written. Kathy Frenette will respond to the attorneys.

36 2) Public Hearings: January 21, 2025 1) Red Chimney Road 2) Dimond Lane 3) HOP grant II
37 There was a discussion regarding the need to determine if a committee or commission will be created for the
38 HOP Grant II. Harry Seidel stated that a committee could get relatively soon and a commission will start after
39 town meeting. Kathy Frenette advised the Select Board that the grant states the work needs to start by February
40 28th and first report is due March 10th. Karen Coyne provided some background on how the Housing Advisory
41 Committee was formed. The Select Board agreed to advertise for community interest on the Town's website, the
42 Library newsletter and the Intertown Record. Harry Seidel asked if Planning Board members are able to serve
43 on the committee. Karen Coyne explained they can but if 4 or more Planning Board members are at a meeting
44 that constitutes a quorum and would need to be properly noticed. Faith Minton inquired if the Planning Board
45 could notice on the agenda that Planning Board members will be in attendance at HOP Grant 2 Housing
46 Advisory Committee meetings. The Select Board agreed the membership should be open, with a facilitator to
47 run the meetings.

48 3) Cease and Desist Order: the final draft is almost complete for the Select Board to review.

1 **2025 Proposed Capital Budget and Operating Budget Review**

2 Harry Seidel spoke about the importance of adequately funding the necessities that the town needs. He stated
3 that he believes it is important to look at the master plan. He stated that residents have repeatedly expressed
4 concern regarding the inability for elderly people to afford to stay in their homes. He does not believe the
5 problem in Warner is not spending but a revenue problem. Harry Seidel stated that the Select Board has cut back
6 both the operating and capital budgets. He spoke about the need to focus on housing, ways to attract new
7 residents and housing. He believes that there are areas that can still be cut such as \$6,000 for the ice rink. Mike
8 Smith concurred. Mike Smith does not agree that housing is the issue to focus on. He stated that the Town needs
9 to be proactive and encourage business growth. He spoke about the importance of the EDAC committee.

10
11 *The Select Board took a 10 minute recess, the meeting reconvened at 12:29 PM.*

12 Faith Minton advised the Select Board that she attended the Bradford Select Board meeting where she was
13 asked if the Town of Warner would be interested in combining police forces. Mike Smith stated that he would
14 contact the Bradford Select Board Chair and Police Chief to hear their thoughts.

15
16 **Capital Reserve Budget:**

17 Police vehicle: \$25,000 (previously reduced by \$10,000) Mike Smith stated that the Police Department is short
18 staffed. There was a discussion regarding the need to replace a vehicle right now being understaffed.

19
20 Fire and Rescue: request of \$100,000 (previously reduced by \$75,000) Rescue II is \$100,000 due to be
21 replaced in 2025 and the Forestry I is 40 years old was due for replacement in 2024 \$125,000.

22
23 Department of Public Works:

24 Bridge Repair was significantly reduced, Kathy Frenette stated the current balance in the CRF is \$155,270. She
25 is concerned that \$50,000 will not be sufficient.

26 Highway Equipment \$175,000 (previously reduced by \$25,000)

27 Harry Seidel stated that CRF money is earning interest. Kathy Frenette stated that CRF deposits will not be
28 made until December. There was conversation regarding the pros and cons of leasing equipment.

29 Transfer Station facility: The Select Board discussed the maintenance needs of the facility and the need for
30 personnel. The Select Board agreed the proposed amount is adequate along with the money in the CRF.

31
32 Fire Fighters Equipment fund: Faith Minton stated it is essential to update the equipment. \$35,000 is adequate.

33
34 Mike Smith stated that he would like to reduce the capital budget but he is not sure that it be in the best interest
35 of the Town. \$5,000 from the Police Department, \$15,000 from Highway Equipment, \$5,000 from Firefighters
36 Equipment and another \$20,000 from Fire vehicles.

37
38 **2025 Operating Budget Review**

39 General Government

40 Managed IT: \$30,000 not including firewall. Kathy Frenette explained that once the transition is complete, she
41 will put together a replacement schedule.

42 Selectmen Stipend: No change

43 Telephone: proposed \$9,800 spent YTD \$11,310 Kathy Frenette explained that voice of IP still charges for
44 every call. She would like to look at the phone system in the future for a better price. She stated that the internet
45 cost is included in the telephone line item. She explained that the Police Department needs faster speed. Chief
46 Chandler agreed that the internet at the Police Station is extremely outdated.

47 Computer Hardware: Zoom \$4,000 Managed IT \$30,000

48 Postage: it is estimated to be reduced since the annual reports will not be mailed this year.

1 There was a discussion regarding the annual report and ways to reduce the cost by in-house formatting. Kathy
2 Frenette asked the Select Board to select a cover design, she suggested highlighting the Town's 250th
3 anniversary.

4 The Select Board agreed to review picture for the back cover.

5 **Faith Minton made a motion seconded by Mike Smith to use the 250th logo on the cover of the Town
6 Report for 2025. Vote not called.**

7 Dues and Subscriptions: (membership) \$3,700 Educational training and seminars. The Select Board discussed
8 areas to reduce. Harry Seidel suggested reducing this line item to \$2,000.

9 Office Supplies: no change

10 Postage: no change

11 Public Communications: no change

12 Mileage: reduced to \$150

13 Town Offices: no change

14 Meetings/Seminars: no change

15 Advertising: reduced to \$2,000

16 Wages: town administrator no change

17
18 Budget Committee meetings: no change

19 Committee Expenses: no change

20 Administrative wages: no change

21 Temp Services: no change

22
23 Elections: no change

24 Financial Administrator Wages: no change

25 Computer Hardware: no change

26 Computer Software: no change

27 Audit: no change

28
29 Tax Collector wage: no change

30 Computer Hardware: no change

31 Computer Software: no change possible tax collector kiosk for \$1,200 need clarification on annual cost

32 Meetings and seminars: no change

33 Membership: pursuant to RSA \$25.00

34 Wages: no change

35
36 Town Clerk supplies: no change

37 Town Clerk Mileage: no change

38 Town Clerk Meetings: no change

39
40 Assessing: contract services \$32,000 annual fee for certified Assessor services

41 Assessing (utilities): \$7,500 reduce by \$500

42
43 Legal: General matters \$15,000 Eversource \$10,000 RTK 91A \$5,000 total of \$30,000. YTD \$38,000

44 Administrative Benefits: no change

45 4 Vacant Positions Benefits: Kathy Frenette asked if the Select Board wanted the vacant position benefits to be
46 removed for 2 months (January and February) a reduction of \$20,000. The Select Board agreed. Harry Seidel
47 questioned if the other two positions should be budgeted for family plans.

48 NHRS: there was discussion regarding the Town's contribution

49 Dental insurance: to be reduced by 2 months \$1,424

1 Land Use: increase for new employee
2 Land Use legal: no change
3 Land Use Grant expenses: \$12,000 will be reimbursed
4 Land Use supplies: no change
5 Land Use Postage: no change
6 Land Use Mileage: no change
7 Land Use Seminars: Kathy Frenette would not recommend a reduction giving the new employee every resource.
8 Land Use Advertising: no change
9 Land Use meeting minutes: no change
10 Land Use wages: increased for new employee

11
12 General Government Buildings:
13 Fuel Oil, Water, Supplies: no change
14 Maintenance: no change
15 Cemeteries: no change
16 Insurance: has increased due to claims filed

17
18 Police Department:
19 Wages: no change
20 Electricity: Chief Chandler stated that he has underspent on electricity. He suggested a \$1000 cut.
21 Vehicle Fuel: Chief Chandler accepted a \$1000 reduction on fuel

22
23 Fire Department
24 Stipend: no change
25 Wages: no change
26 Equipment Testing: no change

27
28 Building Inspector: no changes
29 Building Inspector Mileage: no change
30 Building Compliance Officer Mileage: reduce to \$100

31
32 Elizabeth Labbe from Assessing discussed a disputed land use change tax (LUCT) that was issued. She
33 explained that it was discovered that a greater portion of the property has been disqualified from current use
34 than originally thought. The Assessor issued a LUCT. The taxpayer filed an abatement for the LUCT on October
35 31st. The Assessor reviewed the abatement on December 17th. The Select Board needs to make a decision
36 regarding the abatement request. The land in question 1.27 acres, previously it was .25 acres. A building permit
37 has been pulled that brought this to light. Elizabeth explained that aerial photography illustrates that the land in
38 question does not qualify for current use. She stated that the Assessor has requested an updated current use map
39 as is required to qualify for current use. The Select Board agreed to speak to the Assessor and possibly visit the
40 property before making a final decision.

41 Clyde Carson explained that he is looking for a request for the Trustee of the Trust Funds for Bridge Repair
42 Capital Reserve fund that was approved in October. Judy Newman-Rogers stated that it was an item on the
43 consent agenda to pay an invoice in the amount of \$650 from Central New Hampshire Concrete.

44 ***Consent Agenda - October 1, 2024***

45 ***Harry Seidel made a motion seconded by Faith Minton to approve by the Warner Select Board: A request to the***
46 ***Trustees of the Trust Funds for \$650.00 from the Bridge Repair / Replace Capital Reserve Fund to pay invoices from***
47 ***Central NH Concrete. Motion passed unanimously.***

48
49 **IX. Non-public Session (If needed, RSA 91-A:3 II (a,b,c,d,e,f,g,h,I,j,k,l))**

1 **Mike Smith made a motion seconded by Faith Minton to enter into non-public session pursuant to**
2 **RSA91-A:3 II (c). Roll call vote Mike Smith YES Harry Seidel YES Faith Minton YES**
3

4 Respectfully submitted by Tracy Doherty
5 Edited by Darcie Buskey, Assistant Clerk

DRAFT