



# TOWN OF WARNER

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Select Board: Harry Seidel, Chairman  
Alfred Hanson, Vice Chair  
Michael J. Smith  
Kathleen Frenette, Town Administrator

## Select Board Public Meeting Minutes February 3, 2026 6:00 PM

### I. Open the Public Meeting / Roll Call / Pledge of Allegiance

Harry Seidel called the meeting to order at 6:00 PM.

Select Board present: Harry Seidel Chair, Alfred Hanson Vice Chair, and Mike Smith via Zoom.

The Pledge of Allegiance was recited.

Public present: Judy Newman-Rogers, Martha Mical, Elizabeth Labbe, Police Chief Bill Chandler, Kimberley Edelmann, David Carle, Russ Smith, Ian Rogers, Faith Minton, Ed Mical, and Harold Blanchette

### II. Select Board Business:

#### 1. Department Heads:

##### a. Police Department – Purchase

Police Chief Bill Chandler explained that the Police Department is scheduled in 2026 to replace the 2017 SUV. He stated that he has located a new 2025 leftover model SUV that can be purchased for \$2,300 less than a 2026 model. Bill Chandler explained that the current Ford Explore will be traded in for \$6,000. He informed the Select Board that the dealer has agreed to hold the vehicle until he was able to speak to the Board. Bill Chandler stressed that he would prefer not to spend the additional \$2,300 in 2026 or jeopardize the trade in value. He advised the Select Board that the 2025 purchase price is \$54,997 plus approximately \$20,000 to outfit the vehicle for a total purchase price of \$68,997. Bill Chandler noted that the Capital Reserve Fund (CRF) balance is approximately \$90,000.

Bill Chandler explained that he has pushed off the purchase for several years. He recapped the impact of previous reductions to his requests for CRF funding. He stated that in 2028 the Police Department is scheduled to replace the 2021 cruiser. Harry Seidel is supportive and appreciates the savings on the 2025 model and the \$6,000 trade in value. Alfred Hanson agreed. Mike Smith stated strongly that he is not in favor of this purchase due to the budget and the increase in spending and the lack of police officers. He explained that he is not for this purchase until after town meeting when the public has had their say on the budget. Mike Smith explained that Tim Allen wanted to purchase the PD's Ford Explorer and he would like to know if Herm is still interested in that. Harold "Herm" Blanchette, new Director of Public Works (DPW) explained that the request was before the department had two pickups and right now he does not see the department taking on another piece of equipment because the maintenance budget is not there to support it. Mike Smith asked if Jason was still working out of his personal vehicle. Herm Blanchette explained that Jason Dymont has not worked for the highway department for a year.

Harry Seidel reiterated his support for the purchase and appreciation for savings. Mike Smith reiterated that the Police Department has been down officers for a while. He asked if the purchase could be delayed until after town meeting. Bill Chandler explained that the dealer agreed to hold the vehicle until he could meet and discuss this with the Select Board but beyond that there is no guarantee. Mike Smith would like to wait until after town meeting. Bill Chandler explained that the money is currently in the CRF and the vehicle needs to be replaced because it is 10 years old. He stated the replacement has been pushed off for two years.

1 He explained that by waiting they will pay \$2,300 more and the trade in value will be less. Bill Chandler  
2 recapped the reductions in CRF funding for the last two years. Harry Seidel agreed that the money is  
3 currently in the CRF. Alfred Hanson stated that this is plain and simple and he would make a motion. Mike  
4 Smith stated that Bill Chandler has done a great job helping the Select Board save money for the town. He  
5 stated that Harry Seidel does not save money for the Town and it is not plain and simple as Alfred Hanson  
6 said. Mike Smith reiterated that he would like to delay the purchase until after town meeting. He did  
7 acknowledge the funds are in the CRF.

8

9 **Alfred Hanson made a motion seconded by Harry Seidel to authorize the purchase of a 2025 Police**  
10 **cruiser as presented. Motion withdrawn Roll Call Vote Hanson YES Seidel YES Smith YES**

11

12 *Discussion on the motion:* Mike Smith stated that spending continues when it should not and the  
13 purchase should be delayed until after town meeting. Russ Smith stated that the motion needs to include  
14 more specificity.

15

16 **Harry Seidel made a motion seconded by Alfred Hanson to authorize the Police Department to**  
17 **purchase a 2025 Chevy Tahoe and trade in a 2017 Ford Explorer with funds from the CRF. Roll Call**  
18 **Vote Hanson YES Seidel YES Smith NO**

19

20 **b. DPW – Harold “Herm” Blanchette, new Director of Public Works**  
21 Harry Seidel introduced Herm as the new Director of Public Works / Road Agent.

22

23 **Harry Seidel made a motion seconded by Mike Smith to hire Harold Blanchette as the Director of**  
24 **Public Works/Road Agent for the town of Warner effective February 9, 2026. Roll Call Vote Hanson**  
25 **YES Seidel YES Smith YES**

26

27 **c. Emergency Management- Street light update, Warrant Article and Grant update**  
28 Street Light Update: Ed Mical advised the Select Board that he emailed Eversource and 6 of the 7 lights have  
29 been repaired. The remaining light needs parts. Ed Mical stated that he will be sending additional requests  
30 for 8-10 additional lights to be repaired. He has requested an up to date list of lights that the Town is paying  
31 for, and according to the Finance Director, Warner is paying for 72 streetlights.

32

33 **Warrant Article update:** Ed Mical distributed the proposed warrant article wording to the Board members  
34 present, to establish a revolving fund for emergency management activities. He advised the Select Board  
35 that the Town attorney has reviewed the language and made a few edits. Harry Seidel spoke about his  
36 concern that the wording from the attorney does not allow the Emergency Management Director to expend  
37 funds in the absence of the Select Board. David Carle pointed out that the Select Board could have a policy  
38 to fine tune what is needed in the best interest of the Town. The Select Board is supportive of the proposed  
39 warrant article that was reviewed and edited by the town attorney.

40

41 **Harry Seidel made a motion seconded by Mike Smith to approve the proposed warrant article for the**  
42 **2026 Town Meeting as written by town counsel and submitted by Ed Mical Director of Emergency**  
43 **Management. Roll Call Vote Hanson YES Seidel YES Smith YES**

44

45 **Grant update:** Ed Mical spoke about two grant applications he submitted 1. To update the Emergency  
46 Operations plan and 2. To update the Continuity of Operations plan.

1 Ed Mical advised the Select Board that the grant application to update the Emergency Operations plan was  
2 submitted to the State and he is waiting for approval to move forward. Ed Mical explained the second grant  
3 application he submitted is to update the Continuity of Operations plan. He has received the information  
4 from the State indicating that they are willing to move forward with the grant agreement. Ed Mical explained  
5 that the grant is in the amount of \$3,000 and it is an outside contractor that will come in and do this. He  
6 stated that he has a draft motion and the Select Board would need to sign the agreement.  
7 Mike Smith requested the draft motion to be read. Harry Seidel read the draft motion.  
8

9 **Harry Seidel made a motion seconded by Mike Smith to accept the terms of the Emergency**  
10 **Management Performance Grant as presented in the amount of \$3,000 the Continuity of Operations**  
11 **Plan update. Furthermore the Select Board acknowledges that the total cost of this project will be**  
12 **\$6,000, in which the Town will be responsible for a 50% match of \$3,000. Roll Call Vote Hanson YES**  
13 **Seidel YES Smith YES**

14  
15 Ed Mical spoke about the upcoming discussion regarding the cell tower and the repeaters. He acknowledged  
16 that the Fire Department is not interested at this time. Ed Mical explained that he reached out to two radio  
17 techs to obtain information on repeaters in respect to the town frequency and improvement of  
18 communications. He was informed that it would be an improvement but they need to know the height of the  
19 tower and precise location on the site. Ed Mical explained that the current radio tower is 60 feet. Bill  
20 Chandler recapped his efforts in this project and he will forward that information along to the Select Board.  
21

22 **d. Tax Collector - Credit Card Policy**

23 Kimberley Edelmann, Tax Collector (on Zoom) explained that NH RSA 80:52-c Electronic Payments must  
24 be approved by the Select Board and it authorizes the Tax Collector to accept credit card payments for taxes  
25 and any other fees that are charged. She stated that there is a convenience fee of 2.99% that the payer is  
26 charged and goes directly towards EB2 Gov payments that are paid to a third party payment processor. She  
27 assured the Select Board that the Town will only receive the tax payment not the convenience fee.  
28

29 **Harry Seidel made a motion seconded by Alfred Hanson, to move as permitted by RSA 80:52-c**  
30 **Electronic Payments to authorize the Tax Collector and Deputy Tax Collector to accept payment of**  
31 **local taxes or other fees or charges by use of their credit card, debit card or such other means of**  
32 **electronic transaction. Roll Call Vote Hanson YES Seidel YES Smith YES**

33  
34 **e. Assessing – Suppression Policy: Tabled**  
35

36 **2. Rules of Procedure – Finish Articles, David Carle presented amendments 13 through 19**

37 **Amendment 13 Conflict of Interest:** David Carle stated that there are RSA's that pertain to conflict of  
38 interest and there are also "best practices". He explained that employees or an agent of the town should not  
39 participate in something that they are financially involved in or there is an appearance of a conflict of interest  
40 unless the Select Board is informed and votes on it. The Select Board must authorize any exemption to this  
41 policy in writing to maintain an effort of transparency. He stated that will protect the Town, the Board and  
42 the person. David Carle stated that amendment 13 deals with gifts. He stated that no employee shall accept  
43 gifts unless it is insignificant in value as defined in RSA 15-b: II which is less than \$25.00. David Carle  
44 stated that amendment 13 forbids the use of the Town's accounts, membership etc. for personal use. No  
45 questions from the Select Board  
46

47 **Amendment 14 Acceptance of Donations and Gifts:** David Carle explained that amendment 14 is intended  
48 to implement the provisions of RSA 31:95-b and 31:95-e, with respect to the receipt of donations of money

1 and personal property to the Town and its departments. He noted that donations or gifts of \$5,000 or more, a  
2 public hearing must be held. Judy Newman-Rogers spoke about gifts that are brought to Town employees  
3 such as flowers or lottery tickets that are valued at more than \$25. David Carle explained that the RSA  
4 defines what is acceptable.

5  
6 **Amendment 15 Contractual Agreements:** All ongoing equipment and software services agreements which  
7 have been previously approved through the budget process; ongoing independent contractor agreements such  
8 as, but not limited to, assessing, auditing, legal services, and planning; medical health or social services for  
9 Town employees, engineering and/or architecture, and risk management and/or insurance services, will be  
10 reviewed by the Town Administrator to determine competitiveness every three to five years. The Select  
11 Board deliberated on the necessity of this amendment. The Select Board considered how this will apply to a  
12 vehicle lease.

13  
14 **Amendment 16 Audit Report:** The Select Board will schedule, during a regular Select Board meeting  
15 within 30 days of receiving the Communication to Governance of the Financial Statements and Independent  
16 Auditor's Report, a presentation of the audit report findings. The Communication to Governance and the  
17 Financial Statements and Independent Auditor's Report will be posted on the town website within 30 days of  
18 receipt. Posting reports online aligns with RSA 91A:4. Before publication, all legally required redactions in  
19 accordance with RSA 91-A must take place. David Carle explained that he spent a considerable amount of  
20 time researching this and has determined that if a RSA 91-a Right to Know (RTK) request is filed for the  
21 audit report it must be provided. He noted that there can be redactions to protect privacy but the report must  
22 be given. The Select Board will look into that. David Carle stated that there are town's that post their audit  
23 report on their website. He recommends that the recommendations from the auditor should be discussed in a  
24 public meeting. Mike Smith stated that there are sections that are not public.

25  
26 **Amendment 17 Placement of Select Board Recommendations on the Warrant:** The Select Board shall  
27 place a "Recommended" or "Not Recommended" notation on each warrant article submitted directly by the  
28 Board or through petition to any Town Meeting which contains an appropriation in accordance with RSA  
29 32:5 V (a). In addition, the Board shall place a "Recommended" or "Not Recommended" notation on all non-  
30 appropriation warrant article submitted by the Board directly or through petition, except when a majority of  
31 the Board vote specifically not to submit such a recommendation. All notations shall include the specific  
32 numerical vote of the Board. David Carle referred to the recent Emergency Management warrant article  
33 saying it should include a recommendation.

34  
35 **Amendment 18 Five Year Review of Property Tax Exemption** (David Carle explained that a final vote on  
36 this amendment has been pending since May 27, 2025). The Select Board will develop and implement a  
37 review of all Property Tax Exemption dollar amounts voted by the Town at least every five years. The review  
38 should include but not be limited to: Warner median house price, median wage, poverty rates, market trends,  
39 and shall take place during the year of the Town-wide reassessment. David Carle explained that it is the job  
40 of the Assessor to value property, it is not the Assessor's responsibility to weigh in on local exemptions.

41  
42 **Amendment 19 Amendments to the Rules of Procedures:** An amendment to the Rules of Procedures may  
43 be moved at a Select Board meeting but shall not be voted upon until the next regularly scheduled meeting  
44 not less than seven days later. A copy of any amendment shall then be certified and submitted to the Town  
45 Administrator for inclusion in the Select Board's records. The Town Administrator shall be responsible for  
46 the updating and distribution of the most current version of the Rules of Procedure containing the most  
47 current amendments to the document and updating the Town web site with the same as required by RSA 91-  
48 A:4. Harry Seidel agreed that exemptions should be reviewed to coincide with the revaluation schedule.

1 Martha Mical pointed out that in years past there were times that the Town decided not to increase the  
2 exemption amounts. David Carle explained that the Board would develop and implement a review. Faith  
3 Minton asked who would be responsible for updating the rules of procedures in the future or as laws change.  
4 Ian Rogers explained that the NHMA produces a list of changes that Select Boards and other town boards  
5 need to consider. He stated that it would be best practice for the Town Administrator to review the list for  
6 necessary changes.  
7

8 Harry Seidel stated that he is in support of the amendments and he would like to move to adopt. Alfred  
9 Hanson stated that he would like to review the document and his notes before making a decision. Mike Smith  
10 stated that he just received the information yesterday. David Carle stated that he submitted the information in  
11 October 2025. David Carle explained that he emailed the information to all three Selectmen. Mike Smith  
12 stated that he is in agreement with Mr. Hanson. The Select Board agreed to add this to the February 17<sup>th</sup>  
13 agenda for a decision. The Select Board thanked David Carle for his hard work.  
14

15 **3. Update and discussion of Cell Tower Repeaters - Tabled**  
16

17 **III. Public Comment**

18 David Carle handed Select Board members copies of his draft policy on selling Town Property. David Carle  
19 spoke about concerns that were raised in the past regarding the process that Warner follows to sell town  
20 owned land. He stated that it is unclear if the Select Board addressed the concern. He stated that it is unclear  
21 that a policy for this exists. David Carle provided a recap of background information from 1994 when a  
22 warrant article passed authorizing the Select Board to sell town owned land. He stated that a policy was  
23 drafted in April of 2021. David Carle explained that he could not find in the minutes from April 2021  
24 through May 2022 where a vote was taken to adopt the policy. Mike Smith stated adamantly that there was a  
25 vote taken and the town has a detailed policy. He stated that he is confused with what the question is here.  
26 He explained that he has read the minutes, the policy and has many files that support that. Judy Newman-  
27 Rogers stated that extensive work was done prior to auctioning property in the past to follow RSA. She  
28 believes that it is true that there is no record of a motion. She agreed that research was done to find the  
29 motion to adopt. Judy Newman-Rogers explained that past procedures were passed along to Mike Smith and  
30 she appreciates that a written policy is needed. Mike Smith stated that it would be great if David Carle  
31 wanted to draft a policy for the Select Board to consider. Alfred Hanson asked if Mike Smith would be  
32 willing to provide the Select Board with his notes and files on the process. Mike Smith stated that he could  
33 absolutely do that, he noted that everything he has was given to him by town staff.  
34

35 Harry Seidel stated that David Carle has done the research, Mike Smith asserted that he has done the  
36 research extensively. He questioned if David Carle is looking to change or improve the policy. Mike Smith  
37 asked what David Carle is looking to do. Alfred Hanson suggested the Select Board look at Mike Smith's  
38 documentation and the policy draft submitted by David Carle. David Carle warned that past history may not  
39 have followed the RSA's. Mike Smith stressed that he spoke to many professionals and was assured that  
40 everything is legal. He reiterated his question to David Carle, what is he looking for. Harry Seidel stated that  
41 he (Harry) would like to see a cohesive policy. Mike Smith interjected that he did not ask Harry, he asked  
42 David. David Carle attempted to explain that he would like to see a written policy. Mike Smith asked if he  
43 would like to write the policy. David Carle explained that he drafted a policy and submitted it for the Select  
44 Board to review and consider. Mike Smith stressed that he has not received it. David Carle noted that he is  
45 before the Board tonight with a draft policy during public comment and is asking the Board to consider a  
46 written policy. David Carle stated that this policy should be Select Board driven and he should not be the  
47 point person for the Select Board's written policy. David Carle explained that this is similar to the  
48 purchasing policy and the Select Board needs to decide if this meets the needs of the warrant article from

1 1994. Mike Smith stated this discussion is well over 2 minutes and he requested that David Carle send him  
2 the draft. The Select Board agreed to revisit the discussion in two weeks.  
3

4 **4. Fish and Game Raffle Permit**

5 Harry Seidel stated that #4 under Select Board Business was skipped and it is important to address.

6 **Harry Seidel made a motion seconded by Alfred Hanson to approve a raffle permit to the Warner fish  
7 and Game Club for raffles dated January 26, 2026 through December 31, 2026. Roll Call Vote Hanson  
8 YES Seidel YES Smith YES**

9 **IV. Consent Agenda:** Harry Seidel read the Consent Agenda for February 3, 2026

10 Timber Yield Tax: 25-463-02 T 25-463-04 T 25-463-06 T 25-463-08 T  
11 25-463-09 T 25-463-10 T 25-463-15 T

12 Abatements: 8 Granted and 6 Denied, Solar Exemption Map 10 Lot 027, Current Use A-10 Map 14 Lot 045  
13 Map 14 Lot 002 Map 03 Lot 073, Snowmobile Trail Permission Form Kearsarge Trail Snails SMC Inc.

14 **Harry Seidel made a motion seconded by Alfred Hanson to approve the consent agenda as read. Roll  
15 Call Vote Hanson YES Seidel YES Smith NO**

16 **V. Manifest:**

17 The motion for the Select Board to approve, the following previously signed manifests:

18 Accounts payable check numbers 12226 through 12240 dated January 21, 2026 in the amount of \$20,674.04

19 Accounts payable check number 12241 dated January 22, 2026 in the amount of \$5,895.90

20 Accounts payable check number 12242 through 12245 dated February 2, 2026 in the amount of \$62,216.79  
21 for the February 5, 2026 bi-weekly payroll check numbers 4182 through 4186 and direct deposit check  
22 numbers EO2998 through EO3033 for a net payroll of \$46,738.70.

23 **Alfred Hanson made a motion seconded by Harry Seidel to approve the February 3, 2026 manifest  
24 motion as read. Roll Call Vote Hanson YES Seidel YES Smith NO**

25 **VI. Minutes:** January 20, 2026

26 **Alfred Hanson made a motion seconded by Harry Seidel to approve the Select Board Meeting minutes  
27 for January 20, 2026 as presented. Roll Call Vote Hanson YES Seidel YES Smith NO**

28 **VII. Select Board Other Business**

29 Martha Mical asked Mike Smith for the reason that he is not attending Select Board meetings in person.  
30 Mike Smith stated that Harry Seidel and Alfred Hanson filed charges against him preventing him from  
31 coming in. He stated that he does not receive meeting information in a timely manner. Harry Seidel and  
32 Alfred Hanson both disagreed with the statements made. Alfred Hanson stressed that he has not filed  
33 charges. Mike Smith asserted that the Sheriff Department and their paperwork reflect something different.

34 **VIII. Non-Public Session if needed (RSA 91-A:3 II (a-m)) None**

35 **IX. Adjournment**

36 **Alfred Hanson made a motion seconded by Harry Seidel to adjourn the Select Board meeting. Roll  
37 Call Vote Hanson YES Seidel YES Smith NO**

38 The meeting adjourned at 7:58 PM

39 Respectfully submitted on 2/13/2026 by Tracy Doherty

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