



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

July 8, 2025 4:00 PM

Warner Town Hall 5 E Main St Lower Meeting Room

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

Chairman Harry Seidel called the public meeting to order at 7:00 PM. Present at the meeting were Chairman Harry Seidel, Vice Chair Alfred Hanson and Town Administrator Kathy Frenette. Mike Smith was absent. Public attendance: Martha Mical, John Leavitt, Attorney Derek Lick, Mr. & Mrs. Gibson, Elizabeth Labbe, Tim Allen, David Carle, Judy Newman-Rogers, Sarah McNeil, Faith Minton, James Gaffney, Kathy Carson, Trish Mitchell and Pier D'Aprile

II. Public Comment

Martha Mical reminded the Select Board to speak loud enough for the audience to hear. John Leavitt spoke about the comments that Harry Seidel made at the June 24, 2025 Select Board meeting relating to James Gaffney. He stated the comments were uncalled for. John Leavitt stated that Mr. Gaffney is extremely knowledgeable and comes prepared with relative RSA's. He stated that Mr. Gaffney and the town should receive an apology.

III. Select Board Business

i. Gibson, Disposition of Dimond Land (tabled from 6/24/25)

Harry Seidel explained that they will hear from the Gibson's and take the information under advisement. Derek Lick representing Mr. & Mrs. Gibson addressed the Select Board and provided a recap of events leading up to this discussion. He explained that the Xenakis subdivision did not have sufficient frontage and a way to address that was to construct a hammerhead on his property that would allow fire and plow trucks to navigate down Dimond Lane. Derek Lick stated that Dimond Lane crosses the Gibson's property.

Derek Lick advised the Select Board that he researched the plans and deeds recorded at the registry of deeds. He discovered that the Xenakis' do in fact have a right of way, a private right of way over the Gibson's parcel to access his property. He questioned, is the roadway that crosses the Gibson property a public road, a private right of way or something else. Derek Lick informed the Select Board that he has not been able to find where the town had either taken or accepted the road. He stated that the Xenakis subdivision needs access on a public roadway. He stated that those concerns were raised with the Planning Board. Derek Lick explained that the written Planning Board decision is different from what he remembers that occurred during the Planning Board meeting. He stated that the recording of the meeting matches his recollection. Derek Lick stated that the Planning Board imposed a condition that subject to agreement between the Gibson's and the town with respect to the rights of the town over the roadway.

Derek Lick explained that he attempted to schedule a meeting with the Select Board to sort out the confusion but that did not come to fruition. He has received a letter for the Town's legal counsel that states that the Town has used the road as a public road for twenty continuous years and the 20 years occurred prior to 1968. Derek Lick explained that a state statute went into effect at that time that essentially said towns cannot take roads by using them. He stated that there must be an acceptance of a roadway but since the roadway was

1 continuously used twenty years prior to the passage of the state statute the Town's position is that it is a
2 public road. He advised the Select Board that is not his client's understanding. Derek Lick informed the
3 Select Board that the Gibson's town property file included a May 12, 1993 letter from J.D. Colcord the Select
4 Board Chair at the time that states the Town does not have any record that Dimond Lane was ever anything
5 more than a right of way to the cottages on the pond. Derek Lick explained that the letter also states that the
6 Town does not have the authority to maintain or plow Dimond Lane furthermore the Town was convinced
7 after hearing from Dimond Lane property owners that they did not want the Town to maintain or plow the
8 road. Derek Lick stated that his clients have no evidence that the Town has any rights to use the portion of
9 Dimond Lane across their property, they do not believe it is a town road. He stated that he and his clients
10 would like to know the position of the current Select Board. Derek Lick explained that his clients are
11 concerned about the subdivision and the town treating this as a public road. He stated that if the town took
12 the opposing position the matter would need to be decided by the court with a declaratory judgement action.
13

14 Harry Seidel stated that years ago there were only seasonal camps on Dimond Lane. He explained that he
15 learned from Allan Brown (previous Selectman and Director of DPW) that around 1990 there was a late
16 spring snowstorm and the residents of Dimond Lane were stuck in the mud. The Select Board Chair at that
17 time asked Allan Brown to plow them out. Allan Brown went to plow them out and he got stuck. Allan
18 Brown had to call in the biggest piece of equipment that had in town to get himself out. After that it was
19 evident that access for fire, safety and public access was hindered. The residents of Dimond Lane gave
20 deeded access. Allan Brown thought at the time he had deeded access from everyone, but the Hart family did
21 not deed access. The Harts were the owners of the Gibson's property at that time. Allan Brown advised Harry
22 that the town then built the road and invested a significant amount of money in the road.
23

24 Harry Seidel stated that now the properties are year road residences. He stated that he is sensitive to the
25 position of the Gibson's. He spoke about a garage that the previous owner (Hart) constructed in the
26 immediate area of the road and turnaround. He noted that the location of the garage is questionable. He
27 reiterated that the Town has invested a significant amount of money in the road, the town has been
28 maintaining the road and emergency vehicles are now able to access the road. Harry Seidel stated that he
29 believes this can be solved and he encourages everyone to look for solutions.
30

31 Derek Lick explained that his clients had concerns regarding the location of the hammerhead being at the end
32 of his driveway and the concerns were raised at the Planning Board meeting. He stated that the Gibsons
33 requested a simple property swap with the Xenakis' that would have solved the problem. Derek Lick stated
34 that Mr. Xenakis would not come to terms. He advised the Select Board that Gibson's are paying taxes on the
35 roadway area. Derek Lick agreed that the town has improved the road, but he explained that by state law
36 there are only a few ways the town can get access as of the 1968 state statute; by deed or use prior to 1968.
37 Derek Lick stated that there are ways to resolve this by getting Mr. Xenakis to the table to help solve the
38 problem.
39

40 Alfred Hanson asked for clarity on the Gibson's offer of a land swap. Julie Orlando-Gibson advised the
41 Select Board that Mr. Xenakis originally suggested the land swap a long time ago. She stated that it is not
42 their intention to block the Xenakis'. She stated that there is a liability associated with the road. Julie
43 Orlando-Gibson stated that they have been paying taxes on the road. She stated that the situation has become
44 a strange and spiteful situation. Julie Orlando-Gibson reiterated that Mr. Xenakis originally requested the
45 land swap and the Gibson's were agreeable to that if it was executed appropriately through an attorney and
46 the town. Derek Lick agreed that there is a liability to Gibson's because there is no record that proves that the
47 road is a town road. Alfred Hanson asked Tim Allen to clarify on a map where the paved area is. Tim Allen
48 stated Dimond Lane is paved all the way down. Derek Lick illustrated on the map the area that the Gibson's
49 propose for a land swap. Alfred Hanson stated that he would like to speak to Allan Brown. Alfred Hanson
50 asked if Mr. Xenakis is interested now in a land swap. Derek Lick believes that Mr. Xenakis' position is that

1 the Town's Planning Board approval is sufficient and does not need to do a land swap. Alfred Hanson
2 explained that he is unclear why the planning Board would approve this. Mr. Gibson said the Planning Board
3 told them (Gibsons and Xenakis') to work it out. Derek Lick reiterated that the written decision is different
4 from what occurred at the Planning Board meeting. He stated that the Planning Board did recognize and
5 worded the decision that it was subject to the Gibsons and the Town coming to an agreement with respect to
6 the roadway. The Select Board agreed to review the information provided by the Gibsons and Derek Lick.
7

8 ii. Burrington Builders, RSA 79-e, Review of project (tabled from 6/24/25 & 7/1/25)
9 Burrington Builders requested this be tabled to a later date.
10

11 Harry Seidel explained that order of business is being adjusted to hear from Tim Allen.
12

13 vii. Transfer Station Project Update

14 Tim Allen stated that the stumping has been done. He has one price on security cameras and is expecting two
15 more. He has received a quote for the heating system and one quote for water quality improvements. He
16 expects to have a final presentation of cost done soon. Harry Seidel asked for a status update on the DPW
17 CIP. Tim Allen explained that he met with Pier D'Aprile who is putting the CIP together. Tim Allen stated
18 that he will try to have it ready this week. Harry Seidel asked if the dollar amounts can be provided prior to
19 the presentation completion. Tim Allen stated that they could be available.
20

21 vi. Solid Waste Ordinance Revision

22 Tim Allen asked if the Select Board would be amending the Solid Waste ordinance. He stated that the
23 language needs to be clarified once an item is left at the Transfer Station who owns the material. He
24 explained that the current ordinance states the Transfer Station Attendant has the authority to control what
25 happens at the Transfer Station. Tim Allen agreed to provide language that he would like amended.
26

27 iii. Purchasing Policy – Continued from 6/24/25

28 David Carle addressed the Select Board regarding his concerns relating to how some of the policies, not just
29 the purchasing policy but other policies as well are seemingly being implemented. He advised the Select
30 Board that in addressing his concerns he has reviewed Select Board meeting minutes, pertinent policy
31 documents, policy and procedures, filed a right to know request, spoken to the senior Assistant Attorney
32 General Brandon O'Donnell and the Merrimack County Attorney Paul Halverson.
33

34 David Carle explained that the purchasing policy as written has been in place since 2010 and it explains how
35 purchases under \$5000 and purchases over \$5000 should be handled. He stated that the definition of
36 purchasing in the policy means renting, leasing and otherwise obtaining supplies or services either by
37 negotiation or by bid. The definition of services includes professional services. David Carle explained that
38 the purchasing policy requires purchases under \$5000 (without specific constraints) requires three negotiated
39 quotes obtained for the Select Board to review. He explained that purchases of \$5000 or more must use a
40 formal bid process unless authority is given otherwise by the Select Board. David Carle stated that means it
41 would take a vote by the Select Board to choose a different approach for the purchasing policy.
42

43 David Carle stated that in reviewing the Select Board meeting minutes there are a number of purchases that
44 draws questions such as the hiring of an auditing firm, purchase of credit card readers, photo copier, the
45 confirmation of engagement with Preti Flaherty, change in IT Services and security cameras in Town Hall.
46 He stated that he is focusing on two examples of why he is bringing this to the Select Board. David Carle
47 stated that for several months concerns have been raised about the photocopier. He stated that only one quote
48 has been received and he has not been able to find the specific requirements that the copier needs to do as is
49 required by the purchasing policy. He stressed that the Select Board needs more information. David Carle
50 then addressed the confirmation of engagement with the law firm Preti Flaherty. He referred to the March 18,
51 2025, Select Board meeting when Mike Smith introduced the idea of adding a second law firm. David Carle

1 stated there was no mention of the cost. He then referenced the April 1, 2025, meeting when the Select Board
2 discussed hiring another law firm that specializes in land transfers and selling town owned property. He
3 stated that a vote was taken, and two members voted in favor of it and the town hired a second law firm. He
4 explained that was done without any discussion of quotes, bids or added cost to the town.
5

6 David Carle informed the Select Board that the confirmation of engagement with Preti Flaherty does not
7 mention the issue of property, deeds or titles that Preti Flaherty is limited to. He advised the Select Board that
8 the confirmation of engagement states they will represent the Town as legal counsel related to all Town of
9 Warner matters. He stressed that the agreement is not limited to title searches or selling town properties.
10 David Carle stated that is contrary to the guidelines of the purchasing policy there was no discussion of the
11 components of the confirmation of engagement, the line item or impact the second law firm would have on
12 the town budget, obtaining quotes or bids. He stated that there was no vote by the Select Board to choose a
13 different purchasing process as is outlined in the purchasing policy.
14

15 David Carle explained that on May 2, 2025, he filed a right to know request with the Town Administrator
16 and the results were emailed to him on May 12, 2025. He stated that he did not receive supporting
17 documentation concerning a statement by Mike Smith that contracts or agreements that are less than two
18 years in duration do not have to follow the Warner purchasing policy guidelines. He stated that in the
19 information he received he noted that a completed but not signed confirmation of engagement was sent to
20 Kathy Frenette on March 17, 2025, one day prior to Mike Smith suggested adding a seconded law firm.
21 David Carle stated that sometime prior to March 2025 Kathy Frenette began contacting law firms without
22 authorization from the Select Board about representing Warner. He referenced an email from Kathy Frenette
23 that stated that she contacted various law firms.
24

25 David Carle stated that confirmation of engagement was submitted prior to March 17, 2025, and does not
26 include Alfred Hanson's concerns that he raised at the April 1st meeting. David Carle made the following
27 suggestions; 1. Cancel the confirmation of engagement with Preti Flaherty 2. Review past purchase to
28 determine if the Warner purchasing policy has been followed. 3. Consider scheduling a workshop for the
29 Select Board, Town Administrator and Department Heads to review and understand town policies and
30 policies for procedures. 4. Conduct an investigation into the choosing of a second law firm and how the
31 confirmation of engagement was done without the Select Board's authorization. He stated that Town policies
32 and procedures have been developed and implemented for town officials to follow and to promote trust.
33

34 Kathy Frenette stressed to the Select Board that she contacted other law firms at the request of Mike Smith.
35 Kathy Frenette named the various firms she contacted (eleven law firms). She stated that each of the eleven
36 firms she contacted stated that they could not represent the Town of Warner because there would be a conflict
37 of interest as they represent people who have sued the Town of Warner. Kathy Frenette stated that she was
38 asked to read a letter from Heidi Crozier (letter attached). Kathy Frenette explained that the confirmation of
39 engagement letter that was received from Preti Flaherty was not a commitment that Warner must do business
40 with them. She explained that the business that is done with Preti Flaherty is charged a lower hourly rate than
41 is charged by the current law firm. Kathy Frenette advised the Select Board that she has many unanswered
42 emails from town staff to the current law firm. Kathy Frenette reiterated that the Crozier recording delay of
43 six months cost the Town a loss of tax revenue.
44

45 David Carle referred to the Town's policy for procedure (last page letter E). *Select Board members should*
46 *not give orders or direction to officers or employees unless designated by the Select Board. Direct any*
47 *question that requires additional research or follow-up from the staff to the Town Administrator, or respective*
48 *Department Head to report back to all members of the Select Board once resolved.*

David Carle stated the issue is that Mr. Smith directed the Town Administrator to do something without the Board's authorization. He stressed that policies and procedures must be followed and there needs to be change. Kathy Frenette agreed.

Alfred Hanson spoke about the importance of the Select Board working together, conducting Town business as one Board not as individual Selectmen. Kathy Frenette stated that she has been told numerous times by Mr. Hanson that she has to listen to him. Harry Seidel acknowledged that the purchasing policy is not being followed. He stated that he has tried and will continue to come to the Board to determine the best course of action. He is disappointed that the agreement with Preti Flaherty is not written limiting them to real estate transactions. Alfred Hanson concurred. Harry Seidel spoke about the Preti Flaherty confirmation of engagement being drafted before the Select Board was asked to consider adding an additional law firm. Harry Seidel stated that he feels the contract should be cancelled because it was done wrong. Alfred Hanson would first like to review the contract to review the language. He stated that Mike Smith is not here and the entire Board should vote on that.

Harry Seidel opened the floor for public input.

Faith Minton stated that the issue she is hearing is that one Select Board member has instructed the Town Administrator to do something without the knowledge of the other members and when (what date) did Mike Smith receive the confirmation of engagement from the law firm because it is outside of the procedures.

David Carle stressed his opinion is that the ultimate issue is that taxpayers money is being spent and it must be done frugally and carefully.

Martha Mical made the suggestion that if something needs to be purchased it should be documented in writing and initialed by at least two Select Board members.

Sarah McNeil asked if the Town's current law firm Upton & Hatfield dropped the ball in the case of the Crozier deeds. She asked if the law firm was informed that this occurred. She spoke about the long-standing relationship the Town has had with Upton & Hatfield. She stated that she is curious if that is only reason that Mike Smith wanted to seek another law firm. She reached out multiple times to the attorney handling the Crozier transaction and it was difficult to get a response. She advised the Select Board that the attorneys are not doing title searches for the town.

Trish Mitchell asked if the other Select Board members were aware that the Town Administrator was asked to research law firms. Harry Seidel stated that he was not aware.

Judy Newman-Rogers asked when the Upton & Hatfield was asked to rewrite the Crozier deed. Kathy Frenette stated that Upton & Hatfield was asked in September 2024. She noted that the Select Board could be made aware of what the Town Administrator is working on through the Town Administrator's Report.

David Carle reiterated that there should not be a directive given to the Town Administrator without the approval of the full board. He stressed the importance of following policies in place.

John Leavitt stated that he does not appreciate this discussion throwing Mike Smith under the bus. John Leavitt recalls several meetings where the possibility of adding another law firm was discussed. Alfred Hanson stated that the Select Board has been asked to address the issue of policies not being followed and he does not believe anyone is throwing anyone under the bus.

iv. Cameras at Town Facilities – Continued from 6/24/25 & 7/1/25

Harry Seidel explained that the Select Board will be receiving input from Police Chief and the Director of DPW. He stated that before looking for prices the Select Board needs to determine what they want and need.

v. Dog Leash & Clean-up Requirements

Harry Seidel explained that the Town's animal control ordinances have been revised to include cemeteries. Kathy Frenette explained that the Select Board has been given a draft of the revised ordinances to review. James Gaffney stated a public hearing needs to be scheduled. Ken Coswell explained that the Select Board received the revised draft ordinances for their review and a public hearing is the next step. Judy Newman-Rogers explained that the Select Board has the authority to make ordinances or changes to ordinances or bylaws. She stated that the voters would vote on the ordinance at the next town meeting.

viii. Select Board Capital Improvement Program (CIP)

Harry Seidel explained that a portion of the Select Board's request is for the future window replacements Town Hall. He spoke about the importance of putting some money aside. Kathy Frenette explained that the Select Board requested \$65,000 in 2024 (\$15,000 Town Hall, \$15,000 Warner Community Center and \$35,000 Reval). The Select Board agreed to submit the CIP request for \$65,000.

ix. Select Board Attendance at Budget Committee Meetings (next BC meeting 7/17/25)

Harry Seidel and Alfred Hanson will both attend the July 17, 2025, which is the next Budget Committee meeting, and they will check with Mike Smith for his availability.

x. Beautification Program, Discuss a Letter for Encore Donation

Sarah McNeil, Faith Minton Trish Mitchell presented a proposal for the Select Board to consider for Encore Energy outlining the plan to spend the Encore Energy \$20,000 donation. Sarah McNeil explained that the \$20,000 is proposed to install exterior lamp posts at Town Hall. She stated that the committee feels the current lack of lighting is unsafe. She explained they are proposing 4-6 lamp posts divided on each side of the path. Sarah McNeil contacted Irish Electric and is impressed with them. She stated that the lamp posts would be 8-10 feet tall with LED lights on a timer. She informed the Select Board that the estimate is \$12,000 to 14,400.

Sarah McNeil explained that if there is any remaining funds they are proposing to add lighting at the flag pole and additional lighting outside town hall at \$2,600. She stated that that the committee is also proposing \$3,000 for the installation of security cameras at the Transfer Station. Alfred Hanson stated he thinks this is a great idea. He questioned if a donation is subject to the Town's purchasing policy (to receive 3 quotes). There was a discussion regarding the various styles of lamp posts. Harry Seidel stated that he supports this.

James Gaffney asked what the associated monthly costs would be for the lamp posts. Sarah McNeil stated that they will find out, but LED lights are cost efficient. John Leavitt stated that the Select Board is violating the procedure. He stated that the Select Board should be requesting three estimates. Alfred Hanson stated that the Select Board is not taking action until the full Select Board is present. Sarah McNeil stated that they are waiting for the full board to agree that the proposal is a good idea before they seek additional estimates.

IV. Town Administrator Report

Kathy Frenette informed the Select Board that she has been working on the following:

- Animal control ordinances revisions
- Pleasant Pond the test kit will be done today or tomorrow. Annual testing will begin next year.
- The auditors were at town hall this week and all of next week.
- She provided a copy of the draft of the security camera policy for the Select Board to review.

V. Consent Agenda July 8, 2025

Harry Seidel explained that a consent agenda has been received from Clyde Carson Finance Director to address the purchase of security cameras. Clyde Carson suggests that the Select Board withdraw the \$4,987.38 from the capital reserve fund for the building rather than the operating budget. The balance is approximately \$50,000. The Select Board agreed and signed the consent agenda.

- 1
2 Motion by the Warner Select Board to approve the following or previously signed:
3 1. American Legion Post 39 Raffle Permit request for July 4, 2025, Pancake Breakfast.
4 2. A request to the Trustees of the Trust Funds:
5 a. in the amount of \$169,517.00 from the Highway Equipment Capital Reserve Fund to pay the ATG
6 invoice for the new 2026 Western Star – 47X Dump Truck.
7 b. in the amount of \$380.37 from Employee Expendable Health Trust Fund to pay the Health Trust invoice.
8 3. Intent to Cut: a. 25-463-08 T b. 25-463-09 T
9 4. Yield Tax: a. 24-463-20 T b. 24-463-21 T c. 24-463-15 T
10 5. Elderly Exemption: Denied – 2 Approved - 1
11 6. Abatement: Denial Map 10 Lot 104-2-3
12 7. Building Permits: 2025-046 Map ON-03 Lot 024-35PLE / 2025-026 Map 09 Lot 021 / 2025-039 Map 07 Lot 073
13 2025-040 Map 07 Lot 064 / 2025-041 Map 31 Lot 037 / 2025-042 Map 07 Lot 011 / 2025-043 Map 03 Lot 058
14 2025-044 Map 10 Lot 077 / 2025-045 Map 31 Lot 037
15 8. Heavy Haul Permit Map 06 Lots 023 and 029
16

17 **Alfred Hanson made a motion seconded by Harry Seidel to approve the July 8, 2025, Consent Agenda**
18 **as read. ROLL CALL VOTE Hanson YES Seidel YES**
19

20 **VI. Manifests: July 8, 2025 and May 27, 2025, June 24, 2025 (tabled from 6/24/25)**

21 Manifest Motion for July 8, 2025 Motion for the Select Board to approve the following previously signed
22 manifests: • Accounts Payable check numbers 11538 through 11540 dated 6/23/2025, in the amount of
23 \$54,886.81 for the June 26th bi-weekly payroll deposits. • Bi-weekly payroll checks numbers 4005 through
24 4010, and direct deposit check numbers E02470 through E02495 dated 6/26/2025 for a net payroll of
25 \$41,437.66. • Accounts Payable check numbers 11541 through 11559 dated 6/30/2025, in the amount of
26 \$552,249.67, which includes a monthly allotment to the Kearsarge Regional School District of \$336,792.00
27 and the 2nd 2025 allotment to the Pillsbury Free Library of \$111,902.27. • Accounts Payable check
28 numbers 11560 through 11561 dated 7/1/2025, in the amount of \$27,480.66 for the July 7th quarterly payroll
29 deposits. • Quarterly payroll checks numbers 4012 through 4036, and direct deposit check numbers E02496
30 through E02499 dated 7/7/2025 for a net payroll of \$21,803.06.
31

32 Motion to authorize the Select Board to approve and order the Treasurer to sign the following manifests: •
33 Accounts Payable check numbers 11562 through 11564 dated 7/8/2025, in the amount of \$66,194.90 for the
34 July 10th bi-weekly payroll deposits. • Bi-weekly payroll manual check number 4011 from the 6/26/2025
35 payroll, check numbers 4037 through 4043, and direct deposit check numbers E02500 through E02535 dated
36 7/10/2025 for a net payroll of \$50,038.35. • Accounts Payable check numbers 11565 through 11589 dated
37 7/8/2025, in the amount of \$401,604.16, which includes a semi-annual payment for the Road Construction
38 loan of \$155,278.49 and \$169,517.00 for the purchase of the new dump truck chassis.
39

40 The Select Board agreed to table the July 8th Manifest motions to give Alfred Hanson time to review.
41

42 Manifest Motion for May 27, 2025 Motion for the Select Board to approve the following previously signed
43 manifest: • Accounts Payable check numbers 11399 through 11436 dated 5/15/2025, in the amount of
44 \$400,748.89, which includes a payment to the Kearsarge Regional School District of \$336,793.00. Motion
45 to authorize the Select Board to approve and order the Treasurer to sign the following manifests: • Accounts
46 Payable check numbers 11437 through 11439 dated 5/27/2025, in the amount of \$57,183.59 for the May 29th
47 bi-weekly payroll deposits. • Bi-weekly payroll checks numbers 3993 through 3999, and direct deposit check
48 numbers E02413 through E02440 dated 5/29/2025 for a net payroll of \$43,531.66. • Accounts Payable check
49 numbers 11440 through 11466 dated 5/27/2025, in the amount of \$71,574.45.
50

1 **Alfred Hanson made a motion seconded by Harry Seidel to approve the Manifest Motion of May 27,**
2 **2025 as read. Roll Call Vote Hanson YES Seidel YES**
3

4 Manifest Motion for June 24, 2025, Motion for the Select Board to approve the following previously signed
5 manifests: • Accounts Payable check numbers 11495 through 11537 dated 6/18/2025, in the amount of
6 \$143,245.65.
7

8 **Alfred Hanson made a motion seconded by Harry Seidel to approve the Manifest Motion of June 24,**
9 **2025 as read. Roll Call Vote Hanson YES Seidel YES**
10

11 **VII. Public Comment**

12 Faith Minton stated that she has been out of town and recently heard about the request for security cameras.
13 She asked what the impetus is for the security cameras. Harry Seidel explained that security cameras were
14 ordered without the Select Board's knowledge. He stated that one camera was installed in Kathy Frenette's
15 office. He stated that cameras were not budgeted for and cannot be returned. He explained that the Select
16 Board is now working with Bill Chandler Police Chief and Tim Allen Director of Public Works to determine
17 where to install the three remaining cameras. Harry Seidel stated that the Select Board will be reviewing a
18 draft security camera policy. He stated that an employee was recently threatened at the Transfer Station and
19 Tim Allen has a quote for 3 additional cameras to be installed at the Transfer Station.
20

21 James Gaffney stated that Mike Smith has stated something different. Alfred Hanson clarified that there was
22 an emergency Select Board meeting at the Transfer Station. He noted that Harry Seidel was not at that
23 meeting. James Gaffney stated that at the last meeting Mike Smith stated that there as a discussion about the
24 purchase in advance. James Gaffney urged the Select Board to review the meeting recording.
25

26 Martha Mical suggested using the three remaining cameras at the Transfer Station not at Town Hall.
27 Alfred Hanson noted that the Police Chief suggested a camera on the west side door entry. Martha Mical
28 asserted that there is light on it.
29

30 Pier D'Aprile explained that the June 24, 2025, Select Board meeting minutes reflect that there is a Town
31 Hall employee who does not feel safe. He stated that the employee feels very threatened and that led to the
32 purchase of the cameras. Pier D'Aprile stated that employee feels so threatened that she carries mace with
33 her when she leaves her office to go to the bathroom. He spoke about a recent claim that there was an assault
34 on a town employee. Pier D'Aprile stated that there is more going on behind the scenes that needs to be
35 resolved. Harry Seidel explained that the cameras were purchased before the incident that Pier D'Aprile
36 spoke about.
37

38 John Leavitt reminded everyone of the incident where auditors came to Town Hall and created havoc for
39 several hours. John Leavitt stated that Mike Smith and Harry Seidel used their phones to record the incident.
40 He noted that if there were cameras in the hall way it would alleviate that situation. John Leavitt asked why
41 Harry felt it was important enough that he recorded that situation, but he is against cameras being installed at
42 Town Hall. Harry Seidel explained that he is looking at the budget.
43

44 John Leavitt asked for a status update on the doors at the Community Center. Harry Seidel explained that the
45 doors are being refurbished.
46

47 James Gaffney amended his previous statement regarding the Select Board's inability to amend the animal
48 control ordinances. He referenced RSA 41:14-b and RSA 31 that provides narrowly defined circumstances
49 that pertain to roads, public health and safety that allows the Select Board to revise Town ordinances.
50

Heather Jewett on Zoom asked a question: How much does the monitoring and maintenance of the security cameras cost. Kathy Frenette explained there is no monitoring or maintenance cost. Harry Seidel stated there would be cost for someone to review the recording should the need arise.

Pier D'Aprile stated that it is not really about the cameras. He stated that the cameras area addressing the underlying issue, why do people feel unsafe in Town Hall.

VIII. Minutes: June 24, 2025

The Select Board reviewed and amended the June 24, 2025 meeting minutes.

- Pg. 2 line 42 insert "the"
- Kathy Frenette stated that the zoom video can be reviewed to determine the times that were not stated in the meeting.

James Gaffney informed the Select Board that the June 24, 2025 draft minutes are not posted on the Town website. The Select Board agreed to continue reviewing the minutes and hold off on voting until the draft minutes are available on the website.

The Select Board agreed to schedule a work session on July 15, 2025 at 5:00 PM

IX. Select Board Other Business

- Harry Seidel asked about advertising for the Building Inspector and Compliance Officer. Kathy Frenette stated that she will be placing an ad in the Intertown Record, NHMA and the Town website.
- Harry Seidel advised the Select Board that the Planning Board recently voted to defer conversations about the housing chapter until the HOP II is complete and the recommendation are presented to the Planning Board. He stated that he does not understand or agree with it.
- Harry Seidel stated that the Select Board has received a request from Jonathan Lord for the installation of panic buttons at the Warner Community Center (WCC). He stated that an estimate has been forwarded to the Town from ProTechnologies for \$3,081.14. Harry Seidel stated this is not in the budget. Elizabeth Labbe asked if the third floor businesses were included in the proposed estimate. Judy Newman-Rogers stated the third floor was not included. Elizabeth Labbe would like a better understanding of the Town's responsibility as the landlord of the property and the cost to maintain the panic buttons. She noted that safety is a concern at the WCC. Kathy Frenette suggested inviting Jonathan Lord to a meeting to hear the concerns.
- Harry Seidel explained that the Select Board needs to make a decision on the Select Board's ex officio to the Planning Board. He would like Mike Smith to be present for that discussion.

Alfred Hanson made a motion seconded by Harry Seidel to table the Select Board's ex officio to the Planning Board decision until the July 22, 2025, Select Board meeting. Roll Call Vote Hanson YES Seidel YES

Martha Mical stated she thought the Select Board previously made a decision not to replace Harry Seidel on the Planning Board. Alfred Hanson stated that the Select Board did not finalize their decision with a vote because Mike Smith was not prepared to take action at that meeting.

X. Non-Public Session (if needed, RSA 91-A:3 II (a,b,c,d,e,f,g,h,i,j,k,l,m))

None

XI. Adjournment

Alfred Hanson made a motion seconded by Harry Seidel to adjourn the meeting. Roll Call Vote Hanson YES Seidel YES

1 The meeting adjourned at 7:20 PM
2
3 Respectfully submitted on July 11, 2025, by Tracy Doherty
4 Edited by Darcie Buskey, Assistant Clerk

DRAFT