



TOWN OF WARNER

PO Box 265
Warner, New Hampshire 03278-0265
Telephone: (603) 456-2298 Fax: (603) 456-2297
Warnernh.gov

Select Board: Alfred Hanson, Chairman
Rick Bixby, Vice Chair
Michael J. Smith
selectboard@warnernh.gov

Select Board Public Meeting Minutes May 12, 2026 6:00 PM

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

Chairman Alfred Hanson called the meeting to order at 6:00 PM.

The Pledge of Allegiance was recited.

Select Board Present: Alfred Hanson, Rick Bixby and Mike Smith via Zoom.

Public Present: Judy Newman-Rogers, Clyde Carson, Herm Blanchette, Christine Frost, Martha Mical, John Leavitt, Sarah McNeil, David Carle,

Alfred Hanson explained that he and Herm Blanchette have been diligently working on something and unfortunately the information did not come in earlier. He distributed information to the Mike Smith and Rick Bixby asking them to review the information because the matter is urgent.

II. Select Board Business:

a. Update on the Highway Garage

Herm Blanchette provided an update on the Highway Garage repairs due to a fire. He stated that the contents of the DPW Garage have been cleaned and are currently being stored in a locked storage container. He advised the Select Board that interior cleaning is ongoing. Herm explained that they are at a standstill until a decision is made regarding the insulation process. He summarized the two options; 1) retrofit and 2) removal of metal on roof and walls to be washed and new insulation.

Herm Blanchette informed the Select Board that option 1 cannot be guaranteed that odors and any carcinogenic will be removed and he does not like that idea. He stated that there price difference between options is \$130,000.

Herm Blanchette explained that the department has been busy street sweeping and grading.

Alfred Hanson asked if Primex has received the two options. Herm Blanchette explained that the information was sent to Primex and he will contact Primex in the near future. He explained that once the shell of the building is repaired they will move on to electrical, plumbing and the alarm systems. Herm Blanchette stated that he was given an estimated completion date for the shell to be sometime in September or October.

b. Department Heads:

DPW, Clerk of the Works: Herm Blanchette stated that he would like to hire a clerk of the Works because the department is down three positions. He explained that he has been out working with the crews and he does not feel that he can dedicate the necessary amount of time to the repairs of the Highway Garage. Herm Blanchette stated that his forte is building roads not buildings. He explained that he spoke with someone who worked for North Branch Construction for 36 years and he is very knowledgeable. Herm Blanchette explained that it would be part-time position and he has the funds in the budget. He recommended an hourly rate of \$25.00/hour possibly 2 hours per day. The Clerk of Works would handle the daily meetings with contractors. Alfred Hanson stated that the individual is a Warner resident who his highly qualified. He agreed that someone needs to be supervising the job. Alfred Hanson explained that this would

1 be a great benefit to the town. Alfred Hanson acknowledged that the funding is available in the budget and
2 he supports the suggestion. Alfred Hanson clarified that the position is a part-time temporary position until
3 the building is completed. Rick Bixby concurred that this would be beneficial for the town to have someone
4 on site as the work is being done. Mike Smith stated that he believes this is a great idea.
5

6 **Alfred Hanson made a motion seconded by Mike Smith to hire Sean Murphy as a part-time temporary**
7 **employee for the Clerk of the Works on the repair of the Highway Garage until complete. Roll Call**
8 **Vote Bixby YES Smith YES Hanson YES**

9
10 Primex Update, Clyde Carson

11 Clyde Carson advised the Select Board that he submitted a packet to Primex for reimbursement in the
12 amount of \$34,000. Clyde Carson explained that some vendors bill Primex directly but there are some
13 materials that the Town has paid for and require reimbursement.
14

15 c. Cell Tower Update

16 Alfred Hanson explained that last Wednesday there was a meeting regarding the cell tower. He explained that
17 the location of the cell tower has been determined contingent upon an agreement with an abutting land
18 owner. Verizon will begin the design phase and the Planning Board will review it. After the Planning Board
19 phase is done the negotiations will resume relating to the lease and the repeaters.
20

21 d. Update on Open Town Positions; Process, Review

22 Land Use: Alfred Hanson stated that two candidates have been interviewed. He stated that each
23 individual is well qualified and they will holding seconded interviews with them.
24

25 Welfare: Alfred Hanson stated that applications have been received and interviews will be scheduled.
26

27 Town Administrator: Alfred Hanson stated that they will be moving slowly with this position and the
28 position needs to be evaluated again. Alfred Hanson explained that he would like public input.
29

30 **III. Select Board Other Business**

31 Alfred Hanson advised the Select Board that in their meeting packets is a RFP for review He would like to
32 move forward on this at their next meeting. Martha Mical asked for clarification on what the RFP is for.
33 Alfred Hanson stated that it is for payroll services.
34

35 Alfred Hanson spoke about a letter received, he stated that residents are asking permission to voluntarily
36 mow Weaver Road. Alfred Hanson stated more research is needed.
37

38 Alfred Hanson explained that at the last meeting the Select Board addressed a request from Tracy Doherty to
39 change from a contractor to part-time for compensation. Alfred Hanson stated that at that meeting it was
40 stated that the Select Board is creating a new position. Alfred Hanson stated that is incorrect that the town
41 has paid for minutes transcription for years and he appreciates the quality of her work. He acknowledged the
42 added cost to the Town of \$400 but he feels that funding is available. Alfred Hanson opened the topic up for
43 public input. Martha Mical stated that she supports this and she appreciate the quality of work.
44

45 Christine Frost asked for clarification on the number of hours per week. Clyde Carson explained that it
46 varies on the number of meetings. He stated that last year there were approximately 700 meeting minute
47 hours for the various town boards. Christine Frost questioned the need for a cap on the number of hours per
48 week. David Carle explained that minutes are based on the discussions that occur during the meeting. He
49 stated that the Town is required pursuant to state law to produce meeting minutes. Clyde Carson stated that

1 700 hours is an accurate number because Tracy Doherty has been taking the town minutes for the last few
2 years. He stated that the minutes are accurate, and done quickly, in his opinion it well worth it to the town to
3 keep her.

4
5 Alfred Hanson made motion seconded by Mike Smith to hire Tracy Doherty as a part-time employee for
6 taking meeting minutes for the Town of Warner.

7
8 *Amendment to the motion to include “at a rate of \$20/hour”*

9
10 **Amended motion made by Alfred Hanson seconded by Mike Smith to hire Tracy Doherty as a part-**
11 **time employee at a rate of \$20/hour to take meeting minutes for the Town of Warner. Roll Call Vote**
12 **Bixby YES Smith YES Hanson YES**

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14 **IV. Public Comment**

15 Danielle Thompson via Zoom stated that she understood that she was to be approved for the Board of
16 Trustees under the Select Board Other Business portion of the meeting. Judy Newman-Rogers explained that
17 the Select Board signed the necessary documents approving Danielle Thompson as a Trustee.

18
19 Christine Frost asked for clarification on the hiring process of a new Town Administrator. Alfred Hanson
20 reiterated that comprehensive review of the process will be done and feedback from the Town will be sought.
21 He stated that he wanted the topic on the agenda to inform the town that this will be moving forward and it is
22 not on the back burner. Christine Frost asked if the Town will be hiring an outside service to handle the
23 hiring process. Alfred Hanson stated that he does not have an answer on that today. He wants the Town to be
24 informed along the way. Martha Mical stated that she would like the Select Board to consider not hiring a
25 Town Administrator.

26
27 Osa Fitch via Zoom stated that he owns property in Warner but does not reside in Warner. He suggested that
28 relating to the part-time hire the Select Board could include “not to exceed” a certain number of hours.

29
30 John Leavitt asked how the Select Board would solicit public input on the hiring process of a new town
31 administrator. Alfred Hanson explained that has not been determined as of now. He reiterated that his
32 intention was to let the town know that the Select Board is just beginning the process.

33
34 Sarah McNeil suggested the Select Board conduct a historical review of past Town Administrators and speak
35 to employees about what worked and what did not.

36
37 **V. Consent Agenda – None**

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39 **VI. Manifest May 12, 2026**

40 Motion for the Select Board to approve the following previously signed manifests;
41 Accounts payable check numbers 12553 through 12561 dated May 3, 2026 in the amount of \$5,978.76
42 12562 through 12596 dated May 4, 2026 in the amount of 430,191.92 which includes the payment to the
43 Kearsarge Regional School District in the amount of \$325,000.

44
45 Motion to authorize the Select Board to approve and order the Treasurer to sign the following manifest;
46 accounts payable check number 12597 through 12600 dated May 11, 2026 in the amount of \$56,922.34 for
47 the May 14th biweekly payroll deposits. Bi-weekly payroll check numbers 4240 through 4243 and direct
48 deposit check numbers E03238 through E03266 dated May 14, 2026 for the net payroll in the amount of
49 \$43,280.44.

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Alfred Hanson made a motion seconded by Rick Bixby to approve the Manifest motion for May 12, 2026 as read. Roll Call Vote Bixby YES Hanson YES Smith ABSTAIN

VII. Minutes April 28, 2026

Alfred Hanson made a motion seconded by Rick Bixby to accept the Select Board meeting minutes for April 28, 2026 as presented. Roll Call Vote Bixby YES Hanson YES Smith ABSTAIN

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

IX. Adjournment

Rick Bixby made a motion seconded by Alfred Hanson to adjourn the meeting. Roll Call Vote Bixby YES Hanson YES Smith ABSTAIN

The meeting adjourned at 6:51 PM
Respectfully submitted on 5/17/26 by Tracy Doherty

