


Rec'd 9/2/25
for 9/9/25 SB Mtg 

BEAUTIFICATION GROUP REPORT

AUGUST 2025

SUMMER 2025

We planted annuals in June at the Transfer Station/Highway Department sign, Police Station, Fire Station, Monument, Town Hall and Exit 8 Welcome to Warner sign. Volunteers stepped up to help with watering, weeding and fertilizing through the hot Summer. The sites reflected the selections of each site Captain and, through the season, each was a blaze of glory garnering many compliments. Most plants were purchased at Murray Hill Greenhouses. MadgeTech was a major financial donor along with several private individuals.

During the annuals planting, we amended several of the sites with composted soil from the Transfer Station and enlarged planting areas to have greater impact.

OPEN HOUSE

We are planning a Sunday, Sept. 14 Tour Day of the six sites from 2-3 p.m., rather like an open house with a Captain or volunteer to show off our efforts, explain the process and funding, and serve some light refreshments. There will be a Letter to the Editor in the Intertown Record inviting residents to stop and view the blooms and, perhaps, get involved for the coming Fall plantings.

PELLETIERI CONTRACT

We expect to use our contract with Pelletieri Associates to purchase mums for planting later in September. Mums, pumpkins/gourds, and cornstalks should be in before Festival. Last year we purchased approximately 25 mums, 2 decorative kale, a number of pumpkins and cornstalks. The pumpkins and cornstalks were donated. That may or may not happen this year. This year we will need more mums if we have the new planter and urns in place (they are bigger).

SPRING BULBS

Last year we planted 200 daffodil bulbs through a catalogue, but did not have a good growth rate. This year we would like to purchase the bulbs through the Merrimack Conservation Commission and plant them in mid to late October.

ENCORE GIFT

The gifting of the ENCORE money to the Beautification Group caused us to research many community benefitting opportunities. Our decision to present this proposal is to better light the approach to the Town Hall during evening hours such as for events and Election times. The streetlights don't penetrate to the building and the steps are quite

dark. Coming out of the lighted building, the steps are in darkness. We have viewed this installation as an appropriate and complimentary solution to a potentially unsafe situation making it a good fit for a community wide gift. We have taken great care to have the lights be a safety passage zone, yet not be unnecessary light pollution.

We have invited three electricians to quote on the installation of post lights and building lights at the Town Hall. It was difficult to get three quotes for the scope of work in this area. The third, Rockborn Electric, declined a formal quote, but stated it would be at least \$20,000. He was unsure of being able to provide what we asked. All of the quotes will be for electrical work and installation only as we will purchase the posts, lamps, and lights ourselves. The quotes are good until mid-October when we anticipate receiving the ENCORE donation and each quoting company has stated they are prepared to start construction almost immediately.

The quotes ask for the installation of four (4) 9' posts to be buried in packing material. We chose buried vs. a cement cylinder for cost, ease of "off tilt repair" and esthetics. If the post gets "bumped" by a snow removal process, it will give nearly no damage to the post and requires only to be repacked in the hole. We felt the burying with the pedestal on the ground and no concrete pillar to bolt to would suit the look and age of the building. It is our understanding that the front walkway is shovelled, not plowed with a vehicle, making a possible collision not likely. These will be set in a staggered pattern with a pole on the inside at the beginning of each entrance to the brick walkway and two poles outside the walkway closer to the building. This placement should give a cone of lighting for the walkway from sidewalk to the building steps. Each post will have a decorative base and a 22" lamp with beveled glass enclosing a three-candle bulb receptacle. Post, pedestal and lamps will be in black. The light projected with a soft color. The lamps will be on a timer. Each lamp post will have an electrical outlet for Festival/Farmer's Market use. Connection to electric will be through the ground receptacle by the fence and posts outside the brick walkway will have wiring "punched through underneath" so that the walkway won't be disturbed. We have included Steven Bridgewater in these discussions and he has noted that moving any sprinkler heads is an easy thing and will do so if needed. Pictures of the posts, base and lamps are included with this report.

The building will have three (3) black gooseneck lamps, one on the keystone brick of each archway. The center keystone has an electrical receptacle in place and this mounting site will be used. These lamps will provide light for the steps and the front of the building picking up from the two closest post lamps. Pictures are included with this report.

The ceilings of the two side entryways will have a black lamp. One ceiling is wired, the other needs to be wired. The gooseneck and ceiling lamps will be operated by a switch

in the inside hallway. These lights and lamps will be connected to the electrical panel in the Town Hall basement. Pictures are included with this report.

The center inside arch ceiling already has a hanging black colonial style pendant. This will stay and be connected with the side arch ceiling lights to an inside hall switch.

The electrical quotes are:

Irish Electric Corp, Hopkinton*	\$ 7,950.00
R & T Electric, Concord**	\$17,900.00
Rockborn Electric, Bradford	Declined to quote, but stated it would be up to \$20,000

*Irish Electric has done electrical work on the Town Hall in the past and is familiar with the building's wiring.

**They quoted on buying the electrical equipment and installing the old globe on The center arch, but didn't break that down in the quote. It would be less.

We checked with a number of lighting companies and through cost and company's information focused on American Gas Lamp Works in New Kensington, PA for the posts, pedestals and lamps. The fixtures are residential, not commercial, making a big difference in price, without sacrificing quality. They are electric, not gas powered.

4 Vienna Post electric mount (Lamp)	\$2,112.00
4 Aluminum posts	\$1,056.00
4 Cast Aluminum pedestal base	\$1,088.00
TOTAL	\$4,256.00 PLUS S/H

The Gooseneck Lamps and the ceiling archway Lamps are from Lamps Plus are online with the corporate office in Chatsworth, CA.

3 Hinckley Gooseneck Lamps	\$ 771.00
2 Hinckley ceiling Lights	\$ 200.96
TOTAL	\$ 971.96 PLUS S/H

We would like to have Irish do the work as they had the most interest in guiding us in the process and have worked in the Town Hall previously. Should that happen, the total would be **\$15,772.04** leaving **\$4,227.96** for the shipping and handling costs and any extras that may come up.

PRUNING

The crabapple tree by the driveway between Café One East on the Town Hall has grown out of proportion to the space. It needs pruning for the placement of a lamp post there. We would offer to do a light pruning (no pun intended) of a couple of branches and some vertical suckers to get the post installed, but next year when the trimmers come back to complete the pin oaks trimming, the crabapple needs to be pruned severely on top to prevent limbs breaking.

URNS AND PLANTER BOX

The Group is also homing in on replacing the two pediment urns by the stairs and place a long planter on the top step. We hope to have firm numbers soon. These purchases would come from the Beautification Fund (and include any dollars left from the ENCORE donation).

EXIT 8 SIGN REHAB

The Exit 8 Sign was removed to Jim McLaughlin's workshop. The supporting posts needed to be cut to remove the sign due to extreme age of the sign. The sign was very deteriorated. Jim is looking to rehab this sign by cleaning and repainting the front, replacing the back plywood support and placing a metal frame around the sign to protect it from further deterioration. The process will be a few months. The original quote to rebuild the Exit 9 sign was approx. \$1,200 and was voted by the Select Board last fall to come from the Beautification Fund in the Town Budget. The rehab will probably hit this figure. Three new posts need to be installed at the Exit 8 site and the old sawn-off posts removed. It would be wonderful if those posts could be granite, like the Exit 9 sign has, but wooden posts would be good, too. The building of the Exit 9 sign replacement will wait until the summer of 2026.

Respectively submitted

Kathy Carson

09-02-25

Ph: 603-224-7474
Email: info@irishelectric.net

Proposal

Date	Estimate #
7/28/2025	7118

Name / Address
Town of Warner PO Box 265 Warner, NH 03278

Job Name

Description	Rate
<p>Warner Town Hall 5 E. Main Street Warner, NH 03278</p> <p>This estimate is to provide and install (4) pole lights as follows:</p> <ul style="list-style-type: none"> * Trench for PVC pipe and concrete bases * Provide concrete bases for the pole lights <i>buried in packing material</i> * Install electrical pipe and wires; connect to the existing circuits * New pole lights controlled by a photo eye * Lighting allowance for pole lights \$2000.00 <p>NOTE: Re-seeding to be done by others</p>	7,500.00
<p>Provide and install (3) goose neck fixtures on the exterior of the building as follows:</p> <ul style="list-style-type: none"> * Drill (2) 1/2" holes through the brick for the new lights * Install EMT surface conduit on the inside of the building * Install power packs with wireless switch to control the lights * Install (2) surface recess lights in the archway * Fixture allowance \$1500.00 <p>A 50% deposit is required for this work. If you accept this quote, please send in your deposit with a signed copy of this estimate. Thank you!</p>	3,950.00

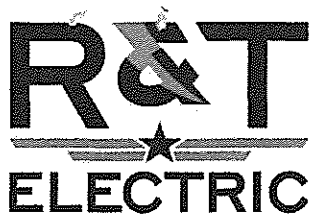
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from above specifications involving extra costs will become an extra charge over and above the estimate.

The above prices, specifications, and conditions are satisfactory and are hereby accepted. Irish Electric Corp. is authorized to complete the work as specified above. Payment will be made as outlined above. This proposal will expire if not accepted within 30 days.

Total	\$11,450.00 7,950.00
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Accepted by: _____ Date: _____

Approved by: _____
Darragh Madden, President



ESTIMATE #6642

SENT ON:

Aug 26, 2025

RECIPIENT:

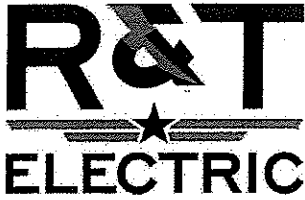
Town of Warner

5 East Main Street
Warner, New Hampshire 03278

P.O. Box 1860
Concord, New Hampshire 03302

Phone: 603-724-5391
Email: Josh@rtelectric-nh.com
Website: www.rtelectric-nh.com

Product/Service	Description	Qty.	Total
Project Total 1	We will complete the following work. -Trench around perimeter of walk way and to power/outlet by fountain. -The post lights will be staggered along the circular brick walkway with (2) inside the walkway at the street sidewalk and (2) outside the walkway nearer the building. -Install PVC piping and wiring in between each light pole and to outlet power at edge of grass. Install an astronomical timer to control the post lights. -Install (4) lamp posts, pedestals and lamp heads provided by customer buried in packing material, and 60W bulbs provided by customer. -Provide permit and inspection of electrical work. The price for the above work is \$8,500.	1	\$8,500.00
Project Total 2	We will complete the following work. -Install (2) light provided by customer inside the left and right arches. -Relocate photo control to the front of the building. The price for the above work is \$3,700.	1	\$3,700.00
Project Total 3	We will complete the following work. -Install (3) gooseneck lights provide by customer. Each light will be installed on the keystone of each archway. -Wiring will have to be run in the same space as the surface mount lights inside the archways, we will have to pipe down on the inside of the archway to the height of the gooseneck light and punch through the brick to the center of the keystone on the exterior of the archway. -Install an astronomical timer to control the gooseneck lights on the inside of the middle archway. The price for the above work is \$5,700.	1	\$5,700.00
Payment Due upon receipt of invoice or completion of work	-We require a credit/debit card to be on file so remainder of invoice can be charged once work is complete. -Any extra work performed will be invoiced once work is complete and billed separately.	1	\$0.00
Estimate	The first written estimate is free, any additional reworking or changes to the original written estimate could be subject to an additional charges at a minimum rate of \$250 per reworking of the original written estimate.	1	\$0.00



ESTIMATE #6642

SENT ON:

Aug 26, 2025

Product/Service	Description	Qty.	Total
Warranty	We provide a 1-year warranty on materials that we provide and install from the date of installation.	1	\$0.00

A deposit of \$10,000.00 will be required to begin.

Total

\$17,900.00

The estimate is for completing the job as described above. It is based on my evaluation and does not include material price increases or additional labor and materials should unforeseen problems arise after the work has started.

Estimate is valid for 30 days.

Signature: _____ Date: _____

From: Rockborn Electric<rockbornelectric@gmail.com>

Date: Fri, Aug 8, 2025 at 12:28 PM

Subject: Re: Lanterns and posts for Town of Warner

To: Sara McNeil <saramcneil59@gmail.com>

CC: Kathy Carson <kathy.carson50@gmail.com>, Faith Minton <minton.faith@gmail.com>, Mitchell, Patricia <pmitchell2@baystatefinancial.com>

I'm only asking due of the complexity of the job and unknowns for pouring footings etc sourcing power- from far points-just trying to save time if you were to say your budget is 7-10k I would say I'm unable to do it at that price point and allow for other bids to move forward- just trying to be transparent and not waste time for both parties

Theoretically when would the work ensue

Richard Olohan
Rockborn Electric LLC
cell: 603 998-2397
office: 603 995-0025

On Fri, Aug 8, 2025 at 10:27 AM Sara McNeil <saramcneil59@gmail.com> wrote:

Hello Rich,

We are not quite sure how to respond to your questions so I would like you to proceed with your estimate knowing that it is just that: an estimate. We will attempt to find out the answers but for now, it's important that we present your estimate to our Select Board within the next week or two. Feel free to add "unknown factors that will affect the estimate are".....

I will be on vacation for the next couple of weeks and have asked Kathy Carson at kathy.carson50@gmail.com to be the liaison between you and our Select Board during that time. Thank you.

Sara McNeil
Warner Beautification Committee

Proposal No.: P25-133

American Gas Lamp Works LLC
World's Finest Gas and Faux Gas Lighting

1299 4Th Avenue, New Kensington, PA 15068

Phone: 724-274-7131 x140

Toll Free: 855-427-5483 x140

Email: sales@americangaslamp.com

PROJECT: N/A

BILL TO: Warner Town Hall
TBD

SHIP TO: Warner Town Hall
1 East Main Street

Warner, NH 03278

Phone: 603-456-3962

Email: pmitchell2@baystatefinancial.com



*** Quoted prices are valid for 30 days from Date shown below. Shipping estimate is valid for 3 days.**

Prepared for: Patricia Mitchell

Prepared by: Katy Porco

Customer ID: Warner Town Hall

Date: 8/26/2025

QUANTITY	ITEM #	DESCRIPTION	UNIT PRICE	UNIT DISCOUNT 20%	UNIT DISCOUNTED PRICE	LINE TOTAL
4	1000H-E BR509 BETUS-900 BGB TI	VIENNA POST MOUNT - ELECTRIC SMALL CAST ACORN W/GUARD FINIAL TRIPLE UPRIGHT CANDELABRA ASSEMBLY BEVELED GLASS TIMELESS BLACK FINISH	\$660.00	\$132.00	\$528.00	\$2,112.00
4	A9 TI	9" X 3" OD ALUMINIUM POST - NO INTERNALS NO LADDER REST HOLES TIMELESS BLACK FINISH	\$330.00	\$66.00	\$264.00	\$1,056.00
4	PBA TI	CAST ALUMINUM PEDESTAL BASE TIMELESS BLACK FINISH	\$340.00	\$68.00	\$272.00	\$1,088.00
				Shipping & Handling Estimate		\$618.00

COMMENTS:

TOTAL DISCOUNT

\$1,064.00

* Payment is due at the time your order is placed.

SUBTOTAL

\$4,256.00

* Payment may be made via Visa, MasterCard, Discover, AmEx or check.

S&H ESTIMATE

\$618.00

* Current estimated lead time is approx. 2 weeks.

TOTAL

\$4,874.00

THANK YOU FOR YOUR INTEREST IN AMERICAN GAS LAMP WORKS LLC!

The Vienna

Item 1000

Reflecting the subtle elegance of Vienna, this lamp embodies the classic lines of our Gothic Lamp but in a more discreet design. For centuries, lamps like our Vienna lit the winding, stone-paved streets of the Habsburg Empire, providing romantic illumination for carriages and commoners alike. The six-sided elegance of the Vienna Lamp is further enhanced with beveled panes.



Post Mount



Wall Mount



Pier Mount

*As shown with Cast Acorn
finial with guard*



ELECTRIC





Base,
Lamp, &
poles will
be black ~~≡~~

LAMPS PLUS.

🏠 / Outdoor Lighting / Wall Light / 16 - 20 In. High / Black / Style # 570D0



Hinkley Forge 17 1/2" High Black Outdoor Barn Wall Light

1 Review

[HINKLEY Forge Black Collection](#)

\$357.28

[Open Box Available for \\$285.86](#) ⓘ

As low as \$34.13/mo with **PayPal**. [Learn more](#)

[Free Shipping & Free Returns*](#) |

[Price Matching Policy](#)

In Stock - [Ships in 1 to 2 Days](#)

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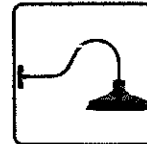
ADD TO CART

♡ SAVE

Finish Black



Antique
Brushed
Aluminum



Black



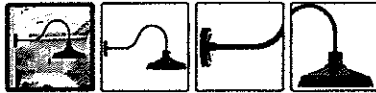
Burnished
Bronze

Height 18"

9"

17"

18"



HINKLEY

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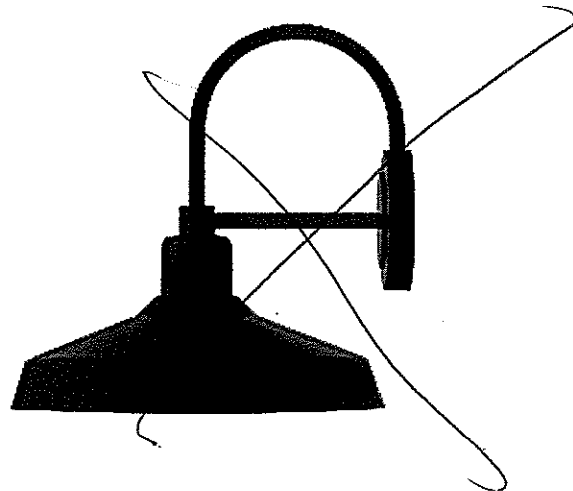
[Clearance](#)



LED Bulb

MSRP \$6.72

FORGE FAMILY

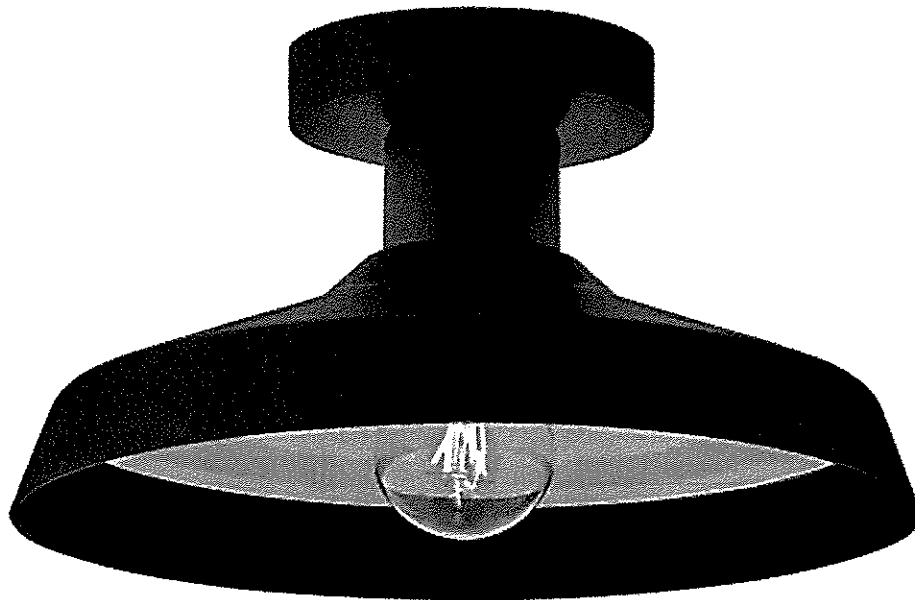


Medium Wall Mount Barn Light

12070BK | W 16" H 16.5"

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\$208.48
SMALL FLUSH MOUNT



FORGE 12072BK

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