

**WARREN BOARD OF
SELECTMEN REGULAR MEETING
Wednesday, July 8 2026**

CALL TO ORDER:

Chairman Hair called the meeting to order at 5:00 PM and led the audience in the Pledge of Allegiance.

Select Board Members Present: Jeremy Hair, Shirley McCartin, and Chuck Sackett

Town Staff/Officials Present: Town Administrator – Austin Albro, Tax Collector – Maria Sanders, Treasurer – Sheila Foote, Police Chief – John Semertgakis, Cemetery Trustee & E-911 Coordinator – Don Bagley

Public Present: None

SELECT BOARD MANIFEST: *J. Hair moved to approve the July 8, 2026 manifest. S. McCartin seconded the motion. Vote: McCartin – yes, Sackett – yes, Hair – yes, and the motion passed 3-0-0.*

APPROVAL OF MINUTES: *C. Sackett moved to approve the June 10 meeting minutes as amended. S. McCartin seconded the motion. Vote: McCartin – yes, Sackett – yes, Hair – yes, and the motion passed 3-0-0. C. Sackett moved to approve the June 24 meeting minutes. S. McCartin seconded the motion. Vote: McCartin – yes, Sackett – yes, Hair – yes, and the motion passed 3-0-0.*

PUBLIC COMMENT:

Donald Bagley, Cemetery Trustee, informed the Board that the price of cemetery plots would increase following the next meeting of the Cemetery Trustees. He explained that the increase was primarily due to the rising cost of purchasing cornerstones.

Selectman Sackett shared that Janice Sackett had returned home.

Mr. Bagley requested an update on the Food Pantry construction project, particularly the installation of vinyl siding. The Board indicated that the delay was likely due to a lack of available volunteers.

TREASURER:

Treasurer Sheila Foote was present at the meeting and provided a report for the Board's review.

The Town of Warren Operating Account had a balance of \$687,113 following approval of the evening's manifest in the amount of \$63,776.77. The June reconciliation report was also provided for the Board's review.

The Town Clerk Account had a balance of \$1,466.25. The June reconciliation report was provided for the Board's review.

The Tax Collections Account had a balance of \$299,706.56. The June reconciliation report was provided for the Board's review.

TAX COLLECTOR:

Tax Collector Maria Sanders was present and provided the following reports and information for the Board's consideration.

Collections Summary for the month of July 2026 (Printed July 7, 2026)

- a. \$263,945.90 has been collected in Gross Receipts. (\$263,291.17 in principal; \$504.72 in interest and penalties; and \$150.01 in credits to be applied to 2026 P01 bill.)

Year to Date Collections Summary (January 1, 2026 – July 8, 2026)

- a. \$1,109,341.95 has been collected in Gross Receipts. (\$1,098,055.92 in principal; \$9,713.79 in interest and penalties; and \$1,572.24 in credits to be applied to 2026 P01 bill.)

The Tax Collector informed the Board that three properties were tax-deeded on July 6, 2026.

Ms. Sanders also informed the Board that she had accepted a position as a philosophy professor in Texas and would be resigning as Tax Collector effective August 15, 2026. The Administrator and Board extended their congratulations and expressed their appreciation to Ms. Sanders.

BUILDINGS AND GROUNDS:

Facilities Manager George Russell was not present at the meeting; however, he submitted a written report. Mr. Russell reported that he had been mowing and trimming as needed and removing Old Home Day items from storage. The septic system design for K.P. Hall was complete, and he was still awaiting a quote for the emergency siren. Additionally, Kenny Bancroft trimmed the K.P. Hall door to improve its operation while the Town awaits installation of the replacement door.

Regarding the Transfer Station, Mr. Russell reported that he attended a webinar on current recycling markets as part of the continuing education requirements for his license renewal. Electronics were scheduled to be shipped during the week of July 20, and one bale of plastic was produced.

FIRE CHIEF:

Interim Fire Chief David Heath was not present at the meeting; however, he submitted a written report for review. Chief Heath reported that the Department received three calls, one of which it was unable to fill.

On June 25, the Department was requested to provide mutual aid in Woodstock but was unable to fill the assignment. On June 30, the Department responded to a report of a tree and wires down on Lake Tarleton Road. No power lines were involved; however, the tree had fallen across a telephone line and the roadway, blocking both lanes. The road was closed, and traffic was rerouted until the tree was removed. On July 3, the Department responded to an EMS call for a sick person.

40R2 returned from NUCAR following replacement of the water pump and belt. Upon its return, the air conditioning was not functioning, although it had been operational before the vehicle was serviced. The apparatus was returned to NUCAR for inspection. 40R1 is currently being stored at the Town Garage.

TOWN ADMINISTRATOR:

The Town Administrator indicated that the majority of his report would be addressed throughout the remainder of the agenda. He reported that no bids had been received for the Town trailer and recommended that the notice of surplus equipment and request for bids be reissued. Following brief discussion, the Board unanimously authorized Chairman Jeremy Hair to work with LCHIP regarding the transfer of the Willing Workers Hall to Town ownership.

NEW BUSINESS:

- a) The Board clarified that if the owner of a recently tax-deeded property sought to repurchase the property within the timeframe provided by State law, all principal taxes and fees would remain due; however, the Board would be willing to consider abating the accrued interest.
- b) *C. Sackett moved to grant a waiver of tax deeding for 268 Red Oak Hill Road. S. McCartin seconded the motion. Vote: McCartin – yes, Sackett – yes, Hair – yes. The motion passed 3-0-0.*
- c) *C. Sackett moved to request \$8,362 from the Landfill Expendable Trust Fund for the installation of the groundwater monitoring well and \$2,450 from the Community Development Fund for the K.P. Hall septic system replacement. J. Hair seconded the motion. Vote: McCartin – yes, Sackett – yes, Hair – yes. The motion passed 3-0-0.*
- d) *C. Sackett moved to approve an administrative abatement request for Map 221, Lot 021. Following the redemption of the tax-deeded property and subsequent billing, a lapse in communication between the Town and the property owners resulted in the accrual of interest. Once notified, the property owners promptly paid the outstanding principal balance in full. The abatement was requested to clear all remaining interest and penalties. J. Hair seconded the motion. Vote: McCartin – yes, Sackett – yes, Hair – yes. The motion passed 3-0-0.*
- e) *J. Hair moved to approve an administrative abatement request for Map 240, Lot 015. The property was owned, used, and occupied by a qualifying nonprofit organization and was otherwise tax-exempt during the relevant period prior to its sale on May 13, 2026. Because the first tax bill covers the April 1 through September 30 portion of the tax year, and the seller held the property in a tax-exempt status until the closing, the portion of the bill attributable to the exempt ownership period should be abated. The*

buyer remains responsible for the taxable portion of the bill beginning on the date of ownership. C. Sackett seconded the motion. Vote: McCartin – yes, Sackett – yes, Hair – yes. The motion passed 3-0-0.

OLD BUSINESS:

- a) The Administrator reported that he was gathering the documentation necessary to request grant reimbursement for the Main Street Demolition Project.
- b) Following discussion, the Board agreed to allow the Old Home Day Committee volunteer to conduct a fireworks display on private property, provided that the volunteer and property owner sign a release of liability and hold-harmless agreement.
- c) The Administrator reminded the Board that he was working with legal counsel regarding the shared well located on Town property off Pine Hill Road.

CORRESPONDENCE:

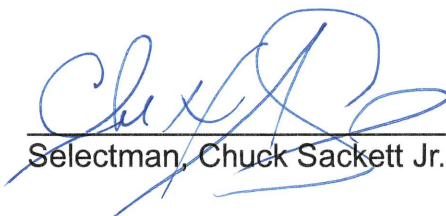
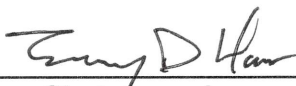
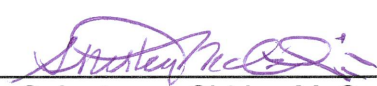
The Board reviewed recent correspondence.

PUBLIC COMMENT:

Selectman Sackett suggested that the Town promote the New Hampshire Audubon property and recreational trails located on Lake Tarleton Road on the Town website. He encouraged residents to visit the property and shared a brief history of the site.

ADJOURN:

C. Sackett moved to adjourn the regular meeting of the Select Board. The motion was seconded by S. McCartin. Vote: McCartin – yes, Sackett – yes, Hair – yes, and the motion passed 3-0-0. The Board adjourned at 5:40 PM.

		
Selectman, Chuck Sackett Jr.	Chairman, Jeremy Hair	Selectman, Shirley McCartin