

**WARREN BOARD OF
SELECTMEN REGULAR MEETING
Wednesday, January 21, 2026**

CALL TO ORDER:

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

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

Town Staff/Officials Present: Town Administrator – Austin Albro, Treasurer – Sheila Foote, Fire Chief – Arthur Heath, Police Chief – John Semertgakis, Tax Collector – Maria Sanders, Warren Village School Chairman – Donald Bagley

Public Present: Tom and Lisa Mantz, Anna Girardi – Turner Group, Christina Hytenin

SELECT BOARD MANIFEST: C. Sackett *moved to approve the January 7, 2026 manifest. S. McCartin seconded the motion. Vote: McCartin – yes, Hair – yes, Sackett – yes, and the motion passed 3-0-0.*

APPROVAL OF MINUTES: J. Hair *moved to approve the January 7, 2026 minutes as written. C. Sackett seconded the motion. Vote: McCartin – yes, Hair – yes, Sackett – yes, and the motion passed 3-0-0.*

PUBLIC COMMENT:

There was no public comment.

TREASURER:

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

The Town of Warren Operating Account balance is \$522,705.72 after tonight's approved manifest of \$168,960.42.

The Town of Warren Town Clerk Account balance is \$3,500.00.

The Tax Collections Account balance is \$643,492.87.

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 January 2026 (Printed January 21, 2026)

- a. \$66,756.55 has been collected in Gross Receipts for the month of January.
(\$65,091.96 in principal; \$514.11 in interest and penalties; and \$1,150.48 in

credits to be applied to 2026 P01 bill.)

Year to Date Collections Summary (Printed January 21, 2026)

- a. \$66,756.55 has been collected in Gross Receipts for the month of January. (\$65,091.96 in principal; \$514.11 in interest and penalties; and \$1,150.48 in credits to be applied to 2026 P01 bill.)

BUILDINGS AND GROUNDS:

Manager George Russell was present at the meeting. He reported that new lights were installed at the Town Hall and that one was damaged but will be replaced next week. He has been plowing and sanding as needed. Mr. Russell noted that new electrical outlets were required at the Town Hall to accommodate state mandated voting equipment.

Regarding the Transfer Station, Mr. Russell reported that he participated in a webinar toward D.E.S license recertification. One bale of plastic was produced and a bale of cardboard is in production.

FIRE CHIEF:

Fire Chief Arthur Heath reported on recent department activity, including response to a number of medical calls.

TOWN ADMINISTRATOR:

The Town Administrator reported on recent activity and noted that he was continuing to manage day-to-day operations. He explained that he was processing tax information, preparing the budget and other year-end reporting, and assisting a resident with an application for welfare assistance.

NEW BUSINESS:

- a) The Administrator noted that 2026 revenues were currently projected to be approximately \$4,000 more than 2025. This was largely due to increases in Income from Departments (Transfer Station) and Interest on Investments. The Administrator explained that the Town historically estimates revenues conservatively to ensure adequate cash flow and reduces the final tax rate in the fall with excess funds.
- b) The Town Administrator and Board of Selectmen reviewed the first draft of the 2026 budget and warrant articles. The Administrator noted that overall impact to the taxpayers was currently projected to be approximately \$40,000 less than 2025 and explained that this was primarily due to cost savings associated with EMS coverage and the lack of a paving project in 2026. There was discussion of the budget in its entirety.

The Board reviewed the Warrant Articles and offered their recommendations on

required articles as follows:

To see if the town will vote to raise and appropriate the sum of \$1,100,000 for the construction of a new Highway Department Garage, \$200,000 will come from the Capital Reserve for this purpose, further to authorize the issuance of not more than \$900,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the Board of Selectmen to issue and negotiate such bonds or notes and to determine the rate of interest thereon. This special warrant article will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the building is complete or by December 31, 2031, whichever is sooner. (3/5 ballot vote required).

The Selectboard does not recommend this appropriation. The estimated impact to taxpayer if a first-year payment was authorized was projected to be approximately \$.77 according to the NH Municipal Bond Bank.

To see if the town will vote to raise and appropriate the sum of \$1,265,000 for construction of a new Public Safety Building, \$165,000 will come from the Capital Reserve for this purpose, further to authorize the issuance of not more than \$1,100,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the Board of Selectmen to issue and negotiate such bonds or notes and to determine the rate of interest thereon. This special warrant article will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the building is complete or by December 31, 2031, whichever is sooner. (3/5 ballot vote required).

The Selectboard does not recommend this appropriation. The estimated impact to taxpayer if a first-year payment was authorized was projected to be approximately \$.94 according to the NH Municipal Bond Bank. There was discussion as to whether the article, as written, would allow for the Town to purchase land. The Administrator indicated that he would get advice from legal counsel. There was further disclosure that the property desired by the Fire Chief is currently owned by the Town Administrator and the price is \$70,000.

To see if the Town will vote to raise and appropriate the sum of \$72,000 to be placed into the following funds. The Selectmen recommend this appropriation.

a.	Fire Truck CRF	5000
b.	Highway Building Fund CRF	5000
c.	Highway Equipment CRF	5000
d.	Police Cruiser CRF	5000
e.	Missile CRF	800
f.	Bridges CRF	2500
g.	Town Hall CRF	2000
h.	Paving Fund ETF	25000

i.	Major Road Projects ETF	10000
j.	Fire Department/Pub Safety CRF	5000
k.	Dam Maintenance ETF	1000
l.	Veteran's Memorial ETF	200
m.	Fire Department SCBA CRF	5000
n.	Joseph Patch Library	500

To see if the Town will vote to raise and appropriate the sum of \$2,769 to be added to the Fire Department Expendable Trust Fund with said funds to come from unassigned fund balance as of December 31, 2025, with no funds to be raised from taxation. This amount represents a portion of the surplus of the 2025 fire department budget. The Selectmen recommend this appropriation.

To see if the town will vote to raise and appropriate the sum of \$2,906 to be added to the Emergency Management Expendable Trust Fund with said funds to come from unassigned fund balance as of December 31, 2025, with no funds to be raised from taxation. This amount represents a portion of the surplus of the 2025 emergency management budget. The Selectmen recommend this appropriation.

To see if the Town will vote to raise and appropriate the sum of \$1,004 to be added to the Cemetery Expendable Trust Fund with said funds to come from unassigned fund balance as of December 31, 2025, with no funds to be raised from taxation. This amount represents a portion of the surplus of the 2025 cemetery budget. The Selectmen recommend this appropriation.

To see if the Town will vote to raise and appropriate the sum of \$3,536 to be added to the Joseph Patch Library Expendable Trust Fund with said funds to come from unassigned fund balance as of December 31, 2025, with no funds to be raised from taxation. This amount represents a portion of the surplus of the 2025 library budget. The Selectmen recommend this appropriation.

To see if the town will vote to raise and appropriate the sum of \$40,000 for the purpose of performing the cyclical property revaluation and authorize the withdrawal of \$20,000 from the Revaluation Trust Fund created for that purpose. The balance of \$20,000 is to come from general taxation. The Selectmen recommend this appropriation.

To see if the town will vote to raise and appropriate the sum of \$9,500 for the purpose of drilling a new monitoring well at the Warren Transfer Station and authorize the withdrawal of \$9,500 from the Landfill Expendable Trust Fund created for that purpose. The Selectmen recommend this appropriation.

- c) Anne Giraldi from the Turner Group attending the meeting to learn where the Town was at in the process of selecting a vendor in response to the RFQ for

Bridge Engineering Services. The Administrator acknowledged that the Board had reviewed and scored each proposal but he had not had time to tabulate the results and request permission from the State to negotiate with the chosen firm.

- d) The Selectboard reviewed and signed Reports of Cut for Operations 25-465-06 & 25-465-06.

OLD BUSINESS:

- a) The Administrator indicated that there was a meeting relative to EMS/Food Pantry on January 26, 2026 and that he would attend if he was able.
- b) The Administrator explained that bids for Main Street Demolition were being reviewed by Weston and Sampson for completion and that responses ranged from \$191,400 to \$375,000.
- c) The Administrator noted that the Town counsel was working with attorneys from the South Main Street Water District on the easement request.

CORRESPONDENCE:

The Board reviewed recent correspondence.

ADJOURN:

S. McCartin moved to adjourn the regular meeting of the Select Board. The motion was seconded by J. Hair. Vote: McCartin – yes, Hair – yes, Sackett – yes, and the motion passed 3-0-0. The Board adjourned at 7:20 PM.

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