

91-A request

From : Kathy Frenette - Town
Administrator
<administrator@warnernh.gov>
v>

Mon, May 12, 2025 05:00
PM

 8 attachments

Subject : 91-A request

To : D Carle <dcarle@tds.net>

Hi David,

I have attached a number of documents here as requested.

Agendas where the issue of having additional town counsel was noted. The minutes where it was discussed.

The confirmation of engagement from PretiFlarerty. That gives us an hourly rate that we will be charged if we use them. We are not obligated for anything. That letter also ensures that if anyone goes to them with a case against Warner that they will not take that potential client's case due to conflict of interest.

The other firm that can take us is Tarbell & Brodich, however they will do a letter of engagement with us. If someone was to use that firm against Warner, then it is a conflict of interest, and they are out.

I made calls to many firms and the ones that did do municipal law, there were conflicts of interest, and they could not represent us.

Upton & Hatfield took six months to do three deeds for us. Warner property owners wanted to buy back their property after it was taken for past due taxes. They paid the past due taxes, interest and other cost associated with taking back over the property, including the cost of deeds and recording the property transfer. During those six months the town still owned the properties, so we received no tax money for those properties for six months waiting for the attorneys.

We are going through the process to see if there are any town owed properties that can get sold and back on the tax rolls. The buyer is not going to wait months for their deed or deeds. It is not fair, nor is it right that this is happening and has happened.

I have attached the Warner purchasing policy and there are a couple of highlights. On page 1 Section A the second sentence clearly states "Nothing within this policy shall be interpreted in a manner that prevents the Selectmen from purchasing products or services for the Town of Warner according to manner, policy, or procedure that in their judgement at the time they authorize a purchase, is in the best interest of the Town." There are a couple of other items highlighted as well.

I also attached a copy of your letter with a date stamp on when I received it.

Should you need anything further please let me know.

Kathy

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Warner Purchasing Policy.pdf

1 MB



PretiFlaherty Confirmation of Engagement.pdf

766 KB