

Carroll County Commissioners Meeting
Minutes
June 10, 2009

Commissioners Present: Commissioner Sorensen, Commissioner Solomon, Commissioner Albee

Public Present: David Babson, Henry Spencer, Lori Lenart

Open for public input at 8:15am

1. David Babson: Has Co-op material been reviewed?
2. Commissioner Sorensen: Yes
Discussion of build and design, proposal, request for bid component, request for quote, advertisement for hiring project coordinator and construction manager, etc. Mr. Babson will inquire of Co-op for more details.
3. Commissioner Sorensen: Commissioner Albee is looking at alternatives for Co-op building.
4. Commissioner Albee: Need to defend reasoning, cost, and be pro-active. Have to do math on justification of expense and how locals will benefit financially. Impact. Looking at web site for Co-op, not informational in regard to what Co-op does.
5. Lori Lenart: Co-op website is terrible, needs to be updated
6. David Babson: Shame to tear down all of the old nursing home, it has everything needed.
7. Commissioner Albee: Architect also feels the old home would be useable for Co-op's needs. Take wings off and leave center portion. Save money. 13,000 sq ft in center of old building useful for many things.
8. David Babson: Paying rent in Conway of \$50k - \$60k per year is outrageous
9. Commissioner Albee: Cannot justify that cost.
10. Commissioner Sorensen: Look at cost of building. Problem: secretaries of UNH Co-op are technically county employees. If they are on the complex they are a liability of county. Right now they receive UNH benefits. Go back to Co-op and ask what possibility is of taking over space in old nursing home building.
11. Commissioner Albee: Look at numbers with architect.
12. Henry Spencer: Look at retrofit nursing home – money available if listed as emergency shelter. May be useful.

Out of public session, begin general meeting

Jason Johnson, HOC

Current population is 59 in house, 2 weekender, 1 electronic monitoring, 6 transfers, and 17 on pre-trial release for a total population of 85. Total number of admitted inmates for the week was 31 (15 repeaters) total number released, 27. Repeater charges: 2 DWI, 2 Assault, 1 Unlawful possession of alcohol, 2 breach of bail, 1 criminal mischief, 1 criminal trespass, 5 superior warrants, 1 protective custody, 1 burglary, 1 escape, 1 resisting arrest, 1 controlled drug charges, 1 endangering the welfare of a child. Farm has been taking out average of 5 inmates, 15 available.

Last Monday new digital antenna was put up. Digital converter boxes were installed in dayrooms on Tuesday. Inmates were advised to either have digital capable TV's or have converter boxes sent to them.

Friday took in 1 inmate from Cumberland County Jail (ME). 2 confirmed cases of Swine Flu at ME facility. Inmate was taken by Sheriff's Department to Huggins Hospital for flu test. Still waiting on results. Inmate is on isolation status, not showing any signs of flu. Went to Norfolk County Jail with two other staff members. Took tour of facility to see operations. Spoke to instructor for Direct Supervision. Hope to have class in October and will talk to other Superintendents to see if their staff would be interested in training. Spoke to Plato Learning about their program. Asked them to send a quote for services. We buy license for their services (\$16,000 includes 3 computers and training of person who will supervise classes) and as many inmates as we have can go through the program. They also offer vocational and secondary education. Data can be exported and given to unemployment office, same testing systems. Will help inmates obtain employment.

1. Commissioner Albee: Look into stimulus/grant money for education, how many inmates have benefited in last 4 years, find out if other counties are using program and if benefit for multiple counties (discount).
2. Commissioner Sorensen: need to reduce cost of educational program by having this program take place. Stimulus only lasts 18 months.
What is the status on the A/C units?
3. Jason: Looking at putting a roof over them.

Will Dewitte, Farm

1. Commissioner Sorensen: Where is the truck? Garage has had it for 6 months. Will hold back \$2k until truck is in our possession and working properly.
2. Will: Afraid they will not release truck without full payment.
3. Commissioner Albee: Find out about warranty/guarantee. If where is/as is then we have no choice.
4. Will: Three possible locations for impound yard. Bailed some hay this week, need hot, dry weather. Trying to come up with inmate inside programs for rainy days. Looking to build/buy hay wagons.
5. Commissioner Sorensen: Mr. Babson could you ask Mr. Olkkola.
6. Will: Trying to get white truck useable. Look at frame, cost to repair VS. buying used. Consider attending state auction.
7. Commissioner Sorensen: Maple syrup – thinking was 5 year lease but if farm can do it, we will not do extended lease.
8. Will: Must look to see if we have enough trees to make it worthwhile. Farm has nothing to do with front gardens at nursing home.
9. Sandi McKenzie: Waiting to hear from Master Gardner @ Co-op

Sandi McKenzie, MVNH

1. Census: 97, 1 death, 2 discharges, 1 admission. 1 admission pending Medical Director approval, 3 in process
2. Certificate of Need (CON) application has been filed. (gave copies to commissioners) Now need to review for completeness.
3. State plan of correction: Need for additional oxygen rack (\$242.69), Anti-trip device needed for fire alarm. Panel is 40 years old, needs to be secured. Investigating working on Dutch doors- need to be planed and sized. (in kitchenettes, business office) Tops were removed, bottom not tight. Scheduling room needs door
Discussion of anti-trip device
New building, looking at space, rehab, kitchens, etc. Planning – looking at the future.
4. Commissioner Sorensen: Rehab for outpatients? Specialized? Separate entrance?

5. Looking at 1 household to have all the rehab residents. Building committee did not want competition to other rehabs in the area.
6. No competition to local facilities
7. Employees would like to benefit also and use facility. Maximize what we have. Set schedules for outpatient and resident rehab.
8. Commissioner Sorensen: Push to have daytime rehab with outside entrance.
9. Commissioner Albee: What is perception of rehab dept. personnel with what they need?
10. Sandi: Work in an organized fashion. Will look into rehab, space, needs, scheduling.
11. Commissioner Albee: Talked to Gerry (EGA) about ability to add on/expand for rehab facility.
12. Sandi: Look at how efficient area is, do we need 2 activity areas. Must begin to work concept. Must increase revenue strain.
13. Commissioner Sorensen: Goal – increase revenue/decrease expense
14. Sandi: Name of home, something other than “Mountain View Nursing Home.” Want concept other than “nursing home.” Hair stylist is leaving, interviewing (contracted service.)
Discussion of rehab, shower rooms, value of having spa bath, benefits of having showers in each room (time and dignity issue).
15. Commissioner Sorensen: Calls received in support of Private rooms. OCC poll = private rooms.
16. Commissioner Albee: boils down to operational costs and staff for delegation. Hopefully can satisfy both.

Robin Reade, HR

1. Gave copy of memo that went out to employees about meeting with Primex on Monday. 2 sessions at HOC, 1 session at admin, multiple sessions at nursing home. Commissioners and Robin will attend some or all of sessions.
2. Scheduled next round of supervisory training over 5 months. Target line supervisors.
3. Robin and Stephanie are centralizing personnel files in database.
4. Letter to attorneys for commissioners to review (union attorney) will setup appointments and have non-public sessions with interested parties. Union reps will know as well.
5. Projector screen on hold?
6. Commissioner Albee: White board from Mike Cauble will also function as screen for projector.
7. Robin: Have prices, will discuss if needed.

David DeJagger, Cornerstone Christian Academy

1. Ann Aiton very helpful. Packet given to commissioners about property. Discussion of land exchange, deeds, approvals, signatures, monuments, letter of agreement on cutting timber. All changes to clerical mistakes and wording. Titles and letter of intent must be complete before town will approve. (Ann recommends signed copies of deeds and she will keep original)
2. Commissioner Albee: Make note “no personal interest or benefit from exchange although Dr. Cubbedu is my neighbor.”

Commissioner Solomon moved to accept minutes from June 3, 2009 as written. Motion seconded by Commissioner Albee. Commissioners Sorensen, Solomon, and Albee in favor. So voted

Info: Hales Location has 104 homes, 29 vacant lots (most likely not to be built on)

Charlie Agnew, BioMass Commodities Corp, Williamstown, MA (Portland, ME)

Mr. Agnew presented an in-depth look at bio mass and the possibility of a central heating plant on the county complex. Also does feasibility studies for wood pellet manufacturing facilities.

Many facilities close by that deliver pellets and chips. Fiber supply is there locally. Base decision on scale of project. Equipment is most important.

Discussion of combustion systems, cost, step by step handout.

Trend: possible 50% increase in propane/oil costs in next 10 years.

Silo needed for storage of pellets (similar to grain industry) Threshold for acreage and BTU – air permit, emissions cleanup. Footprint 14x12x5. No smoke, 1 second every ½ hour puff of fine particulate only. Commissioners will go view boiler at Dartmouth.

Includes extensive training of staff member, full operation supervisor for 1 year.

Discussion of wood pellets VS. chips, manufacturer standards. Amount of pellets/chips that would be used based on past propane usage.

\$200,000 estimate for 2.5 million BTU boiler installed. Includes storage system. (piping is not included, done by contractor of choice) Need to supply building and water.

Operating costs depend on options. ½ hour maintenance per week.

Possible Grant money, Community Facilities grant, USDA Program, REGG money

Questions:

1. Possibility of small electrical generation?
2. Transmitting hot water, higher costs other than pipe? (pipe is \$300 per foot)
3. Does particulate effect finish on autos?
4. Is ash testing expensive?
5. Cost and size for making pellets?

Answers:

1. Low pressure steam, not enough to generate electrical
2. Higher flow rate, bigger pump, heat loss
3. No
4. Will find out about ash testing in area
5. Call New England pellet for costs/contracts

Overview: 90,000 BTU's per gallon, 16.5 million per ton of wood pellets

NE 1 ton = \$250

5. million BTU's = 12-1500 full load operating hours

Gross BTU, 230 tons annual consumption = \$57,500

41,000 gal propane = \$53,300

1. Commissioner Albee: How stable are pellet costs?
2. Charlie: Prices on bagged pellets are finicky. NE wood pellet committed to bulk customers.
3. 2 variables: electricity and fiber cost
4. Commissioner Albee: Talk to EGA, get estimate of what this building uses. We will get number for jail. Good start, so we can compare to budget figures for nursing home. Are you willing to undertake project?
5. Charlie: absolutely, will put real numbers to it.
6. Commissioner Albee: Must get other competitors before conclusion, must go out for bid. Govt. regulations.

Commissioner Solomon moved to adjourn, motion seconded by Commissioner Albee, Commissioners Sorensen, Solomon, and Albee in favor. So voted

Meeting adjourned at 11:30 am