

**Carroll County Commissioners Meeting  
Minutes  
August 5, 2009**

**Commissioners Present:** Commissioner Sorensen, Commissioner Solomon, Commissioner Albee

**Public Present:** David Babson, Maureen Spencer, Henry Spencer, Daymond Steer, Nate Giarnese, Lori Lenart, Susan Wiley

Meeting called to order at 8:15am by Commissioner Sorensen

Public Input

1. Henry: Vision Statement? Goals and objectives? What is the nursing home supposed to accomplish. A few sentences describing this is good just saying why we do it, why we have a nursing home.
2. Commissioner Sorensen: Sandi is working on it.
3. David Babson: Where are we with renovation of old home/regarding co-op. Price yet?
4. Commissioner Albee: EGA and Randy Remick will be in @ 10 to discuss this.
5. Maureen: Was money appropriated for the impound yard?
6. Commissioner Sorensen: Yes. Still holding it, will have to look at amount. Last year that we can hold it then it goes back to general fund.
7. Maureen: Moving toward not doing it?
8. Sorensen: Yes, we will probably not do it.
9. Maureen: Still nothing for sale on website
10. Sorensen: Not enough wood and hay to advertise. If we had more to sell it would be a good idea.
11. Maureen: Suggestion, put application on website to fill out. Talked to Robin. When will building committee-subcommittee be meeting?
12. Commissioner Solomon: Will be setting up sub-committee meetings with architect. Will discuss with them later this morning when they come in.
13. Commissioner Albee: I believe they will be doing review of nursing home today after they are here. Can coordinate schedule.
14. David Babson: Windy Ridge – has radiant flooring equipment. Use local suppliers? How are you going to enforce that with EGA and BPS?
15. Commissioner Sorensen: Out for bid in January. Commissioners will see bids and approve bids before contracted.
16. Commissioner Albee: Commissioners will be acting as general contractors; will have to review all aspects of the process.
17. Nate: Is BPS is getting 3% off the top as fee?
18. Commissioner Albee: Yes  
Discussion of when and how project went out to bid and how it was fair/not fair. Bidding process. Board knew what they were looking for. Anyone interested should have come in or called it was an open process. All who interviewed were offered the same opportunity. If process was revisited it would be done the same way.

General Session

*Commissioner Albee made motion to approve public minutes from July 29<sup>th</sup> as submitted. Commissioner Solomon seconded motion. Commissioner Sorensen, Solomon, and Albee in favor.*

*So voted*

*Commissioner Solomon made motion that minutes from non-public session of July 29<sup>th</sup> be accepted and sealed as written pursuant to RSA91A; 3. Commissioner Sorensen seconded motion. Commissioner Sorensen, Albee, and Solomon in favor. So voted*

**Jason Johnson, Director HOC and Joe Boyd, Maintenance HOC**

1. Current population is 55 in house 1 weekender, 6 transfers, 2 elec. Monitor, and 27 pre-trial releases. Total population of 91. Admitted 20 (9 repeaters) and released 18.
2. Repeater charges: 1 burglary/possession of weapon, 1 unauthorized use of motor vehicle/disobeying police officer/warrants/detention order, 1 VoP, 1 agg. DWI, 1 delivery of articles prohibited/resisting arrest/breach of bail, 1 duty to report, 1 breach of bail, 2 warrants.

Farm has been taking out 3 inmates, 8 eligible.

3. Conducted hiring boards last week. Scheduled nine interviews. Seven showed up. Selected one for full-time and one for part-time. We will be working on getting them in to begin training.
4. Joe: contacted Trane and Seacoast Crane to come today – will measure and give estimate to build new pad and move a/c compressors. The meter for the jail will be manufactured in shop and then installed here. Everything is running smooth, quiet summer. Drainage/roof issues, not bad. Going to build up corner with stone to divert water may solve problem.
5. Commissioner Albee: Need to go over payroll system for jail. How it is processed – clerical. Need to tighten up weekender policy.
6. Jason: Scheduling meeting tentative for the 27<sup>th</sup> of Aug.
7. Commissioner Albee: How is pre-release program?
8. Jason: Started family program on Sunday. Bringing in families, having speakers (AA, etc)

Discussion between commissioners on UMG, Inc. Company that was in last week about buying power from Canada. Contacted Commissioner Sorensen. Must review contract before making motion. Discuss possible costs, contract, and savings.

1. Commissioner Albee: Met with Sandi and Paula about proforma, making sure numbers track. Hard to track actual inflation rate on line items. Numbers track approximately what we gave delegation. Answers to CON board are due back today or tomorrow.

Discussion on CON – Capital Reimbursement rates.

**Rep. Susan Wiley, 501C3**

1. Ready to go, will have draft of bylaws, article of corporation, board set up by end of August. We need community people, a good solid board. Will be ready for gifts/money by the end of November. Attorneys have offered technical assistance w/contracts, submission to IRS. Hope that negative energy in Conway can be turned around and people that want to reduce tax burden by helping us raise the \$2 million.
2. Commissioner Solomon: Looking for people from all areas of County for board? I will send you a list of names.
3. Commissioner Albee: Carroll County is a very efficiently run county compared to some others close by.

4. Susan: Do not think we need a professional fund raising person. People like to know every penny goes to the project, not to a paid professional.  
Discussion of budget, rooms, fund raising. Estimate \$17k to \$20k per room figure.  
Needs values on things stating what is available and what they can do.  
Next meeting for 501C3 tentative August 17<sup>th</sup> at 7pm at OCC in Center Ossipee.  
Kathy Garry is essential, Ed Butler. All members of delegation need to be involved.
5. Commissioner Albee: Formal review w/delegation at each aspect of the building, keep them involved.
6. Susan Wiley: Will get names of people involved in Chambers in the North and South. Working to reduce cost to County taxpayers.

### **Will and Wayne, Farm**

1. Will: 3 more loads of wood in – 1 more to come. Garden is coming along. Few blueberries, raspberries not good this season. Fields are too wet to hay. Only 1 estimate back for plow truck. Need to look at plan for getting netting for blueberries to protect them from geese and birds.  
Discussion of netting” Wayne had an idea about raspberries “extend area with blueberries, rotate vegetable gardens, can get 14 rows, or 100 plants to replace raspberry area. Could possibly sell rasp. plants or move to different area. This would give 150 ft extension and the end of blueberries. Would like to put veg. garden on other side of maintenance shop where there is fresh soil. More cost effective. Problem with Witches Broom.  
Discussion of process – soil testing – areas – irrigation, raspberries, blueberries.
2. Will: Cornerstone Christian Academy cutting of trees, getting estimate from Taylor. He would truck us up the hardwood and clear cut. Also looking at back section that has not been done. Meeting with Wendy Scribner today. Could cut within next few months. Questions for Academy: can trail be used for trucks? Look at laws on roadside cutting w/Wendy. Look into where the curb-cut process is.
3. Commissioner Sorensen: In the agreement w/Academy – curb cut was approved by state. Contact David deJaggar.
4. Roughly 2 Acres of wood trucked up, could make a few hundred dollars. Chips can be purchased from cut as well.
5. Commissioner Sorensen: Where are we on hay?
6. Will: Little over 2000 bales, all sold, none in barn.
7. Commissioner Albee: Hay wagon?
8. Wayne: Talked to Mr. Olkkola, he will get back to us.  
Wayne talked about the water department and what has been happening with hydrants in the water district, water testing, roof on reservoir, repairs in village. 48 customers on water system.  
Wayne talked about the waste water system, he replaced a faulty check valve (in budget) test results from lab were excellent. Distribution chamber, solenoid needs to be rebuilt. Extra testing required by State of NH. Eastern Analytical.
9. Will: Propane tank valve will need to be replaced by fall.
10. Commissioner Albee: Will be discussed later.
11. Commissioner Sorensen: Perhaps look for propane tank just for jail.

### **Chuck Henderson, Special Projects and Contracts for Senator Shaheen**

1. Stand ready to support effort on clean energy on a federal level. Need to get up to date on federal energy grants available. I am open to coaching!

2. Commissioner Sorensen: Sent letter saying that counties should be included in Federal grants, they had been left out.
3. Commissioner Albee: Preliminary on propane to bio shows an 86% reduction in carbon footprint. Equivalent to 172 cars being taken off the road. \$20k savings in fuel cost.  
Piping cost has still not been addressed. Could use help on that cost. Very expensive – need grant funds. Architects are looking at solar/thermal.  
Discussion of sustainable volume, pellets, companies, and options.
4. New Hampshire has enormous potential for “home grown food and home grown energy” Sustainable resources.
5. Commissioner Sorensen: Make us aware of any funding that can help us in the direction we want to go. (wind, solar, geothermal, etc) Project coordinator is BPS – Randy Remick. Keep us in mind with anything you can help us with, anything that comes up.
6. Chuck: Will get in touch with Mike Firestone in DC and Mike (?) to let them know this project is coming up; make them aware of this county.

#### Public Comments

1. Nate: What is going on with the Federal grant program?
2. Commissioner Sorensen: Counties were left out of Department of Energy plan.
3. David Babson: What is the weekender issue? Should we get a lawyer that specializes in energy to go over the energy contract? Would like true cost of breakdowns at jail, never got it before. (different issues that have happened with equip.)
4. Commissioner Sorensen: The weekender problem is up to the judge. These inmates work weekdays and only come in on weekends to serve their time. It takes a lot of time to check them in and out; sometimes they come in late, possibility of bringing in contraband, etc. Energy: PSNH will do everything except supply the energy. It is a reliable company. They get .002 commission from the energy company, not from us.
5. Susan Wiley: Witches broom problem this year. Weekenders are an issue but it keeps them working, especially in this economy.
6. Commissioner Albee: Problem is certain people abuse the issue. They do not show up on time, etc. or drug and alcohol issues. We need a system in place.
7. Susan Wiley: Let’s fix it
8. Nate: Kip sent letter to commissioner. You had Commissioner Albee respond?
9. Commissioner Sorensen: Told him to come to a commissioners meeting and he has not showed up.  
Discussion of letter and correspondence.
10. Nate: Who wrote the ad for Project Coordinator?
11. Commissioner Sorensen: Written by board, approved by board.  
Considering UMG proposal. Contract needs to be sent to attorney familiar with energy.

*Commissioner Albee made motion to approve \$650 to buy materials and have shelving built by Jerry to take care of storage issues in the storage area. Motion seconded by Commissioner Sorensen. Commissioner Albee, Sorensen, and Solomon in favor. So voted.*

#### **EGA Team: Randy Remick, Sandi McKenzie, Cheryl Delisle, Gerry Menke**

1. Sandi: regarding benchmarks and how we measure up...one nursing home is negative \$7million (burden on taxpayers) others are in the same area as we are.
2. Commissioner Sorensen: Meeting on the 17<sup>th</sup>, what is the plan?

3. Randy: Get committee back on weekly schedule. Hash out details, civil, site plan, nitty gritty. Final choices need to be made. What does building committee want to do? Refurbish old home: need to know how far you want to take it.
4. Commissioner Sorensen: Careful, decision on how it goes out to bid.
5. Randy: Doing feasibility study for you
6. Gerry: Procedural questions: Would like some people on committee to go and see more projects that have been done. Specifically the residential facility in Holyoke, MA.
7. Commissioner Sorensen: Who would you recommend to go, let us know and we can work out details.
8. Commissioner Solomon: I have a subcommittee working with Sandi and Cheryl.
9. Commissioner Albee: Need to examine structure of committees.
10. Randy: Goal – get on design so it can be bid in January. Civil and permitting, cannot waste time. Weekly building committee meetings.
11. Commissioner Albee: Reasonable rehab, windows, doors, center section. Co-op space. Low maintenance. What do numbers look like? (not on front burner at this time)
12. Commissioner Sorensen: David Babson is Chairman of building committee for Co-op extension. Design needs to accommodate the co-op.
13. Gerry: I have gotten communications from Tina Savage. I will CC them to all.
14. Commissioner Albee: It would be nice to have proposals on the 17<sup>th</sup>.
15. Randi: Coordinate with Geotech for your haying.
16. Sandi: Process issue. DHHS – conversation with them? Out for independent review. Fire Marshall review.
17. Commissioner Albee: Issues – rooms larger, common areas smaller? Roof? Savings?
18. Gerry: Green buildings – mechanical systems – not far enough into systems to do proposal on that yet.
19. Commissioner Albee: Can mechanicals be put in small basement space?
20. Randy: Test pits would have to be done, probably water issues.
21. Gerry: Less expensive to go out instead of down.
22. Randy: Asked White Mountain Survey to go forward. Moving forward, do we have to include program centers in old building or do we have to make room in new home? Weekly meetings are needed.
23. Sandi: 12 designated rehab residents in one area. Will be cost effective/efficient. Need to work program and system to see where we need to be. Possibly put rehab on ground floor.
24. Gerry: Keeping budget down – outside entrance? Need details.
25. Commissioner Albee: Economic analysis before we start growing.
26. Sandi: Only barrier is space. Staff is able to take on more people.
27. Commissioner Albee: How much money and how large a process.
28. Sandi: 85% to 90% now. Looking to bump it up. Rehab is contracted service; I will get numbers for you.
29. Commissioner Albee: Time frame, ramping up, final set of plans?
30. Gerry: 17<sup>th</sup> – details. Biggest holdup is program issues. Can make assumptions.
31. Commissioner Sorensen: Need detail on the \$300k for the 31<sup>st</sup>.
32. Randy: Will have master chart through January.
33. Gerry: Focus?

34. Commissioner Albee: Seriously thinking of centralizing heating plant. How will this impact the plan? Change numbers and sizes? Reuse boilers? Is that appropriate?
35. Commissioner Sorensen: Backup cost/system. Need backups other than just bio-mass.
36. Commissioner Albee: Go bio-mass, remove propane tank and get smaller tanks for individual buildings. Must look at costs. Are boilers in old home appropriate for backup source? Do we need boiler in new home? If not, will open up mechanical space.
37. Randy: Will need to know program plan for old home. Need advance cost study ASAP.
38. Commissioner Albee: Will also let us know which program energy that we want to pursue.  
Discussion of solar panel from CA. costs, etc. Roof service, public grid, PSNH, carbon offsets, rebate systems, roof structures – cost. Arrange for someone to come talk to us about solar panel systems.
39. Commissioner Sorensen: What impact will it have if we go to Canadian Power? Need to get more info.
40. Gerry: Central plant, bio-fuel, co-generation, code requirements. Usually package plan 1/3, 1/3, 1/3. Co-gen. More program issues. Comes back to “are we doing laundry here?”
41. Commissioner Albee: Need to look at numbers.  
Discussion on laundry, efficiency, space, savings, cost, modifications, inmate labor, expansion. Coordination of laundry service facility. Feasibility of expanding rooms and reducing commons. Reasons. Procedure on committee reporting/updates.  
Example: windows in bathrooms? Cost, aesthetics need to discuss and make decisions  
Roof, flooring, wall covering, exterior – things to discuss. Maintenance costs, decisions for savings and additions. Insulation and ventilation. R-value.
42. Sandi: Plan on small work groups. Concern: not meeting before August 31<sup>st</sup> delegation meeting.  
Will have building sub-committee meetings starting on August 12<sup>th</sup> at 1pm. Full Building committee meeting on the 17<sup>th</sup>.

*Commissioner Albee moved to go into non-public session pursuant to RSA91A; 3 for personnel. Seconded by Commissioner Sorensen. Commissioners Sorensen, Albee, and Solomon in favor. So voted.*

*Into non-public at 10:55 am*