

Carroll County Commissioners Meeting

Minutes

January 20, 2010

Commissioners: David Sorensen, Dorothy Solomon, Chip Albee

Public: Daymond Steer, Richard Stockbridge, Kathleen Maloney, David Babson, Maureen Spencer, Susan Wiley

Meeting called to order at 7:00 pm by Commissioner Sorensen

Public Input:

1. Daymond Steer: Questions on wetlands issue, what is the story?
2. Commissioner Sorensen: Wet section found by WMS from soil test. Farm crew said most of the water comes off of roof and parking lot of Administration building. WMS found it, now need special permitting, DES is involved. Need to pay them \$48k or take acreage elsewhere to set aside and deed to organization (preservation, Audubon, etc.) Easement regulation on usage.
3. Daymond: Is the wetlands 4 acres?
4. Commissioner Sorensen: Jim Rines can explain.
5. Jim Rines, WMS: Area is about 16k sq. ft of wet meadow. Anything over 10k requires mitigation. Uplands, 10/1 ratio (16k = 160k) or wetlands fund.
6. Susan Wiley: Is there a problem getting the minutes on the website? Also, the contact on there is just a general contact.
7. Commissioner Sorensen: Was not aware they were not on there. Person who works on that is not here. I will check on that.
8. David Babson: Last week's discussion on wetlands. Mr. Lucy was going to come in about more money? Did he?
9. Commissioner Sorensen: No, that is what I thought it was but it was not.
10. Babson: \$800k contingency, who is it for and who can use it? Can BPS get 3% of that?
11. Commissioners Sorensen and Albee: No, they get paid 3.5% of actual cost of building. Currently \$19,900,000. Estimate. They do not participate in where that contingency is used. They don't get to choose to use that money.

Discussion of what contingency is and what it can be used for. Also, BPS's percentage. Who can use contingency, recording how it is spent. Architect and BPS do not get part of that money/not added in to calculation. Architect's fee/percentages/contracts. EGA fee was negotiable. General rule is 8 – 10% architect and 6% for general/project manager. Subject of accounting of contingency fund was covered last week. There will be records kept on where it is used.

12. Kathleen Maloney: Conversation last week about me going to delegates about more money in the budge. Spoke to some delegates. They said they do not create the budget or cut it; they just look over it and justify it. They were unfamiliar with standard of care. It is the Commissioners job to get more money not a public person.

13. Commissioner Sorensen: Correction, they can cut the budget and they have cut the budget in the past.
14. Commissioner Albee: We at no time last week talked about cutting services at the nursing home. We want to increase/expand services.
15. Kathleen Maloney: If you can justify needing the money in the budget you can squeak it out somewhere.
16. Albee: Historically, delegation cuts budget line by line. Our hope was that if public weighed in on needing new service it would have some weight.
17. Kathleen: As far as donating land to conservation commission, they manage it and the town of Ossipee owns it.
18. Babson: Never heard the three commissioners talk about cutting services at the nursing home.
19. Maureen Spencer: Regarding Captain Fowler going to training. How long has he been with the County? Is there any stated time that must be given back to County to offset training?
20. Albee: We have done that in the past. We are not paying for this training, just transportation out there and normal salary.
21. Maureen: Hot water tank out to bid? Time limit on that?
22. Sorensen: Will talk about that.
23. Maureen: Regarding Mr. Lucy. Specifically asked if it was a non-public and you said it was public. When I came back you said it was non-public and had me leave the room. My time is important and I specifically asked.
24. Albee: I think there was some confusion.
25. Wiley: Question on training. Captain Fowler going to Texas for a week, the Jason going to Colorado in April. Then we have a request for training for \$600...we cut a lot of training from budget, how are we affording this?
26. Sorensen: Texas – Superintendent feels Cpt. Fowler should go; he went to it last year. It should be in the training budget.
27. Wiley: Surprised to see so much in one quarter. When investing in training/need policy that they stay a certain amount of time, they are more valuable. Let's try to keep that staff.

Discussion of training opportunities and cost. Providing opportunity and good work environment. Require report on training when they come back. Will have estimated cost of training next week.

Public Input closed at 7:30pm

Corrections to minutes of January 13, 2010.

Pg. 5, line 8 "I am going to advice my lawyer".

Pg. 7, line 2 "Austrian" not Australian, line 3, removed information after "validate" and add bio-mass as a fuel instead.

Pg. 8, line 8 Change the word "charge" to "estimate".

Commissioner Albee motioned to accept minutes of January 13, 2010 as amended. Motion seconded by Commissioner Solomon. Commissioner Albee, Sorensen, and Solomon in favor. So voted.

Commissioner Solomon made motion to accept closed (non-public) minutes of January 6th and 13th with corrections. Motion seconded by Commissioner Albee. Commissioner Albee, Sorensen, and Solomon in favor. So voted

1. Commissioner Albee: Spoke with Maria (EGA) concerning old nursing home. What are we going to do with the two wings we are going to keep standing? What are the heat requirements that will be needed? Not convinced we need to keep the two wings, but must consider heat need for those two wings the same as office space. Insulation, new roof. Regarding Conservation easement/sale, spoke to former Rep. Babson and Jim Cubedu who is on the board member at the Christian Academy about selling that piece of land just to see if there is a market out there. Also spoke with Chip Maxfield who would be willing to give us a market evaluation at no cost. Off the top of his head he is thinking that \$48k is not too much money for the piece we are thinking about putting into conservation. Whatever we put into conservation we need to take out of the County. We need to examine all of our options.

2. Commissioner Sorensen: Letter/contract in regard to assessor for Hale's Location. Person has done it previously. (signed contract)

3. Commissioner Albee: Also have theoretical schedule of events for construction of nursing home.

4. Commissioner Sorensen: The Assessor is Commerford Nieder Perkins, LLC
Bids for water holding tank received.

1) First Response Plumbing and Heating out of Conway: \$6357.13 → 2 weeks

2) Federal Piping Company out of Freedom: \$8140 + \$20 permit fee → 4 to 5 weeks

3) Brookside Plumbing out of Wolfeboro: \$12,000 → no timeframe listed

No difference in specifications.

Steve Eldridge talked to the EGA engineer and he said we do need to have that water holding tank replaced.

Commissioner Albee made motion to accept bid of \$6357.13 from First Response Plumbing and Heating. Motion seconded by Commissioner Solomon. Commissioners Solomon, Albee, and Sorensen in favor. So voted.

5. Commissioner Sorensen: Should we pay dues to North Country Council. In the past we have not paid their dues of \$500. We have an annual report from them as well.

Commissioner Albee made motion to not pay dues to North Country Council. Motion seconded by Commissioner Solomon. Commissioners Solomon, Sorensen, and Albee in favor. So voted

6. Commissioner Sorensen: Have letter from Karen Umberger. Looked at bills in Concord that may affect us here in Carroll County. Have copies of the bills. Kathy Armstrong has looked at them and does not see anything that would change for us.

Jim Rines will talk about width, slope and planning of roadway to new nursing home from Rt. 171.

7. Commissioner Solomon: Mr. Babson, could you tell us what went on at the Co-op meeting last night? I was unable to attend

8. Babson: Talked about co-op building, County farm day, basically the educators talked. They did say the secretary left and they are thinking of hiring a book keeper. Will go over the relative cost between County and UNH employee. They have not come up with a job description yet. UNH says it takes up to 1 ½ years. May have an old one from another county.

Jim Rines/WMS

1. Conservation commissioner prefers fee interest but will consider an easement. Require a maintenance/stewardship fee of \$5k. (one time fee). What kind of restrictions will be on property: open to public, hunting, non-motorized vehicles. Power line easement, right to maintain lines with power equipment. Desire – would like the monies from any timber harvesting. Not a mandate, just a suggestion. They would put that money into stewardship and maintenance to cover any legal fees that may arise (if someone erects a structure on the property, etc).

2. Commissioner Albee: What is the time frame?

3. Jim: They are the guardians but Ossipee holds the property. Factor in value of time. Must have full photographic inventory of property before the permit can be applied for. If permit is not granted, any work done would be for not. They want a timber management plan.

Discussion of acreage – 10/1 ratios. Must be 100 ft wide. Survey costs, buffers, wetlands, easements, boundary adjustments.

Total – 28.3 acres (listed in registry) with piece from Christian Academy. They list 23.9. Requirement – area must be blazed and painted before and at least every ten years thereafter.

4. Commissioner Albee: In a “perfect” world, if we elect to do easement, when can we break ground? If we pay the fee when can we break ground?

5. Jim: In a “perfect” world if you go with the easement it would be late June/July. Takes 75 days for wetlands permit and you cannot do that without your photographic inventory done on clear ground (no snow). If you pay the \$48k you could break ground as soon as May when ground is dry.

6. Commissioner Albee: Is there any negotiation on amount because we are a public entity using the land for a public purpose?

7. Jim: It is in the statute. They have already given latitude by considering you for ARM fund without all other avenues being exhausted. The pre-meeting with wetlands bureau discussing the fact that this is a public entity being used for public purpose, they have a) said they think it is a permissible project (if you were a private entity they would tell you to move the project).

8. Commissioner Albee: Will the life safety issues clear the permit faster?

Discussion of permitting, time-frame, allowances so far

Commissioner Albee made motion to make payment in lieu. Land is in current use – Ossipee is the beneficiary. Do not think state of the land is going to be adversely impacted.

Commissioner Sorensen seconded the motion. Commissioners Sorensen, Albee, and Solomon in favor. So voted.

9. Jim: Must have complete drawing for application, fee and Resource mitigation check.

Commissioner Sorensen asked for a motion from other Commissioners allowing him to sign the application. Motion seconded by Commissioner Albee. Commissioners Albee, Sorensen, and Solomon in favor. So voted

10. Jim: Will need latest drawing accounting for the radius by loading dock and getting rid of the island. Mitigating 16,357 sq. ft.

11. Commissioner Albee: Not going to make changes to any more impervious structures.

Sean Bergeron, Bergeron Technical Services

1. Looked at project documents. Talked w/Maria from EGA. Bid docs are coming along well. What are you looking for, what do you need? What do you have in place for protection, building cost? What would you like us to do?

2. Commissioner Sorensen: Clerk of the works, “resident inspector”. (look at info/handouts)

3. Resident Inspector. Facility regulated by State of NH. Codes and standards, “defend in place” strategy. Your architect has worked hard to put together a quality building. Need Resident Inspector to represent interest of owner.

Discussion/presentation of what company does. Protects owner’s financial interests. Merit of change orders.

4. Commissioner Solomon: You have said there are times that contractor will try to cut and project will fall apart. If you are overseeing this project and a few years from now it falls apart, who is responsible?
5. Sean: We oversee all change orders.
6. Commissioner Solomon: If you are hired – a few years down the road something is not working properly – who is responsible for the bill?
7. Sean: Must investigate first. Determine why it is not working properly, design, installation, etc.
8. Ken Cargill explains: If something fails on the job it falls to the owner to file a claim on all who had part. Usually it falls on the contractor who is bonded.
9. Commissioner Albee: Fee structure - % or hourly?
10. Sean: \$20 million structure in 14 months, aggressive project, and a lot going on. Suggest Resident Inspector at least 30 hours per week. 6 hours per day. Hourly basis.
11. Commissioner Albee: Is it either/or? Are you offering forensic or resident inspector, or is there some other permeantation?
12. Sean: Forensic is 2 yrs down the road. Have been contacted by EGA and submitted a proposal to them today. We would be Resident inspector – project manager for the county.
13. Commissioner Albee: Give us detail description of what a project resident inspector does. Want to make sure we are not duplicating the position. It is an aggressive building schedule. Not seeing a building of this scope in your resume. Do you feel your company has enough resources to do it? Are you prepared? Are you confidant?
14. Sean: You do not have a job description for Clerk of the Works? Is architect responsible for any of this?
15. Commissioner Albee: BPS is just the building manager/ % based.
16. Sean: Company resources – yes. Projects of this size in Carroll County are rare, possibly one in a decade. We will have no issues with a project of this size. (worked on Kennett High School project).
17. Commissioner Albee: What we wanted to do was to inform the public that we are looking at having someone as the eyes over the project. Contractual will be done in non-public. When it goes out to bid we can bring it back to public to show what we did.
18. Sean: Would ask that you give jobs to people in Carroll County that are capable of doing it. Will get you a job description as soon as possible.
19. Commissioner Sorensen: Any questions from the public?

20. Babson: Glad you are doing what you are doing. Is your business primarily clerk of the works? Are you also in engineering?

21. Sean: Primarily Clerk of the works, fire codes, safety. My brother is the engineering firm.

Information on Bergeron Technical available for public

Will DeWitte, Farm

1. Wendy – wood lot. She has a good part done/marked. Will tally harvest. Be ready end of March – April for bid and have work started. More than she originally expected. May cost more than we get back but less than buying wood.
2. Commissioner Albee: Can we get cost down by doing land to the left of the school as well?
3. Will: Worry about depth. 150' from road can only take 50%.
4. Commissioner Sorensen: Ask Wendy to look at both areas.
5. Will: Called blueberry company in Michigan. We can push order back to 2011 – call this week if we want to do that. Rather put off blueberries to 2011 so we don't take a harder hit in other areas/projects. No matter what we do revenue is going to take a hit.
6. Commissioner Albee: How is wood production? Cold winter, should be making lots of wood.
7. Will: Cleaned woodpile off last week then we got 15 inches of snow. Been plowing. It is on the books to be done, keeping it in mind. Got tractor put back together. Small tractor needs service now. Lots of plowing. Want to build wood bins for accurate measurements – got estimates of hardware. Get started on that (inside project). Changed batteries on generators. Would like local person for emergency maintenance. Milton CAT would still have service contract.

Discussion of prices for emergency service, etc. Licensed, insured, qualified.

8. Commissioner Albee: Need to let public know that we are looking for this service. Cannot just hire someone. Come up with description of service to put in paper. May not be anyone local who is qualified.
9. Commissioner Sorensen: Maybe we should drop contract/maintenance agreement with Milton/CAT.
10. Will: It is a once a year maintenance they do on the generators. We just signed the contract again.
11. Commissioner Albee: Let's take time to review this. Look at their contract. If no warranty or guarantee, may need to change where we get our service. Still need relationship with CAT.

12. Will: will look at maintenance contract with Milton/CAT. We are having computer issues. Dave Myers is on it. Not computer, it is the feed. David Wells looked at it.

Developed emergency plan for water department, DES said it looks good. Working on farm report and sewer reports for 2009.

13. Commissioner Sorensen: Look into water department and billing procedures.

14. Will: I have been told that the business office takes care of all that.

Public Input 8:45pm

1. Babson: When will is changing batteries at nursing home, is he recording his time? (Yes). James Blackwood does this type of work (generator maintenance).

2. Susan Wiley: NH municipal report is wonderful. Pay attention to that.

3. Daymond: \$48k to take care of puddle. BPS and EGA will not benefit from this? (No)

4. Maureen: You are doing a night meeting once a month? Consistently the 3rd Wednesday of each month. Are the auditors going to be late this year? (No)

5. Susan Wiley: Reps cannot come Wednesday mornings, night meetings are good.

Commissioner Albee made motion to adjourn public meeting, seconded by Commissioner Sorensen. Commissioner Albee made motion to go into non-public pursuant to RSA91A; 5 for contract negotiations. Motion seconded by Commissioner Solomon. Commissioners Solomon, Sorensen, and Albee in favor. So voted

Into non-public at 8:50pm