

CARROLL COUNTY DELEGATION MEETING

MINUTES

November 14, 2011

Delegation Members Present: Betsey Patten, Chris Ahlgren, David Babson, David Knox, Dino Scala, Norm Tregenza, Harry Merrow, Steve Schmidt, Karen Umberger, Joseph Fleck.

Commissioners Present: David Sorensen, Asha Kenney.

Meeting called to order at 9:05am by Chairperson Patten. Pledge of Allegiance.

Public Input:

Ed Comeau announced that all meetings can be viewed at www.governmentoversite.com. Art Fulton spoke of the need for education of our young people, such as trade schools. No further input.

Presentation regarding use of the old nursing home building.

Chair Patten said no motion today only when all members are present. Some members did not like that and she told them they could override her decision. She would not be calling for a vote today on the old nursing home.

Next meeting was set for December 12, 2011 at 9:00am. Presentation of the budget by the Commissioners. Following the presentation sub-committee will hold their meeting to flesh out the budget.

Chair Patten introduced Janice Tully and had the Representatives introduce themselves.

Rep. Umberger wanted to know if they can receive the budget before the 12th. It will be mailed to all Delegation members prior to the next meeting.

Comm. Sorensen indicated all repairs were included into the budget costs for upgrade to the old nursing home. There are a lot of things that can be done with the old building. The tiles need to be replaced, and other things are ok. Air conditioning may need to be installed.

Randy Remick said 15%, which is another \$200k. This would be required for soft costs such as design, contingency, etc. Doors and windows in the front lobby are in good shape, others may need to be changed. Eighty eight bathrooms are handicapped. Change of use will mean change of regulation.

Rep. Merrow: Do we need to vote for that?

Kathy Garry explained that the cost to finance is approximately \$30k per year for a twenty year loan.

Rep. Merrow: Where is the rest of the money?

Comm. Sorensen: There is money left over from the building of the new nursing home.

Rep. Patten: \$450k. \$1.2 million loan in June.

Rep. Umberger: \$450K. The payment on loan will double the cost to the taxpayer. It will be "double dipping" as we are paying the loan as well as paying the Co-op.

Comm. Sorensen: \$30k per year will be put towards the \$250k.

Rep. Umberger: We float the bond for re-conditioning the building. The rent for Conway Co-op is \$42,500k this includes rent, plowing and utilities. If the lease is extended for five years the rent will not change \$42,500k.

Rep. Fleck: This does not include the new roof.

Rep. Patten: This is only an estimate.

Rep. Fleck: It is a poor use of tax payer money.

Rep. Babson: Extend it one to five years and increase it one year at a time.

Rep. Mellow: Do we need a new boiler?

Randy R.: Moth balling the building could be a good idea until a final decision is made. There is an interdependency between systems at the old nursing home and it will result in added costs if you demolish two wings.

Rep. Umberger: What else will the rent include? Will all the same services still be provided?

Comm. Sorensen: All services will continue.

Rep. Umberger: Who will do the cleaning for the Co-op?

Rep. Fleck: This is a major renovation.

Randy R.: The laundry will stay functional and a portion will be used for educational use. Once a decision has been made to keep the building thentime will be given to decide what to do with the building. The estimate is for the core only, not the wings.

Rep. Fleck: What are renovations and roof options?

Randy R.: to fix the roof membrane, roof pitched and roof underneath.

Rep. Umberger: Will the new roof be flat with a pitch?

Randy R.: There is no frost protection. Layers on the roof cannot improve the insulation. It would affect the fans, plumbing, and design stage.

Comm. Sorensen is in favor of a pitched roof.

Rep. Patten: Talk about the core.

Randy R.: This is not the final budget. Moth balling will close the wings. Just leave the roof. Draining the heating system will be expensive and you will still have to shovel the roof.

Rep. Patten: It is like closing the camp for the winter.

Randy R.: The building is mostly concrete it is not like a home.

Rep. Mellow: The sprinkler system is wet, will we convert to dry?

Rep. Ahlgren: Three months ago the budget included demolishing the building.

Randy R.: Re-use and recycling makes it almost nothing to take the building down. No discussion for the old building. Final design changed things \$100k not enough to take down the building. Commissioners were provided a quote of \$55,750k to take down two wings.

Rep. Ahlgren: This is for personal laundry not commercial laundry. One resident washer and one resident dryer. The laundry in the old nursing home is still being used. Can we use the laundry in the jail?

Comm. Sorensen: We are doing laundry at the jail.

Supt. Johnson: There is a risk of drugs or contraband being passed in the nursing home laundry.

Rep. Mellow: How many washer and dryers?

Bob Murray: The facility and laundry room are adequate.

Rep. Scala: Re-use of equipment extends work time.

Rep. Babson: This is much ado about nothing.

Rep. Mellow: The cost of materials for moth balling is kicking the can down the road.

Rep. Umberger: Does the Co-op really want to move to the old nursing home? Is the move worth \$452K?

Rep. Fleck: There is a savings of over \$300k to move the Co-op to the Complex.

Rep. Patten: We can pay off the loan.

Norm MacDonald: The move will be a win, win situation for the County. It would provide better use for the farm. It does make a difference if we are here.

Ms. MacDonald: We were invited five years ago to move to the County Complex. It is a better location for us in terms of education and services. Sixty people have said they would like to be here and we can vote on it tomorrow whether to move or not.

Steve Brown: It is \$1.2million for the core. Double that to save all four wings. Is the building structurally sound? Steel buildings are reasonable.

Randy R.: The building is structurally sound. Nursing home is under budget.

Steve B.: \$300k, \$230k, \$460k, \$760k all on top of \$1.2 million.

Comm. Kenney: EGA stated that the two wings were difficult to rehab.

Randy R.: They would be difficult to rehab for nursing home use, but easily modified for other use.

Rep. Patten called for a five minute recess.

Rep. Patten read a letter from Ray Burton addressed to Comm. David Sorensen congratulating him on his years of public service and winning the NH Association of Counties Commissioner of the Year Award at the annual conference in October 2011.

Other employees that received awards were; Sgt. Ian Phillips, Corrections Employee of the Year, Lisa Howard, Nursing Home Employee of the Year, Capt. David Meyers, Sheriff's Employee of the Year, Will DeWitte, Farm Superintendent of the Year and Gerald Gagne, County Employee of the Year.

OTHER BUSINESS:

Discussion of the truck for the Farm.

Comm. Sorensen: The truck is in very bad shape it is out front for you all to look at. It is a safety hazard. We have received three to four estimates \$38K for a new 2012 vehicle. We can save money if the vehicle is paid for with cash. We do not recommend buying a used vehicle and the money should come out of the nursing home budget.

Rep. Babson: This should come out of the nursing home budget.

Rep. Umberger: Read the notes of the last meeting. You are not to use contingency money. The truck should be paid for out of the County budget.

Rep. Ahlgren: I am in favor of a cash payment.

MOTION:

Rep. Babson made a motion to make one payment now and pay the rest later.

No second to this motion.

Rep. Merrow made a motion to buy the truck now and not take it out of contingency. Rep. Fleck seconded the motion.

Motion withdrawn.

Rep. Babson made a motion to reconsider the decision that was made at the last meeting to not take the money out of the contingency fund. Rep. Schmidt seconded the motion.

Rep. Umberger: I think all departments should help pay for this truck. This truck did not just fall apart in the last few weeks and should have been planned for.

Rep. Ahlgren: The money should come out of the nursing home surplus.

Comm. Sorensen: We will not have a figure of what money is leftover in the budget until the end of the year.

MOTION:

Rep. Umberger made a motion to deny the request for \$38k out of the nursing home contingency fund.

Rep. Babson seconded the motion.

Rep. Patten moved the question. Vote: 6 approved, 4 opposed.

Comm. Sorensen asked if he understood correctly that the truck was to be purchased out of the nursing home funds and not contingency.

Rep. Patten asked for a motion for the Commissioners to purchase the truck.

MOTION:

Rep. Babson moved the motion for the Commissioners to purchase the truck. Rep. Knox seconded the motion.

Rep. Ahlgren: Let me just clarify that you are giving the Commissioners the permission to purchase the truck and get the money from wherever they can, but not from contingency. They get the money out of the current budget and they are not limited as to how they purchase it.

Rep. Babson: Yes, that is correct. They are authorized to buy the truck.

Rep. Patten moved the question and all were in favor of the commissioners purchasing the truck.

INTO CONVENTION:

Rep. Umberger made a motion to go into convention. Rep. Fleck seconded.

Rep. Umberger ratified the motion for the commissioners to buy the truck. Rep. Babson seconded the motion. All in favor.

Rep. Umberger made a motion to come out of convention. Rep. Fleck seconded. All in favor.

THIRD QUARTER REPORT:

Rep. Patten reviewed all the reports of revenue and expenditures. Questions were asked from different departments. The sub-committee can change the rate on the Sheriff's Dept.

Public Input:

Rep. Patten explained to Henry Spencer her reason to not call for a vote, versus having a vote on the truck topic.

Steve Brown: I would strongly recommend that we do not spend the \$461,200k to tear down the four wings of the nursing home. Second, it is \$300k to hook up the pellet boiler it is costing \$700k for the pellet boiler, this is still our tax dollars at work, there is nothing coming from the Federal Government that is free, next time you look at a grant please consider all aspects of the grant.

Comm. Sorensen: The Town of Tuftonboro put in a pellet boiler and they are saving 50% of their heating costs. In the long run, this will save us money.

Rep. Patten: Please do a breakdown of the cost of pellet furnace and installation.

Mellisa Seamans: Regarding the truck, did the commissioners come to the Delegation to purchase the truck as a courtesy or did they have to?

Rep. Patten: If they were to take it out of contingency, they would have to come to us, but not out of their operating budget.

Rep. Ahlgren: They were going to have to move money from other departments, so they would have to come to us on that.

Henry Spencer: Why are we asking the County Attorney to give us legal advice? It is not his job to assist in civil issues.

Rep. Patten: We can use him to clarify a statute or if we have issue such as payment of bills at the nursing home.

Comm. Sorensen: We utilize a private attorney.

Rep. Patten called for adjournment at 12:45pm.

Janice L. Tully
Recording Secretary