

Coös County Commissioners
Special Meeting
Coös County Nursing Hospital - W. Stewartstown, NH
October 17, 2013

Present: Commissioners Tom Brady, Paul Grenier and Rick Samson; County Administrator Jennifer Fish; Nursing Home Administrator Louise Belanger; Superintendent Craig Hamelin; Administrative Assistant Linda Harris and a member of the press.

After a brief visit to the Department of Corrections' renovated visiting area, Commissioner Brady opened the meeting at 6:55 p.m.

1. Approval of the agenda: A motion was made by Commissioner Grenier, seconded by Commissioner Samson to approve the agenda as presented. All approved 3-0.
2. Approval of the Minutes of October 9, 2013, as distributed: A motion was made by Commissioner Grenier, seconded by Commissioner Samson to approve the minutes of the October 9, 2013 meeting. All approved 3-0.
3. Coös County Nursing Home - Berlin:
 - a. Approval of Washer Purchase and Budget Transfer: Louise presented two quotes to the Board. The first quote, Yankee Equipment, was in the amount of \$6,250. This is the same model washer that currently needs to be replaced. The washer lasted only 3½ years and the cost to repair the washer is estimated at \$4,000. The washer cannot handle the workload. The second quote, Daniels Equipment Company, was in the amount of \$8,500 which includes delivery and removal of the old washer. This washer provides varying cycles and is recommended by the department head. Louise recommended the purchase of the washer from Daniels Equipment. A motion was made by Commissioner Samson, seconded by Commissioner Grenier to authorize the purchase of the washer from Daniels Equipment Company in the amount of \$8,500. All approved 3-0.

Louise presented a budget transfer for the purchase of the washer:

From: Equipment Repair	02-05660-8200	\$5,500
Fuel	02-05650-6500	3,000
To: New Equipment	02-05660-9700	\$8,500

The Board approved and signed the budget transfer.

- b. Louise requested approval to hire two contract nurses from Core Medical. These nurses would be LPNs, 40 hours per week for eight weeks. Louise also requested a budget transfer:

From: Health Insurance	02-05640-1200	\$30,000
To: Contract Nurses-LPN	02-05640-2300	\$30,000

A motion was made by Commissioner Grenier, seconded by Commissioner Samson to allow the Coös County Nursing Home to engage the services of two contract nurses from Core Medical. All approved 3-0. The Board signed the budget transfer.

- c. Louise and Jennifer requested a nonpublic session at the end of the meeting.

4. County:

- a. Update on Wi-Fi Proposal: Jennifer reported that David Leveille had contacted Jim Ganley of Checkbox Systems and obtained a quote for each facility. The cost for West Stewartstown would be \$5,775.80 and Berlin \$6,025. Jennifer reported that the information will be provided to the Delegation at the October 25 meeting.

Commissioner Brady stated that he had left a message with Mr. Ganley requesting a quote. He asked if funds were available for the project. Jennifer replied that Representative Thérberge had mentioned a budget transfer from the Delegation expense line item. Commissioner Grenier questioned if the transfer could be done as there is no capital line item in the budget for Wi-Fi installation in the 2013 budget. He questioned if it was legal. Commissioner Brady stated that the Delegation was under the impression that the project had been included in the budget. He asked Jennifer to verify if the funds could be used for the project in the 2013 budget cycle. Commissioner Grenier asked if there will be a monthly service fee. Jennifer reported \$150/\$175 per month. Commissioner Grenier stated that the monthly service fee should be included in the 2014 budget as a separate line item. Commissioner Brady stated that the Checkbox System is an excellent system.

- b. Update on mowing of the field by lessee: Jennifer reported that Outside Corporal Dube had verified that the upper field discussed at the October 9 meeting had indeed been mowed.

5. Unincorporated Places:

- a. Commerford Nieder Perkins - Contract Extension Agreement: Linda presented a two-week extension agreement from Commerford Nieder Perkins through November 15. A motion was made by Commissioner Grenier, seconded by Commissioner Samson to approve the contract extension agreement with Commerford Nieder Perkins. All approved 3-0.
- b. Discussion and Approval of Windpark Valuation Appraisal: Jennifer reported that she had read the appraisals from both, George E. Sansoucy and MRV Consulting. Both firms are very qualified and will complete a full appraisal, update summary and use the three cost methods. Both have done work in New Hampshire and several other states. MRV has appraised other wind farms and George Sansoucy does not specifically have wind farm appraisal experience but has plenty of other utility experience. MRV's proposal was \$58,000 and George E. Sansoucy's proposal was \$25,000.

Commissioner Brady stated that he reviewed both proposals. In his opinion, it would be best for the people of Millsfield to select George E. Sansoucy for the project.

Commissioner Samson stated that he done research on both companies. He contacted Mark Rodriguez at MRV Appraisals and asked questions via email. Commissioner Samson provided copies of the information at the meeting. Commissioner Samson also contacted the town of Milford, NH. The town had a similar situation in 2012 which both firms provided a bid. The

town selected MRV. In Mr. Sansoucy's proposal, 11 of the 19 pages were of the last 10 years' experience. The only wind farm experience was in Berlin. MRV has done 12 wind farms. In his opinion, it would be best for Millsfield, Dixville and the County to go with MRV's proposal.

Commissioner Grenier stated that the County is looking for an appraisal for the April 1 tax year. The more money spent out of Dixville and Millsfield's budgets on the appraisal means there will be less money for legal fees. He did not want to bankrupt Dixville and Millsfield to pay \$23,000 to obtain the same service from Sansoucy. Commissioner Grenier was not in favor of hiring a utility appraiser to do municipal work. The purpose and scope of MRV's proposal states that *the appraisal will be used for ad valorem purposes involving local assessments of the facility. The use of our appraisal for any other purposes is not permitted.* Commissioner Grenier stated that the County is not looking for ad valorem purposes. The County is using the appraisal for equalization. According to MRV's proposal it is not permitted. The information was located on page 4 of MRV's proposal. MRV Consulting are not licensed assessors in NH. They are appraisers. They do extensive work with the utilities. They do little to no work for municipalities. Commissioner Samson disagreed. A motion was made by Commissioner Grenier, seconded by Commissioner Brady to hire GES for the appraisal of the Granite Reliable Windpark.

At this point, Commissioner Samson suggested that Commissioner Grenier recuse himself from further discussion due to his close association with Mr. Sansoucy. Commissioner Grenier stated that he did not have a close association with Mr. Sansoucy but he does have a business relationship with Mr. Sansoucy. The City of Berlin has an excellent working relationship with Mr. Sansoucy and the City is very happy with the work that he does. He is quick, concise and does a very good job. Commissioner Grenier stated that he has done extensive work with Mr. Sansoucy and he knows what he is capable of doing. Commissioner Grenier stated that he would not recuse himself. Commissioner Samson stated that after one of the DRA hearings in Concord a comment was made by Commissioner Grenier that the wind park would need to be appraised by Mr. Sansoucy. Commissioner Samson was behooved as to why the wind park was not appraised to begin with. It was neglect and oversight. As he has previously mentioned, it is time that the County looks outside the box. MRV has appraised 11 wind farms; Mr. Sansoucy has not. There is Granite Reliable's wind park and two more wind parks on the books for Coös County. This will be an ongoing process and he believed that Coös County needs a firm that is professional, above board and qualified. He asked if Mr. Sansoucy was a licensed appraiser or assessor. Commissioner Grenier replied both in the State of NH. Commissioner Samson stated that NH does not have assessing licenses. Commissioner Grenier replied that he would not argue with Commissioner Samson and asked to move the question. Commissioner Samson added that if the qualifications for both firms are compared, Mr. Rodriguez' far outweighs Mr. Sansoucy's. Commissioner Brady warned Commissioner Samson to be careful with his statements. Mr. Sansoucy's report provided 10 years of assessments. Commissioner Grenier stated that Mr. Sansoucy has been doing this type of work for 25 years.

Commissioner Brady stated that everyone was aware of each Board member's opinion on the matter. He repeated the motion: A motion was made by Commissioner Grenier, seconded by Commissioner Brady to hire GES to appraise the Granite Reliable Windpark. The motion passed 2-1. (*Commissioner Samson*)

Commissioner Samson requested the handouts he had distributed be returned to him. Commissioner Brady stated that any document distributed at a public meeting becomes a public document. Anything that is given to the Chair becomes a public document and he asked that Commissioner Samson not yank anything out of his hands in the future. Commissioner Samson apologized.

6. Any Other Business:

- a. Jennifer reported that Laura had received the survey report from the State of NH. The report stated that the Nursing Hospital was deficiency-free in Quality of Care. There were four minor infractions in the life safety area of the survey. Jennifer requested the \$25 bonus check for employees. A motion was made by Commissioner Grenier, seconded by Commissioner Samson to pay the \$25 bonus check to the staff of Coös County Nursing Hospital for a deficiency-free survey. All approved 3-0. The Board thanked the staff for the excellent work. The Board signed the letter.

- b. Jennifer presented budget transfers for the Nursing Hospital:

From: Equipment Repair/Maintenance	01-05150-8200	\$2,000
To: Electricity	01-05150-6100	2,000
From: Nursing Education	01-05140-1700	\$ 5,000
From: RN Salaries	01-05140-0200	35,000
To: LPN Salaries	01-05140-0300	40,000
From: Housekeeping Health Insurance	01-05170-1200	\$6,000
To: Housekeeping Retiree Benefit	01-05170-9900	6,000

A motion was made by Commissioner Grenier, seconded by Commissioner Samson to approve the budget transfers presented. All approved 3-0. The Board signed the budget transfers.

- c. Jennifer reported that Primex³ had provided the workers' compensation and unemployment rates for 2014. The workers' compensation rate increased 4.2% and the unemployment rate decreased 19%. The new rates will be used to prepare the 2014 budget.
- d. Jennifer stated that she prepared the RFP for the riprap of the river bank on Chapel Hill Road in Wentworth Location. She asked the Board for a timeframe for the advertisement. The Board agreed that one week of advertising was sufficient.
- e. Commissioner Samson stated he had several items to discuss:
- The agenda for the meetings. He understood that the Chair has the authority to set the agenda. He has tried several times to add items to the agenda and has been told that it would be placed under "other business". He asked if there was a reason why items could not be placed where he would like them to be discussed. Commissioner Brady stated that if Commissioner Samson would like to add items to the agenda he is to contact the County Administrator. In turn, the County Administrator will contact Commissioner Brady with the items. Commissioner Samson asked why he could not add them himself. Commissioner Brady stated that this was the policy to be followed.
 - Does the County Administrator work for the Board or does the Board work for her? Commissioner Brady replied during the meeting she works for the Board and outside of the

meeting she works for the Chairman. He rephrased the sentence. Jennifer works for the Board, but under NH law Board members are Commissioners during meetings only. Only the Chairman has the authority to sit down and discuss things with any of the administrators outside of a meeting. Commissioner Samson stated that there will be no correspondence amongst the Board members outside of meetings. Commissioner Brady stated that was correct. Commissioner Samson added that one of his constituents, that attended the meeting at The Mount Washington, overheard one of Commissioners tell John Scarinza that the Planning Board nominations were under control. At this point, Commissioner Brady ruled Commissioner Samson out of order and asked to move on. He added that he would not listen to hearsay.

- The scheduling of the meetings. Commissioner Brady stated that meetings are set by the call of the Chair. Commissioner Samson asked if there was a reason why the June meeting was rescheduled because Commissioner Grenier was on vacation without contacting him. Commissioner Brady stated that the rescheduling of the meeting was discussed at the May meeting. Edith Tucker verified that the discussion did occur at the meeting.
- Commissioner Samson asked that the Discussion of the Alternate Member for the Planning Board be included on the November 13 agenda. He has graciously placed the item on the back burner for two months. Commissioner Brady replied that the item would be placed on the November 13 agenda.

Commissioner Grenier stated that the Board of Commissioners acts as a body and it takes a vote of 2 to get anything done. The Board does not operate the day to day operations of the County; that is the reason for a County Administrator. The Chair's interaction with the County Administrator is to represent the Commissioners and set the agenda. Under Robert's Rules of Order, which the Board voted to operate by, the Chairman sets the meeting date and time and sets the agenda.

Edith Tucker noted that the Chair has added an extra step whereby additional items may be added to the agenda prior to the meeting under Approval of the Agenda. Commissioner Brady stated that is the opportunity for any Commissioner to add an item and requires 2/3 majority vote.

7. A motion was made by Commissioner Grenier, seconded by Commissioner Samson to enter into non-public session per RSA 91-A:3 II (a) at 7:53 p.m. All approved 3-0.

A motion was made by Commissioner Grenier, seconded by Commissioner Samson to come out of non-public session at 8:13 p.m. All approved 3-0.

A motion was made by Commissioner Grenier, seconded by Commissioner Samson to adjourn the meeting at 8:13 p.m. All approved 3-0.

Respectfully submitted,

Rick Samson, Clerk