

Coös County Delegation Meeting
Legislative Office Building, Room 203, Concord, NH
Wednesday, June 5, 2013 - 1:07 p.m.

Present: Representatives Gary Coulombe, Larry Enman, Marcia Hammon, William Hatch, Wayne Moynihan, Larry Rappaport, Herb Richardson and Robert Th  berge. Excused absences: Representatives Leon Rideout and Yvonne Thomas.

Chairman Th  berge noted that a quorum was present. Chairman Th  berge recognized and thanked the members for their prompt attendance and informed the members about Representative Rideout's family situation and offered the delegation's thoughts and prayers.

Representative Moynihan, as a member of the Barn sub-committee, presented a report on behalf of Representative Rideout - Chair of the sub-committee. The sub-committee met in Lancaster Monday, June 2, 2013. A copy of the report is attached.

A request was made by Representative Moynihan to extend the timeline for the final report until the spring of 2014. Given that a sound and fair report be presented to both the County Delegation and the County Commissioners, Representative Hammon made a motion to extend the final report until the spring of 2014. The motion was seconded by Representative Coulombe. The motion was passed 8-0.

Representative Hatch was concerned about the debris in and around the barn and requested that the commissioners ask for help from the inmates to begin a clean-up campaign. Chairman Th  berge acknowledged that he would contact and relay the delegation's concern to Commissioner Brady.

Representative Moynihan questioned as to whether or not the barn and the former's administrator's home were both insured. Several members of the delegation responded in the affirmative and that a copy is with the County Administrator.

In addition, Representative Moynihan asked if a map delineating the property on which the barn is located is available. Chairman Th  berge will ask the county administrator to contact Representatives Rideout, Hatch and Moynihan.

Representative Richardson inquired as to whether or not the county farm was eligible for a subsidy from the Federal Government in setting aside agricultural land. Chairman Th  berge stated that as a government entity, the county, in his belief, is not eligible for such a subsidy. However, Representative Moynihan will check with the USDA office in Lancaster. Representative Richardson noted that if the Delegation could save the taxpayers money they owe it to their constituents to look into the matter.

A motion was made by Representative Rappaport and seconded by Representative Coulombe to adjourn. The motion was unanimous, by a vote of 8- 0 to adjourn. The meeting ended at 2:12 p.m.

Respectfully submitted by,

Representative Robert L. Th  berge, Chairman

**Coös County Delegation
Sub-committee on the County House and Barn
Report to the Delegation on June 5, 2013**

The sub-committee toured the County house and barn located in West Stewartstown in May 2013. The full sub-committee held a planning meeting in Lancaster, June 2, 2013. The members of the sub-committee are as follows: Representatives Leon Rideout (Chair), Bill Hatch and Wayne Moynihan.

- The sub-committee views the two properties as having very different possibilities, problems and values. The members intend to analyze the facts and circumstances of each property separately, and make recommendations to the Delegation on each property separately.

MATTERS TO BE FURTHER CONSIDERED:

- Public meetings for citizen input:
 - Tentatively considering scheduling meetings Saturday evenings (6:30 pm) at both nursing homes. West Stewartstown June 15th and in Berlin June 13th in addition to the fire station or public hall located in Lancaster July 27th. Also the sub-committee intends to get the input of the County Commissioners and the Selectman of West Stewartstown as well as abutting communities.
 - There have been contacts and oral petitions from the Coös County communities / citizens made to the Delegation and sub-committee members, with respect to uses and purposes for the properties that need a thorough airing and investigation. Examples include:
 - ✓ Agricultural use by beginner farmers or other farmers in Coös County;
 - ✓ Shared living facility;
 - ✓ County administrative offices and meeting space for county business and other public uses; and
 - ✓ Use by the County Department of Corrections.
 - Examination of financial data relative to each property:
 - ✓ Consider tax consequences associated with decisions the Delegation may make;
 - ✓ Determine precisely the operating and other expense related to each property, and the costs to maintain the structures;
 - ✓ Examine tax assessments, and professional appraisals;
 - ✓ Examine risks and liabilities to the County under different scenarios, and the costs to insure different uses;
 - ✓ Examine lease, and use, and other legal issues associated with use of buildings and lands; and
 - ✓ Review of Payment in Lieu of Taxes (PILT) if any.
 - Consultation with County administrative and nursing home staff about present needs (if any), and to elicit suggestions;

- Publicize the fact that the Delegation and Commissioners have started this process of examining the uses or sale of the house and barn, and to determine the best options for the County as a whole as to these assets.

RECOMMENDATION:

The sub-committee recommends that no action be taken to determine the future use or sale of these important properties until the spring of 2014, so as to enable a reasonable amount of time for public input and sub-committee examination of the best options to recommend to the Delegation as a whole.

Representatives Leon Rideout, William Hatch, and Wayne Moynihan
Sub-committee members.