

GRAFTON COUNTY COMMISSIONERS MEETING

Special Meeting with Jail Core Committee

Office of the Commissioners

3855 Dartmouth College Hwy.

N. Haverhill, NH 03774

Thursday January 3, 2008

PRESENT: Commissioners Michael Cryans, Ray Burton and Martha Richards, Executive Director Clough, Supt. Glenn Libby, Supt. Jim Oakes, Lt. Tom Elliott, and Secretary Jeri Martino.

Commissioner Cryans called the meeting to order at 10:12 AM

Commissioner Burton noted that the woman who was struck by the snowplow in the parking lot, whom the Commissioner had seen a number of times, had not mentioned anything to him and he was pleased to receive a full report from the Executive Director. He noted how very lucky it was that no one was seriously hurt and added that he wanted to make sure that every resource is available to her if needed. He also mentioned that he was pleased to hear that backup alarms were put on the plow trucks.

Supt. Oakes said that backup alarms should be put on all the vehicles at the County and Commissioner Cryans agreed and said that should be done.

Supt. Libby said that the employee, who works for him, is scheduled to come back to work tomorrow.

Commissioner Cryans asked how the plow driver was and Supt. Oakes said he was back at work the next day and appeared fine.

Director Clough presented a rough proposal which outlined the size of the current jail and costs to demolish and possible renovation of the facility.

The recommendation was to sever the connection in the existing connector leaving some of the connector and the entire addition last added in the late 1980's. Demolition would cost \$150-\$200K which would include dealing with site work and the remainder of the exterior wall. Based on rough numbers and depending on what uses were established renovations could cost up to \$1M.

Director Clough said that at present, she doesn't see a need for the building but that could change in the future and asked the Commissioners if they would like to consider putting together a committee to study the possible uses for the building. The question was also asked if the consensus was to eliminate the back part of the building and leave the front remaining.

Commissioner Burton asked if there would be any need for corrections to be in that building in the future, to which Supt. Libby answered no. The Commissioner then asked what other needs there might be, to which Director Clough said that there is always a need for storage and the State may need to rent some space for storage in the future.

Commissioner Burton asked about vacancies on this floor of the Admin building and Supt. Oakes said that Deeds has many vacant spaces in the basement area.

Director Clough explained that the rooms on the South end of the Admin Building were being used for storage for the Commissioners Office, Nursing Home and Extension. She further explained that certain administrative paperwork is kept in storage for certain time periods which are established by law and UNH and the Nursing Home use most of the other rooms down the hall for equipment storage, adding that this building will pick up more empty spaces when those occupied by the jail move out.

Commissioner Burton said that putting together a committee will present more controversy and in his opinion, the whole building should be demolished.

Commissioner Richards said that there may be some usage of building for the Farm and mentioned perhaps chickens. She has also heard that there are people who think it's a waste of money to demolish the building and she would like to see the front part preserved.

Commissioner Cryans said he agrees that the back part has to go and that he did not want to see any part of it become a jail again. He was not in favor of spending any money to create office space however.

There was some further discussion before a motion was made.

Commissioner Richards motioned to have the original building & 1936 addition of the current jail demolished, at the appropriate time, with the use of the remaining building to be determined at another/later time, which was seconded by Commissioner Cryans. Commissioner's Richards and Cryans were in favor. Commissioner Burton was opposed.

Director Clough brought up the subject of alternative energy and said that in her view, this should be viewed as a separate issue from the construction of the jail. She said that it makes sense to look at the whole complex when considering alternative energy and that they should go ahead with the jail project and it's oil burning system, which can be tied into the full complex system later. She said that there are so many different possibilities for energy that they really need to take their time and be sure to make the best choice. Her suggestion was to put together a task force to explore the needs of the complex and added that it would be premature to make a decision for the jail without considering the rest of the complex. Supt. Libby agreed saying that there should be a comprehensive plan for the future of the complex as a whole.

Director Clough and Supt. Libby stressed the fact that the building will be built with many "green" standards, so they are working to have an energy efficient building.

Director Clough added that she would still like to see the jail bond go for \$40M with the hope that it can be built for less and there would be money left over for the planning of alternative energy.

Commissioner Richards said that she was in favor of the Director's assessment and agreed that a task force of knowledgeable people should be put together to look into the alternative energy. Director Clough said that there wasn't any money in the budget right now so if the group were going to include consultants that it would have to be planned for FY09.

Commissioner Richards stated that the Delegation needs to understand that the building is going to be as energy efficient as possible. Supt. Libby said that he has stressed that fact over and over and it has been a focal point of the newsletters.

Supt. Oakes agreed that if alternative energy is going to be looked at, it should be done for the whole complex.

Commissioner Burton stated that if things keep getting added to this project, votes will be lost, adding that he has been in contact with T. Sutton who still believes that the County hasn't done enough.

Supt. Oakes said that they needed to consider that alternative energy will pay for itself in 10-11 years and that no other capital project will do that.

Commissioner Burton said that things have changed and that global warming is real and energy efficiency is the way to go. Commissioner Cryans added that he agreed that reaching out to others who have some knowledge in that area is a smart thing to do. He also added that it's important to save energy and it's the right thing to do.

Commissioner Richards motioned that, in considering an alternative energy program for the Department of Corrections project, the Board of Commissioners will make this a separate issue for Grafton County. Climate change is now an accepted fact and in order to run an economically energy efficient County complex, the Board of Commissioners will appoint a diverse group of people to study and recommend the future energy need to them for the whole complex, which was seconded by Commissioner Burton. All were in favor.

Director Clough informed the Commissioners of some important dates.

January 28th there will be an Executive Committee Meeting which will be followed by the Design Development Estimate from HP Cummings.

February 6th ~ Final review and update with the Delegation, tentatively to be held in Concord.

February 7th ~ Final required Pubic Hearting ~ 7:00 PM, Administration Building.

February 11th ~ Bond Vote ~ 9:00 AM, Administration Building.

There was discussion about some of the concerns that a few of the Delegation members still had and Director Clough said that it was important for the Commissioners to find out what questions were being asked so that they could be prepared with answers to them. The Commissioners will call each Delegation member in their district and see if there are any unanswered questions they may still have, and refer the questions to Director Clough or Supt. Libby.

Two bids for Financial Advisor were received, one from First Southwest Bank, the other from Gorham Savings Bank. Prices include costs for bond anticipation and bond issue. Both Banks come highly recommended and have been used by different counties over the years. There is some disparity in prices however, and Director Clough would like to take a more extensive look at both proposals and come back to the Commissioners next Tuesday with a recommendation.

Director Clough explained the difference between bond council, which issues legal options, and financial advisor, who puts together all the financial information, assists with the bond rating, and suggests how the bonds should be put together. Both of these are required when doing a bond issue.

Commissioner Burton asked if anyone in Grafton County was capable of handling the financial advisory role, to which she answered negatively.

Director Clough presented the Commissioners a chart wherein she estimated the probable County tax increase per household, on a home valued at \$200K, on a bond of \$40M. These calculated figures are based on equalized valuation from 2006, which is the latest data available from DRA and 2007 property tax rates. They do not take into consideration fluctuations in equalized valuation or town tax rates and are only calculated on the jail bond. These charts will be sent to the towns and the Delegation for review in mid-January.

Director Clough informed the Commissioners that the \$3M surplus will not be available for the next budget.

Director Clough said that she would like to keep the \$1M budgeted for the jail, in their budget and discussed what that money could eventually be used for. The Director reiterated again that in her opinion she believes that the bond vote should be for up to \$40M, though the jail may be built for less, and perhaps have the extra money available for projects such as the woodchip plant.

Treasurer Elliott arrived to inform the Commissioners what investments she has made with the tax money received from the towns.

\$4M was invested in money market accounts
 \$2M to Citizens Bank at 3.75%
 \$2M to Northway Bank at 3.93/4.00% APY

\$7,500,000 was invested in CD's

\$1M to Ledyard National Bank for 6 mo. at 4.25%
\$1M to Ledyard National Bank for 9 mo. at 4.42%
\$1M to Meredith Village Savings for 9 mo. at 4.36/4.45% APY
\$1M to TD Banknorth for 6 mo. at 4.36%
\$1.5M to TD Banknorth for 2 mo. at 4.5/4.80% APY
\$1M to Community Savings Bank for 9 mo. at 4.30/4.32% APY
\$1M to Woodsville Guaranty Savings for 6 mo. (CDARS) at 4.30%, which can be extended if needed.

There were other bids that were not accepted due to their rates.

Commissioner Burton moved to accept approval of the Treasurer's investments, which was seconded by Commissioner Richards. All were in favor.

Being no further business, the meeting was adjourned at 12:08 PM

Raymond S. Burton, Clerk