

Carroll County Lands and Annex Subcommittee

Date: July 21 2023
Location: Carroll County Annex
Time: 2:30pm
Present: Representative Mark McConkey
Representative Richard Brown
Representative David Paige (remote)
Facilities Director Bob Murray
Mellisa Seamans, Executive Coordinator
Wendy Scribner (UNH Cooperative Extension)
Public: Gary Jewell (Effingham)
Susan Wiley (Sandwich)
Fred Cain (Wolfeboro) (remote)

Pledge of Allegiance
Introductions

MOTION: Approve the July 7, 2023 meeting minutes as amended by Rep. Brown, 2nd Rep. Paige. Passed 4-0.

Rep. Paige asked that his comment in the minutes be amended that more needs to be done at the State level on the issues of childcare and housing.

Annex Business Plan

Coord. Seamans asked for clarification on the committee's request to develop a business plan for the Annex.

Rep. Brown: Possible planned uses, agencies that would like space. Would like to get priorities from the commissioners so we are spending the money in the best way possible.

The committee was agreeable to a general plan with detail about the three proposed uses of the building – 1) uses connected to the new nursing home, i.e., pellet boiler, laundry, maintenance, storage; 2) municipal uses, i.e., finance, business, IT, and human resources; 3) community utilization

Annex Project

Design

The Commissioners and Delegation voted June 5 to move forward with signing a letter of intent with Siemens. This provides the architect and engineer and a timeline for getting the final design for review and approval. The engineer has visited the Annex. The architect, originally scheduled for End-July, is not available until September due to two staff leaving their firm. The County does not pay for the architect and engineer services (\$94,050) unless the Annex project does not go forward.

Funding

Coord. Seamans explained the four areas of funding for this project. The GOFERR Nursing Home grant has to be allocated by September 2024 (grant of \$775,172.80 plus ARPA match of \$1,162,759.20=\$1,937,932). The second piece is \$2,837,241 ARPA funding (obligated by 12/2024, spent by 12/2026). Thirdly, the County received notice that \$2,000,000 congressional funding is moving forward through Senator Shaheen's efforts. The estimated remaining \$484,590 may be funding through CDBG or energy grants. Rep. Paige suggests private philanthropy to help fund the project. Rep. McConkey: can look to the organizations using the Annex to help fund the needed equipment.

Dir. Murray suggests approaching the Annex project in a phased approach, hoping to do D wing with storage and loading dock being done first. Then the rest of the building could be cleaned out and items stored in the D wing. We do not have adequate storage in the new nursing home.

Drainage Easement

Town of Ossipee provided a draft drainage easement for the Commissioners' approval. The Commissioners did a site walk and will meet with Ossipee officials August 3. The project will include installing a larger culvert, bigger spillway that will divert water across County land. The solution is expected to improve the quality of the County property where the water running off County property and down County Farm Road now pools. Town of Ossipee proposed the solution to reduce the issues they are having with being able to maintain the road. There is question whether this easement requires Delegation approval. Rep. McConkey viewed the site with Ossipee officials and concluded it is a "great solution" that could perhaps lead to reclaiming that lower field in the future.

Ossipee Concerned Citizens

OCC Executive Director Misty Ryder was unable to attend today's meeting because she had to meet with insurance adjuster and sprinkler technician. During storm on July 16, the OCC basement flooded as it often does. Power was cut to the building and the childcare and senior meals program was forced to close for three days. OCC operated the meals on wheels' program five days per week, approximately 140 meals per day to five towns. They host a daily senior congregate meal at their Ossipee location. They operate a childcare center with capacity limited to about 50 slots due to facility size. They would be looking to move to the County complex, using the Annex kitchen and function space for meals programs and building a childcare facility on County land. Initially wanted to construct a facility with 120 childcare slots because of the need. Willing to scale back the project to half in a phased approach to prove sustainability

Dir. Murray: When the kitchen was last inspected, it is functional but walk-out refrigerators need repair.

Rep. McConkey: Request OCC provide a copy of its current food service license. Question about whether or not the County maintained enough sewage capacity to operate the Annex kitchen commercially in addition to the new nursing home. There has been to the childcare idea as of this point. Let's encourage her (Ms. Ryder). Suggest she reach out to senators to tap into federal funding sources.

Rep. Paige: Suggest OCC connect with Children Unlimited in Conway as they are looking to expand their services in the southern part of the County

Agrees with the incremental approach of building with ability to grow in the future

What timeline do we need to be aware of in regards to various funding sources they may be seeking?

Hoop House/High Tunnel

In an email, Olivia Saunders (UNH Cooperative Extension) confirmed that the County owns the Hoop House located behind the Annex building. It was originally funded through a grant. She indicated it would cost approximately \$5,000 to cover the structure with plastic and return it to useable condition. Rep. McConkey noted there may be a benefit to the farming community and that the County should look at maintaining it so it doesn't get lost.

Follow-Up Items

1. Request Coord. Seamans centralize the former Farm/Lands subcommittee video links and related documents to the so the public can easily access.
2. Request DPW Director DeWitte provide reports/plans he mentioned previously that he presented to commissioners/delegation regarding potential uses of the Farm
3. Have to be an authorized user on the NH DES website to access water system maps. Rep. McConkey offered to assist if Dir. DeWitte has difficulty accessing these.

Rep. McConkey: If we can locate new wells in fields we already have we wouldn't lose an acre or two just for water.

Ms. Scribner: It makes a lot of sense to put more in one area to keep well radius restrictions limited.

4. Request GIS format of previous maps created by Ms. Scribner. Wells, harvest areas, roads mapping, stone wall data exists on GIS. Forest cover linked with GIS data to create overlay. Request to share a link with the committee.
5. Request map of employee walking trail; Grant-funded by Primex – any future restrictions? Committee to walk the trail next meeting

6. Cost benefit analysis of haying operations – Comm’r McCarthy said at last meeting that CFO could do this
7. Attempt to visit Harbor Homes workforce housing project, daycare center
8. Work with HR to distribute an informal survey re: support for childcare on campus; query large businesses in the County. LRPC might have data. Rep. Paige – we have really good data about the shortage of slots by surveying current employees but that is only capturing current need, not total need. Part of the issue is businesses cannot hire because of lack of childcare.
9. Inventory of all County Farm buildings including square footage, condition and use of each.

Chmn. McConkey: We might be able to offer building space to citizen farmers. Let’s see what we have to offer versus what we truly need for County operations. We’ve had farmers approach us. My personal opinion is that our government should not be farming this land.

Ms. Wiley: We’ve talked about leasing for 20 years.

Rep. Paige: It would help the public to see that the potential uses may be accomplished without disturbing prime agricultural land. I don’t folks to have the gut reaction that they don’t want to support these projects because of the prime lands. There are options.

Next Meeting: Friday, August 4, 2023 at 2:30 p.m.
Friday, August 18, 2023 at 2:30 p.m.

Discussion about holding a public input session/site walks in conjunction with next Delegation meeting (Sept 8?)

Public Input

Mr. Jewell: Concerned about prime farmland being given over to development.

Ms. Wiley: 20 years ago we were talking here about the need for childcare for families.
Sandwich Childcare Center closed this summer – 25 families now having to search for childcare
Meals on Wheels a great program for helping to keep people in their homes