

Carroll County Lands and Annex Subcommittee

Date: May 29 2024
Location: Carroll County Annex
Time: 12:15 pm
Present: Subcommittee Chairman Mark McConkey
Representative Richard Brown
Representative David Paige
Commissioner Chuck McGee
Mellisa Seamans, Executive Coordinator
Public: Dallas Emery

Approval of the May 20, 2024 meeting minutes passed on unanimous voice vote.

Updates

Rep. McConkey continues work with Carroll County Food Access.
Members received "Leasing Land to Farmers" as a guide for the County entering lease for hayfields
Asked members to consider visiting the manufactured home facility in Claremont.
Rep. Paige and Coord. Seamans will get together to complete the grant for childcare feasibility study (rolling deadline)

Annex Project

We have concerns about the longevity of the roof and spillage of water on the outside of the building. These items are not in the Siemens scope of work because they were told the roof is adequate.

Original roof is 1968 and metal roof was put over it in late 1980's-early 1990's

Chmn. McConkey read a prepared statement:

"We are very appreciative of the efforts by the commissioners, their staff and especially Mellisa Seamans in securing funding for an Annex remodel. We recently learned that an evaluation of the roof at the annex has not been performed and view making an extensive rehabilitation to an aged building without an assurance that the roof will not require bonding (like our jail) is ill advised at best. The cost of the roof, associated drainage around the annex and the pavement rehabilitation should be included in the proposal. Providing these items are included we recommend.

- 1. Retrofit of sections A and B (the main building) to include the retrofitting the kitchen, meeting rooms, public bathrooms, office space and or maintenance accommodations.*
- 2. The wings should be inspected to see which one is most suitable for a limited rehab, for Bob's maintenance needs. We suggest before you select one wing, you consider the condition of the roof and evaluation of the interior for mold.*

Furthermore, we recommend the commissioners explore repurposing the remaining funding to seek a construction estimate to add onto the current nursing home to:

- Include assisted living on the main floor, laundry and maintenance in the basement, construct limited overnight accommodations for nursing/ emergency personnel on the second floor.*

- *We make this additional request knowing that the future build will most likely require bonding if the feasibility study warrants construction."*

Rep Paige Concerned about losing hard earned money; a lot of work went into securing funding for the project. Is the addition to the nursing home within the scope of the committee?

Chmn McConkey Reluctant to give the money is we do not have clear agreement on how it will be spent

The Commissioners have not responded to the last Committee meeting proposal (May 20)

Chmn McConkey I was under the false impression that the County had a general contractor overseeing the project.

Discussion about having a clerk of the works to oversee the project from concept to completion.

Rep Brown Project of this magnitude competitive bidding and oversight; recommendation to the commissioners is to hire someone to oversee the project. We lack the expertise at the County to do this to ensure we are getting competitive bidding, scope of work, oversight.

Rep Paige Do we see any of the funding sources jeopardized based on the proposed changes to the plan?

Coord Seamans Listed the specific categories from the ARPA guidelines that apply to the E, D, G areas of the floor plan – health office, educational classrooms, emergency housing.

Rep Brown Those uses could be accommodated in the B section rather than renovated E, D, G

Chmn McConkey Concurred. Before wholesale changes were made to our old Delegation room, there should have been a contingency plan.

Rep Paige We have \$8 million in federal money to do good for the people of Carroll County and I'm really worried about blowing that. I agree with the outlined concerns and we should know what is going on with the roof. I wish we had other commissioners here and were working together as a team.

The Committee took a brief recess

MOTION: **To move the prepared statement read previously** by Rep. Brown, 2nd Rep Paige. Passed 3-0

Minutes approved on _____

Rep. Mark McConkey, Committee Chairman