

GRAFTON COUNTY COMMISSIONERS' MEETING
Administration Building
North Haverhill, NH 03774
October 7, 2025

PRESENT: Commissioners McLeod, Piper, Hedberg, County Administrator Libby and Administrative Assistant Norcross

OTHERS: Director of Communications Paronto, Nursing Home Administrator Labore, Rep. Bjelobrk, Howard Hatch – via Teams, Sheriff Myers – via Teams, Kim Strathdee – via Teams, Nick De Mayo – via Teams, Omer C. Ahern Jr. – via Teams.

Commissioner McLeod called the meeting to order at 9:00 AM.

Director of Communications Paronto arrived with a memo for consideration.

Director Paronto stated that he is looking to send a total of up to four (4) staff to the annual APCO Atlantic Conference. He stated that he intends to send the Director, one (1) Dispatch Supervisor, and two (2) Dispatch staff, but noted that this may change based on coverage in the Dispatch Center. The conference is November 16th – 19th at the Mystic Marriott Hotel & Spa in Groton, CT.

MOTION: Commissioner Hedberg moved to approve the overnight stay for the APCO Atlantic conference from November 16th – November 19th. Commissioner Piper seconded the motion, and all were in favor.

Nursing Home Administrator Labore arrived and gave the following report: (see attached)

1. MLTSS Commission – NHA Labore stated that they wrapped up their meetings and put a report together to outline what they have studied thus far. He reviewed that report with the Commissioners and answered questions.
2. County Nursing Home Rural Health Transformation Grant Applications – NHA Labore stated the applications have been submitted to DHHS. All project proposals have to be submitted to CMS by November 5th, and they will decide what is funded. He reviewed the following applications with the Commissioners:
 - **Ready Access to Health:** Transportation and Workforce Development
 - **Ready Access to Health:** IT Upgrades & Innovation
 - **Invest in Workforce and Local Capacity:** Strengthen workforce retention and reduce unnecessary nursing home admissions.
 - **Invest in Workforce and Local Capacity:** County-owned Nursing Staffing Agency
 - **Technology Innovation:** Streamlining Nursing Home Admissions

- **Technology Innovation:** Create a unified integration of electronic medical records between providers to increase patient care across the spectrum.

3. Commissioner Memo re: Installation of Automated Entry/Exit Doors on Resident Nursing Neighborhoods – NHA Labore stated that they were notified of two (2) companies that handle this work. Both companies came recommended, but Northeast Door was the higher recommendation. Door Control Inc. did not get back to his initial inquiry. He stated that he and Supt. Oakes feels very confident in the discussions that have taken place with Northeast Door and would request that the Commissioners waive the bid process and accept their quote.

MOTION: Commissioner Piper moved to waive the competitive bidding process and award Northeast Door Corporation with the award for the installation of three (3) each NABCO/Gyrotech GT 8500 Low Energy Automatic Double Egress Operator Units for a total contract price of \$43,365.00. Commissioner Hedberg seconded the motion, and all were in favor.

Commissioner Hedberg commended NHA Labore for hosting Congresswoman Goodlander yesterday. She met with staff and residents, and it went very well.

Agenda Items:

1. Commissioner McLeod asked if everyone had a chance to read the minutes from the September 30th Commissioner meeting and the October 1st Courthouse Informational Session.

MOTION: Commissioner Piper moved to approve the minutes from the September 30th meeting. Commissioner Hedberg seconded the motion, and all were in favor.

MOTION: Commissioner Piper moved to approve the minutes from the October 1st meeting. Commissioner Hedberg seconded the motion, and all were in favor.

2. The Commissioners signed check registers: 1045

3. Certificate of Authority – VAWA Grant – CA Libby stated that this is a \$30,000 annual grant through the AG's Office. accept the funds and enter into the grant agreement with the NH Dept. of Justice and give authority to Atty. Hornick to sign the necessary documents,

MOTION: Commissioner Hedberg moved to accept the grant funds and enter into the grant agreement with the NH Department of Justice and give Attorney Hornick authority to sign and execute the necessary documents. Commissioner Piper seconded the motion, and all were in favor.

4. Certificate of Authority – VOCA Grant

MOTION: Commissioner Hedberg moved to accept the grant funds and enter into the grant agreement, and give Attorney Hornick authority to sign and execute the necessary documents. Commissioner Piper seconded the motion, and all were in favor.

5. FY2026 Tax Apportionment Info – CA Libby stated that she received the official Tax Apportionment from DRA. CA Libby reviewed the attached document and stated that tax bills will go out at the end of the month and will be due December 17th.

6. The Commissioners signed the FY 2025 – MS-535 – Livermore.

7. Pathways to Homeownership – AHEAD Update – CA Libby read the following email from Harrison Kanzler and reviewed the attached handout:

Just wanted to send over our most recent infographic/update on the Pathways to Homeownership II Down Payment Assistance Program funded by Grafton County. To date, we have expended just under 50% of the award funds and expect to have them all expended sometime next spring. You can see the list of jobs secured in the communities through this program. Also note that folks are not capping out the award (\$20,000) and are finding and purchasing more affordable homes with an average award amount of approximately \$13,000 (which is 5% on a \$260,000 home). I am happy to answer any specific (or general) questions you may have.

Additionally, we are working on securing additional funding that will allow us to continue this program. The investment of the County to get the program running has given us the data we needed to get other funders interested in the program. We will keep you all posted on program extensions beyond what the County funded when we have more details.

8. 2025 Employee Holiday Party – The Commissioners discussed dates and agreed on December 16th at 1:00.

9. The Commissioners reviewed the DoC Superior Court Report for September.

10. Courthouse Presentation PowerPoint – CA Libby reviewed the Courthouse Informational Meeting PowerPoint with the Commissioners for the upcoming Informational Session in Plymouth and any suggestions they had for changes. She stated that there had been a suggestion to add Rep. Sykes to the PowerPoint, as the Chairman of the Delegation, with his statement that he read at the last meeting.

Commissioner Piper stated that she is not comfortable with Rep. Sykes being formally included in the presentation. Her concerns involve both process and substance. The Commissioners decided to hand the project over to the Delegation. It was a hard decision to make, and a tremendous amount of work went into it. What the Commissioners are doing in this presentation is defending the decision that was made and giving the rationale behind that decision. When the DoC hearings were going on, it was just the Commissioners who gave those. Commissioner Piper stated that Rep. Sykes is the Chairman of the Delegation, and this work is the rationale from the Commissioners that was then passed to the Delegation. She noted that she was also worried about the substance. They agreed in a Commissioners' meeting that as long as it was made clear that it was the majority decision, she would not speak with the public. The only reason she stood up the other night to speak was because of what Chairman Sykes said. He tied

the affordability of the courthouse to the tax rate holiday that they took over the last 2-3 terms, and that made her uncomfortable. Commissioner Piper explained that they had a large surplus that had come from the state and their long-term services and supports. The undesignated fund balance needs to be 8-16% of the budget, and they had 22%. The Commissioners had made the decision to use that to keep their taxes very low. That money is gone, and there is not going to be another instance in which they offer a 1.5% or 2% tax rate increase, and therefore, she does not think they should justify the expense of this large capital project by saying that their taxes were low because that is not going to continue due to a lack of surplus. She agrees with everything that was in every slide; she agrees with the accuracy of the information, but she cannot own that information. She stated that if Rep. Sykes has his own slide, she cannot agree with a slide that she believes is factually incorrect.

Commissioner McLeod stated that she interpreted what Rep. Sykes said as the Commissioners and Delegation have been frugal with their spending. Commissioner Hedberg added that she did not hear it the same way Commissioner Piper did. He was saying they have been stewards of taxpayer money and trying to keep a low tax rate for a number of years.

The Commissioners further discussed and agreed to summarize the statements and use some of the tax rate data to end the PowerPoint.

Commissioner's Issues:

1. Commissioner McLeod stated that she attended the NHAC Meeting and discussed details from that meeting with the Commissioners.
2. Commissioner Hedberg stated that she is planning on going to the Groton Selectboard meeting and noted that Chief Pierce is presenting at that meeting. She is going to see if there is any new information from Chief Pierce regarding the funding for the EMS renovation project. She has reached out to a few organizations regarding funding, and they did not have funds available for municipal projects. Commissioner McLeod stated that if they are unable to get mutual aid grants, it may be something that the County may want to apply for, for EMS. The County could be the receiver of the funds. There are several areas in the county that are trying to regionalize. Funds are available up to \$500,000 for startup costs, and she stated that the county could apply for \$1.5 million for three (3) different regionalization projects over three (3) years. There is one (1) model already created with Chief Pierce.

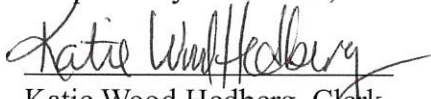
Public Comment

1. Nick De Mayo stated that it is beneficial to give compliments and constructive criticism is beneficial also. He stated that the automatic doors in the Nursing Home are a good feature. He then asked why NHA Labore waived the bid and asked what the other quote was. He stated that NHA Labore was very unprofessional with his poor management of not collating the information that he presented. It was very time-consuming for a person of his stature. He stated that the Commissioners should direct other department heads that when they come before the Commissioners, they have all their information to proceed in a timely manner, noting that they should be able to hear the information in a concise, meaningful manner. N. De Mayo stated that the laughing and joking were not professional as well. He stated that on September 23rd, the Commissioners had two (2) hours of Commissioners' meeting time in nonpublic. There were 15

minutes left at the end of the session for public comment. He stated that they are not living up to the spirit of sunshine law, which is a federal law. He then stated that the County Administrator should read her numbers more slowly.

10:49 AM With no further business, the meeting adjourned.

Respectfully Submitted,


Katie Wood Hedberg, Clerk

Grafton County Nursing Home Commissioner's Report: October 07, 2025

Census

Medicare: 1
NH Medicaid: 67 (7 Pending)
VT. Medicaid: 20 (1 Pending)
VA: 10
Hospice: 0
Private: 27
Total Census: 125

FY '26 Budgeted Census

Medicare: 4
NH Medicaid: 73
VT. Medicaid: 21
VA: 8
Hospice: 0
Private: 18
Budgeted Census: 124

Monthly Admissions/Discharges

Admissions: 3
Deceased Residents: 4
Discharges: 0

Other Topics:

- 1) MLTSS Commission**
- 2) County Nursing Home Rural Health Transformation Grant Applications**
- 3) Commissioner Memo re: Installation of Automated Entry/Exit Doors on Resident Nursing Neighborhoods.**

GRAFTON COUNTY TAX COMPARISON

MUNICIPALITIES		FY 2025		FY 2026		INC (DEC)		% INC (DEC)
ALEXANDRIA		\$ 403,383.00		\$ 457,525.00		\$ 54,142.00		13.42%
ASHLAND		\$ 450,582.00		\$ 558,586.00		\$ 108,004.00		23.97%
BATH		\$ 197,095.00		\$ 254,676.00		\$ 57,581.00		29.21%
BENTON		\$ 52,256.00		\$ 54,357.00		\$ 2,101.00		4.02%
BETHLEHEM		\$ 581,541.00		\$ 643,671.00		\$ 62,130.00		10.68%
BRIDGEWATER		\$ 820,607.00		\$ 837,701.00		\$ 17,094.00		2.08%
BRISTOL		\$ 1,030,142.00		\$ 1,166,783.00		\$ 136,641.00		13.26%
CAMPTON		\$ 1,015,943.00		\$ 930,703.00		\$ (85,240.00)		-8.39%
CANAAN		\$ 621,356.00		\$ 711,643.00		\$ 90,287.00		14.53%
DORCHESTER		\$ 72,323.00		\$ 88,364.00		\$ 16,041.00		22.18%
EASTON		\$ 125,745.00		\$ 142,568.00		\$ 16,823.00		13.38%
ELLSWORTH		\$ 31,015.00		\$ 36,825.00		\$ 5,810.00		18.73%
ENFIELD		\$ 1,068,913.00		\$ 1,164,426.00		\$ 95,513.00		8.94%
FRANCONIA		\$ 620,221.00		\$ 756,969.00		\$ 136,748.00		22.05%
GRAFTON		\$ 228,985.00		\$ 260,216.00		\$ 31,231.00		13.64%
GROTON		\$ 221,300.00		\$ 283,036.00		\$ 61,736.00		27.90%
HANOVER		\$ 3,913,131.00		\$ 4,394,794.00		\$ 481,663.00		12.31%
HAVERHILL		\$ 704,937.00		\$ 751,283.00		\$ 46,346.00		6.57%
HEBRON		\$ 571,129.00		\$ 670,000.00		\$ 98,871.00		17.31%
HOLDERNESS		\$ 1,409,676.00		\$ 1,907,261.00		\$ 497,585.00		35.30%
LANDAFF		\$ 136,955.00		\$ 103,166.00		\$ (33,789.00)		-24.67%
LEBANON		\$ 3,542,786.00		\$ 3,958,941.00		\$ 416,155.00		11.75%
LINCOLN		\$ 2,014,443.00		\$ 2,105,955.00		\$ 91,512.00		4.54%
LISBON		\$ 223,218.00		\$ 243,936.00		\$ 20,718.00		9.28%
LITTLETON		\$ 1,526,982.00		\$ 1,585,579.00		\$ 58,597.00		3.84%
LIVERMORE		\$ 188.00		\$ 191.00		\$ 3.00		1.60%
LYMAN		\$ 126,197.00		\$ 150,662.00		\$ 24,465.00		19.39%
LYME		\$ 625,376.00		\$ 622,457.00		\$ (2,919.00)		-0.47%
MONROE		\$ 557,495.00		\$ 721,342.00		\$ 163,847.00		29.39%
ORANGE		\$ 51,402.00		\$ 58,567.00		\$ 7,165.00		13.94%
ORFORD		\$ 255,390.00		\$ 283,548.00		\$ 28,158.00		11.03%
PIERMONT		\$ 169,735.00		\$ 174,194.00		\$ 4,459.00		2.63%
PLYMOUTH		\$ 798,299.00		\$ 940,299.00		\$ 142,000.00		17.79%
RUMNEY		\$ 342,187.00		\$ 378,868.00		\$ 36,681.00		10.72%
SUGAR HILL		\$ 350,855.00		\$ 333,244.00		\$ (17,611.00)		-5.02%
THORNTON		\$ 852,801.00		\$ 961,168.00		\$ 108,367.00		12.71%
WARREN		\$ 142,850.00		\$ 182,257.00		\$ 39,407.00		27.59%
WATERVILLE VALLEY		\$ 681,038.00		\$ 726,878.00		\$ 45,840.00		6.73%
WENTWORTH		\$ 187,778.00		\$ 249,737.00		\$ 61,959.00		33.00%
WOODSTOCK		\$ 604,909.00		\$ 635,034.00		\$ 30,125.00		4.98%
		\$ 27,331,164.00		\$ 30,487,410.00		\$ 3,156,246.00		11.55%

IT'S ALL ABOUT

PATHWAYS TO HOMEOWNERSHIP



Since the launch in December 2025, Pathways to Homeownership II has provided \$302,370 in assistance to 22 unique households.

OCCUPATIONS

Recipients of Pathways to Homeownership work in a variety of fields.

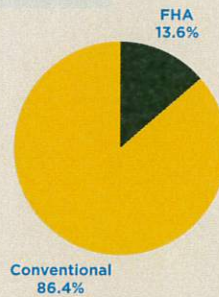


AVERAGE HOME PRICE



\$278,745

LOAN TYPES



AVERAGE GRANT AMOUNT



\$13,744

LENDING PARTNERS

To date, 7 unique lender partners have participated in the program.



TOTAL HOMES SALES

\$6,132,403



TOWNS PURCHASED IN

- ✓ Bath
- ✓ Bethlehem X2
- ✓ Lebanon X2
- ✓ Littleton X6
- ✓ Lisbon X2
- ✓ Monroe
- ✓ N. Haverhill
- ✓ N. Woodstock
- ✓ Orange
- ✓ Orford
- ✓ Piermont
- ✓ Plymouth X3



*All data is as of 10/1/2025

FOR MORE INFORMATION ABOUT
PATHWAYS TO HOMEOWNERSHIP DOWN PAYMENT
ASSISTANCE CONTACT AHEAD TODAY



603-444-1377

hoca@homesahead.org



www.homesahead.org