

Orchard Manor/County Farm
Committee Meeting Minutes
October 9, 2024

Committee Member/Chairperson, Richard Sanson called the meeting to order at 9:00 a.m. Richard Sanson noted a quorum was present, and Alesha Erdenberger certified the meeting was in compliance with the Open Meetings Law. Committee members present were Mark Vosberg, Joe Mumm, Diane Nelson and Richard Sanson. County Board Chairman, Robert Keeney, and committee members absent: Roger Guthrie. Grant County staff members present: Garry Pluemer, Alesha Erdenberger, Nate Dreckman, and Shane Drinkwater.

Mark Vosberg made the motion seconded by Diane Nelson to approve the amended agenda. Motion carried, voice vote.

Diane Nelson made the motion seconded by Joe Mumm to approve the September 11, 2024 Orchard Manor and Farm Committee minutes. Motion carried, voice vote.

Terry provided a farm report regarding DNR projects.

Alesha provided a financial report and vouchers for the Farm.

Joe Mumm made the motion seconded by Diane Nelson to approve the Farm financial report and vouchers as presented. Motion carried, voice vote.

Strategic Design Building Renovation/Addition/ROI Study- Michael Peer from Clifton Larson Allen presented a powerpoint presentation entitled "Financial Analysis of Master Planning- Campus Master Plan." The presentation included a project budget and analysis for a CBRF Addition and Renovation with assumptions of occupancy and revenue projections with a conservative approach. After Michael's presentation, Tom Lemkuil, Architect with Community Living Solutions, presented a project design of a 20-bed CBRF added to the 400 wing of the current SNF to include a hallway between each area. Discussion ensued regarding the view of the resident rooms, the entry, and parking lot. Further discussion included requesting Tom to further design enough space to add an additional 20 units to the proposed CBRF to ensure the new parking lot would not need to be tore up and there would be enough room. Michael and Tom were thanked for your presentation conducted by Zoom, and then they both left the meeting.

SNF Bed Reduction- Discussion ensued regarding determining a bed count number that Administration can staff with appropriate employees. A proposal to downsize to 75 beds in the SNF will be presented at the next meeting.

Private Pay increase 2025- Alesha provided a report showing two options of increasing private pay rates by 3% or 5%. Discussion ensued regarding past discussions of having an annual increase rather than one every few years as costs continue to increase.

Diane Nelson made the motion seconded by Mark Vosberg to approve a 5% increase to \$305 per day for private pay residents starting 1/1/2025, and provide a 60-day notice as required. Motion carried, voice vote.

2025 Capital Budget- Alesha provided a document outlining over \$3,200,000 in capital improvements for 2025. A discussion ensued regarding several facility/ground projects, IT/computers and Dietary equipment. Alesha explained that this was a summary of projects that were discussed with Garry Pluemer, Shane Drinkwater, and the Dietary Manager.

Humidification Project- Engineering quote- Garry Pluemer presented an engineering quote from JDR Engineering for \$19,500 to provide documents for a Humidification Project to be able to go out for bid.

Joe Mumm made the motion seconded Mark Vosberg to approve the JDR Engineering fee of \$19,500 to be out of budget spending for Orchard Manor fund balance. Further approval will be presented to the County Board

Orchard Manor Operations-

Chairperson's report- Rick Sanson had no report.

Maintenance Supervisor Report- Garry presented

Administrator's Report- Alesha Erdenberger and the Committee discussed the following Orchard Manor items:

- The current census is 48 SNF and 23 intellectually disabled residents.
- Visitation remains the same.
- Facility updates- plan of corrections were completed and approved for SNF. Care Show successful.

Alesha presented the Orchard Manor vouchers and financial report.

Joe Mumm made the motion seconded by Diane Nelson to approve the Orchard Manor financial report and vouchers as presented. Motion carried, voice vote

Richard Sanson tentatively set the next meeting for Wednesday, November 13, 2024 at 9:00 a.m. at the CSB Building.

Diane Nelson made the motion seconded by Mark Vosberg to adjourn the meeting. Date set for November 13, 2024. Motion carried, voice vote.