

**Orchard Manor/County Farm
Committee Meeting Minutes
February 12, 2025**

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

Roger Guthrie made the motion seconded by Joe Mumm to approve the agenda. Motion carried, voice vote.

Joe Mumm made the motion seconded by Roger Guthrie to approve the December 11, 2024 Orchard Manor and Farm Committee minutes. Motion carried, voice vote.

Farm Business

Farm Rent Contract- Alesha presented that a proposed 2025 rent contract with Majestic Farms was distributed to all Board members for review. This a renewal for the Farm rent to end March 17, 2030. Terri Abing with Majestic Farms asked for clarification on the right for first refusal. Discussion ensued regarding how will the allowance of acres to be used for the Highway department be considered. Terri explained that in the past any property needed by Grant County would be taken as a reduction in the amount of acres towards the rent as this land will not be able to be farmed. Terri further explained the calculation of rent based on future corn prices in January.

Roger Guthrie made the motion seconded Mark Vosberg to approve Majestic Farms, represented by Terri Abing, awarded a 5-year contract for renting the Orchard Manor Farm, as presented. Motion carried, voice vote.

Alesha provided a financial report and vouchers for the Farm. A question was asked to County Clerk if the Board of Supervisors' committee fees were distributed 50/50 between Orchard Manor and the Farm. Tonya White presented by Zoom that yes, the committee fees for OM/Farm committee is distributed 50/50 between Orchard Manor and the Farm accounts.

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

Capital and Custodial Assets, Finance Policy, edit- Alesha presented that Orchard Manor Finance along with Grant County Finance Director, Patrick Montgomery, would like to request a revision in the amount of dollars to be capitalized for Fixed Assets to follow the Grant County policy as guidance has changed with the Department of Health Services.

Mark Vosberg made the motion seconded Joe Mumm to approve Orchard Manor to amend its asset capitalization process to fully adopt the Grant County Capital and Custodial Assets, Finance Policy in the Grant County Administration Manual. Motion carried, voice vote.

A/C Condensation Project Bids- Garry presented that four companies were interested, but we have only received one quote from Helms/Hall Contractor at \$1,000 a room. Garry presented that there are 78 resident rooms, so the plan is to complete this in all resident rooms. A question was asked how many rooms will be completed at one time; Garry

stated that four rooms will be done at one time, with the goal to accomplish this project prior to the warm weather/June 2025.

Joe Mumm made the motion seconded Roger Guthrie to approve \$1,000 a resident room to complete an A/C Condensation Project to wrap A/C pipes and replace ceiling tiles with funds taken from the Orchard Manor fund balance. Motion carried, voice vote.

Humidification Project Bids Progress- Garry presented that there was a walk-thru on February 3, 2025, but no quotes are available as of this date. The quote will be presented at next meeting.

Orchard Manor Operations-

Chairperson's report- Rick Sanson reported that he was unable to attend the recent meeting with Southwest Regional Planning, but SWRP has provided a demographic Analysis, see attached. The committee reviewed the packet and had some discussion.

Maintenance Supervisor Report- Garry presented the following items:

- Humidification bids will be coming in to review. At least two contractors are interested.
- Secure doors were installed on 900 wing.
- RFP for Wander guard/Door Control is still in process to come to next meeting for approval.

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

- The current census is 43 SNF and 23 intellectually disabled residents.
- Visitation remains the same.
- Facility updates- Strategic planning meeting Feb 26th, Furry Friends Grant with DHS for robotic cats and dogs, Memory care painted/Abby resident centered machine installed, and a CMP will be imposed for F686 cited in August 2024-we are taking steps to IIDR-dispute the number of days in non-compliance- will update once we know more. Alesha commented that after the citation in August immediate corrective actions were taken and supervised by DON. A floor nurse has since been certified as Wound Care Certified, RN, and we also have a traveling Wound Nurse come in weekly at no charge.

Alesha presented the Orchard Manor vouchers and financial report.

Roger Guthrie made the motion seconded by Mark Vosberg to approve the Orchard Manor financial report and vouchers as presented. Motion carried, voice vote.

Richard Sanson tentatively set the next regular meeting for Wednesday, March 12, 2025 at 9:00 a.m. at the CSB Building.

Roger Guthrie made the motion seconded by Joe Mumm to adjourn the regular meeting. Date set for next regular meeting is March 12, 2025 and the next special meeting is set for February 26, 2025 at 9am at CSB training room. Motion carried, voice vote.