

VALLEY HI COMMITTEE
McHenry County Administration Building
667 Ware Road
Woodstock, IL 60098

MINUTES OF THURSDAY, JUNE 2, 2005

Chairman Zierer called the meeting to order at 9:00 a.m. The following Committee Members were present: Mary Lou Zierer, Chairman; Rick Klasen; Perry Moy; Dan Shea and Marie Chmiel. Sandra Salgado arrived at 9:20a.m. Barbara Wheeler arrived at 9:21a.m. Also in attendance: Ralph Sarbaugh, Associate County Administrator – Finance; John Hadley, Building Operations; John Labaj, Deputy County Administrator; Cathy Link, Purchasing; Dave Stone, State's Attorney; John Jung, Vice Chairman; County Board; Ken Koehler, County Board Chairman.

Mary Lou Zierer, Chairman	
Marie Chmiel	Richard Klasen
Perry Moy	Sandra Salgado
Dan Shea	Barbara Wheeler

MINUTES

Committee members reviewed the committee minutes of May 5, 2005. It was noted the committee meeting started at 9:00a.m., not 9:30a.m. Mr. Shea made a motion, seconded by Mr. Moy, to approve the minutes of May 5, 2005 as corrected. The minutes were approved as corrected with a unanimous voice vote.

PUBLIC PARTICIPATION

None

PRESENTATIONS

Chairman Zierer reported that Mr. Wenberg is unable to attend today's committee meeting as he is attending State Nursing Home meeting in Peoria IL.

Mr. Wenberg reported to Chairman Zierer that he would be unable to attend any Valley Hi Foundation meetings as they are held on Monday evenings and he has other obligations on that evening. The Foundation meetings are held on Monday evenings at 7:00p.m.

Mr. Moy presented committee members with a copy of the Centegra Volunteer Handbook. Chris Willis, a Valley Hi employee, recently attended a volunteer conference. She will be handing out a questioner to Valley Hi employees questioning what they would like to see happen with the volunteers. Mr. Moy will present a draft volunteer policy, which will be reviewed by the State's Attorney, at the next committee meeting. Risk information is being provided to Mr. Moy by Mr. Labaj. Mr. Moy stated he is checking into the possibility of another organization handling the volunteer program where volunteers can be provided to the County without the County assuming the risks. A policy will be created for these volunteers. Mr. Moy stated he is still checking to see who would be responsible for the volunteers and he will check with Ms. Kate to see what the role Management Services Committee would have in the Volunteer policy.

NEW BUSINESS

Direction for the purchase of two electric beds: Committee members entered into discussion regarding a request to purchase two (2) additional electric beds for Valley Hi. It is requested that this purchase come from the Contingency fund. Only \$1,000 has been spent from the contingency fund which has a balance of approximately \$98,900. Committee members directed Mr. Sarbaugh to allow the expenditure of \$1,834.34 for the purchase of two electric beds for the Valley Hi Nursing Home, to be paid for from the Valley Hi Contingency Fund.

Ms. Salgado arrived at 9:20a.m.

M. Wheeler arrived at 9:21a.m.

OLD BUSINESS

None

REPORTS TO COMMITTEE

Valley-Hi Financial Report: Mr. Sarbaugh presented a 6 month financial report for Valley Hi. He reminded committee members that the tax levy could not be used to pay off the loan that Valley Hi obtained prior to the referendum. He stated that the good news is that Valley Hi has only expended 40% of their budget to date. The incentive program has been presented to the employees at Valley Hi. He stated employees were enthusiastic about the program.

Mr. Sarbaugh noted that several college students work at Valley Hi and would like to be included in this incentive program, but, would have to return to school prior to payout. Committee members suggested a Resolution be brought forward for approval that addresses the college students only. Chairman Zierer questioned whether Valley Hi could accept CNA's who completed the CNA program at their High School. It was recommended these applicants be directed to the web site for possible openings at Valley Hi. Mr. Sarbaugh noted that a Resolution will be presented at the next committee meeting to request 5 additional CNA positions at Valley Hi. Mr. Sarbaugh informed committee members that the bank balance for Valley Hi is very good and Valley Hi is doing a great job at building their cash reserves. Committee members stated there is a need to create a policy on how to expend the funds that are received in excess of the cash reserves. A monthly financial report will be provided to committee members for review.

Construction Update: Mr. Hadley presented committee members with an update regarding several issues at Valley Hi. He informed committee members that 8 years ago a spring irrigation system was put in place to get away from the use of septic systems. The old tanks were never closed. He stated that the necessary permits were obtained and these tanks are now emptied and filled. Mr. Hadley informed committee members that there are three well houses at Valley Hi. The humidity in these well houses is taking a toll on the tanks and valves. He stated that he received a bid of \$15,000 to update the well systems; he noted that the systems work well now but should be updated for the new facility. Committee members questioned whether there is a filter system installed on the equipment. Committee members questioned whether it would be better to install a new well system prior to the opening of the new Valley Hi facility. The funds for this project could come from the contingency fund. Mr. Sarbaugh suggested this be sent out for bid, with a filter system, to get the true cost of new versus updated and review both options at a later date.

Mr. Hadley informed committee members that he has received an email regarding the need of additional headstones for those buried in the Valley Hi cemetery. Chairman Zierer informed committee members that a cemetery board was formed to handle decisions of this cemetery. She noted that James Kelly, former attorney in the State's Attorneys' office took the cemetery files with him when he left employment with the State's Attorneys office and she has been unable to get these files returned. Committee members noted that the cemetery is not a Valley Hi issue. Mr. Stone noted he would work with Mr. Hadley and take this to Management Services for discussion. Mr. Sarbaugh noted that when he was employed at Valley Hi, it was county policy for the county to bury the indigent and the Townships were to pay for the grave markers. Ms. Chmiel stated she would check with Mr. Kelly about getting the cemetery files returned.

Mr. Hadley reported that there are some sink holes on Valley Hi property which seems to be getting worse. An engineering firm will review the sinkholes for suggestions for a permanent solution to these holes. The holes have been blocked off with saw horses to prevent an accident. A proposal will be brought forward for approval.

A bid opening is scheduled today for the demolition of the old house on the property. An asbestos check will be completed today as well. Hopefully that will be okay as it could cost more for asbestos removal than to demolish the house.

Mr. Hadley noted that the excavating water issue at Valley Hi seems to come down to the land holding a lot of water. The County has hired an independent soil tester to evaluate the soil at the constructions site. Because of the soil conditions, the project is 7 weeks behind schedule. He will get reports from the soil engineer for documentation. He stated that construction is back on track and the facility should be under roof by November. He will present an update to the Valley Hi Foundation and in two months will come back to the committee for an additional building update.

Administrator's Report: Committee members reviewed the monthly administrator's report provided by Mr. Wenberg. Anniversary dates for employees were reviewed. Mr. Klasen informed committee members that the Prom was well attended and was an exciting event for the residents of Valley Hi.

REPORTS TO COMMITTEE, Con't

Ms. Wheeler noted that since there hasn't been much response to the request for additional spending money for the residents at Valley Hi, she would be going to her own township, Nunda Township, to make a request for additional funds for the residents. Committee members were informed that this request was mentioned at a Township Supervisors meeting where they stated this is "double dipping taxation" and no additional funds would be sent.

EXECUTIVE SESSION

Ms. Salgado made a motion, seconded by Mr. Klasen to enter into executive session at 10:39 a.m. to discuss personnel. The motion carried with all members voting aye on a roll call vote (Moy, Chmiel, Wheeler, Salgado, Shea, Klasen, Zierer) Additional personnel present: Chairman Ken Koehler, John Hadley, Dave Stone

Ms. Salgado made a motion, seconded by Ms. Chmiel to return to regular session at 11:26 a.m. The motion carried with all members present voting aye on a roll call vote (Moy, Chmiel, Wheeler, Salgado, Shea, Klasen, Zierer)

Ms. Salgado made a motion, seconded by Ms. Wheeler to terminate the lease with Mr. Tom Anderson for rental of the house on the Valley Hi Property as of July 30, 2005 with a Resolution for this action to be presented to the County Board as soon as possible. The motion carried with six ayes (Moy, Chmiel, Wheeler, Salgado, Shea, Klasen) and one nay (Zierer)

Mr. Shea made a motion, seconded by Ms. Salgado to request the current tenants of the house on Valley Hi property, Mr. & Mrs. Tom Anderson, not allow Kyle Anderson on the Valley Hi Property after June 16, 2005. The motion carried with all members present voting aye.

Mr. Tom Anderson stated that he was upset with the committee members decision as he has been a very good employee for over 36 years.

MEMBERS COMMENTS

None

ADJOURNMENT

Ms. Chmiel made a motion, seconded by Ms. Salgado to adjourn the meeting at 11:30 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR COMMITTEE/BOARD ACTION:

Recommend approval of Resolution to terminate the lease for the rental house on Valley Hi property

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