

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

MINUTES OF FRIDAY, SEPTEMBER 15, 2006

Chairman Zierer called the meeting to order at 8:15 a.m. The following Committee Members were present: Mary Lou Zierer, Chairman; Rick Klasen; Perry Moy; Blake Hobson and Dan Shea. Ms. Wheeler and Ms. Salgado were absent. Also in attendance: Peter Austin, County Administrator; Ralph Sarbaugh, Associate County Administrator-Finance; John Labaj, Deputy County Administrator; Tim Wenberg, Valley Hi Administrator; Valley Hi Staff; Cathy Link, Purchasing; John Hadley, Facilities Management; and interested public.

Mary Lou Zierer, Chairman	
Blake Hobson	Richard Klasen
Perry Moy	Sandra Salgado
Dan Shea	Barbara Wheeler

MINUTES

Mr. Moy made a motion, seconded by Mr. Hobson, to approve the minutes of August 3, 2006. The motion carried with all members present voting aye.

PUBLIC PARTICIPATION

None

PRESENTATIONS

None

NEW BUSINESS

FY06/07 Budget Review: Valley Hi: Committee members entered into discussion for the proposed FY06/07 Valley Hi budget. Mr. Sarbaugh noted that the revenue total is dropping because the payouts on the Valley Hi project are now almost completed. Mr. Sarbaugh reminded committee members that the County Board was committed to request less than the full amount on the tax levy for Valley Hi. The projection being used is \$5,000,000. When reviewing the budget, Valley Hi staff took into account the costs for the beds, interest income and the amount of revenue received. Committee members questioned how much reserve should be set aside by Valley Hi. Mr. Sarbaugh responded with the State struggling, it could hurt us in the future if we don't hold back enough. He noted that we need to look at the worst case scenario. He reminded committee members that Valley Hi also has two (2) debt certificates that they haven't started paying on as well. Committee members reviewed the draft budgets for Valley Hi. The first budget is for the Valley Hi Facility Management. Mr. Sarbaugh noted that the supplemental request is for the additional landscaping costs for the new facility. He noted that Valley Hi does not have any funds currently in the budget to maintain the grounds at Valley Hi. He noted this budget is for the maintenance for the new facility. Committee members questioned how the County was going to divide the costs to maintain the old Valley Hi and new Valley Hi when they are moved into the new facility. Mr. Sarbaugh noted the General Fund would pay for the costs to maintain the old building. The next budget reviewed was the Valley Hi Operating Budget. He noted that the operating costs for the new building should be less than what the old facility costs us. It was questioned how much money should remain in fund balance? They questioned what the funds should be spent on once the balance is obtained. The next pages of the budget consisted of what is left of the construction budget. He noted it will probably change before final approval of the budget and in fact could even disappear. Mr. Sarbaugh noted that the last two pages include the overall funds rolled together. The only supplemental request for the department is for the landscaping costs. He noted that the agency costs line item has not been changed. If funds are needed, they would be taken from the personnel costs. Mr. Shea made a motion, seconded by Mr. Moy to recommend approval of the FY06/07 maintenance budgets for Valley Hi as presented. The motion carried with all members present voting aye on a roll call vote. (Klasen, Shea, Moy, Hobson, Zierer)

OLD BUSINESS: None

EXECUTIVE SESSION: None

Committee members questioned Mr. Wenberg regarding a copy of a letter sent to resident's family concerning the move and items that would need to be removed from the patients rooms prior to the move to the new facility.

He noted that another letter will be sent would instruct families to remove anything of value from the resident's rooms as well. Mr. Wenberg noted he would furnish a copy of these letters for each of the County Board members and would place them in their mail boxes.

Committee members questioned whether the new electric beds have been ordered for the new facility. Committee members were informed that the manual beds have been cancelled and new electric beds for the facility have been ordered. These beds will be paid for from the FFE (Furniture, Fixtures and Electric) line.

Mr. Wenberg noted there are two issues he needs to discuss with committee members; the first issue is the requirement by the State to have three complete sets of bedding available for each bed in the facility. One additional set of bedding will need to be purchased for the new facility. In the past the facility has been operating with only two sets of bedding per patient. They will be required to have three full sets of bedding for each bed in the new facility. Ms. Link noted they will be ordering an extra set of bedding for all beds. Committee members questioned where funding for the extra bedding will come from. They were informed that if there is not adequate funding in the FFE account the contingency fund could pay for these items. A resolution is not needed for payment from the contingency fund for these items. Mr. Sarbaugh noted this is a part of everyday business. Mr. Wenberg noted that the next issue is a request to purchase a lift in order to install the TV's at the new facility. Mr. Moy noted that the committee had decided the TV issue but he is concerned about liability incurred by families attempting to install their own TV's in a resident's room. It was noted that this issue has been raised by the transition team as well. Committee members questioned who would "monitor" the families to let them know this would not be allowed. It was noted that procedures will be set in place, prior to the move, to alleviate this issue. Committee members noted that some of the TV's currently owned by the resident's do not fit on the stand. It was stated that the procedure would limit the size of the TV as well. Mr. Austin noted that we have rules and we need to enforce them. Committee members noted that the second letter being sent to resident's families should include the specs for the TV's as well. They noted that we have to inform all families that the facility would install all of the TV's. Committee members requested this letter be sent out in the very near future.

Mr. Wenberg reminded committee members that last Spring Valley Hi was cited for quite a few items. At that time they requested a waiver because of the move to the new facility. He noted they were in for another inspection on September 10th. He noted we have requested additional waivers but, does not know how they will respond. He noted that he is hopeful they do not receive a fine or a requirement to fix a large ticket item before the move.

Mr. Labaj informed committee members that the Transition Team has met with staff at Valley Hi. He noted that personnel are getting anxious regarding the move. A walk through was completed by the team on Thursday. He noted they are trying to get all issues out to address and concerns prior to the move.

Chairman Zierer noted that the next Building Projects Committee meeting on Monday at 9:30a.m. is taking place at the new facility for anyone interested in attending.

Mr. Labaj reminded committee members that the past County Board Chairman had a vision to include Senior Housing on the remaining property at Valley Hi. He noted that Pioneer Center had requested permission to obtain soil borings for the site to see if this was feasible. Mr. Labaj noted that the Senior Grant Commission has earmarked funds to pay for this testing. Since various entities have shown a desire to use a portion of the Valley Hi property the Grant Commission felt this should come as an expense of the County and not one group.

REPORTS TO COMMITTEE

Administrator's Report: Mr. Wenberg provided committee members with a copy of his monthly report. He noted that for the new facility they are shooting for 80% of the residents being Medicaid patients. The remaining beds would be for private pay patients. He noted there are currently 110 on the waiting list. He stated that he hopes that the current facility does not fall apart before the move.

Construction Update: Mr. Moy stated that he meets with Maggio and the Architects on Monday. He noted they are hoping to have the IDPH paperwork completed next week. He noted they hope to have the paperwork submitted in order to have the opening of the facility before November 4th. He noted that the State Inspectors had promised Mr. Moy that they would return to the facility for a final inspection within two weeks of receiving

the final paperwork. He noted that after receiving the previous paperwork, they were told they would have to sprinkle an outside patio, per regulations. He noted that no one had ever heard of this requirement. He noted they have instructed to have this completed. The cost would be approximately \$25,000+ to complete. And additional cost included the need to move some duct work from being too close to some wooden beams.

The patient rooms have been completed. The group has agreed on a landscaping contractor. They should start the work prior to the move. He stated they have decided to leave the mountain of dirt where it is until next year. He noted that the contractor had requested \$50,000 to move the pile of dirt. Chairman Zierer noted that she read in the paper about the County having a volunteer program and requested Mr. Moy contact this group to help with activities at Valley Hi. An office has been set aside for the volunteers at the new facility. She noted that the volunteers could work with the activity director as well.

Mr. Hobson questioned how much the private pay patients pay per day. He questioned how the daily rate is set. Committee members noted that they thought the rate was set by the County Board. He noted that the rates are very economical and maybe we should revisit this issue. Committee members requested a census of the area nursing homes be completed to find out area costs for admission to an area nursing home.

Chairman Zierer reminded committee members that the ribbon cutting has been scheduled for October 20th at 11:00a.m. She noted that they hope to have the move completed by November 1st. She noted we will know more after the final inspection.

Committee members were informed that the insert to the Northwest Herald will be going out next week. The insert is being paid for by vendors of Valley Hi.

Chairman Zierer informed committee members that she has been receiving calls questioning what she would like for donations to Valley Hi. Committee members suggested a discussion with the foundation on this issue. They noted they would prefer cash donations that could be used for specific projects for the residents. They noted that they could have an area set up in the facility acknowledging the donations with some sort of plaque.

ADJOURNMENT

Mr. Moy made a motion, seconded by Mr. Hobson to adjourn the meeting at 9:36 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR COMMITTEE/BOARD ACTION:

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