

ELMS/BUILDING & GROUNDS COMMITTEE

September 10, 2019

The Elms/Building and Grounds Committee met on Tuesday, September 10, 2019 at 7:00 p.m. The meeting was held at The Elms. Committee members in attendance included Chairman Larry Aurelio, Vice Chair Marcia Twaddle, Lee Calvert, David Cortelyou, Terra Litchfield, Bob Mahr, and Deckle McLean. Member Trimmer was absent. Others in attendance included County Board Chair George Dixon, Patrick Stout, Allen Sheffler, Elms Administrator Tim Bledsoe, Sheriff Nick Petitgout, and Committee Secretary Stacey Alexander.

Chairman Aurelio called the meeting to order at 7:00 p.m.

Review and Approval of August 13, 2019 Minutes

Member Litchfield moved with second by Member Mahr to approve the August 13, 2019 minutes. Motion carried on a voice vote.

Farm Report

Chair Dixon will get a copy of the deed for the farm.

Administrator's Report

Elms Administrator Tim Bledsoe gave the report. Census is at 79, with 5 being Medicare, 23 private pay, 4 Hospice Private, 41 Medicaid, 4 Hospice Medicaid. ADC 78.2% and Turnover percentage is 10.28%. Medicaid owes \$389,078.75. Medicare owes \$145,449.75. In August there were 6 admissions and 6 discharges. Second quarter discharges: 21 to community, three to other nursing homes, 12 to funeral homes and six to acute care hospitals. Pharmacy has been changed to critical care, which went very well. PDPM (Patient Driven Payment Model) process changes October 1, it changes how we receive our revenues for Medicare A and it's more driven by the patient and what their needs are medically and through therapy, as opposed to the current rugs model, which is a therapy model, uses OT/PT speech and drives the payment model. Actually, it's a more person-centered payment model and he thinks it will help the patients a lot more, if done correctly shouldn't have a problem with therapy rates and are pretty prepared to do it correctly. The Elms is going to need to invest in a program for staff scheduling, checking into a few of those that will hopefully be budget neutral. Currently have a staff scheduler they could let loose of, and a couple other programs that aren't benefiting the building at all and thinking they could discontinue those and pay for at least 75% of a staff schedule program. Switching over from Simple LTC to Point Click Care (PCC). Up in agency this last month, struggle finding CNA's. Bledsoe has been working with some community Colleges in the area on CNA courses, because they don't offer a lot of courses. The other will be attracting CNA's already educated in the community.

Financial Report

Member Mahr moved with a second by Member Cortelyou to approve the August 2019 Financial Reports. Motion carried on a voice vote.

Elms Claims

Member Litchfield moved with a second by Member Mahr to approve the Elm's claims. Motion carried with a roll call vote of 7 yeas, 0 nays, 0 vacant and 1 absent.

Macomb Public Building Commission

Waiting on a company out of Texas for locks on the jail to be rebuilt. Allen Sheffler said he had to measure and they contacted him to let them know they are working on them.

Zahrn Building

No Report.

McDonough County Maintenance Directors Report

Lactation room on the third floor of the Courthouse is complete, everyone looked at it and approved. Working with Ron on work release at the jail, started on four exterior doors, sanded down, stained and resealed, then the floors will be next. Also been working with Letha Clark at the Animal Shelter and some projects out there, waiting on bids for that. Either someone monitoring it, a sprinkler system or an alarm needs put in place in case of a fire. Hole was dug on the southeast corner of the Courthouse. It was about what was expected, no tile was found anywhere. Allen also talked to Wilma Wilson from Macomb Beautiful Association, because she was asking what was going on with the digging. She is to be contacted before anything is done. Chair Aurelio asked what was the next step and Chair Dixon said he asked the contractor that did the digging if he would do the whole job. Contractor said yes he would be interested, Aurelio questioned, whole job, and Dixon claimed all four corners of the Courthouse and lay a drain out to the sewer drain, cut the sidewalk and pour concrete after. He bid \$24,275 for the whole thing, Dixon claims there are some other issues there that we would have to decide what we are going to do. First of all, Dixon had Arnold Bros. up there today and they want \$1,050 to move the air conditioners out of the way and put back when they are done. The next question is, I think this project should go out to bids, but you need to know what you're bidding on. In other words, there is different kinds of membrane that can be put on that wall, to turn the water. If we don't have some specks on there and one could turn out dirt cheap and the other one just a really good one and that would skew the bids and we wouldn't know if we were getting our best shot or not. The down side is Dixon stated, he had Eric Moe come over from IMEG, he bid me \$4,940 to do a bid, just an inspection pretty much, that was a bit heavier than I expected. Chair Aurelio asked about Dave Cortelyou and Member Cortelyou did suggest there is more than one engineering outfit in town. Chair Dixon agreed, well there is and he would've been probably the highest anyway. Allen and Sheriff Petitgout both suggested the South and West sides need immediate attention and they would be money ahead just doing those right now if need be. Chair Dixon also addressed the Committee that Circuit Clerk Wilson has an account that she could cover up to 1/3 of this. Chair Aurelio said, yes, I think you are going to have to go out for bids and Member Cortelyou also agreed. Chair Dixon also said, one other option, I don't know how much Mike Cox is up to speed on that material, I know he did look into it, but we might be able to squeeze some of that out of Mike. Member Twaddle asked, don't we use Hutchinson Engineering a lot. Chair Dixon said, that Eric Moe suggested sand to cover the pipe, instead of pea gravel. Chair Aurelio told Chair Dixon to check with Mike Cox first and he agreed. Dixon questioned how are we going to get this going, he would sure like to get it done before frost and getting bids will eat up quite a bit of time, I'm not sure how to handle that. Chair Aurelio said, we have to make a motion to get going on this. Chair Dixon said, when you start making motions you need to decide are you doing the whole Courthouse or just a section. Start at the air conditioner and work on around to where the old door by the State's Attorney's office and you will get most of the problem. Chair Dixon said that's already ¾ so we may as well do the whole building. Member Litchfield says she is with all of them, and it should all just be done.

Member Litchfield motioned to get the specs and if the board members are willing to get together and put it out for bid, Member Cortelyou said he will get a hold of Mike and see if they can't get together before the Wednesday night meeting. Member McLean seconded the motion. Motion carried on a voice vote.

Macomb Beautiful will be notified.

Chair Dixon asked Sheriff Petitgout if there was any way to get inmates to come and scrub the mold off the walls, Nick said he could possibly work on that.

Plastering is done.

Building and Grounds Claims

Member Cortelyou moved with a second by Member Mahr to approve the August Building and Grounds Claims. Motion carried on a voice vote.

Other

Senior Festival wants to put up a tent on September 19, 2019 and leave it up through September 22, 2019 on the southwest corner. They will be serving alcohol in the evening, it's all along with a block party.

Member Mahr motioned to let them use the southwest courthouse yard to set up tent for Senior Fest, Member Twaddle seconded. Motion carried on a voice vote.

Chair Dixon asked about people wanting to use the Courtyard and does it always need to be approved by the Committee. Chair Aurelio said, yes, he thinks it should always come to the Committee, which is always usually a go.

Adjourn

Member Cortelyou moved and Member Mahr with a second to adjourn the meeting at 7:47 p.m. Motion carried on a voice vote.