PORTAGE COUNTY

MEETING MINUTES

HEALTH CARE CENTER COMMITTEE

PORTAGE COUNTY ANNEX
CONFERENCE ROOM 5
1462 STRONGS AVENUE
STEVENS POINT, WI 54481

Wednesday, January 5, 2022 **5:00 PM**

REMOTE ATTENDANCE & COMMENT

To attend this meeting by telephone : dial 1-608-338-1399, after dialing the number you will then be asked to enter in a meeting number. Use the following meeting number: 362 321 169, then press #

To attend this meeting by video:

Click here to join the meeting

Due to COVID-19 and the potential risk to members of the public who attend meetings in-person, any person who plans to attend the meeting remotely, but wishes to comment on an agenda item can send their comments via email to lingforl@co.portage.wi.us. The deadline for sending comments by email is 48 hours prior to the start of the meeting. Emailed comments will be delivered to committee members at least 24 hours prior to the meeting. Remote comment by the public during the meeting will be at the discretion of the Chair.

CALL TO ORDER

Meeting called to order at 5:02 p.m.
Members attending in person: M. Neville, R. Reser
Members attending on-line: M. Johnson, D. Raabe
Members absent: N. Moua
Members excused: None

PUBLIC NOTICE

Members of the public who wish to address the Committee on specific agenda items must register their request at this time, with such comments subject to the reasonable control of the Committee Chair as set forth in Robert's Rules of Order.

APPROVAL OF MINUTES

1. December 15, 2021 Minutes

A motion was made by R. Reser, seconded by D. Raabe to approve the minutes from December 15, 2021. The motion carried on a voice vote with no negative votes.

CORRESPONDENCE

None.

DISCUSSION/POSSIBLE ACTION

2. Discussion/Possible Action Re: Regarding Special Meeting Attendance (Portage County Ordinance 3.1.47 & 3.1.48)

- Request for special meeting attendance
- Approval of attendance of special meetings
- Special meeting attendance reports

None.

3. Discussion/Possible Action Re: Regarding review and update of the referendum question for the April 5, 2022 election.

Executive C. Holman updated the Committee on the status of the referendum question. Finance Director, J. Jossie, has been in contact with the Department of Revenue (DOR). The DOR has reviewed the draft resolution and language and is aware of our meeting time schedule. County Corporate Counsel has reviewed the draft resolution. Discussion and possible action on the final referendum question will be on the January 11, 2022 agenda.

4. Discussion/Possible Action Re: Regarding referendum length (ongoing, length of bond, number of years).

Executive C. Holman and Finance Director J. Jossie explained the options available for financing a new facility. There are basically three options for length: one year, set number of years, ongoing. The focus is on a 20-year borrowing period. R. Reser said he felt comfortable with 20 years because there is a sunset in 20 years. J. Jossie stated that the debt service obligations for the construction of the new facility would end but the expenses for ongoing operations will exist after 20 years. A motion was made by R. Reser, seconded by D. Raabe to extend the life span for the referendum to 20 years. The motion carried on a voice vote with no negative votes.

5. Discussion/Possible Action Re: Regarding Dimension IV Madison Design Group 100% Concept and Budget Report.

Representatives from Dimensions IV Madison Design Group presented an update on the 100% concept and budget report (C&BR). The total project cost of a new facility is $19,875,000 plus legal, bonding and insurance costs. J. Jossie explained these costs, which include a financial advisor, bond counsel, bond rating, posting preliminary official statement (POS), underwriters discount and rounding adjustment for an additional cost of $270,000. Builders risk insurance is estimated at $10,000. The cost to renovate the existing building was estimated at $25-30 million. Most of the kitchen equipment would be new, and most of the laundry equipment would be reused in the new facility. An artist's rendition of the exterior of a new facility was shown. Discussion/Possible Action regarding the 100% Concept and Budget Report will be on the January 11, 2022 agenda.

6. Discussion/Possible Action Re: Regarding operational cost calculations for the referendum question.

Executive C. Holman provided an update on the operational cost calculation for the referendum question. He reviewed the current environment, noted the current bed license of 48, noted the estimated demand for skilled beds is declining and the demand for Assisted Living (AL) and Community Based Residential Facility (CBRF) beds is increasing. There may be Medicaid reimbursement incentives for a new facility. The current building has limitations in the provision of services compared to current expectations. A viable financial model is being calculated based on 2020 and 2021 HCC history and the CLA market study. The model acknowledges the structural deficit of the HCC. The draft financial projection includes a 3% annual increase in salaries. This is a draft financial model and assumes a maximum of 95% occupancy. The financial model projects eight CBRF rooms, seven private pay and one Family Care payer source. There are diminishing returns if we change that projection. The staffing model was developed using anticipated staffing patterns and efficiency while maintaining clinical quality. The financing option model presented used a 20-year bond term at a 3% interest rate.

NEXT MEETING DATE

7. January 11, 2022 at 5:00 P.M. in Annex Conference Room 1 & 2.

ADJOURNMENT

A motion was made by D. Raabe, seconded by R. Reser to adjourn at 6:13 P.M. The motion carried on a voice vote with no negative votes.

NOTICES

Notice: Any person who has special needs and plans on attending this meeting in-person or remotely should contact the Facilities Office at 715-346-1598 as soon as possible to ensure that reasonable accommodations can be made.

Notice: A quorum of the Portage County Board of Supervisors, or any committee thereof, may be present at this meeting.