



APPROVED MINUTES
Bloomfield Committee
Tuesday, November 25, 2014, 5:00 p.m.
Bloomfield Healthcare and Rehabilitation Center
3151 County Hwy CH
Dodgeville, Wisconsin

**Iowa
County
Wisconsin**

1	Meeting was called to order by Chairman Dr. Jenkins at 5:00 p.m.
2	Roll Call was taken. Members present: Dr. Jenkins; Anderson; Paull; Palzkill. Excused: Thomas. Others present: Penny Clary, Mary Crook; Kari Grady; Jake Tarrell; Mark Vondra; Karen Oellerich
3	Approve the agenda for this November 25, 2014 meeting. Motion by Paull to approve the agenda for this meeting. Member Anderson seconded the motion. Motion carried.
4	Approve the minutes of the November 6, 2014 meeting. Motion by Palzkill to approve the minutes of the November 6 meeting. Paull seconded the motion. Motion carried. Abstain: Anderson.
5	Report from committee members and an opportunity for members of the audience to address the Committee. Dr. Jenkins gave an outline of the plan for joint meeting with Health and Human Service Committee. Various items of discussion were brought forth by committee members for the joint meeting.
6	Discussion with Health and Human Services Committee. The Bloomfield Committee joined the HHS Committee at 5:10 p.m. in the Campbell Center. Ron Benish, Chair of the HHS Committee informed the group that Dr. Jenkins would lead the discussion and it was decided that Karen Oellerich would take the joint meeting discussion minutes. Dr. Jenkins took the floor with a short introduction; history of the workgroup; the role of the Bloomfield Committee and how to proceed going forward. Dr. Jenkins voiced his awareness that Bloomfield will run out of money this year. Penny Clary, Bloomfield Administrator, expressed her concern with the \$47,000 county levy to Bloomfield and capital items that may be needed. John Meyers understands the need for more budget money and asked about specific projects. Jake Tarrell, Bloomfield Environmental Service Director said windows are a major item. Clary is concerned about Life Safety Code survey citations going forward. She felt that during the most recent LSC survey there were 2 cites that were minimal because the surveyor knew of the referendum and felt there was light at the end of the tunnel. Clary stated an example of a facility that had an old building with plans to build a new facility and that facility had the potential for \$80,000 in fixes but was not cited on all of the violations as the inspector knew the facility was moving. In the Hoffmann Report, the Chapel is not up to code and the newest part of the main building is not up to code. Electrical situation in the current building is major. Anderson expressed her desire for the HHS committee to give the Bloomfield Committee a charge for a timeline on how to move ahead with a recommendation to build or remodel. Jeremy Meek asked when to expect the next facility state survey. Clary responded the annual survey window opens in February with a fix for cites required in 30 days but the facility could ask for waivers if the cite(s) cannot be rectified in that time period. Dr. Jenkins commented that if the beds had been reduced to 63, the bed-hold would have meant an additional savings of \$15,000 per year to Bloomfield. Benish reiterated the HHS committee could charge the Bloomfield Committee with direction or a plan in three months, in which, there will be a recommendation. Benish asked what was needed, how to get there and direction from the HHS Committee. Meek suggested a separate committee pulled from the full county board. Meek feels there needs to be more support and information from the full board. Looking at the numbers and what the workgroup went over, he would

like to see more people involved. Clary feels there is a learning curve for the nursing home business. With support at the polls and with a long wait for moving forward, people may forget that support. In addition, WIPFLI's numbers will be two years old; the vote will be one year old and there may be a new board. At that point, Clary doesn't want to start over. Benish stated the votes are not on the County Board to move forward and move people from Point A to Point C. Meyers sees the recommendation of the workgroup and the vote of the public and feels if you are on the county board you need to engage the public. The building has met the maturity level and it is time to put money out there. He asked how you put a dollar figure on it; what the magic number to make things work is. He feels the need for a viable economic plan. Dr. Jenkins recently met with Roxie Hamilton, County Finance Director and went over figures for a 20 year bond at 3% interest and used the minor/major remodel/new numbers that WIPFLI presented. The following tax figures are per \$100,000 assessed value of a home. Borrowing \$8M - \$30.35/year (Minor remodel - 10 year fix on current bldg.); \$10M-\$37.94/year (Major remodel - 20 year fix on current bldg.); \$13M-\$49.32/year (New - 50 year bldg. life expectancy); \$16M-\$60.70/year (New - 50 year bldg. life expectancy on new site). Dr. Jenkins feels money talks and the new Dodgeville school would have had tax implications on his home of \$1500/year and building new here would have a \$200/year affect. Anderson commented that she has had several people contact her regarding solar and geothermal plans for a new building. Anderson would like to keep moving or fears losing momentum or starting all over again. Meek asked if he could have a copy of Roxie's numbers and asked if we could finance for longer, possibly 50 years. Clary commented that after 20 years the maintenance repairs replace the debt payment and cautioned that waiting with intent to build may mean dumping more money into the current facility. Clary's vision is to assure the business, facility, residents and employees are successful. Tarrell commented that looking at the big picture we could wait but eventually other things need to be done down the line. Currently, we have momentum and may be budget neutral - we have a lot going for us. When HHS bldg. is paid off in 2019/2020, we don't want to wait that long. Looking at future projects in the county, the facility should try to be proactive. Dr. Jenkins said one problem we have is being five miles from town and getting doctors to come out. Clary said it may be perceived that it is easy to run into Dodgeville but could take three hours out of your day unless you truly run in and run back. Doctors are required to come to a skilled nursing facility every 60 days and that is not convenient for them; they are busy in their clinics and hospital - this is a piece of the problem. Meek would like to get the whole co. board on "board". A decision to move to Dodgeville or stay here could be presented to all supervisors. Meek's recommendation is to build new. Paull considered the recent survey questions and the staff, residents and families have similar ideas. Clary said they have input from employees and families to remain here in the rural setting. Dr. Jenkins discussed the building sites in the Dodgeville area that are at least 10 acres. He personally likes the site that the school had chosen. That site would be approximately \$200,000 plus excavating. The site across from the hospital would have qualified and feels the site cost/land is insignificant compared to building costs. Kari Grady, Activity Director said that at a recent resident council meeting the residents desired to stay here. Anderson restated that a HHS decision was needed to move along. Karen Oellerich asked what Bloomfield could do to gain support of County board members. Benish sees the need to move from A to B; feels the numbers presented by Dr. Jenkins are sellable to the public with a good return on the investment. Benish thanked Dr. Jenkins for a great job on the Chronicle articles. Dr. Jenkins added that this week his article focuses on the primary workgroup - Bloomfield employees and volunteers. Meyers would like to see a consensus by January and feels the need for a timetable. Dr. Jenkins felt a spring vote would not allow enough time to educate the voters. Tarrell stated Bloomfield needs direction. Meyers sees one recommendation in which the public can weigh in. There are other new facilities in the area to tour; see what you like and what don't you like; chose an architect and building that is practical. Clary said management, staff and a couple of committee members could tour facilities.

6	rather than have an architect or engineer, a group could look at buildings and come to a consensus – x number of dollars and inform the architect/engineer with a ceiling – a reverse process. Dr. Jenkins stated that the Hoffmann estimates were based on square footage and could be variable; however they were move-in ready. The disadvantages to remodel are lose of efficiencies. Clary stated the possibility of a RFP for an architect or building design firm. Meek stated to find a site; visit buildings; find a design you like and a rough model. Clary stated the possibility of a price per square foot and then work on the design. Benish felt there had been a lot of good thoughts and the Bloomfield Committee would like HHS Committee to charge the Bloomfield Committee with coming up with direction and plan in the next three months with a plan to go to the County Board. Clary questioned whether the recommendation would go to the HHS committee or other committees. Nankee stated a wait up to three months for a recommendation to build here or away OR building new or remodel. Anderson said the plan would go all the way through. Marjory Bomkamp thought the committee would need three months. Dr. Jenkins said the Bloomfield Committee would work on a plan that takes the workgroup recommendation of a new building on a new site. Bruce Paull stated the Long-Range Planning committee needs to be involved; it is important on how this goes forward. Meyers stated they will be looking at the whole county. Curt Kephart, County Administrator stated there could be action on this agenda item; the committee should be alert to timelines as there is judicial elections on Tuesday, April 7, in which case, the deadline for referendum language would be January 6. The county board would have to take action at their December meeting. He continued to educate the committee on the levy cap on the bond piece; cash flow scenario by WIFPLI and other elements to be figured in; and the need to plan now because five years go fast. Meyers said the county could bond up to \$1M without referendum and \$2M with a referendum. Kephart felt the need for a timeline/projection of Who, What, Where, When, as well as, financing and when a referendum goes to voters. Meyer stated there will be a cost to decommission the old building, wells, water tower and the taxpayer will pick up that tab. Dr. Jenkins cautioned that the WIFPLI plan was with updated payer mix/private pay residents without that the facility may not ever cash flow. Benish called for questions for the Bloomfield Committee and last thoughts. Meek stated the Bloomfield Committee should get a plan together and come back to HHS committee as soon as possible. Benish said there is no HHS meeting in December, but the Bloomfield Committee should come and meet when ready. Bomkamp stated that a referendum question by January 6 would be a burden for those on the committee. Dr. Jenkins felt that would not be enough time to educate voters. At this time, the Bloomfield Committee left the Campbell Center and reconvened in the Campbell Center conference room with Bloomfield members Anderson; Jenkins and Palzkill in attendance as well as Dan Nankee.
7	Other Business. Dr. Jenkins continued with comments on the committee's plan of action stating that Roxie has the most knowledge of financing and there could be a cap put on WIFPLI's numbers. Clary said she will do a WACH survey to check costs of building and, also, check with Sauk County on the decommission costs. The Bloomfield committee expressed a need to get on the Long-Range Planning agenda and get insight of wisdom they would share. Anderson felt a couple of Bloomfield Committee members should go to Long-Range Planning meeting on Thursday, December 4. Nankee sees this as an opportunity. Clary said Sauk County had the same feeling that it was important to have a rural setting and built on the edge of town. Palzkill complimented Dr. Jenkins on getting the dollar amounts from Roxie. Nankee, also, complimented Dr. Jenkins on his newspaper articles. Anderson spoke to the location saying she had respect for the current generation but sees the need of planning and looking to the future. Tarrell commented that with assisted living residents there is a need to be closer to services. Palzkill said the land located across from the hospital was sold for apartments; he mentioned the Hennessey location near the hospital and the Powell land as possible sites. Clary stated she would get Bloomfield on the Long-Range Planning agenda.

8 Next meeting date. The next meeting is scheduled for Thursday, December 11 at 1:30 p.m.

9 Adjournment. Motion to adjourn by Palzkill; second by Anderson. Motion carried.