

Aging and Long Term Care Committee met in Room 118 of the Administration Center.

Present: Supervisors Geracie, Egelhoff, Winker, Richart, Herlache, Walerstein and Stern.  
Staff: County Administrator Meaux, Lasata Administrator Luedtke, Lasata Assistant Administrator Fogel, ADRC Director Pike, Veterans Service Officer Brown, Lasata Heights Housing Manager Carstens, Assistant Business Manager Anne Conners and Deputy County Clerk Henning.

Others Present: Bill Schanen – Ozaukee Press

Call to Order/Proper Notice/Adoption of Agenda: The meeting was called to order by Chairperson Geracie at 8:30 AM. Assurance that the meeting was properly noticed, so noted by Ms. Henning. Motion made by Supervisor Richart, seconded by Supervisor Egelhoff to adopt the agenda. All members present voting aye. Motion carried. (5-0)

Public Comments/Correspondence/Communications: Chairperson Geracie stated that she invited Supervisors Walerstein and Stern to attend this meeting as being past members of the committee their insight may be helpful with the process of the Assisted Living.

Approve Minutes from the May 27 Meeting: Motion made by Supervisor Egelhoff, seconded by Supervisor Winker to approve the May 27 meeting minutes as written. All members present voting aye. Motion carried. (5-0)

Veterans' Service Office:

Action Items: There were no items.

Discussion Items: There were no items

Management/Financial/Informational Reports:

Conference and Meetings Attendance Reports: Mr. Brown reported on the conference that he attended stating that there were several issues discussed; the planning for the fall conference, training schedule, Legislative updates and the planning for the 75<sup>th</sup> Anniversary in 2010.

Management/Financials/Department Reports: Budget is on track. Mr. Brown is concerned with the fact that the IRS has increased the mileage reimbursement rate 8 cents for the second half of 2008 to 58.5 cents per mile which could possibly deplete his funding for the transport program. Mr. Brown stated that we will be leaving to go out of the country on June 27, and shall the need arise, his assistant will contact Washington County's Veterans Service Officer for assistance.

Aging & Disability Resource Center:

Action Items:

Approve Budget Amendment: Ms. Pike reminded those in attendance that at the ALTC meeting in May, it was stated the ADRC would be bringing a budget amendment before the committee. In late 2007, in the final stages of the Ozaukee County budget process, the State of Wisconsin budget had not been signed. This impacted the county budget for the ADRC which made it very difficult to forecast costs that would be associated with a new department. Ms. Conners indicated a few of the issues that have impacted the budget of the ADRC were the amount of travel and training dollars, the extent and associated cost of the remodeling of the ADRC to

accommodate staff, and outside printing costs. Ms. Conners stated that the agency has captured at least \$17,000 in Federal revenue and \$42,000 in State revenue per month and that each line item has been examined to determine realistic amounts to be transferred. Motion made by Supervisor Richart, seconded by Supervisor Winker to approve the budget amendment in the amount of \$107,050. All members present voting aye. Motion carried. (5-0)

Discussion Items: There were no items.

Management/Financial Informational Reports:

Open House Review: Ms. Pike was pleased with the Open House and feels it was a successful event with approximately 150 attendees. Many first time visitors to the ADRC were in attendance and good comments and positive feedback were received.

ADRC Board Meeting Schedule for 2009: Ms. Pike stated that the ADRC Board is in the process of determining their meeting schedule for 2009. A decision will be made in December 2008 as to the 2009 meeting schedule; possibly changing to a bi-monthly or quarterly meeting. Until then, the Board will continue to meet the second Monday of the month.

New ADRC Staff Person: Ms. Pike stated that last full time Information and Assistance Specialist position was given to an internal candidate who previously served as a Receptionist for the Human Services Department. The ADRC is now fully staffed.

ADRC Financial Report: Ms. Pike stated that the ADRC continues to do well capturing the Federal money; it was originally estimated that the ADRC would bring in \$14,000 on the average each month and the last three months have averaged just under \$20,000/month.

Aging Services Financial Report: The budget is on target.

9:00 AM Michael Edwin and Rob Schlicht with WIPFLi Consultants joined the meeting.

Lasata Care Facilities:

Chairperson Geracie moved ahead in the agenda.

Management/Financial/Informational Reports:

Administrator's Report: The report was included in the packet. Mr. Luedtke stated that Lasata Heights averaged 59 occupied apartments through May; he had budgeted for four vacant. Lasata Heights had a \$159,960 surplus through May before transfers were made to Lasata Care Center. After transfers the surplus was \$32,288. The census at Lasata Care Center has been lower than budgeted. Lasata Care Center had a \$315,280 deficit through May before transfers. After transfers the deficit was \$87,600. Mr. Luedtke stated that the Cedarburg Light & Water Utility notified Lasata that they will receive a credit of \$27,300 on a summer electric bill through the State of Wisconsin Public Benefits program for lower income individuals. Lasata was also notified that this program is being terminated and Mr. Luedtke informed the committee that this must be taken into consideration for the 2009 budget for utility expenses.

May Financial and Census Report: This was included in the packet. There were no questions.

Conference and Meeting Attendance Report: There were no items.

9:15 AM Robert Brooks and Kim Hassell and Larry Schneider of Plunkett Raysich Architects joined the meeting.

Action Items:

Lasata Care Center Renovation Report and Financial Analysis (Plunkett Raysich Architects):

Mr. Luedtke provided an overview regarding the assisted living at Lasata and reviewed the project process thus far. A main concern of the Committee has been the lack of continuum of care at the Lasata/Lasata Heights complex. Before proceeding with the presentation, Mr. Hassell did note that today is a progress meeting so the presenters can gain the committee's insight and knowledge into the overall process. Mr. Hassell and Mr. Schneider of Plunkett Raysich and Mr. Edwin and Mr. Schlict of WIPFLi Consultants presented a plan to renovate Lasata Care Center to bring the building up to code. The renovation includes heavy and light remodeling incurring \$2 million in construction costs and \$500,000 in non-construction costs for a total project cost of \$2.5 million. This amount includes right sizing by 40 beds but does not include HVAC / plumbing updates. They then proceeded to present several options for building an assisted living complex and how the assisted living could be built in conjunction with some remodeling at Lasata Heights apartments. Mr. Edwin explained that there is a need for a moderate to low income Residential Care Apartment Complex (RCAC) in this area.

Option #1 is to construct a 40-unit, 3-story RCAC addition to Lasata Heights Commons on the west end for a total project cost of \$6.8 million.

Option #2 is to construct a 60-unit, 3-story RCAC addition to the Lasata Height Commons on the west end for a total project cost of \$10.2 million. Options #1 and #2 will not affect Lasata Heights.

Option #3 is to provide an addition and a renovation type project which is to build an addition of a new 30-unit Independent Living area with commons. This option would also include renovation of 30 Independent Living units of the North wing of the Heights to RCAC units in addition to renovating the existing Central Commons area of the Heights building for a total project cost of \$8.7 million.

Discussion on the financial comparisons and the actual construction scenarios of the three options as well as the long term goal the committee is striving to achieve. Consensus of the committee is to have Plunkett Raysich and WIPFLi Consultants return with two additional options; 1) modeling of Option #3 with the addition of what the cost would be for a future addition of 30 units and 2) Option #4 – building a new 60-unit Independent Living with renovation of the Heights into the RCAC. Motion made by Supervisor Egelhoff, seconded by Supervisor Winker to view Option #3 with possible expansion and Option #4 as defined above, including financial information for both. All members present voting aye. Motion passed (5-0).

Assisted Living Facility Construction and Operational/Financial Analysis (WIPFLi Consultants)

Included in previous discussion.

Next Meeting Dates: Assisted Living Presentation – Tuesday, July 8 at 8:30 AM  
Regular Scheduled Meeting – Tuesday, July 22 at 8:30 AM

Adjournment: Motion made by Supervisor Herlache, seconded by Supervisor Richart to adjourn. All members present voting Aye. Motion carried (5-0).

Meeting adjourned 10:55 AM.

*Lisa M. Henning, Deputy County Clerk*