

NURSING HOME DISTRICT COMMITTEE
MINUTES
JULY 7, 2009
6:00 PM

A meeting for the Nursing Home District Committee was called to order on July 7, 2009 at 6:00 pm at the Gerald City Hall.

Present were: Mayor Schulte
Greg Stratman
Justin Charboneau
Becky Schatzler
Joyce Farrell

The discussion held was about the current nursing home and its problems and conditions. The committee also discussed if a district was formed what area they would like to serve. Mayor Schulte stated that he would get a map of the Gasconade Manor District and the New Haven District for the next meeting.

With no further business to discuss the meeting was adjourned. The next meeting will take place on July 14th at 6:00 pm.

NURSING HOME DISTRICT COMMITTEE
MEETING
JULY 14, 2009
6:00 PM

A meeting was called to order at 6:00 pm for the Nursing Home District Committee at the Gerald City Hall.

Present were: Greg Stratman
Otis Schulte
Craig McCormick
Joyce Farrell
Betty Vogt
Kim Pierce
Debbie Roof
Sharon Groenke

The committee discussed setting up a district, the cost to run, setting up a budget, forming a district, where would the funds come from and how to keep quality help. The committee would need to work on writing bi-laws and forming a board. The taxes and Board would have to be voted on by the people.

With no further business to discuss the meeting was adjourned. The next meeting will be held on July 28th, 2009 at 5:30 pm. The members would like to invite Denise Odum to the next meeting.

NURSING HOME DISTRICT COMMITTEE
JULY 28, 2009
5:30 PM

A meeting was called to order at 5:30 pm for the Nursing Home District Committee at the Gerald City Hall.

Present were: Greg Stratman
Otis Schulte
Craig McCormick
Chris Landolt
Becky Schatzler
Betty Vogt
Joyce Farrell

Visitors: Linda Trest

The Committee discussed how to form a Nursing Home District. Otis will contact Lincolns about purchasing the existing home. Other items needed to look at would be the cost of remodeling the roof, windows, kitchen, landscape. The water heater, washer/dryer, shower rooms and heater/ac will need to be replaced completely. There was also discussion about the need for Physical Therapy and Assisted Living. It was decided to eventually hold public meetings to get comments and support for the district.

With no further business to discuss the meeting was adjourned. The next meeting will be held on August 18, 2009 at 5:30 pm.

NURSING HOME DISTRICT COMMITTEE
AUGUST 18, 2009
5:30 PM

A meeting was called to order at 5:30 pm for the Nursing Home District Committee at the Gerald City Hall.

Present were: Greg Stratman
Otis Schulte
Becky Schatzler
Craig McCormick
Joyce Farrell
Debbie Raff
Justin Charboneau
Sharon Groenke

The Mayor began the meeting by handing out a paper on how to form a Nursing Home District. Mayor checked with Steve Holden if the owners are interested in selling, checking with owners: Creekmores. Need to know cost to renovate, purchase new programs. Need cost numbers before forming district.

May invite Administrator, Theresa Williams and Davis Boyle. Lincolns rent and run homes. Committee decides if we want to build new or sell. If not Committee makes list of issues with present home. Needs: Gable Roof, Generator, etc.

Afraid employees won't want to get involved, invite Steve Holden & Lincolns to next meeting.

With no further business to discuss the meeting was adjourned. The next meeting will be held on Tuesday, September 1, 2009 at 5:30 pm.

NURSING HOME DISTRICT COMMITTEE
SEPTEMBER 1, 2009
5:30 PM

A meeting was called to order at 5:30 pm for the Nursing Home District Committee at the Gerald City Hall.

Present were: Mayor Schulte
Greg Stratman
Debbie Raaf
Joyce Farrell
Craig McCormick
Sharon Groenke

Mayor Schulte checked with Steve Holden and got an answer from Creekware. They will let Lincoln out of lease and sell.

Value \$30,000 per bed x 58 beds. There is a number of maintenance with building. Joyce Farrell will check who owns vacant lot next to home. Next step is to get on April ballot. There are 2 options: 1) Form district with Board of Directors or 2) Non-profit. First election – form district; Second Election – Form Board. Will ask GDA if they will help with getting on ballot.

Possibly use Ambulance District as same boundaries; stop at Gasconade line. USDA will help set up budget = expenses + income – bottom line. Hope to get grant money for purchasing. Need to check with owner for more definite price to purchase.

With no further business to discuss the meeting was adjourned. The next meeting will be held on Tuesday, September 15, 2009 at 5:30 pm.

NURSING HOME DISTRICT COMMITTEE
SEPTEMBER 15, 2009
5:30 PM

A meeting was called to order at 5:30 pm for the Nursing Home District Committee at the Gerald City Hall.

Present were: Mayor Schulte
Betty Vogt
Becky Schatzler
Debbie Raaf
Sharon Grenke
Greg Stratman
Joyce Farrell

Mayor Schulte mentioned that he has tried and cannot get a hold of anyone concerning the sell of the Nursing Home. Employees are being told that it is not for sale. Currently the home has 24 residents. Mayor Schulte will try and contact some of the Board members with the New Haven Nursing Home and see how they formed a district and bought the Nursing Home.

Another option discussed was to form a non-for-profit corporation instead of a District which may be a cheaper option. Gary will also attempt to contact Steve Holden about selling.

With no further business to discuss the meeting was adjourned. The next meeting will be held on Tuesday, September 22, 2009 at 5:30 pm.

NURSING HOME DISTRICT COMMITTEE
OCTOBER 6, 2009
5:30 PM

A meeting was called to order at 5:30 pm for the Nursing Home District Committee at the Gerald City Hall.

Present were: Chris Landolt
Kim Pierce
Otis Schulte
Greg Stratman
Debbie Raaf

Mayor Schulte heard from Steve Holden that they would get appraisal of Nursing Home and call back then, he has not heard from them since then. Gary needs member to proceed. Need to think about additional features we want added, may need to get architect to draw-up plans. Ballet deadline is early January. Will try to do tour of Gasconade County Manor before next meeting.

With no further business to discuss the meeting was adjourned. The next meeting will be held on Thursday, October 15, 2009.

NURSING HOME DISTRICT COMMITTEE
OCTOBER 15, 2009
5:30 PM

A meeting was called to order at 5:30 pm for the Nursing Home District Committee at the Gerald City Hall.

Present were: Chris Landolt
Kim Pierce
Otis Schulte
Greg Stratman
Debbie Raaf
Betty Vogt

USDA Representatives: Terry Luetkemeyer
Kevin Hinkebien

Stephen Holden & Steve Creekmore sent email to Otis, appraisers should be out in approximately 2 weeks. Financial Agency can offer the Nursing Home fixed rate loan, max 30 years with a 4.5% interest rate.

Discussed issues that would need to be fixed. Need to checking into architect and financial forecast assistant. District will have to issue bonds to get USDA financing. Could get up to \$100,000 grant from USDA to pay for architect, but need to be doing loan also. USDA needs proof of community support, put possible tax on original ballot.

Took tour of Gasconade County Manor with Jerry Ebker, Board Member and Administrator Crystal Vogt. Committee Members present were: Joyce Farrell, Kim Pierce, Otis Schulte, Debbie Raaf and Chris Landolt.

With no further business to discuss the meeting was adjourned. The next meeting will be held on Tuesday, October 27, 2009 at 6:00 pm.

NURSING HOME DISTRICT COMMITTEE
OCTOBER 27, 2009
6:00 PM

A meeting was called to order at 6:00 pm for the Nursing Home District Committee at the Gerald City Hall.

Present were: Greg Stratman
Otis Schulte
Betty Vogt
Joyce Farrell
Chris Landolt
Kim Pierce
Debbie Raaf

Discussed tour at New Haven Care Center.

Petition for election needed by mid December. Will call New Haven and Gasconade Manor for Annual reports. Otis will contact Lincolns – Tom Hudspeth and Steve Holden about selling.

With no further business to discuss the meeting was adjourned. The next meeting will be held on Tuesday, November 3, 2009 at 5:00 pm.

NURSING HOME DISTRICT COMMITTEE
NOVEMBER 3, 2009
6:00 PM

A meeting was called to order at 6:00 pm for the Nursing Home District Committee at the Gerald City Hall.

Present were: Greg Stratman
Otis Schulte
Betty Vogt
Joyce Farrell
Kim Pierce
Debbie Raaf

Tom Hudspeth agreed to give tour next week of Nursing Home. Steve Holden stated they are definitely interested to sell home. Estimated to be \$120 per square foot to build new, with cost of \$5,000-\$8,000 per bed. Certificate of Need will be sold separately from Lincoln. Otis will check about tour for Tuesday, November 10th at 2:00 pm.

With no further business to discuss the meeting was adjourned. The next meeting will be held on Tuesday, November 17, 2009 at 6:00 pm.

NURSING HOME DISTRICT COMMITTEE
NOVEMBER 17, 2009
6:00 PM

A meeting was called to order at 6:00 pm for the Nursing Home District Committee at the Gerald City Hall.

Present were: Greg Stratman
Otis Schulte
Betty Vogt
Joyce Farrell
Kim Pierce
Debbie Raaf

Tour of Gerald Nursing Home, Wednesday, November 18th at 9:30 am with Tom Hudspeth. Made a list of concerns to watch for. Discussed possible people to help with petition signatures. Need to make brochure if we get signatures on petition to use to educate public before April election.

With no further business to discuss the meeting was adjourned. The next meeting will be held on Tuesday, November 23, 2009 at 5:00 pm.

NURSING HOME DISTRICT COMMITTEE
NOVEMBER 23, 2009
6:00 PM

A meeting was called to order at 6:00 pm for the Nursing Home District Committee at the Gerald City Hall.

Present were: Otis Schulte
Joyce Farrell
Chris Landolt
Debbie Raaf
Justin Charboneau

Discussed the possibility of building on Assistant Living Facility near Nursing Home and not buying Skilled Nursing Home. Otis will check with Division of Aging on guidelines for Assistant Living.

With no further business to discuss the meeting was adjourned. The next meeting will be held on Tuesday, December 1, 2009 at 6:00 pm.