

Houghton County DHHS Board Meeting Minutes (MCF Portion) November 26, 2024

The regular meeting of the Houghton County Department of Health and Human Services Board (Medical Care Facility Portion) was held at the DHHS offices in Houghton, MI on November 26, 2024 beginning at 09:15 a.m.

Present: Ed Jenich, Chairman
Christy Hilgers, Vice Chair
James Tervo, Board Member
Roy Britz, County Commissioner Liaison
Adam Laplander, CEO/Administrator - Secretary
Ashley Kuru, Chief Financial Officer
Jodi Nuttall, Director of Nursing
Kara Destrampe, Director of Operations
Jeff Lehtola, Director of Facilities

Absent: Tom Tikkanen, County Commissioner Liaison

The agenda was adopted and the minutes from the October 2024 meeting of the Houghton County Department of Health and Human Services Board (Medical Care Facility portion) were reviewed and approved as written.

Public comment: None

The October 2024 MCF Vouchers were reviewed and approved.

The CEO/Administrator updated the Board Canal View ~ Houghton County owns a piece of property that Moyle would like to purchase. The property in question is Parcel C which was purchased by Canal View in 2009 for \$156,000. That parcel would then be divided in to two parts, Parcel C-1 and Parcel C-2. This is the only remaining property around the facility that Canal View does own. Moyle would like to purchase the property, Parcel C-2 for \$40,000. After discussion, the Board agreed that the price was not acceptable and that all Board members would like to view the property. A motion was made by Jim Tervo to table the decision of the sale and supported by Christy Hilgers. Motion passed

The CEO/Administrator updated the Board as to the Facility's current occupancy status and average occupancy rates for October 2024. The CEO/Administrator updated the Board on the current inquiry list numbers.

The CEO/Administrator updated the Board that an elevator Modernization Proposal was received from TK Elevator. The price did come in competitive with the other quote received but the modernization proposals did not include all of the same items. The Board was updated when the second elevator drive went down and that Otis was able to secure two new drives. The CEO/Administrator did reach out to TK Elevator first in regards to the drives but had not heard back from TK all day. Otis was in constant communication to help out get the drives in order to be in compliance. The Board agreed to pay out the remainder service contract with TK Elevator and move forward with service and modernization with Otis. Motion made by Jim Tervo and supported by Christy Hilgers. Motion passed.

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The CEO/Administrator updated the Board that Mediation with the Independent Nurses Union and the Wage Reopener with the TPOAM Union will be held at the facility on December 18th. The mediator and the lawyer will most likely be on via Zoom or Teams meeting. The facility extended the other conference room to both unions if they choose to use.

The CEO/Administrator updated the Board on the QAA Minutes, Safety Minutes, and Corporate Compliance Minutes. Motion made by Jim Tervo and supported by Christy Hilgers to accept all minutes. Motion passed.

The Board had previously approved to move forward with the Nursing Management Wage Increases by email from the CEO/Administrator, to be documented at the following Board Meeting. Motion was made by Christy Hilgers and supported by Jim Tervo. Motion passed.

The CEO/Administrator updated the Board on the most recent Annual Survey and Life Safety Survey. The Survey team exited on Wednesday afternoon at about 3:30pm. For the Annual side the facility is looking at three citations and on the Life Safety Side the facility could receive ten citations. The facility should receive its 2567 on December 2nd or 3rd at which time the CEO/Administrator will update the Board on the actual citations. The facility is hoping that the survey is less than 38 points would could potentially move the facility up a star in the star rating system.

October financial reports were distributed to the Board and reviewed. A motion was made by Jim Tervo and supported by Christy Hilgers to accept the financial reports. Motion passed.

The CFO updated the Board on current A/R aging as well as the FY2025 Revised Budget. Motion made by Christy Hilgers and supported by Jim Tervo to accept the Revised Budget. Motion passed.

The Board was updated that the financial engagement letter from Plante Moran is not a flat rate fee but moving forward will be billed by billable hours. Motion made by Christy Hilgers and supported by Jim Tervo to move forward with the engagement letter from Plante Moran for the Financial Audit. Motion passed.

The Board was updated that a quote was received by MJO for the Water Service Line Proposal. The cost came in at \$561,318.00. There was an increase from the original estimate based on copper line being used inside the facility. The Facilities Director is seeking out an additional quote from another contractor. If the quote comes in prior to the December Board Meeting, it will be forwarded to the Board Members for approval so that the project can be added to the calendar. Motion made by Jim Tervo and supported by Christy Hilgers. Motion passed.

The Board approved using remaining Workforce Stabilization Grant money to have Jenel Stoinski, Serving Our Seniors LLC, come back on site to perform Certified Dementia Practitioner training. The Board also approved to bring on Denelle Wilson, Wilson & Sons Consultation Services, LLC to provide ServSafe Manager Exam in December and ServSafe Manager Course and Exam in January. Motion made by Jim Tervo and supported by Christy Hilgers for both consultants. Motion passed.

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At 10:30 a.m. motion made by Jim Tervo and supported by Christy Hilgers to move into executive session. Those in attendance were Ed Jenich, Jim Tervo, Christy Hilgers and Adam Laplander. Motion passed.

Motion made by Jim Tervo and supported by Christy Hilgers to resume the board meeting at 10:47 a.m. Those in attendance were Ed Jenich, Jim Tervo, Christy Hilgers and Adam Laplander. Motion passed.

Motion made by Jim Tervo and supported by Christy Hilgers to approve the remaining Management wage increases that were Annual Survey dependent. Motion passed.

There being no further business the Board adjourned at 10:48 a.m.



Ed Jenich, Chairman



Adam R. Laplander, Secretary