

## MAY SESSION

May 28, 2015

Chairman Kirkpatrick called the meeting to order. Roll call found all members present..

Motion by Crofton, second by Kinney that the agenda be approved. Motion carried.

Chairman Kirkpatrick introduced the two recipients of the Fred and Hazel Pauls Scholarships in the amount of \$600.00. Jonathan M. Crotsenberg-Frazer, rural Viola, son of Julie Fraser, is a Kickapoo High School graduate and will be attending the Fox Valley Technical College majoring in farm operations. Kristina K. Durst, rural Richland Center, daughter of Loren and Julie Durst is a Richland Center High School graduate and will be attending the UW-Richland for two years and then transferring to the UW-Platteville majoring in agriculture.

Supervisors viewed a slide presentation regarding the Pine Valley Healthcare and Rehabilitation Center proposed project. The Project consists of renovating and expanding the facility with partial new construction and the partial remodel and repurposing portions of the existing facility. The new 77,120 square foot facility will include single-story resident areas consisting of 80 skilled nursing beds and 16 assisted living beds (CBRF) having a flexible design to allow for future expansion. A neighborhood style design includes private rooms and baths with individual room temperature controls. Each neighborhood will feature its own kitchen and dining room, and improved social and common spaces. The floor plan maximizes staff efficiencies while minimizing staff requirements. Energy efficient, including a geo-thermal system, and low maintenance construction, will minimize operating costs with mechanical, electrical and plumbing systems constructed to last more than 30 years. Project features include a state-of-the art physical therapy rehab gym, enhanced occupational therapy spaces, and updated speech therapy space, providing for inpatient and outpatient services. A groundbreaking is scheduled for June 25, 2015. Project completion is anticipated for fall of 2016, with occupancy before the end of 2016.

Richland County has operated a county nursing home for 137 years. The existing Pine Valley facility was built in 1960 and offers numerous services for the aging members of Richland County including skilled nursing care, physical therapy, occupational therapy, speech therapy and memory care. The center provides care to some of the most medically-challenging residents in the County. Pine Valley management and Board of Trustees requested a market study be prepared by Wipfli LLP to evaluate the market conditions for senior services in the Richland Center, Wisconsin, market area. The market study, completed in 2011 and updated in 2014, provided that Richland County will need 127 skilled nursing beds in 2025. The new Pine Valley facility, along with another 50 skilled nursing beds projected to be provided by other local providers, is anticipated to service these needs. County Board approval of the Pine Valley facility improvements will offer senior citizens the opportunity to continue to live in their own community at an affordable cost to residents and their families. Currently, nearly 25% of the County's population is comprised of residents age 65 and older.

Resolution No. 15-73 Initial Resolution Authorizing Not To Exceed \$21,500,000 General Obligation Bonds For Nursing Home Project was read by County Clerk Vlasak. Motion by Van Vliet, second by Sebrank that Resolution No. 15-73 be adopted. Carol Wirth, President of Wisconsin Public Finance Professionals, LLC, explained the financing for the nursing home facility project. The initial resolution authorizes the borrowing for the project but does not commit the County to the borrowing. Borrowing for the project will occur in phases. The initial borrowing of \$10,000,000 will take place in August 2015. \$1,500,000 will also be borrowed in August 2015 to repay the \$1,000,000 State Trust Fund loan. The final borrowing of \$10,000,000 will take place April 2016. Annual funding from Pine Valley equity to apply to annual debt service payments will have to be on deposit prior to the adoption of each of the County's annual budgets. The additional debt levy will not be subject to levy limits. The cost of the additional debt levy, after the Pine Valley equity funding is applied, is estimated to be 60 cents per \$1,000 = \$60 on \$100,000 property value. Discussion followed. Roll call vote. AYES: Crofton, Seep, Van Vliet, Brewer, Kinney, Jewell, Clausius, Peters, Bellman, Gentes, Turk, Clary,

Williams, Wiedenfeld, Lewis, M. Marshall, Rasmussen, Sebranek, B. Marshall, Jr., Kirkpatrick. NOES: Deets. Ayes 20. Noes 1. Total 21. Motion carried and resolution declared adopted.

**RESOLUTION NO. 15 - 73**

Initial Resolution Authorizing Not To Exceed \$21,500,000 General Obligation Bonds For Nursing Home Project.

WHEREAS, Richland County, Wisconsin (the "County") is in need of an amount not to exceed \$21,500,000 for the public purpose of paying the cost of constructing and equipping a replacement nursing home facility, including remodeling portions of the existing facility and refunding obligations of the County issued to finance design costs associated with the project; and

WHEREAS, it is desirable to authorize the issuance of general obligation bonds for such purpose pursuant to Chapter 67 of the Wisconsin Statutes;

NOW, THEREFORE, BE IT RESOLVED by the Richland County Board of Supervisors that the County borrow an amount not to exceed \$21,500,000 by issuing its general obligation bonds for the public purpose of paying the cost of constructing and equipping a replacement nursing home facility, including remodeling portions of the existing facility and refunding obligations of the County issued to finance design costs associated with the project. There be and there hereby is levied on all the taxable property in the County a direct, annual tax in such years and in such amounts as are sufficient to pay when due the principal and interest on such bonds.

Adopted, approved and recorded May 28, 2015.

**RESOLUTION OFFERED BY THE FINANCE AND PERSONNEL COMMITTEE**

	FOR	AGAINST
Jeanetta Kirkpatrick	X	
Fred Clary	X	
Larry Sebranek	X	
Tom Crofton	X	
Robert L. Bellman	X	
Gaylord L. Deets	X	
Lewis G. Van Vliet	X	

Motion by Turk, second by Clausius to adjourn to Tuesday, June 16, 2015 at 7:00 p.m. Motion carried.

STATE OF WISCONSIN )  
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COUNTY OF RICHLAND)

I, Victor V. Vlasak, County Clerk in and for the County of Richland, do hereby certify that the foregoing is a true copy of the proceedings of the County Board of Supervisors of Richland County for the adjourned May session held on the 28th day of May, 2015.

Victor V. Vlasak  
Richland County Clerk