

Our Island Home- Building Committee

Minutes of the Meeting of 21 February 2017. The meeting took place in the PSF Training Room, 4 Fairgrounds Road, Nantucket, MA 02554.

Members of the Building Committee present: Libby Gibson- Town Manager, Rachel Day- Human Service Director, David Fredericks- Chairman, Jim Kelly- BOS, Dawn Hill Holdgate- BOS, Peter McEachern- FinCom, Steve Maury- FinCom, and Allison Forsgren- FOOIH.
Consultants present: Richard Webb- SMRT and Toby Shea- SK Advisors
Members of the Community present: Jason Bridges and David Gray.

Meeting called to order at 11:05 am by Chairman, David Fredericks.

ACCEPTANCE OF AGENDA

The Building Committee unanimously accepted the agenda as presented.

ANNOUNCEMENTS

1. Town Manager, Libby Gibson, announced that the Building Committee Meetings will be videotaped.
2. HS Director Day shared that the Director of Leading Age will be speaking to the workgroup 6 March 2017 at 2:00pm. All are encouraged to attend.
3. The next Building Committee meeting will be held on 7 March 2017 at 1:30pm, PSF Training Room, 4 Fairground Road.

AGENDA

1. Review of Methodology for Sizing the Proposed Facility
 - a. Toby Shea, SK Advisors reviewed the methodology for sizing. Demand, size, dynamic, and nature of community were taken into consideration. It was explained that DPH would be more favorable to approve less beds than more, due to state need. The threshold of reimbursement approaching toward home and community based services, due to cheaper cost of care, was also discussed. Ten bed, small house model is recommended by Webb, providing flexibility for care and staffing.
 - b. Rachel Day reviewed census, which averages 42 bed occupancy; has not seen a need for more skilled nursing beds. Estimated five residents would be currently suitable for a level IV.
2. General Overview of Project
 - a. Webb reviewed both Miacomet site and current OIH site. Two biggest issues regarding Miacomet site is the outcome of the archeological study and the study of the natural heritage habitat site, which can create a cost. A contract is in place and approval is in the process regarding study of the Howard parcel; a preliminary draft may make an appearance at town meeting.

Our Island Home- Building Committee

- b. Regarding the OIH existing site, moving of Landmark House closer to the street was discussed. Building plans were discussed with consideration of a two phase project and need for freezing admission.

COMMITTEE'S COMMENTS

1. Maury proposed his concern, why negate five beds off our current 45 bed license, when it can be difficult to add beds and the population will continue to grow. Day explained if licensed beds are not in use for a certain period of time, they will be forfeited. Fredericks expressed if state is driving to less beds, we have to think and plan for what needs to be done.
2. Fredericks and Forsgren plan to speak to NCH regarding future plans, encouraging service providers to work together.
3. SK Advisors will review economic status.
4. SMRT, with assistance from Town Manager and HS Director, will approve current site survey.
5. SMRT will obtain accurate topographic information of current OIH site, along with identifying proximity of wetlands and adding a storm surge analysis to the scope of this project. Summary of potential movement of Landmark House will be accomplished.
6. HS Director, with assistance from others, will create a list of what is needed to meet building and care standards for the next 3-5 years at the current facility.

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned by Chairman, David Fredericks, at 1:10PM.

Respectfully Submitted,

Erin Kopecki, Asst. Administrator- OIH

Cc Building Committee Members