



**AGENDA
WORK SESSION
CITY COUNCIL & VALDEZ SENIOR CENTER
Tuesday, March 6, 2018 at 6:00 pm
Continued from February 20, 2018**

I. NEW BUSINESS

1. 2012 Medicaid Audit resulting in an overpayment to Valdez Senior Center (VSC) in the amount of \$273,677.35
 - a. Basic Facts
 - b. Background – Opening & Closing with Doug Davies
 - c. Current Director's Observations
 - d. Checks & Balances Now in Place
 - e. What Additional Steps Are Being Taken
 - f. Comparison of Medicaid Yearly Incomes
 - g. Repayment & Budget Considerations
 - i. 2017 Graph for Income & Expense by Month
 - ii. Points to Consider: Impact on VSC, Repercussions, and Worst-Case Scenario
 - iii. Repayment Options
 - h. Agreed Upon Procedures from Period Ending May 5, 2014
 - i. Review of Exceptions
 - ii. Valdez Senior Center 2016 Audit p.3 with Corrected and Uncorrected Misstatements
2. Facility Projects
 - a. Projects in Process
 - b. Facility Concerns
 - c. Long Range Plan – Project Request
3. Budget for Facility Maintenance & Upgrades
 - a. VSC Maintenance Budget
 - b. Apartment Upgrades

OVERVIEW

Agenda Item I 2. a – b.

Facility Projects in Process:

- Bathroom & vinyl flooring upgrades for 5 apartments: near completion
- Emergency Exits Canopies: construction will begin in May 2018

Current Facility Concerns to Address:

- Huge bird population and droppings in carport – how to address and rectify?
 - a. Tenants cars are covered in bird droppings which can lead to paint damage
 - b. Spike strips along railings recently installed isn't a deterrent
 - c. Sidewalks are filthy and require power washing to clean adequately
- Two chairlifts are needed for residents in emergency evacuations or elevator down times
 - a. Four residents are unable to use the stairs due to mobility issues
 - b. The use of an elevator is not permitted during an evacuation
 - c. The use of an elevator is not possible when it isn't working
 - d. VSC staff are not trained to assist residents with mobility issues up and down stairs. VSC staff may not be available at such time assistance would be needed.

Agenda Item I 3. a – b.

- **Budget for Facility Maintenance & Upgrades**
 - a. VSC's Maintenance Budget: We use the contingency fund as a last resort when major things need repairing or replaced (such as coolers and freezers in the kitchen and appliances in tenants' apartments). The Building Lease Agreement between the City and VSC is reviewed to determine lessor or lessee responsibility for repairs when maintenance issues arise.
 - b. Upgrades: what is the status of \$40K funds set aside for VSC apartment upgrades? We are unsure of how to proceed with apartment upgrades in the new year and were under the impression this was an established financial arrangement. At least two more tenants are in need of bathroom shower upgrades because they are unable to step over the high sides of their bathtubs to shower.

Department/Stakeholder: Valdez Senior Center, Inc.

Use Dropdowns==v=====

Project Name	Brief Description	Justification	Estimated Cost	Importance Category
Example project	Project Scope goes here		Rough Cost (we will vet internally)	Deferred Maintenance
1 PVC siding of entire VSC building	Repair damage; staff with Stan P. who is aware of scope of work involved. The scope of work is outside the realm of VSC's operating budget.	Repair of damaged siding will resolve existing issues and prevent additional buckling from occurring to the structure. Outside siding problems could lead to leaking issues that could impact other operations.	Undetermined	Lifecycle replacement
2 Carpeting for VSC facility offices and stairs	Replace original carpeting in two front offices, two upstairs offices and stairway. Repair damaged floor in Director's office.	The carpeting in the facility is very old and stained. It is too worn to clean and is unsightly to the public. VSC needs to project a professional image to the public.	\$5000 - \$7000	Lifecycle replacement
3 Apartment Upgrades	Replace carpeting & vinyl flooring; refinish kitchen cabinets; replace existing appliances; new backsplashes and counter tops; replace built in wall ovens and flat top burners with single stove w/built in overhead microwave ovens; redo electrical wiring for stoves that isn't up to code; interior painting; replace existing overhead light fixtures; upgrade entire bathrooms with new vanities, raised toilets, light fixtures, medicine cabinets, and step in showers with grab bars & shower seats.	The apartments are over 30 years old and are in serious need of upgrade. Approximately one-half of the apartments need most of the upgrades listed. All but 5 apartments need showers replaced due to inaccessible bathtubs. Two tenants are currently in serious need of shower replacements; both are unable to step over the high sides of their bathtubs to shower.	\$5K- \$20K depending on upgrade	Lifecycle replacement

4	Carport Issue with Bird Population	Huge bird population & droppings in carport; tenant cars are covered in bird droppings that will cause damage to paint; sidewalks are filthy and require power washing to clean adequately.	Excessive complaints by tenants and their families regarding the filth and potential damage to parked vehicles. Items stored above current storage units are in risk of being destroyed by birds. Recent spike strips installed didn't resolve the problem.	Unknown	Failed System
5	Two Chairlifts	Chairlifts are needed for residents in emergency evacuations or elevator down times. The use of an elevator is not permitted during an evacuation. the use of an elevator isn't possible when it is in a state of disrepair. VSC staff are not trained to assist residents with mobility issues up and down stairs. VSC staff may not be available at such time assistance is needed.	This is a safety issue.	Unknown	Life Safety
6	Hot Water Power Booster	A hot water power booster is needed under the kitchen commercial dishwasher	This is a safety issue. As a City facility in Valdez serving food, we are required to maintain certain water temperatures during dishwasher wash & rinse cycles to assure items are being sterilized and sanitized.	\$3,500	Failed System
7	High Temp Kitchen Dishwasher	Current dishwasher is very old and temperamental. Parts on it now are failing and are hard to replace.	This is both a safety and efficiency issue. As a food server in Valdez, we must be able to wash, rinse and dry kitchen dishes and pans efficiently. If the dishwasher fails, meal services to seniors would be impacted or significantly delayed.	\$12K - \$18K	Lifecycle replacement

8	Commercial Stainless Steel Sink	Sink is adjacent to the dishwasher. It is very old; it isn't level, leaks, and has a jagged metal edge on one side of the sink.	This is a safety issue. This sink has been repaired by welding in the past but continues to pull away from the edge. It is required as part of the dishwashing process. Installation would be done in conjunction with the dishwasher.	\$600	Lifecycle replacement
9					-
10					-
11					-
12					-
13					-
14					-
15					-
16					-
17					-
18					-
19					-
20					-
21					-
22					-
23					-
24					-
25					-
26					-
27					-
28					-
29					-
30					-
31					-
32					-
33					-
34					-
35					-