

MINUTES OF SPECIAL COUNCIL MEETING

April 26, 2011

A special council meeting was duly called to order by Mayor Robert Roesler at 1:00 p.m. on Tuesday, April 26, 2011 with members Robert Roesler, Carroll Behne, Jeff Ross, Brad Ringnell and Kurt Olson present. Absent, none. Also present, City Administrator Jamie Letzring, Deputy Clerk Irene Schlaphoff, Financial Advisor Shannon Sweeney and Temperance Lake Ridge Nurse Director Lisa Lange.

The purpose of this special meeting was to continue discussions regarding the proposed memory care expansion at Temperance Lake Ridge via video conference with Howie Groff and Molly Toulouse of Tealwood Management. A Budget Summary and Analysis of the memory care support unit was distributed for clarification and discussion; line items were explained in detail and questions were answered regarding projected available cash flow.

The management firm also answered questions about their experiences as developer, duties and responsibilities they have assumed, quality control, their knowledge of the public project process and familiarity with best value contracting.

Council was invited to contact and visit facilities that have been constructed with Tealwood as developer, and was assured by Mr. Groff and Ms. Toulouse of their track record and history of quality buildings. A list of facility contacts will be provided to the City Administrator as well as additional information about Tealwood Management's expertise in the area of development. Tealwood Management will be invited to respond to a Request for Proposal.

Discussion was then held regarding memory care capacity, elderly waiver regulations, contracts and impact on revenues. The RFP is in its draft stage at this time; Shannon Sweeney offered suggestions to be included within the request. It was agreed that a separate contract for development and a separate contract for building inspections will be necessary.

Motion to adjourn by Ringnell, second by Olson, carried. Meeting declared adjourned at 2:15 p.m.

Irene Schlaphoff, Deputy Clerk