

SPECIAL MEETING

- I. CALL TO ORDER
- II. ROLL CALL
- III. REVIEW AGENDA
- IV. NEW BUSINESS
 - a. Consideration/Discussion of Old School Gym Purchase
- V. ADJOURN

From: [Randi Snead](#)
To: [REDACTED]
Subject: Fwd: Gym
Date: Tuesday, June 23, 2015 8:10:25 AM

----- Forwarded message -----

From: **Ramona Weber** [REDACTED]
Date: Mon, Jun 22, 2015 at 4:21 PM
Subject: Gym
To: Randi DePriest <[REDACTED].com>, Janelle Kukuk <[REDACTED]>, Scott Lamb <[REDACTED]>, Don Hollenshead <[REDACTED]>

Hello all,

I would like to kind of get everyone up to speed on our thoughts on the gym. In May the school held a meeting talking about having to get rid of the senior lunch program. A few of us in attendance did not want to see the program end so we started thinking about alternatives. Joni Adelman and Tara at the health clinic starting looking for programs and such to sustain senior lunch and social time. I spoke with Doc Howard after the meeting and he suggested coming up with a bid for the gym, I asked about how much and he said they may consider around 50k for a community project. This got us all thinking about possibilities and such.

The gym would be the perfect location for two entities. The city could house its rec director there with offices and the county could use it for senior lunches and senior wellness programs. The operating costs of \$18,000 per year could be off set with fees from both the senior programs (and grants) and also for memberships etc on using the gym. (fees could be collected from open gym, exercise classes, gym memberships etc)

The county has approved a 25,000 expenditure and were hoping the city could come up with 25,000 to make up the difference. We are also working with CCF which has a 501c3 corporation which would allow us to do fund raisers and utilize the Enterprize zone credits available for donations.

Unfortunately, time is of the essence and we need to have an offer together by June 30, I think this would be a great opportunity for the City and County to work together for the benefit of the community.

Respectfully,
Ramona Weber

--
[REDACTED]

"Nothing is worth more than this day." ~Goethe

GYM NOTES

TO: Mayor and Board of Trustees
FROM: Clyde & Randi
SUBJECT: Proposed Purchase
DATE: June 23, 2015

Attached are some concerns that must be considered before we seriously entertain this proposed endeavor. Making a decision like this without a feasibility study would be a great disservice to our taxpayers.

Here are some things we know:

1. The high, middle, and elementary buildings including the gym building have all tested positive for asbestos.
2. The School District currently has funds to both demo and abate all buildings. This was the original scope of work identified in the BEST grant.
3. If these scopes of work are not under contract by the time the grant closes [end of this year], the School District would lose these funds and no longer have them available to use. These funds can only be used for demo and abatement.
4. If the GYM is sold separately from the main building, and the main building is demoed, there a few things the buyer(s) should consider:
 - There is asbestos in the gym.
 - The current electrical, HVAC, and gas utilities all go through the main High School building. If the GYM is sold by itself, the buyer(s) will need to address these utilities as well as plan for some repairs where the main building adjoins the gym.
 - The BEST grant application also notes mold in the locker area of the gym.
 - Any modifications to interior walls or flooring after purchase would trigger the need for asbestos containment for the new buyer(s)
5. The main reason the school was able to provide low cost meals was because the meals were subsidized by the State Board of Education for student lunches. This allowed the school to pass the low cost meals for the day on to the public – during the school year.
6. We're in the process of hiring a new Parks and Recreation Director and a new gym sounds exciting. If the price [short and long term] make sense.

Here are some questions I think we need answered.

1. What is the magnitude of asbestos and mold containment/abatement in the Gym building? [Abatement cost bids ranged from \$51,000 to \$109,000]
2. What is going to be the agreement with the County. Are they going to be the landlord and the city the tenant? for utilities / operating & maintenance expenses / insurance / capital improvements?
3. Does the \$50k include closing costs?
4. Have we discussed insurance costs with CIRSA for a gym, recreation facility?
5. Has the county discussed insurance costs with CTSI & Public Health for a kitchen/restaurant facility?
6. Were these costs part of the \$18,000 annual expenses?
7. Has anyone received estimates for setting up independent electric, HVAC, and gas utilities?
8. What other costs will we have? Has the county only budgeted for the purchase price, so will we incur the remaining 18k (9k for remainder of 2015) + 3-6k closing costs + property casualty costs totaling possibly around \$40k for 2015 and at least \$20k per year permanently?
9. Who is the staff member responsible for day-to-day administration? Do we take care of the facility's Accounts Payable and then bill the other entities involved? Who is the staff member responsible for fundraising? Are there grants for utility expenses?
10. Shouldn't the Community Center be considered for the Senior Meal program?
[does the county really want to operate two kitchens and facilities to compete with themselves?]
11. Will the county be able to get a deal on the low-cost meal like the school did?
12. Are we ready to re-allocate most/all of our VC resources to this one project?
13. Would this compliment or compete with restaurants in town?
14. Does this fit into our Economic Development and Main Street plans?
15. Does this make more sense than 6 – 9 new residences or some multiple housing opportunities?

Outcomes and Growth

- Improved Nutrition & Health
- Social Interaction
- Critical access point to resources & healthcare



Mineral County *Senior Lunch Program*

What can we do together to save
this community service!



Mineral County Senior Lunch Program



What can we do together to save this community service!



Mineral County Senior Lunch Program

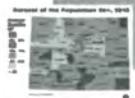


What can we do together to save this community service!



Mineral County Demographics

- County 2014 estimated population
 - 698 TOTAL
- Estimated >65 Years old
 - 24.3 % / 173 individuals
- Persons below poverty level 2009-2013
 - 6.4%
- Estimated #42 seniors >65 years old live in poverty

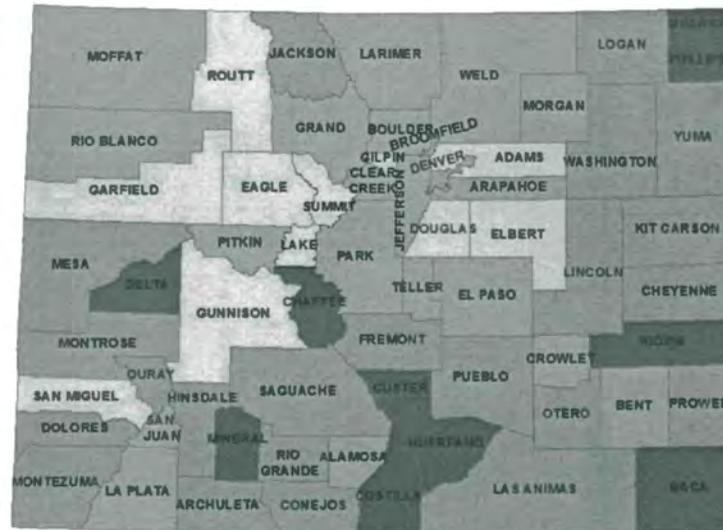


US Census Bureau



Percent of the Population 65+, 2010

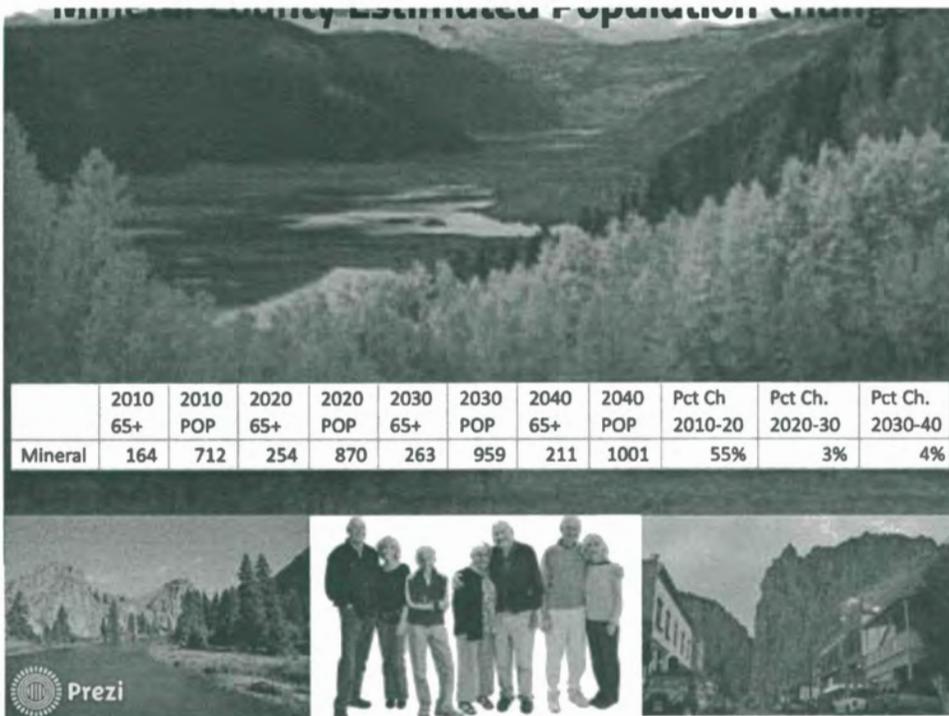
Percent of Population 65+



Source: U.S. Census 2010

Map Produced By State Demography Office





Proposed Program Variables

- Quantity of meals served
- Location for congregate meals
- Number of weeks of service & number of days a week
- Number of employees



Administration on Aging
U.S. Department of Health and Human Services
The Administration on Aging is an advisory body that provides information and technical assistance to the States and the Federal Government on aging issues. It is not an agency of the Federal Government and does not have the authority to issue regulations or enforce laws.



Nutrition Quality Standards (OAA Section 339)

The OAA requires that all meals served using OAA funds must adhere to the current Dietary Guidelines for Americans (DGAs), provide a minimum of one-third of the Dietary Reference Intakes, meet state and local food safety and sanitation requirements & be appealing to older adults.



Budget Examples



Senior Lunch Program - Mineral County									
PERSONNEL					TOTAL PERSONNEL COST PER WEEK		TOTAL PERSONNEL COST PER YEAR		
Hourly Rate	1/2 time fringe	Billable Rate	Number of hours		330.00	49	16,170.00		
\$ 15.00	\$ 1.50	\$ 16.50	20						
Hourly Rate	Full Time Fringe		Number of hours		624.00	52	32,448.00		
\$ 15.00	\$ 4.50	\$ 19.50	32						
MEALS					TOTAL FOOD COST PER WEEK		TOTAL FOOD COST PER YEAR		
Food Cost Per Day		Number of Program Days			185.00	49	9,065.00		
\$ 37.00									
OTHER MISC PER YEAR							TOTAL OTHER MISC.		
Facility	Overhead								450.00
\$ 200.00	\$ 250.00								
TOTAL PROGRAM EXPENSE									
					1/2 Time Personnel		\$ 25,685.00		
					Full Time Personnel		\$ 41,963.00		
MEAL INCOME									
Food Donation	Projected # Served per Day	Number of Program Days			300.00	49	14,700.00		
\$ 3.00	20								
OTHER INCOME SOURCES (PER YEAR)							TOTAL MISC REVENUE		
County	Town	Womens Club							6,500.00
\$ 3,000.00	\$ 3,000.00	\$ 500.00							
TOTAL PROGRAM INCOME									
					\$ 21,200.00				
PROGRAM PROFIT/LOSS									
					1/2 Time Personnel		\$ 4,485.00		
					Full Time Personnel		\$ 20,763.00		



Senior Lunch Program - Mineral County									
PERSONNEL					TOTAL PERSONNEL COST PER WEEK		TOTAL PERSONNEL COST PER YEAR		
Hourly Rate	1/2 time fringe	Billable Rate	Number of hours		330.00	48	15,840.00		
\$ 15.00	\$ 1.50	\$ 16.50	20						
Hourly Rate	1/2 Time Fringe		Number of hours		550.00	48	26,400.00		
\$ 20.00	\$ 2.00	\$ 22.00	25						
MEALS					TOTAL FOOD COST PER WEEK		TOTAL FOOD COST PER YEAR		
Food Cost Per Day		Number of Program Days			148.00	48	7,104.00		
\$ 37.00		4							
OTHER MISC PER YEAR							TOTAL OTHER MISC.		
Facility	Overhead								9,600.00
\$ 9,600.00									
TOTAL PROGRAM EXPENSE									
					\$ 58,944.00				
MEAL INCOME									
Food Donation	Projected # Served per Day	Number of Program Days			240.00	48	11,520.00		
\$ 3.00	20	4							
OTHER INCOME SOURCES (PER YEAR)							TOTAL MISC REVENUE		
County	Town	Ladies Aid	Grants						
									\$ -
TOTAL PROGRAM INCOME									
					\$ 11,520.00				
PROGRAM PROFIT/LOSS									
					\$ 47,424.00				



Senior Lunch Program - Mineral County									
PERSONNEL					TOTAL PERSONNEL COST PER WEEK		TOTAL PERSONNEL COST PER YEAR		
Hourly Rate	1/2 time fringe	Billable Rate	Number of hours		624.00	52	32,448.00		
\$ 15.00	\$ 4.50	\$ 19.50	32						
Hourly Rate	Full Time Fringe		Number of hours						
\$ 15.00	\$ 4.50	\$ 19.50	32						
MEALS					TOTAL FOOD COST PER WEEK		TOTAL FOOD COST PER YEAR		
Food Cost Per Day		Number of Program Days			185.00	48	8,880.00		
\$ 37.00									
OTHER MISC PER YEAR							TOTAL OTHER MISC.		
Facility	Overhead	Supplies							11,600.00
\$ 9,600.00	\$ 2,000.00								
TOTAL PROGRAM EXPENSE									
					\$ 52,928.00				
MEAL INCOME									
Food Donation	Projected # Served per Day	Number of Program Days			300.00	48	14,400.00		
\$ 3.00	20								
OTHER INCOME SOURCES (PER YEAR)							TOTAL MISC REVENUE		
County	Town	Ladies Aid	SCS Region 8	Churches	Grants				28,130.00
\$ 5,000.00	\$ 2,000.00	\$ 1,000.00	\$ 15,000.00	\$ 5,130.00					
TOTAL PROGRAM INCOME									
					\$ 42,530.00				
PROGRAM PROFIT/LOSS									
					\$ 10,398.00				



Funding & Grants

EL POMAR
3150 1st St. Creede, CA 95309

 **DANIELS FUND**

 **South Central Seniors Region 8**



If each church in Creede (#6) funded 1 week of meals (\$855) = \$5,130.00



Senior Lunch Program - Mineral County

PERSONNEL

Hourly Rate	1/2 time fringe	Billable Rate	Number of hours	TOTAL PERSONNEL COST PER WEEK	Number of Weeks	TOTAL PERSONNEL COST PER YEAR
\$ -	-	\$ -		\$ -		\$ -
Hourly Rate	Full Time Fringe		Number of hours		Number of Weeks	
\$ 15.00	\$ 4.50	\$ 19.50	32	\$ 624.00	52	\$ 32,448.00
TOTAL PERSONNEL						\$ 32,448.00

MEALS

Food Cost Per Day	Number of Program Days	TOTAL FOOD COST PER WEEK	Number of Weeks	TOTAL FOOD COST PER YEAR
\$ 37.00	5	\$ 185.00	48	\$ 8,880.00

OTHER MISC PER YEAR

Facility	Overhead	Supplies	TOTAL OTHER MISC.
	\$ 9,600.00	\$ 2,000.00	\$ 11,600.00

TOTAL PROGRAM EXPENSES

\$ 52,928.00

MEAL INCOME

Food Donation	Projected # Served per Day	Number of Program Days	TOTAL MEAL DONATION PER WEEK	Number of Weeks	TOTAL MEAL DONATION PER YEAR
\$ 3.00	20	5	\$ 300.00	48	\$ 14,400.00

OTHER INCOME SOURCES (PER YEAR)

County	Town	Ladies Aid	SCS Region 8	Churches	Grants	TOTAL MISC REVENUE
\$ 5,000.00	\$ 2,000.00	\$ 1,000.00	\$ 15,000.00	\$ 5,130.00		\$ 28,130.00

TOTAL PROGRAM INCOME

\$ 42,530.00

PROGRAM PROFIT/LOSS

\$ 10,398.00

Senior Lunch Program - Mineral County

PERSONNEL

Hourly Rate	1/2 time fringe	Billable Rate	Number of hours	TOTAL PERSONNEL COST PER WEEK	Number of Weeks	TOTAL PERSONNEL COST PER YEAR
\$ 15.00	\$ 1.50	\$ 16.50	20	\$ 330.00	49	\$ 16,170.00
Hourly Rate	Full Time Fringe		Number of hours		Number of Weeks	
\$ 15.00	\$ 4.50	\$ 19.50	32	\$ 624.00	52	\$ 32,448.00

MEALS

Food Cost Per Day	Number of Program Days	TOTAL FOOD COST PER WEEK	Number of Weeks	TOTAL FOOD COST PER YEAR
\$ 37.00	5	\$ 185.00	49	\$ 9,065.00

OTHER MISC PER YEAR

Facility	Overhead					TOTAL OTHER MISC.
\$ 200.00	\$ 250.00					\$ 450.00

TOTAL PROGRAM EXPENSES

1/2 Time Personnel	\$ 25,685.00
Full Time Personnel	\$ 41,963.00

MEAL INCOME

Food Donation	Projected # Served per Day	Number of Program Days	TOTAL MEAL DONATION PER WEEK	Number of Weeks	TOTAL MEAL DONATION PER YEAR
\$ 3.00	20	5	\$ 300.00	49	\$ 14,700.00

OTHER INCOME SOURCES (PER YEAR)

County	Town	Womens Club				TOTAL MISC REVENUE
\$ 3,000.00	\$ 3,000.00	\$ 500.00				\$ 6,500.00

TOTAL PROGRAM INCOME

\$ 21,200.00

PROGRAM PROFIT/LOSS

1/2 Time Personnel	\$ 4,485.00
Full Time Personnel	\$ 20,763.00

Senior Lunch Program - Mineral County

PERSONNEL

Hourly Rate	1/2 time fringe	Billable Rate	Number of hours	TOTAL PERSONNEL COST PER WEEK	Number of Weeks	TOTAL PERSONNEL COST PER YEAR
\$ 15.00	\$ 1.50	\$ 16.50	20	\$ 330.00	48	\$ 15,840.00
Hourly Rate	1/2 Time Fringe		Number of hours		Number of Weeks	
\$ 20.00	\$ 2.00	\$ 22.00	25	\$ 550.00	48	\$ 26,400.00
TOTAL PERSONNEL						\$ 42,240.00

MEALS

Food Cost Per Day	Number of Program Days	TOTAL FOOD COST PER WEEK	Number of Weeks	TOTAL FOOD COST PER YEAR
\$ 37.00	4	\$ 148.00	48	\$ 7,104.00

OTHER MISC PER YEAR

Facility	Overhead					TOTAL OTHER MISC.
	\$ 9,600.00					\$ 9,600.00

TOTAL PROGRAM EXPENSES

\$ 58,944.00

MEAL INCOME

Food Donation	Projected # Served per Day	Number of Program Days	TOTAL MEAL DONATION PER WEEK	Number of Weeks	TOTAL MEAL DONATION PER YEAR
\$ 3.00	20	4	\$ 240.00	48	\$ 11,520.00

OTHER INCOME SOURCES (PER YEAR)

County	Town	Ladies Aid	Grants			TOTAL MISC REVENUE
						\$ -

TOTAL PROGRAM INCOME

\$ 11,520.00

PROGRAM PROFIT/LOSS

\$ 47,424.00