MINUTES OF THE OCEANA COUNTY DEPARTMENT OF HEALTH AND HUMAN SERVICES BOARD MEETING

August 24, 2026

Regular meeting - open to the public

Meeting Minutes

City Hall of Hart

407 S. State St. #1 Hart, MI 49420

Oceana, Michigan

August 24, 2026

Start time: 10:30 A.M. (EST)

The meeting was called to order at 10:30 A.M. (EST) by Chair, Linda East.

Roll Call - Members Present:

Linda East (Chair)	Sally Choponis (OCMCF Administrator)
Dale Danes (Vice Chair)	Cynthia Leone (Finance Manager)
Larry Vansickle (Member)	Grace Eppard (Administrative Assistant)

Roll Call- Visitors Present:

Lorri Busick
Cristine Juska
Claire Marshall

Members Absent:

Paul Erickson (Commissioner)

Approval of Agenda:

Motion by Larry Vansickle, seconded by Dale Danes, to approve the agenda as presented.

Vote: Motion carried unanimously. 3:0

Approval of June 22, 2026, Board Meeting Minutes with corrections:

Motion to approve with changes motioned by Larry Vansickle, Seconded by Dale Danes.

Vote: Motion carried unanimously 3:0

Approval of July 27, 2026, Board Meeting Minutes with corrections:

Motion to approve with changes motioned by Larry Vansickle, Seconded by Dale Danes.

Vote: Motion carried unanimously 3:0

General information

Nursing Department:

- OCMCF had a Dual Survey in the month of August.
  - July (2) day survey
  - Annual Survey in August, (4) day survey
    - Health - 6 low level concerns, example; of increased supervision
    - Environmental – 10 areas of concern, example; fire doors sticking due to humidity
- In June and July CMS Survey requirements were met OCMCF's survey was conducted through the NRC process to promote an unbiased review and maintain the anonymity of the surveying process.
  - OCMCF is happy to report the survey returned results with many positive comments.

OCMCF Wellness Center:

Outpatient

	July
Patients	**36**
Pediatrics	**2**

Gym Members

	July
Members total	**28**
Yearly	**16**
Monthly	**12**

Corporate Compliance:

- **Cybersecurity:** Cybersecurity safeguards are now required on all facility devices and user accounts to help protect facility information and reduce security risks.
- **Vulnerability Testing:** OCMCF has implemented vulnerability testing to assist with regulatory compliance, identify potential security weaknesses, and support ongoing risk management.
- **Phishing Test:** In July, Common Angle conducted a phishing email test to evaluate staff awareness and the facility's preparedness to identify and respond to potential phishing attempts.

Activities Department:

- **Hart Sparks:** On July 2, residents enjoyed participating in Hart Sparks.
- **Resident Entertainment:** During the month of July, OCMCF welcomed five outside bands to the facility to provide live entertainment for residents, including the Silverado Band.
- **Shark Week:** Toward the end of July, residents celebrated Shark Week with a variety of shark-themed activities and events planned for residents to enjoy.

Spotlight of Excellence:

- Administrator Sally Choponis recognized Caitlin Salliotte for her dedication to her team and her willingness to step up and assist throughout the survey process. Caitlin was instrumental in helping the surveyors with their questions and ensuring they had the information and assistance they needed. Her efforts, along with those of the Dietary team, contributed to the department receiving zero concerns during the survey.

Old Business

Bed Certification:

- LARA and MDHHS approval is required for any request regarding bed decertification. Due to the limited timeframe available to bring the matter before the Board, Administrator Sally Choponis informed the Board that she submitted an application to decertify 12 beds. These beds are located in 12 dual-occupancy rooms. Decertifying the 12 beds would allow the rooms to be converted to single-occupancy rooms.
- OCMCF is currently awaiting approval from LARA and MDHHS. If the request is not granted, the 12 dual beds are expected to be brought back online on October 1, 2026, returning the facility to a licensed bed count of 115 beds. Administrator Sally Choponis stated that she would like to proceed with decertification at this time to ensure the beds can be appropriately addressed and prevent the rooms from becoming unavailable for future use.

The Board expressed its support for Administrator Sally Choponis's decision regarding bed preservation.

Motion by Larry Vansickle to support the Administrator's decision regarding bed preservation. Motion was seconded by Dale Danes.

Vote: Motion carried unanimously 3:0

Kitchen Drain Project:

- Sally Choponis presented a decision paper to the Board regarding the kitchen drain repair proposal from Andy Egan, with a total cost of $34,369.
- Larry Vansickle expressed concerns regarding the "Not Included" portion of the quote, specifically the statement that "any work outside of the scope to be billed T&M." Larry Vansickle requested that Andy Egan submit a change order for any additional work or time-and-materials (T&M) charges outside the original scope of work.

Approval of Andy Egan Kitchen Drain Repair Quote – $34,369:

Motion by Larry Vansickle to approve the Andy Egan Kitchen Drain Repair quote in the amount of $34,369, with any additional work or T&M charges requiring submission of a change order for approval. Seconded by Dale Danes.

Vote: Motion carried unanimously 3:0

Kitchen HVAC:

- Sally Choponis reported that the HVAC unit serving the kitchen is the facility's worst-operating unit. This is the same location for which a portable air conditioning unit was previously rented to maintain appropriate temperatures in the kitchen.
- Larry Vansickle expressed concerns regarding coordination of the HVAC replacement with the facility's other ongoing repairs. Sally Choponis reassured the Board that the project manager is coordinating the work with the other projects. Sally also confirmed that the quoted price includes crane costs and is all-inclusive, with the exception of the Enertemp hookup for the building automation controls.

Approval of Premier Kitchen HVAC Replacement Quote – $34,850

Motion by Larry Vansickle to approve the Premier Kitchen HVAC replacement quote in the amount of $34,850. Seconded by Dale Danes.

Vote: Motion carried unanimously, 3-0.

Backflow Preventor:

- Andy Egan arrived at OCMCF on 8/24/2026 to repair the backflow preventor.

Storage Tank Replacement:

- Repair was completed on July 21st, 2026

Mixer Valves:

- Hot water concerns have arisen over the past couple of weeks. Clark Kelly has been reviewing the issue. The primary concern is the mixer valves, which are in need of replacement due to their lack of longevity. Additionally, the circuit setters have been deteriorating; when the knob is turned, there is no response. Clark Kelly believes the hot water concern has been resolved.

Business

Denial Report:

OCMCF is working to service the county and west Michigan to the best of its ability.

Aetna	**2**
Humana	**3**
UHM	**1**
McLaren MCD	**1**
HAP	**5**
Merigold Trinity MCD	**1**
Molina	**1**
Meridian	**1**

- Larry Vansickle shared concerns regarding why OCMCF does not accept credit cards. Cynthia Leone, Financial Director, explained that due to the facility's current population and financial structure, OCMCF does not accept credit cards. She also noted that accepting credit cards could subject the facility to additional audits and oversight, and that a single compliance concern could result in significant financial penalties.

Financial Report:

- Net loss for the reporting month of $1,869
  - Producing a positive budget variance of $28,991
- Average census for the reporting month was 92
  - Below budgeted average census for the month by 8
- Medicaid rate was not adjusted for 2026 and remains at $468.52

Approval of Financial Report:
Motion by Dale Danes, to accept the financial report as presented. Seconded by Larry Vansickle.
Vote: Motion carried unanimously. 3:0

New Daily Rate Resolution Paper:

- Cynthia Leone presented the Board with a resolution paper proposing an increase to OCMCF's daily resident rate from the current rate of $485 per resident per day to $520 per resident per day.
- Cynthia Leone explained that several factors are considered when determining the proposed rate and the rationale behind the requested increase.
- Board members expressed significant concerns and dissatisfaction regarding the proposed rate increase and asked numerous questions regarding the basis for the new rate.
- Following discussion, the Board and Administrator expressed considerable concern regarding the proposed increase and its potential impact.

Approval of Resolution Paper – Pay Rate Increase

Motion by Linda East to approve the Resolution Paper increasing the pay rate per resident per day from $485 to $520. Motion seconded by Dale Danes.

Vote: Motion carried unanimously, 3-0.

Policies

None

Public comment:

None

Adjournment

Motion by Linda East, seconded by Dale Danes, to adjourn the meeting at 12:10 P.M. (EST).
Vote: Motion carried unanimously.

End Time: 12:10 P.M. (EST)
Motion carried unanimously.

Minutes prepared by: Grace Eppard, Administrative Assistant

Minutes approved by: _____ **Approval Date:** 09/25/2026

Linda East, Chair

Decision Paper

Kitchen Drain System Failure
Aug 27, 2026

Approval of Drainage System Repairs

Purpose: To request Board approval to proceed with comprehensive drainage system repairs by Andy Egan Co. at a quoted cost of $34,369.

Current Situation: Following heavy rainfall in March 2026, visible wall damage led to an inspection of the drainage system. The inspection identified broken drain lines, failed piping connections, water saturation near the foundation, and increased pest activity under the floor.

Recommendation: Approve the comprehensive proposal from Andy Egan Co. in the amount of $34,369 to repair failed drain lines, correct improper connections, address drainage-related foundation concerns, and complete necessary restoration to maintain a safe, sanitary, and functional facility environment.

Decision Requested

Approval to proceed with Andy Egan Co.'s comprehensive quote of $34,369 for drainage system repairs and related remediation.

Facility leadership is authorized to coordinate the work and approve changes necessary to maintain project timelines, compliance, and continuity of operations.

✓ Approved

_____ Approved as Amended

_____ Table until _____(date)

_____ Disapproved

LINDA EAST – CHAIR | DALE DANES – VICE CHAIR | LARRY VANSICKLE – MEMBER

ANDY J EGAN COMPANY

MICHIGAN LOCATIONS
Grand Rapids | Muskegon
Benton Harbor | Kalamazoo
TENNESSEE LOCATIONS
Nashville | Knoxville

PROPOSAL # 2832 $34,369

Date: 7/17/2026

Company: Oceana County Medical Care Facility

Attn: Mr. Daron Troyer

From: Scott Plummer

Subject: Kitchen Broken Sewer Line & Grease Traps

Andy J. Egan is pleased to provide the following proposal for the required material, labor, and equipment to execute the scope provided in addition to the following:

Included in our scope of work:

- Saw cutting of the concrete floor, removal of concrete and pour back. Pour back will include rebar supports in existing slabs. It is assumed that the concrete floor is 4-inches thick. If it is thicker than that, we will have to add to the cost for this task
- Scanning of existing concrete floor before cutting to ensure no electrical conduits of any other unforeseen items are in the concrete
- Once concrete is removed, we will demo all of the existing pipe in front of the first 3-compartment sink back to the wall clean out stack and vent and down to where we believe the pipe is in good condition, removing the broken pipe
- **Please note, this first sink area the soil will be contaminated and will need to be removed by a VAC truck, then new soil will have to be put back in by wheel barrel. This cost is an unknown because we do not know how much soil will need to be removed, therefore the cost of this portion of work in not included in the base bid number. This would have to be done on a time and material bases.**
- Replacement of two grease traps in all, both by the (2) 3-compartment sinks. The third one will be removed by the single prep sink and not be reinstalled. This was confirmed that it is not needed in the Michigan plumbing code book
- Disconnection of all the water and drain lines to the (2) 3-compartment sinks as well as the single sink station so the fixtures can be removed for the concrete cutting
- New floor sinks and floor clean outs where needed, and one wall clean out under the single station sink
- Reconnection of the water and drain lines to the (2) 3-compartment sinks as well as the single sink station
- Plastic barrier to be installed around work areas using extension poles from the floor to the ceilings, and sticky matts outside the tented area with a zipper for in and out
- Cartage of tools and materials
- Vehicle usage
- Standard work hours 7:00-3:30

Not Included:

- Any overtime to complete project.
- Removal of contaminated soil or new soil put back
- Removal or cutting of any sinks or countertops
- Installation back into place for any sinks or countertops
- Welding of any stainless-steel countertops
- Add to cost if concrete is thicker than 4-inches
- New tiles back on top of the new poured concrete
- Any work outside of scope to be billed T&M.

Base Bid Amount: $34,369.00

Due to unforeseen market volatility, this is only valid for 30 days from date on proposed quote. Any other pricing would have to be validated at time of equipment ordering.

Thank you for the opportunity and we look forward to scheduling this upon your approval. Please feel free to call with any questions.

Please send approved quotes to servicebilling@andyegan.com

Approved: _____

PO: _____

Date: _____

Respectfully,

Scott Plummer
Muskegon Area Service Manager

ANDY J EGAN

Kitchen Grease Traps / Drain

GALE
PLUMBING & HYDRONICS, INC

$ 36,450.00

GALE PLUMBING & HYDRONICS, INC.
2945 HILLCROFT S.W.
GRAND RAPIDS, MI. 49548
PHONE 616-281-6999 / FAX 616-281-6996

8.3.26

Oceana County Medica Care Facility

Dishwasher Area
-Disconnect dishwasher prerinse table.
-Cut floor in dishwasher area, remove concrete and soiled dirt.
-Repair broken piping and backfill with new soils or pea stone.
-Replace floor sink and floor drain that are removed with concrete.
-Pour back concrete with dowels every 18".
-Reconnect dishwasher prerinse table.

Three Comp Sink Area
-Disconnect three compartment sink.
-Saw cut floor and remove concrete and grease trap.
-Install new Schier GB-1 grease trap and associated piping.
-Install new floor sink and floor cleanout.
-Pour back concrete with dowels every 18".
-Reconnect three compartment sink.

Single Sink Area
-Disconnect sink. Owner to have the sink top cut and removed.
-Saw cut floor and remove concrete and grease trap.
-Replace piping where grease trap was previously installed.
-Add a cleanout on new piping.
-Pour back concrete with dowels every 18".
-Reconnect sink.

Total Estimated Cost: $36,450.00

Additional cost of $400.00 if permits and inspections are required.

Work quoted in 3 phases. All phases to have plastic barrier hung during phase.

Items NOT included in our quote.
- ***No night, weekend, or off hours work***
- ***No tile replacement.***

Thank You,
Spencer Miedema
spencer@galeplumbing.com

Kitchen Grease Trap / Drains
* previously approved * closed

All-Flo Plumbing LLC
2130 3 Mile Rd. NE
Grand Rapids, MI 49505

Ph: 616-656-0705

Estimate 180337145
Project 176798450
Estimate Date 5/14/2026
Customer PO

$12,865

Billing Address
Oceana County Medical Care Facility
701 East Main Street
Hart, MI 49420 USA

Job Address
Oceana County Medical Care Facility
701 East Main Street
Hart, MI 49420 USA

Estimate Details

Grease Traps and Cleanout Replacement:
Estimate is after hours work for 2 nights

Saw cut around 1st grease trap in kitchen
Remove existing cast iron grease trap
Install new 40lb, 20gpm poly grease trap
Make grease trap flush with existing floor
Make proper connections to inlet and outlet
Add outlet riser as needed
Backfill with onsite material
Pour concrete to rough grade around trap
Customer is responsible for finished flooring
Saw cut around compromised floor cleanout in kitchen
Dig down and replace compromised elbow undergrade
Tie onto existing cast iron drain
Plumb in new PVC with cleanout
(Estimate is for spot repair only. If chasing pipe is necessary in order to make connection. Estimate will change accordingly)

2nd Night:
Remove hand was sink that is directly over 2nd grease trap
Break up floor and remove 2nd grease trap
Install new 20lb 10gpm Poly grease trap
Connect to existing inlet and outlet
Pour concrete to rough grade around trap
Estimate does not include any drain cleaning

Customer is responsible for private locating of ground if wanted

Service #	Description	Quantity
63PPC	Subject to change after 30 days. Final cost is within 10% of estimated cost unless there is an approved change order. All-Flo Plumbing requires 50% down before scheduling and remaining balance due upon completion. Customer responsible for private locating if desired. All-Flo will not be responsible for damage to private utilities. Customers will be responsible for parts restocking fees for all canceled jobs.	16.00
63.1PPC	Helper	16.00
Concrete Saw	Concrete Saw Equipment - This covers cutting of concrete up to 4" thick. Greater thicknesses may require a sub contractor at additional costs.	1.00

Materials

Material	Description	Quantity
plmb parts	Canplas 40lb, 20gmp Grease Trap	1.00
plmb parts	Riser Extension Set	1.00
plmb parts	Canplas 20lb, 10gpm Grease Trap	1.00
plmb parts	Parts and Misc Material	1.00
Concrete	Concrete Unit	12.00

Sub-Total	$12,865.00
Tax	$0.00
Total	$12,865.00

Decision Paper

Kitchen HVAC Unit Failure
Aug 27, 2026

Approval of Kitchen HVAC Unit Replacement

Purpose: To request Board approval to proceed with the Premier Heating & Cooling proposal for $34,850 to replace the kitchen HVAC system.

Current Situation: The kitchen HVAC unit is aging and no longer a practical candidate for continued repair. As older units decline, they are more likely to experience breakdowns, reduced efficiency, rising repair costs, and limited parts availability. Because this unit supports kitchen ventilation, temperature control, staff comfort, and compliance, replacement is recommended to reduce operational risk and avoid costly emergency failure.

Recommendation: Approve the Premier Heating & Cooling kitchen HVAC project for $34,850 to replace the unit and authorize scheduling at the earliest available opportunity.

Decision Requested

Approval to proceed with Premier Heating & Cooling's comprehensive quote of $34,850 for replacement of the Kitchen HVAC unit.

Facility leadership is authorized to coordinate the work and approve changes necessary to maintain project timelines, compliance, and continuity of operations.

_____ Approved

_____ Approved as Amended

_____ Table until _____(date)

_____ Disapproved

LINDA EAST – CHAIR	DALE DANES – VICE CHAIR	LARRY VANSICKLE – MEMBER

Premier Heating & Cooling, Inc.
205 2nd St
Ludington, MI 49431

Phone: (231) 843-3575
www.premier247.com

Bill to
Oceana County Medical
701 E. Main St
Hart, MI 49420

Phone Number: (231) 343-6376

Service to
Oceana County Medical
701 E. Main St
Hart, MI 49420

Quote #: q8378

Quote Date: 7/21/2026

Quote Expiration Date: 8/20/2026

Sales Rep: *Jesse V.

Item	Description	Quantity	Price	Amount
*QUOTE	Quote to replace MAU-1 Kitchen with serial# Z28102453D as follows: Install Tempstar RGF180HE2A0AAAA -15 Tons of cooling -240,000 BTU heating -14 SEER efficiency -R454b refrigerant -Energy efficient X vane indoor fan motor -1 year parts warranty -5 year compressor warranty -10 year heat exchanger warranty -CDI curb adapter 1-3015-4008 Includes crane lifting service from Zupin Crane LLC Remove and dispose of old unit, set new unit on existing curb, reconnect 24v power, reconnect gas. Perform start up on new unit to ensure proper operation. *Does not include high voltage electrical, or and connection of building automation controls Price includes material, Installation labor, crane fees, and mechanical permit fees	1	$34,850.00	$34,850.0

Subtotal:	$34,850.0
Tax:	$0.0
Total:	$34,850.0
Payments:	$0.0

Premier Heating & Cooling reserves the right to revise pricing on any quotes outside of 30 days from date the quote was created.

OCEANA COUNTY
Medical Care Facility

Oceana County
Medical Care Facility
701 E Main Street
Hart, MI 49420
(231) 873-6600

DHHS BOARD OF DIRECT
Linda East (C
Dale Danes (Vice C
Larry Vansickle (Mer

ADMINISTRA
Sally Cho

OCEANA COUNTY
DEPARTMENT OF HEALTH AND HUMAN SERVICES BOARD

Resolution 2026-02
Oceana County Medical Care Facility

2026-2027 Room Rate Increase

WHEREAS, the governing body requires an annual operation budget be adopted, and

WHEREAS, sound management practices recognize the value of a budget both as a blueprint and an evaluation tool, and

WHEREAS, an operational budget provides the basis for all revenue and expenditure levels needed to provide appropriate services, and

WHEREAS, the room and board rate charge structure contributes towards providing adequate revenue for the operational budget, and

WHEREAS, Oceana County MCF has experienced increased costs due to inflation and competitive wage pressure, and

WHEREAS, the Private Pay room and board charge should be maintained at a level greater than the Medicaid reimbursement rate in order to maximize Medicaid revenue.

THEREFORE
BE IT RESOLVED, that the charge for the private room and board rate provided on and after November 1, 2026 by the Oceana County Medical Care is hereby raised to $520.00 per resident day for all SNF beds.

APPROVED ✓
DISAPPROVED ____

at the Aug 24, 2026 meeting of the Oceana County Department of Health and Human Services Board.

Linda East, Chair
Oceana County Department of Health and Human Services Board

08/24/2026
Date