

Q & A'S

1. When was the current nursing home built?

The existing nursing home building was originally constructed in 1960. Updates are too costly to stay in compliance (currently grandfathered in).

2. Who owns the nursing home?

Sherman County is the owner of the nursing home. There is a local board of directors. A management only contract is currently in place with Grace Team Services.

3. Do we have enough seniors needing care to sustain a nursing home?

A market study conducted by Buckley Research shows the projected needs of 59 beds in 2021 and 61 in 2023. Proposal is to build 45 beds.

4. Why will this building be different?

Person centered care and "small home" design is much more than just the building. It involves changing the culture from accomplishing task to emphasizing the person. Our seniors deserve the right to live in a homelike rather than institutional environment.

5. How does Topside Manor impact the community overall?

Topside Manor is 1 of the top 10 largest employers in Sherman County with a payroll of nearly \$2 million annually. Topside utilizes many local vendors for its services.

6. What will be done with current structure if we build new?

Sherman County owns the current structure and has many ideas of how to use the building. Plans will be finalized once the new structure has been opened.

7. Will all the rooms be private rooms with their own bathroom (including shower)?

Unlike today's current nursing home which is a mix of private and semi-private rooms with shared baths, all rooms in the new home will be private and have their own bathroom.



"BUILDING A PLACE WHERE SENIORS WANT TO LIVE, STAFF ENJOY WORKING AND THE COMMUNITY IS PROUD OF."



TOPSIDE
— MANOR INC —

VOTE INFO

DATE: April 28, 2020
LOCATION: Wolak Building
1006 Center
Goodland, KS

Early Vote Date: April 14th at Courthouse

CONTACT INFO

Board Members:
Gennifer Golden House, Ron Schilling, Kevin Rasure, Mike Mersch, Suzanne McClure

Or visit Chris Crocker, Topside Manor Administrator
(785) 890-7517

Visit our website at
www.topsidemanor.org for more information.

VOTE ON
APRIL 28, 2020

ISSUES TO OVERCOME

- Cost to maintain current building
- Upgrades are too costly to update current building according to state
- Current building offers a mix of private and semi-private rooms with shared baths.

BENEFITS OF BUILDING NEW

- Benefits of more homelike environment vs institutional.
- Benefits of family and visitors to seniors when able to age in their home community.
- Benefits of being 1 of the top 10 largest employers and enhancing that work environment to keep staff from moving.

BALLOT QUESTION

“Shall Resolution No. 20-5 adopted by the governing body of Sherman County, Kansas, on January 31, 2020, authorizing an increase in the County property tax levy in the 2021 budget, and in each annual budget thereafter to and including the 2045 budget, by an annual amount not exceeding \$685,000, to fund County payments made to a public building commission to finance construction, furnishing and equipping of a new Topside Manor nursing home facility, be approved?”

“IT’S TIME TO GIVE BACK AND BUILD SOMETHING FOR THOSE THAT ORIGINALLY BUILT OUR COMMUNITY.”
-RON SCHILLING

WHAT WILL IT COST?

Total Project Cost: \$9,982,184
Total Mill Levy requested: 7 mills

RESIDENTIAL PROPERTY

\$50,000 Home	\$3.35/mo
\$75,000 Home	\$5.03/mo
\$100,000 Home	\$6.71/mo

*tax calculator on website to calculate exact amounts

AGRICULTURAL LAND

Dry Crop Land	\$46.70/yr
Irrigated Land	\$203.28/yr
Grass Land	\$6.72/yr

*Estimated Median Use Value of 160 Acres Dry Crop Land is \$22,240
Estimated Median Use Value of 160 Acres Irrigated Land is \$96,800
Estimated Median Use Value of 160 Acres Grass Land is \$3,200



■ Resident Room ■ Administration ■ Recreational
■ Kitchen | Dining ■ Support Areas

