MINUTES OF UINTAH HEALTH CARE SPECIAL SERVICE DISTRICT PUBLIC MEETING AND HEARING at the BRAIN EXERCISE CENTER SE CONFERERNCE ROOM, 330 S AGGIE BLVD, VERNAL, UTAH on November 16, 2023 at 5:30 p.m. and 6:00 p.m.

Board Members Present – Richard Jolley, Terri Rimer, Robin O'Driscoll, Robert Hall(electronically) and John Laursen

Visitors Attending – Quentin R. Johnson, Alicen Hatch, Jamie Walker, Doug Rasmussen and Cindy Ruppe

Welcome and Prayer – Robin welcomed everyone to the Uintah Health Care Special Service District on December 18th on Monday and it is 5:30 pm. Richard Jolley offered an opening prayer

Date, Time and Location of the Next Board Meeting – Thursday January 18, 2024 at 5:30 p.m.
This date works for everyone. The 19th is Richard's birthday. 😊

Approval of the November 16, 2023 Minutes – Robin O'Driscoll
Richard Jolley motioned to approve the November 16, 2023 minutes
John Laursen seconded the motion
Richard Jolley - Aye, Terri Rimer- Aye, Robin O'Driscoll - Aye, Robert Hall - Aye and John Laursen - Aye

Approval of the November 2023 Check Registers – Robin O'Driscoll
John Laursen motioned to approve the November 2023 check registers
Richard Jolley seconded the motion
Richard Jolley - Aye, Terri Rimer- Aye, Robin O'Driscoll - Aye, Robert Hall - Aye and John Laursen – Aye

Approval of the October 2023 Financial Reports – Doug Rasmussen
Doug said I'm glad to be here again and present the financial information. The financial statements for October, the total current assets for the care center $1,267,000 compared to $1,218,000 the previous year. The cash position is down about $330,000 but the majority of that is the upper payment receivable that is up by about $229,000 which again when the receivable is up in that respect the private pay receivable is up. Medicaid hasn't caught up yet they're still considerable way behind. The total property plant and equipment has not changed much other than depreciation for the year. The accounts payable $159,000 this year compared to $94,000. Mainly there's timing and cash flow situations that the care center is up against and Alicen has had to consider as she tries to get these accounts payable paid and the liabilities paid. Total current liabilities $2,366,000 compared to compared to $1,868,000. I think we talk about this every time, if you take a look at your deferred inflows of resources and pension which is something that is completely out of your control is up about $503,000 so that's one of the biggest changes as we're looking at the change last year to this year. On the income statement the net revenue for the care center is $688,000 this year compared to $298,000 the previous year. In reality the two biggest changes are the upper payment revenue and the cash contribution from the county has made up the majority of that difference. The year to date this year $6,254,000 compared to $5,035,000 from the previous year so a significant increase from the previous year. Total expenses $539,000 this year compared to $482,000 the previous year We have a net income of about $149,000 compared to a loss of $184,000 in the previous year. Year to date activity $540,901 in net income compared to a little over $20,000 the previous year. The additional revenue that has come in from a variety of sources has definitely made an impact on the bottom line for the care center. The golden age center total current assets $67,287 compared to $88,403 and the biggest change in that scenario is the receivables but also when you take a look at the receivables the cash position is much better than it was last year at this time. Total assets $220,000 this year compared to $191,000 the previous year. The accounts payables for the golden age center $39,000 this year compared to $59,000 so the account payable has decreased a little over $20,000 which payments are being paid out. Looking at the revenue if you take a look at this year compared to last year you can see that things are kind of getting caught up as far as billing is concerned. The net revenue $94,388 compared to 98,974. The mineral lease distribution has gone down from $50,000 to 45,000 so a $5,000 decrease which is pretty much the difference between those two amounts. Year to date activity $1,044,836 compared to $904,809 so we're up about $140,000 in current total revenue.

Total expenses for the golden age center$96,309 resulting in a $1,900 loss and the previous year $98,677 which had about a $300 net income. Overall, for the golden age center we have a loss of $5,590 compared to the previous year of $83,541 so again a significant improvement for the golden age center compared to last year. The activity for the district total cash position $266,151 compared to $215,123 about a $51,000 increase. The receivable based on the amount of money the county has delegated for the district $166,000 compared to $118,000 so an increase of $48,000. The net revenue for the month $167,924 compared to $118,975. Total year to date compared to $1,677,000 compared to $977,000 in the previous year. Total expenses for the month for the district $$48,523 compared to $80,023 the previous year so we have a net income of $119,401 compared to about $39,000 in the previous year. Overall, with the additional revenue that's been brought in from the mineral lease funds, the expenditures have increased for the care center and for the golden age center but we still have a positive $84,000 that's been added to the cash position and last year at this time we had $180,601 deficit so the districts position has increased as well when compared to last year through October.
Richard Jolley motioned to approve the October 2023 financial reports
John Laursen seconded the motion
Richard Jolley - Aye, Terri Rimer- Aye, Robin O'Driscoll - Aye, Robert Hall - Aye and John Laursen – Aye

Director of Nursing Report
Our census has been holding pretty steady around 40 and we could do more if we had more CNAs so that's where we're struggling. We have 15 full-time CNAs and back in May we had 19, we do usually have more in the summer and then they all go back to school so that does hurt us but we're just not getting any applications for CNAs. Hopefully we will be getting some. We did have a Covid outbreak, we made it though that and go that all cleared up. The symptoms were pretty mild so that's good. That's really the only thing we're seeing right now for this season. We're still waring masks just to protect the residents with all the respiratory stuff that's going on out there. Richard said how do we administer flu and covid vaccine, does the physician come there? Jamie said we get our flu vaccine from our pharmacy and then we give it to them, the ones that want to take it. And then the covid vaccine we have been working with the health department, they have been coming over and doing them for whoever consents to take it. Some family members refuse for their family member to take it. Besides that, we've had a lot of Christmas activities going on around the facility and the staff seem pretty happy overall.

Golden Age Center Report – Cindy Ruppe
We are full blown sub for senior mode around here. We've got 400 grocery bags ready to deliver on Thursday. The drivers are bagging up the gift bags right now. We had a really good response to the request for donations and this year we did a tree for trees for charity which sold for $3,250, got us some funds but also got us some exposure so that was good and it was a fun project. Our dances, our band is having some issues with health issues and so it's been a little bit crazy trying to keep the band staffed but we're getting there. They think they've got it worked out so hopefully the ones that are struggling will be recovering and be back soon. Last month we served 929 congregate meals averaging about 50 people per day and home delivered we delivered 5,894 meals on wheels. Our members are kind of bouncing up and down we lost a few of our people last month so we're just kind of hanging in there. Richard said did the pool table get recovered? Cindy said the pool tables have not been recovered, I can't get anyone to do it from a company standpoint. People from Salt Lake won't come and the guys that are here don't want to mess with it but I do have an individual that has said if we would buy the stuff, he would do it. He used to recover them for the bowling alley. Any thoughts and do we want to do both of them. Richard said let's do one and see how it works out. Richard said we aren't going to be open next Monday? Cindy said no and we won't be open Thursday, we'll deliver meals on wheels but we won't have congregate because all of our employees will be out delivering sub for seniors so we'll be closed this coming Monday and the next Monday. Richard said what about Friday after Thursday this week? Cindy said we will be open this Friday. Richard said when is our Christmas congregate meal? Cindy said we did that last week; it wasn't attended as well as the Thanksgiving meal. We had around 166 for the Thanksgiving meal and I think we had around 80 for the Christmas one. We're just trying really hard to keep our meals balanced but not to pricey. We started doing more casseroles and they have decided they love chicken pot pie. They love it, it's been a huge hit, we did it for Halloween and they love it. I have one very upset senior because you guys didn't want to turn this courtyard into a dog park.

Five minutes before the public hearing: Alicen said Robin and I went to the commission office to visit with John about the possibility of increasing the health district mineral lease distribution. John said we (the commissioners) haven't even looked at it. After tomorrow we will be able to take a look at it. John said we will look at increasing it 20%.

Robin said it is now 6:00 P.M. so we are going to open up hearing portion of the Uintah Health Care Special Service District for a private rate increase discussion and the 2024 budget adoption discussion.
John Laursen motioned to open the public hearing
Richard Jolley seconded the motion
Richard Jolley - Aye, Terri Rimer- Aye, Robin O'Driscoll - Aye, Robert Hall - Aye and John Laursen – Aye

Public Hearing for Private Pay Increase
Alicen said I have given you a couple of handouts showing the Medicaid rate increase that we received in July of 2023 and a page showing the 25% or 17% proposed rate increase. I am asking for a pretty substantial increase in the private pay rate that will currently affect 6 residents at the care center. The biggest reason for proposing the 25% increase is that during covid we lost a lot about 1/3 of our employees and so in order to retain and attract employees had to get creative with wages and increased wages substantially for not only our nursing staff, RNs, LPNs and CNAs, but also our support staff as well have been short staffed including dietary, laundry, housekeeping and the activity department. Not just our care center but statewide other nursing homes have had to increase wages, benefits and bonuses to retain and attract employees. I attended a meeting virtually a couple of months ago with USU and UBTECH and they are having a hard time filling the nursing classes. Prior to covid UBTECH expanded their PN program to keep up with the interest/demand in nursing. Post covid there isn't near the interest in nursing and the classes are not filling up in either the licensed nurse program or the CNA program. During the covid pandemic we lost most of our veteran nurses who were able to retire. With that being said, our state association for skilled nursing facilities realized that all of the facilities were having the same issue and were having to increase wages and get creative to retain and attract employees. The state association lobbied legislation last year and explained the burden the facilities were having not being able take care or the residents they currently served let alone take any new admissions. The legislators agreed that the skilled nursing facility industry was in need of additional Medicaid funding for these reasons. On July 1, 2023 the Utah legislators increased the Medicaid funding for skilled nursing facilities to help cover the increased cost of labor and inflation. Our facility received a 20% rate increase starting July 1, 2023 that increased the semi-private room rate $47.74 per day for that quarter from $191.14 to $238.88, the rate changes every quarter however it won't go back down and we could see another increase in July of 2024 after the legislative session. So, I have two proposals for the private room rate increase; 17% which would increase the semi-private room rate to $240.00 per day or 25%, which would increase the semi-private room rate to $250.00 per day to stay in line with the Medicaid rate which is the industry standard. The increase for the current private census would create an additional revenue of $109,500 at 25% or $87,600 at 17% for 2024. Robert said what is the best estimate for our daily cost? Alicen said she believes the average rate is approximately $300 plus per day in costs. Quentin Johnson, public, said I understand and I appreciate the fact of taking care of all the employees, you've got some great employees down there and they've all done an exceptional job with our uncle. But I do have some heartburn with this rate increase. I've called twelve different facilities to try to compare and I did not call on the Wasatch front or the front rage. I tried to stay within this type of an area. I called Utah, Colorado, Wyoming and Idaho and I got all the way from $194.00 per day to $258.00 per day and Roosevelt just so you know is $214.00 per day for semi-private room. There is someone that is considering a rate increase but it's from 4% to 7%. I understand that costs go up and we need to have increases but I think 25% is a little way overboard. I think if you need to get to 25% you need to do it increments of 2 or 3 or 3 or 4. And I'm not trying to throw Alicen under the bus she does a great job, please don't get me wrong. Alicen said I totally appreciate that and I think this is a good discussion. Quentin said my point is I don't want to see ya out price this facility because this community needs this facility, it's a great facility, we need it and thank goodness for Gary Showalter and the contributions that he's made. I just don't want to see ya out price it especially when it's only half full or half empty, however you want to say it. That's my two cents. Alicen said I appreciate it. Robert said Alicen, just a couple of other questions to commute back on that, but I'm hearing what Quentin saying for sure. So, how comparative are these rates, are they apples to apples or apples to oranges or what do we have? Alicen said I don't know about the facilities out of state but we are somewhat comparable to the Villa in Roosevelt, the exception being they don't have a memory care unit and can't take dementia patients that need to be in a locked unit. We have a population, meaning the memory care unit,

that is more expensive and time consuming. I did text Amanda at the Villa and she said that their rate had just increased to $214.00 and she is hoping her board will increase the rate again this month but I don't know what that will be. Quentin said that price, $214.00, is a semi-private room and their private rooms was quite a bit more. I can't remember how much they told me but all their private room rates was quite a bit more that the semi-private. Robin said is that pretty normal that most of these care centers want their private pay rate to be just a little bit above the Medicaid rate? Alicen said I believe that is an industry standard because Medicaid is always the lowest rate which does not come close to covering costs. Robin said does anyone else have anything they want to say?
John Laursen motioned to close the public private rate increase discussion
Terri Rimer seconded the motion
Richard Jolley - Aye, Terri Rimer- Aye, Robin O'Driscoll - Aye, Robert Hall - Aye and John Laursen – Aye

Robin said now we are back to our regular meeting and do we have any more discussion on the private pay rate increase? Robert said; Alicen you're saying that for this year you're going to anticipate $88,000 and $100,000 impact on the budget, is that correct? Alicen said that is correct. Robert said do remember how much our CNA and nursing pay has gone up in the last two years? Alicen said that CNAs went from $12.25 per hour to $14.50 per hour and then up to $16.50 per hour. The nurses received a $5.00 an hour wage increase. Robert said there's a lot of competition out there. Robin said do you have any other questions, Robert? Robert said no, I think if you're ready for a motion I'll make one although these are always incredibly painful remembering the people like the Johnsons that are paying out of their pocket because they have money whereas the Medicaid it's a different situation and having done this for a parent I totally understand.
Robert Hall motioned to increase the semi-private rate by 17%
John Laursen seconded the motion
Richard Jolley - Aye, Terri Rimer- Aye, Robin O'Driscoll - Aye, Robert Hall - Aye and John Laursen – Aye

Richard Jolley motioned to open up the public hearing for the 2024 budget adoption
John Laursen seconded the motion
Richard Jolley - Aye, Terri Rimer- Aye, Robin O'Driscoll - Aye, Robert Hall - Aye and John Laursen – Aye
Alicen said you have a copy of the approved tentative budget and the only change that I was asked to make was the medical director increase on page 5, line 221, column H. Richard said was that the only change? Alicen said that was the only change. Robin said does anyone have any questions on this budget that we've had for a month? Robert said Alicen what did health insurance go up to? Alicen said 1%. Robert said that is amazing, don't count on that next year. John said the county health insurance went up 3%. Robin said if there are no more questions, I will entertain a motion the go out of the public hearing and back in to the regular meeting.
Robert Hall motioned to close the public hearing
Richard seconded the motion
Richard Jolley - Aye, Terri Rimer- Aye, Robin O'Driscoll - Aye, Robert Hall - Aye and John Laursen – Aye

Robin said now we are back in the regular meeting.
Richard Jolley motioned to adopt the budget as presented with those increases
John Laursen seconded the motion
Richard Jolley - Aye, Terri Rimer- Aye, Robin O'Driscoll - Aye, Robert Hall - Aye and John Laursen – Aye

Director Report – Alicen Hatch
Alicen said you have a copy of the October mineral lease in your packet just for your information. Robin and I went over and talked to John, he was kind enough to take time out of his busy schedule and visited with us a little bit about the mineral lease money. He will get back to us when he knows more. You also have a copy of the October and November PTIF and Zions Bank Investment accounts from the county in your packets. The PTIF shows the interest that we've been using and the Zions Bank account where the principal is and there is about $19,000,000 in that account. Richard said do these management fees go to Zions? Robin said yes. The upper payment invoice that we should have received in October came this last week and I got the payment sent in and this week I received an email that said the invoices were calculated incorrectly and they will be sending out new invoices when they get it figured out. We still need to have a discussion about the care center cash flow and taking money out of the principal from the tax bond but we can have that discussion

in January. I attended a hearing with one of our residents and the administrative law judge for Medicaid, the resident was appealing the letter she received from Medicaid stating that she didn't meet level of care to stay in our facility. They have denied her appeal but she has nowhere else to live and doesn't have the means to pay privately and has no family, at least none that she has any contact with. I looked in to senior housing and the waiting list is a year out. She won't qualify to go to an assisted living facility on the Medicaid New Choices Waiver program because she would have to meet the same level of care as the care center. Terri said so what is the alternative here, she doesn't have a safe discharge, you can't let her go so she stays without pay. Alicen said that she is paying us her income monthly but Medicaid was paying the balance each month so yes, she stays paying a very small portion of the bill. A gentleman from the hearing called me after and said that there is a gap and nursing homes are having to brunt that gap because the resident has nowhere to go and we have to provide a safe discharge. This is something that is really going to affect our community and at some point, we need to have a discussion to help our senior that have no where to live. Robert said Alicen can you refresh just for everybody's knowledge and especially mine, what are the conditions of the Medicaid Waiver for assisted living? Alicen said that anyone who doesn't meet level of care in the nursing home will not meet level of care on New Choices Waiver, they have to meet the same level care. That's been the hardest part for us because otherwise we could help transition them to an assisted living facility but Medicaid won't pay for them to be there either. The last thing that I have is our Life Safety survey that I was concerned about having an immediate jeopardy deficiency. Firetrol was still giving us the run around so I terminated their services and hired Apex Life Safety Systems. Apex came to the facility and diagnosed the problem the same day and had the entire system functioning within a week. Cole Julian, the Life Safety surveyor came back out to the facility for the third time and removed the deficiency. I'm so grateful to Apex for ending this nightmare we have been living through with Firetrol.

Public Input
None

Adjournment
Richard Jolley motioned to adjourn the meeting
John Laursen seconded the motion
Richard Jolley - Aye, Terri Rimer- Aye, Robin O'Driscoll - Aye, Robert Hall - Aye and John Laursen – Aye