



CANYONLANDS HEALTH CARE SPECIAL SERVICE DISTRICT BOARD MEETING

Larson Building Conference Room 285 S 400 E, Moab, UT 84532

Thursday June 12, 2025 at 5:30 p.m.

Board meetings allow for both in-person or virtual attendance.

Remote participation is through Zoom.

Join the Zoom Meeting: <https://us02web.zoom.us/j/82078784177>

AGENDA

- I. Call to Order & Roll Call (5 min)
- II. Approval of the April 10, 2025 Meeting Minutes (5 min) (Action Item)
- III. Financials (30 min)
 - a. CHCSSD Financials – Ken/Kimra
 - 1. Review of the Budget vs Actuals April/May 2025
 - 2. Review of the Fund Balances
 - 3. Approval of Bills (Action item)
 - 4. Review and Consideration to Approve the 2024 Financial Audit (Action Item)
- IV. Reports/Presentations (25 min)
 - a. Parkway and Seasons Report
 - 1. Administrators Report – Q1 2025 Nathan/Todd/Jason
 - b. Care Center Administrator's Report – Colette
 - 1. Administrator's Report
 - 2. Quality Assurance Report
 - c. Canyonlands Care Center Financials – Cassie
 - 1. Ratify Care Center Bills – March/April (Action Item)
 - 2. Review of the Budget vs Actuals – March/April
 - d. Other Considerations
- V. New Business/Discussion/Action Items (25 min)
 - a. Discussion and Consideration to Approve a Resolution Expanding the Boundaries of the Canyonlands Health Care Special Service District (Action Items)
 - b. CHCSSD Purpose and Strategic Direction
 - 1. Discussion to Ratify CIB Planning Grant (Action Items)
- VI. Other Considerations (5 min)
- VII. Closed Session – Reasonably Imminent or Pending Litigation (25 min)
- VIII. Adjourn



CANYONLANDS HEALTH CARE SPECIAL SERVICE DISTRICT BOARD MEETING

Larson Building Conference Room 285 S 400 E, Moab, UT 84532, Online through Zoom

• Thursday April 10, 2025 at 5:30 p.m.

PRESENT: Dan Cook (President), Ken Ballantyne (Treasurer), Tawny Knuteson-Boyd (Vice-Chair), Melodie McCandless, Joette Langianese, Camille Peters, Lou Irby, Debbie Testa (Clerk), Cassie Rose, Colette Lyman (CCC), Garrett Weston, Jonathan Bangerter (Parkway), Todd Bramall (Seasons), Kari McKay (MHF), Jen Sadoff (MRH) Kimra Berrelez

I. Called to order at 5:31 PM

II. Approval of the February 13, 2025 Meeting Minutes (5 min) (Action Item)

Motion to approve the February 13 minutes made by Ken, seconded by Camille. Tawny abstains due to being absent. Motion carried for approval 5-0.

JL arrives at 5:35 PM

III. Annual election of District Vice-Chair (5 min) (Action Item)

Motion to appoint Tawny Knuteson-Boyd as district vice-chair made by Dan, seconded by Joette. Motion carried for approval 7-0.

IV. Financials (25 min)

a. CHCSSD Financials – Ken/Kimra

1. Review of the Budget vs Actuals Feb/March 2025

KB reviewed the financials, noting that the current net income for February and March was negative due to the CIB loan payments, which included the total payoff of one of the CIB loans. The sales tax revenue received for Feb was \$93K and \$133K in March.

2. Review of the Fund Balances

\$845,754.17 General PTIF Fund, \$108,005.03 Capital PTIF Fund, \$852,877.88 Debt Service Fund, \$70,257.09 Wells Fargo Checking balances are as of Jan 31, 2025

3. Approval of Bills (Action item)

Motion to approve the CHCSSD March and April 2025 bills for \$978,019.43 made by Joette, seconded by Tawny. Motion carried for approval 7-0.

4. Other Considerations

V. Public Hearings (20 min)

a. Public Hearing opened at 5:50 PM

1. Discussion on CIB Application for a \$50,000 Planning Grant for completion of the MAPS campus

The board discussed submitting a \$50,000 planning grant application to the CIB for the MAPS campus completion project, which will be matched with \$50,000 from the CHCSSD currently budgeted.

The board discussed the need for a community housing project in Moab, Utah, to address the lack of available housing for seniors and essential workers, and the funding for a project that has been supported by the Community Impact Board (CIB) since 2000. The grant is intended for planning purposes only, with no anticipated financial impact on the public.

The project aims to develop a strategic master plan for the remaining 8 acres of CHCSSD land, including senior housing and senior-focused services. The master plan intends to find a private developer to complete the project. The planning process will involve issuing requests for proposals, engaging a qualified consulting firm, conducting community meetings, and analyzing project costs and potential funding sources. The final master plan will lay the groundwork for a multi-phase development that enhances senior living options and supports the broader vision of a community-centered resource.

The application will be submitted in June, with an expected response within 60 days. Residents who were present expressed their support for this project, believing it to be very beneficial for the community.

- b. Close the Public Hearing

Public Hearing closed at 6:15 PM

- c. Discussion and Consideration to Approve Submission of a \$50,000 planning grant to CIB for MAPS Campus Completion Project (Action Item)

Motion to approve submission of a \$50,000.00 CIB planning grant application for the MAPS campus completion project made by Joette, seconded by Ken. Motion carried for approval 7-0.

VI. Reports/Presentations (20 min)

- a. Parkway and Seasons Report

- 1. Administrators Report – Nathan/Todd/Jason

TB reported for Seasons with a current census of 49, including two skilled patients. There was an incident involving a three-inch main line burst, but it was resolved within 24 hours.

Medicaid pendings have been a concern, with some cases taking up to seven months to process. Seasons is working on its revalidation and has submitted the necessary documentation.

GW and JB reported for Maple Dell, formerly Parkway, and the current census is 51. The facility received Pinnacle scores with an overall satisfaction rate of 84.6%. The 90-day retention rate for new hires was 88%. JB reported that the name change of the facility has been officially approved.

- b. Care Center Administrator's Report – Colette

- 1. Administrator's Report

CL reported for the CCC with a census of 32, following the recent deaths of two residents, and plans to screen new residents from their waiting list next week. The state recently visited the building concerning three self-reports. The staff needs include two full-time nurses. The facility is preparing for upcoming events, including an Easter egg hunt and Nursing Home Week in May.

- 2. Quality Assurance Report

CL reported on the CCC safety and quality measures, noting that they are still on track with their goals. They are flagging two areas: falls and worsening movement independence. There are currently seven active PIPs.

- c. Canyonlands Care Center Financials – Cassie

- 1. Ratify Care Center Bills – Jan/Feb (Action Item)

Motion to ratify Canyonlands Care Center Jan 2025 bills for \$465,742.10, Feb 2025 bills for \$403,294.20 made by Ken seconded by Tawny. Motion carried for approval 7-0

2. Review of the Budget vs Actuals – Jan/Feb

CR discussed the CCC's finances, including the bills for January and February. She apologized for an error in the financial report and mentioned that the net income would improve once the error is corrected. She also provided an update on the audits, noting that three audits are currently ongoing.

d. Other Considerations

VII. New Business/Discussion/Action Items (15 min)

a. Update on CHC SSD Legal Name Change

The name change of the district to include 'Special' was discussed and approved by the county commission at their recent meeting. The change was necessary to align with the legal entity's status and documentation.

b. Ratify change of signatories on the CHC SSD Wells Fargo Accounts (Action Items)

The signatories on the Wells Fargo accounts have been recently updated due to changes in management and personnel who are no longer with the organization.

Motion to Ratify the change of signatories on the CHC SSD Wells Fargo Accounts made by Tawny, seconded by Joette. Motion carried for approval 7-0

c. Discussion regarding the EMS SSD potential delay of their loan repayment to the CHC SSD (Action Item)

The loan made with EMS was discussed, with the possibility of deferring or delaying payments due to financial hardships. The board decided to wait until June for more information before potentially amending the agreement. MM reported that EMS expects to make their June payment but may need more than 4 months to repay the loan fully.

Motion to table discussion of EMS loan repayment to the June 2025 board meeting made by Ken seconded by Melodie. Motion carried for approval 7-0

VIII. Other Considerations (5 min)

The board discussed the potential impact of Medicaid cuts on UPL money, which is a concern for healthcare organizations. They noted to monitor the situation and its potential effects on long-term care centers.

Motion to enter closed session to discuss the Character, Competency, Mental Health of an Individual and Reasonably Imminent or Pending Litigation made by Melodie, seconded by Joette. Motion carried for approval 7-0

IX. Closed Session

Motion to end closed session made by Joette, seconded by Ken. Motion carried for approval 7-0

Motion to adjourn made by Joette and seconded by Ken. Motion passes 7-0.

X. Adjourned at 7:15 PM

May 2025 Bills Payable

Payee	Amount	Reason
Kimra Berrelez	\$330.00	April 2025 Accounting Services
Kirton & McConkie	\$420.00	April 2025 Legal Fees
Debbie Testa	\$540.00	April 2025 Clerk Services
State of Utah Dpt of Health	\$83,897.28	UPL 2025 Q3 Seed
Canyonlands Care Center	\$90,000.00	Operations
Total Amount:	\$175,187.28	

June 2025 Bills Payable

Payee	Amount	Reason
Kimra Berrelez	\$180.00	May 2025 Accounting Services
Debbie Testa	\$510.00	May 2025 Clerk Services
Kirstin Peterson	\$787.50	Feb 12 - June 3 UPL Services
Larson	\$16,500.00	CHCSSD 2024 Financial Audit
Canyonlands Care Center	\$90,000.00	Operations
State of Utah Dpt of Health	\$328,677.32	DSH 2024 Seed
Total Amount:	\$436,654.82	
Total Amount for Jan/Feb 2025:	\$611,842.10	