CANYONLANDS HEALTH CARE SPECIAL SERVICE DISTRICT BOARD MEETING
EMS Building 520 E 100 N, Moab, UT 84532, Online through Zoom
• Thursday June 11th, 2026 at 5:30 p.m.

PRESENT: Dan Cook (President), Tawny Knuteson-Boyd (Vice-Chair), Ken Ballantyne (Treasurer), Joette Langianese, Melodie McCandless, Karen Feary, Camille Peters, Debbie Testa (Clerk), Kimra Berrelez, Cassie Rose, Colette Lyman, Jeanette Badger (CCC), Ferlita Acob, Jason Gatherum, Jonathan Bangerter (Maple Dell), Todd Bramall (Seasons), Jennifer Sadoff (MRH) Seth Olson (Kirton & McConkie), Kara Dohrenwend (Rim to Rim Restoration), Bryce Rogers (FireBREAK), Clark Maughan (Moab Valley Fire Dpt), Maria Rago (Grand County Weed Dpt), Kirstin Peterson, Charmain, Pat Poertner

I. Called to Order at 5:36 PM

II. Public Comment (10 min)
*Written comments can be submitted to **chcssd.ut@gmail.com**. We are receiving public comments in person, by email, and online through Zoom. Your comments will be recorded.*
Charmain, a long-time resident of Grand County, addressed the board about the urgent need for assisted living and long-term care facilities, highlighting the growing number of elderly residents with dementia and Alzheimer's.

III. Approval of April 9, 2026 Meeting Minutes *(5 min)* (Action Item)
Motion to approve the April 9, 2026, minutes as presented made by McCandless seconded by Feary. Cook, Knuteson-Boyd, Ballantyne, Langianese, Peters, McCandless and Feary approved the Motion. The motion passed unanimously.

IV. Financials *(20 min)*
   a. CHCSSD Financials – Ken/Kimra
      1. Review of the Budget vs Actuals April/May
         Berrelez reviewed the April 2026 Financials. Income included $174K in UPL royalty payments and $87,307.90 in sales tax. Revenue of $100K was over budget. Expenditures included $89K for the UPL seed transfer and $11K in legal services, resulting in a $78K net income for the month. May 2026 revenue included a $133K accrual estimate for sales tax and $85K in expenditures, resulting in $47K net income for the month.
      2. Review of the Fund Balances
         $1,315,876 General Fund, $347,985 Capital Projects Fund, $3,127 Debt Service Fund, $206,009.24 Wells Fargo Checking balances are as of May 31, 2026
      3. Approval of May/June 2026 Bills (Action item)

Motion to ratify the May 2026 bills in the amount $184,820.48 and approve the June 2026 Bills in the amount of $85,813.20 made by McCandless, seconded by Ballantyne. Cook, Knuteson-Boyd, Ballantyne, Langianese, Peters, McCandless and Feary approved the Motion. The motion passed unanimously.

V. Reports/Presentations *(30 min)*
   a. Maple Dell and Seasons Reports (Q1)
      1. Administrators Report – Nathan/Todd/Jason
         Bramall reported on Seasons. The Q1 census averaged 46.2, and the census is currently at 49. He noted that they are fully staffed. The facility was ranked best in class in 14 of 16 clinical areas and is 23 months out from its last state survey.

         Acob reported that Maple Dale's revenue increased quarter over quarter, with a current census of 57 out of 61, and projected a 30% improvement in income for the next quarter. She announced that a new administrator will start on May 15th. They are waiting for a survey that is 21 months overdue. Quality measures have improved significantly, although falls take longer to decline. Their rental equipment has been replaced, and Wi-Fi and TV upgrades have been completed.

Gatherum provided an update on the transition to Beaver Hospital, noting that the attorneys are working on the documents and that the process is moving forward.

b. Care Center Administrator's Report – Colette

1. Administrator's Report

Lyman provided a comprehensive update on facility operations, reporting a census of 34, a 90-person waiting list, and one resident who passed away last week. The facility is performing well on quality measures, qualifying in seven of nine areas, and has no current workers' compensation claims. They are flagging falls and weight loss and need 2 nurses, 2 CNAs, and 1 housekeeper. Key updates included plans to implement walkie-talkies for better communication at a cost of $4K for 25 units, and an $8 rate increase in July to fund phase two of the remodel. The roof project is scheduled to start in September 2026. Lyman ran a report on the percentage of hours and callbacks and provided a chart of the past 6 months of overtime and callbacks. The goal is to keep overtime around 5%, and it has been trending downward. The employee handbook needs revision by July 1st to align with the fiscal year. Projected handbook suggestions include increasing the on-call nurse rate from $2 to $4 per hour to help Jillian with weekend coverage, increasing gas allowances for traveling employees due to higher fuel costs, and changing full-time status qualifications back to the industry standard of averaging 60 hours over 90 days in accordance with the Affordable Care Act regulations.

2. Quality Assurance Report

The facility is qualifying in seven out of nine quality measures, meeting the UPL requirements.

c. Canyonlands Care Center Financials – Cassie

1. Ratify Care Center Bills – March/April (Action Item)

Motion to ratify the March 2026 bills in the amount of $604,678.40 & April 2026 Bills in the amount of $449,531.98 made by Feary, seconded by McCandless. Cook, Knuteson-Boyd, Ballantyne, Langianese, Peters, McCandless and Feary approved the Motion. The motion passed unanimously

2. Review of the Budget vs Actuals – March/April

Rose presented financial reports showing that March was under budget by $14K, while April had expenses $119K over revenue due to three payrolls in the month.

d. Other Considerations

VI. New Business/Discussion/Action Items (*30 min)*

a. Presentation from FireBREAK Representatives on the Fuel Reduction Project

The board received an update on the FireBREAK fuel-reduction project behind the hospital and MAPS building, a multi-partner effort involving Moab Valley Fire, Grand County Weeds, Utah Conservation Corps, and Forestry State Lands. The project cost approximately $107,000 and included removing debris piles, cutting dead trees, and applying herbicide to prevent regrowth, with the goal of creating a shaded fuel break. The team recommended installing no-dumping signs and trail cameras to prevent future dumping in the area.

b. Discussion and Consideration to Approve the CHCSSD Policies & Procedures Manual (Action Item)

The board tabled discussion of the policies and procedures manual until their next meeting in July or August, with suggestions to remove specific names and add page numbers.

A motion to table the district policies and procedures document was made by Langianese and seconded by Knuteson-Boyd. Cook, Knuteson-Boyd, Ballantyne, Langianese, Peters, McCandless and Feary approved the Motion. The motion passed unanimously.

Ballantyne leaves the meeting at 7:04 PM

c. Ratification of the Appointment of a CHCSSD Member and Alternate to the Utah Association of Special Districts Board of Representatives (Action Item)

Motion to ratify the appointment of Debbie Testa as the CHCSSD Member and Karen Feary as CHCSSD Alternate to the Utah Association of Special Districts Board of Representatives made by Langianese, seconded by McCandless. Cook, Knuteson-Boyd, Langianese, Peters, McCandless and Feary approved the Motion. The motion passed unanimously.

d. Update from the Business Plan Committee on the CHCSSD 10- and 5-year business plan
The board reviewed the five- and ten-year business plans, noting that the roof bid came in under budget. The board also discussed options for timing the care center expansion project, including potentially starting it earlier due to low interest rates on their revenue bond, which matures in 2032. The plan is to submit the business plan to the county commission in August 2026.

e. Update on the CIB list Items – MAPS Planning Grant & CCC Expansion Project
The MAPS planning grant submission was withdrawn due to project ownership. If the project is retained for development to qualify, a change would require the district to serve as the developer. The board discussed continuing to apply for a planning grant for the Canyonlands Care Center.

f. Ratification of Extending the MAPS Completion RFP to June 30th (Action Item)
The board agreed to extend the MAPS RFP through June 30th and planned to schedule a special meeting on July 9 to review the proposals using a scoring criterion that includes factors like relevant project portfolio, community engagement, and financial modeling.

Motion to ratify the extension of the RFP completion date with the changes discussed for Professional Services to Develop a Master Plan for the MAPS Campus made by Langianese, seconded by McCandless. Cook, Knuteson-Boyd, Langianese, Peters, McCandless and Feary approved the Motion. The motion passed unanimously.

VII. Other Considerations *(5 min)*

VIII. Closed Session for Pending or Reasonably Imminent Litigation (*15 min)*

Motion to enter closed session for Reasonably Imminent and/or Pending Litigation made by McCandless, seconded by Langianese. Cook, Knuteson-Boyd, Langianese, Peters, McCandless and Feary approved the Motion. The motion passed unanimously.

Motion to come out of closed session made by Langianese, seconded by McCandless. Cook, Knuteson-Boyd, Langianese, Peters, McCandless and Feary approved the Motion. The motion passed unanimously.

Motion to adjourn made by Langianese, seconded by Feary. Cook, Knuteson-Boyd, Langianese, Peters, McCandless and Feary approved the Motion. The motion passed unanimously.

IX. Adjourned at 8:00 PM