




KENAI PENINSULA BOROUGH

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JOHN J. WILLIAMS
BOROUGH MAYOR

MEMORANDUM

TO: Grace Merkes, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: John J. Williams, Mayor 
C Chapman Craig Chapman, Finance Director
MB Max Best, Planning Director

FROM: *MA* Marcus A. Mueller, Land Management Officer

DATE: October 7, 2008

SUBJECT: Amendments to Ord 2008-19-21

The Hospital Service Area Board and the CPGH Inc. Board have aligned to propose dividing the cost of the proposed land acquisition between the two entities. The Central Kenai Peninsula Hospital Service Area Board, at its meeting of September 15, 2008 recommended the purchase of the property with 50% of cost being paid from Service Area funds and the remaining 50% being paid from the CPH plant replacement and expansion fund. Additionally, the CPGH, Inc Board of Directors passed Resolution 2008-103 "Supporting Borough Ordinance 2008-19-21 and Authorizing the Use of Funds From the Plant Expansion and Replacement Fund for the Purchase of Land From R. Dan Green".

The proposed amendments are as follows:

- Fill in the blank on the 10th WHEREAS as follows:

WHEREAS, the Central Peninsula Hospital Service Area Board at its meeting of September 15, 2008 recommended the purchase of the subject property with 50% (\$190,250) being paid from Central Kenai Peninsula Hospital Service Area funds and the remaining 50% being paid from the CPH Plant Replacement and Expansion Fund; and

- Insert a new 11th WHEREAS as follows:

WHEREAS, the CPGH, Inc Board adopted Resolution 2008-103 "Supporting Borough Ordinance 2008-19-21 and Authorizing the Use of Funds (\$190,000) From the Plant Expansion and Replacement Fund for the Purchase of Land From R. Dan Green". ; and

- **Fill in the blank on the last WHEREAS as follows:**

WHEREAS, the KPB Planning Commission at its regularly scheduled meeting of September [8] 22, 2008 recommended **enactment by unanimous consent**.

- **Amend Section 6 as follows:**

SECTION 6. That the amount of [\$380,500] **\$190,250** is hereby appropriated from the Central Peninsula Hospital Service Area Capital Project Fund, fund balance to Capital Project Fund account No. 490.81111.9HERT.48610 for **one-half of the costs of** the purchase of the real property, identified as Lots 9-16 Block 1 Green Estates Subdivision, according to plat no. 79-62, Kenai Recording District containing 2.3 acres more or less.

- **Insert a new Section 7 as follows:**

SECTION 7. That the amount of \$190,250 is hereby appropriated from the CPGH Plant Expansion and Replacement Fund to Capital Project Fund account No. 490.81111.9HERT.48610 for one-half of the costs of the purchase of the real property, identified as Lots 9-16 Block 1 Green Estates Subdivision, according to plat no. 79-62, Kenai Recording District containing 2.3 acres more or less.

- **Renumber Sections 7, 8, 9, and 10 as Sections 8, 9, 10, and 11, respectively**
- **Amend renumbered Section 10 as follows:**

SECTION 9. That Sections 1, 2, 3, 4, 6, 7, 8, 9, 10, and [10] 11 of this ordinance take effect immediately upon enactment of this ordinance.

RESOLUTION 2008- 103

A RESOLUTION SUPPORTING BOROUGH ORDINANCE 2008-19-21 AND AUTHORIZING THE USE OF FUNDS FROM THE PLANT EXPANSION AND REPLACEMENT FUND FOR THE PURCHASE OF LAND FROM R. DANIEL GREEN

1. **WHEREAS**, on October 14th , 2008 an ordinance will be presented to the Kenai Peninsula Borough Assembly authorizing the purchase of land from R. Daniel Green adjacent to Heritage Place at the fair market value of \$380,000 with consideration consisting of cash in the amount of \$355,500 and the conveyance to Mary L. Green of real property lot 6-A Mackey Lake Station Subdivision with a fair market value of \$24,500 on behalf of Central Kenai Peninsula Service Area, appropriating funds for the purchase, and classifying the parcel purchased by the Borough; and,
2. **WHEREAS**, the Central Kenai Peninsula Hospital Service Area Board at its meeting of September 15th , 2008 recommended the purchase of the property with 50% of cost being paid from Central Kenai Peninsula Hospital Service Area Board funds and the remaining 50% being paid from the CPH plant replacement and expansion fund; and
3. **WHEREAS**, in compliance with the Lease and Operating Agreement, purchases in excess of \$250,000 require recommendation by the Central Kenai Peninsula Hospital Service Area Board and approval by the Kenai Peninsula Borough Assembly prior to purchase;

THEREFORE, BE IT RESOLVED, BY THE BOARD OF DIRECTORS OF CENTRAL PENINSULA GENERAL HOSPITAL, INC., A NOT-FOR-PROFIT ALASKA CORPORATION, THAT:

SECTION 1. The CPGH, Inc Board of Directors authorizes the purchase of land from R. Daniel Green with 50% (\$190,000) of the funds being paid from the CPH plant replacement and expansion fund.

SECTION 2. Approval by the Kenai Peninsula Borough Assembly will be obtained prior to purchase.

SECTION 3. This resolution takes effect immediately upon its adoption.

I certify that the above resolution was approved by vote of the Board of Directors of Central Peninsula General Hospital, Inc. at the 09/25/08 Board meeting.

Date: _____

Alyson Stogsdill, Secretary/Treasurer
CPGH, Inc. Board of Directors

ATTACHMENT NO. 1
PROJECT DESCRIPTIONS DRILLING PROGRAM 2009
BELUGA RIVER UNIT

**UNAPPROVED MINUTES
CENTRAL KENAI PENINSULA HOSPITAL SERVICE AREA
BOARD
REGULAR MEETING
September 15, 2008**

1. CALL TO ORDER:

Neal DuPerron called the Central Kenai Peninsula Hospital Service Area Board Meeting to order at 5:05 pm in the Denali Room at Central Peninsula Hospital, Soldotna, Alaska.

2. ROLL CALL:

Board Members in Attendance

Neal DuPerron-Chairman
Esther Hopkins-Vice Chairman
Linda Barclay
Gene Dyson
Crystal Choate

Board Members in Absentia

Bill Grimm-Excused
Ozzie Osbourne-Excused

Guests Present

Tim Navarre-Chief of Staff, KPB
Collette Thompson-Attorney, KPB
Jason Paret-CFO, CPH
Ryan Smith-CEO, CPH
Mike Webb-IT, CPH
Dave Carey-Public
Craig Chapman-Finance Dept., KPB
Peter Brennan-CPH

3. COMMITTEE REPORTS:

- A. Finance-No report given.
- B. Board Development-No report given.

4. OTHER REPORTS:

- A. Strategic Development-Did not meet.
 - B. HSOC- Met and discussed a new Needs Assessment Survey per Esther Hopkins.
 - C. KPB Assembly Report-No report given.
 - D. CPGH, Inc. Board Report-No report given.
 - E. Community Action Coalition-No report given.
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5. **APPROVAL OF AGENDA AND CONSENT AGENDA:**

Linda Barclay made a **MOTION** to approve the agenda and Esther Hopkins seconded the **MOTION**. Neal DuPerron requested to change item 9B entitled Land Acquisition for Heritage Place Update to Ordinance 2008-19-21. Linda Barclay made a **MOTION** to approve the agenda with the change and Esther Hopkins seconded the **MOTION**. Unanimous consent was given.

6. **APPROVAL OF MINUTES:**

A. **August 18, 2008** – Esther Hopkins made a **MOTION** to approve the minutes and Linda Barclay seconded the **MOTION**. Unanimous consent was given.

7. **PUBLIC COMMENTS:**

None

8. **PRESENTATIONS:**

A. **CPGH, Inc. Quarterly Report** – Per Ryan Smith, CPH just passed the \$100 million dollar threshold for gross patient revenues. Due to surgical cases at the hospital, there has been an 18% increase in gross patient revenues. There has been a 22% increase in outpatient surgeries. 400 cases have been related to new urologist procedures being performed. Effective August 1st, Thomas Boedeker is the new CPGH, Inc. Board president. The hospital board approved the establishment of a primary care clinic in Kenai and will employ 2 physicians. Digital mammography services are now available at CPH and at the Kenai Health Center. Heritage Place has received its first permanent rate. The new Medicaid payment rate is set at \$386.08, a significant increase from the former \$238.98.

9. **UNFINISHED BUSINESS:**

A. **ORDINANCE 2008-?? (KPB) DRAFT SERVICE AREA STANDARD PROVISIONS ORDINANCE** – Per Collette Thompson, there is no scheduled date for completion of the Ordinance. The Ordinance will be brought before the SAB once more in the future before going to the Assembly for approval.

B. **ORDINANCE 2008-19-21 (KPB)** – Linda Barclay made a **MOTION** to approve the Ordinance for purpose of discussion, Crystal Choate seconded the **MOTION**. Tim Navarre summarized the Ordinance and stated that it is on the Assembly agenda. Craig Chapman stated that the SAB funds would still be within normal operating range with the proposed \$355,500 purchase price of land next to Heritage Place. Linda Barclay made an amendment to the original **MOTION** to have ½ (\$177,750) of the purchase price for the land come from CPH's Plant, Replacement and Expansion fund and ½

(\$177,750) from the SAB. Esther Hopkins seconded the **MOTION** and a roll call vote was taken:

Do you recommend ½ of the purchase price for the land to come from CPH's Plant, Replacement and Expansion Fund and ½ to come from the SAB fund?

Yes: Gene Dyson, Esther Hopkins, Crystal Choate, Neal DuPerron, Linda Barclay
No. 0

MOTION passes 5.0.

The original **MOTION** to approve the Ordinance was back on the table. A roll call vote was taken:

Do you approve Ordinance 2008-19-21?

Yes: Gene Dyson, Linda Barclay, Neal DuPerron, Crystal Choate, Esther Hopkins.
No: 0

MOTION passes 5-0.

10. NEW BUSINESS:

A. Needs Assessment Survey – Peter Brennan stated that at the last HSOC meeting, a new Needs Assessment Survey was discussed. Esther Hopkins stated that the SAB may need to be involved in conducting an update, since the SAB paid for and holds the rights for the original survey. Esther Hopkins stated that this item was put on the agenda to be informational and may need to have action taken in the future.

B. RESOLUTION 2008-95 – (CPH) AMENDED CENTRAL KENAI PENINSULA HOSPITAL SERVICE AREA FUND FY 2009 CAPITAL BUDGET – Jason Paret gave a summary of the Resolution and explained its new items. Linda Barclay made a **MOTION** to approve the Resolution, Esther Hopkins seconded the **MOTION**. Unanimous consent was given.

C. RESOLUTION 2008-94 – (CPH)PROPOSED CAPITAL INVESTMENT PLAN FOR CENTRAL KENAI PENINSULA HOSPITAL SERVICE AREA FUND - Jason Paret stated that this Resolution was created to reinvest capital received from the dissolution of the hospital trust into hospital upgrades and a parking lot expansion. Esther Hopkins made a **MOTION** to approve the Resolution for purpose of discussion and Linda Barclay seconded the **MOTION**. After some discussion, Esther Hopkins withdrew her original **MOTION** to approve the Resolution and made a **MOTION** to table the Resolution until the October 20th meeting of the SAB and requested a new 10 year plan from CPH. Linda Barclay seconded withdrawing the original **MOTION** and

seconded the **MOTION** to table the Resolution. Unanimous consent was given.

- D. **RESOLUTION 2008-XXX (CKPHSAB)(no title given)** – Esther Hopkins provided the SAB with copies of her Resolution. Discussion followed. Esther Hopkins made a **MOTION** to approve the Resolution, Crystal Choate seconded the **MOTION**. Discussion followed.

Neal DuPerron called for a break at 6:16 pm. Meeting resumed at 6:21 pm.

Esther Hopkins withdrew her **MOTION**. Crystal Choate seconded the withdrawal. Unanimous consent was given.

11. **EXECUTIVE SESSION:**

None

12. **PUBLIC COMMENTS:**

Dave Carey spoke about a program called Community Challenge, in which participants work to achieve goals which have been deferred in their lives (fitness goals, education goals, etc.). He encouraged the SAB to consider mentoring participants in the challenge that will take place in February or March of 2009.

13. **BOARD COMMENTS AND ANNOUNCEMENTS:**

None

14. **NOTICE OF NEXT MEETING AND ADJOURNMENT:**

Esther Hopkins made a **MOTION** to adjourn; Crystal Choate seconded the **MOTION**. The meeting adjourned at 6:30 pm.

Next scheduled meeting of the CKPHSAB is November 17, 2008.

RESPECTFULLY SUBMITTED this _____ day of _____, 2008.

Approved minutes for September 15, 2008.

Neal DuPerron/Chairman of the
Board

Date: _____

Terri M. Saito/Secretary to the Board

Date: _____

KPB=Kenai Peninsula Borough
CPH=Central Peninsula Hospital
