



TO: Ferry County Public Hospital District #1 Board of Commissioners
FROM: Brant Truman
Subject: COO/CFO Report

MEETING DATE: October 22, 2019

As of October 21, 2019

People	<p>To be the employer of choice. To develop and support a culturally diverse, competent, motivated and productive workforce. To recruit and retain highly competent staff to meet the District's patient and resident needs.</p> <ul style="list-style-type: none"> Accounting conference coming next week, will work to increase knowledge around cost report and strategy related to CAH status. Interim OT has indicated she will work thru next summer, Great news! Looking at additional opportunities with employee insurance moving forward.
Quality	<p>To lead the community that improves community health status and access to care. To provide quality healthcare that can be defined, measured and published. To enforce and invest in a pervasive culture of safety.</p> <ul style="list-style-type: none"> Moving forward with perspective review of medications. Charge master training coming with accounting conference this next week. Working on Policy Manager to allow for a uniformed system of approval around policies and procedures.
Service	<p>To provide an environment in which patients, families, providers and employees are highly satisfied. To provide an experience for patients that exceeds expectations in all areas of the District. To identify areas for improvement.</p> <ul style="list-style-type: none"> NRC (patient surveys) surveys have started coming in, working thru getting it completely up and running to allow for improvement in service where needed.
Financial	<p>To be financially viable, to support advancing the mission and vision. To be operationally efficient. To offer value to payer and consumers.</p> <ul style="list-style-type: none"> Working with the Washington Rural Health Collaborative to isolate all opportunities that are provided. Increased volume in the clinic has improved bottom line. 2018 Financial Audit complete, review in board meeting. Received \$115k a couple weeks ago last of our EHR incentive payment. Made initial \$50k USDA loan payment towards principle with 2024 Goal to payoff. Increased patient volume in clinic. Financial review of all new programs has shown at minimum a neutral payment. Time study around Medicare cost report working well. Financial Statement Review. Identified Interim Cost Report Calculation working on a monthly completion to adjust accordingly.
Growth	<p>To be the healthcare provider choice for our community. To identify service growth areas. To market service programs to community and constituents.</p> <ul style="list-style-type: none"> MRI bus will here 24/7 in the next couple of weeks. Many other opportunities are presenting themselves to further help the hospital.

**30' WIDE EASEMENT
TO RURAL RESOURCES**

KLONDIKE ROAD

PROPOSED 30' EASEMENT

THORNTON DRIVE

11+39.05
END PROJECT

6 IN. RETAINING WALL
END OF RETAINING WALL

WHITE STRIPE

STEEL EASE LINE

S73°53'06"E 147.36'
S82°33'36"E 147.36'
S86°53'29"E 97.41'

POWER POLE

FOUND IRON PIPE

SET 6 IN. MAG NAIL V SURVEYOR'S WASHE

POWER POLE

FOUND IRON PIPE
10' NORTH OF CORNER

SET 5/8 IN. REBAR WITH 2 IN. ALUM CAP MARKED LS 22351.

THE ORIGINAL IRON PIPE
THAT WAS SET 10' NORTH
OF CORNER WAS DESTROYED.

SET 6 IN. MAG NAIL WITH
SURVEYOR'S WASHER IN ASPHALT
MARKED LS-22351.

POWER TRANSFORMER
SET 5/8 IN. REBAR WITH 2 IN. ALUM CAP MARKED LS 223

**30' WIDE
R/W DEDICATION
TO CITY OF REPUBLIC**

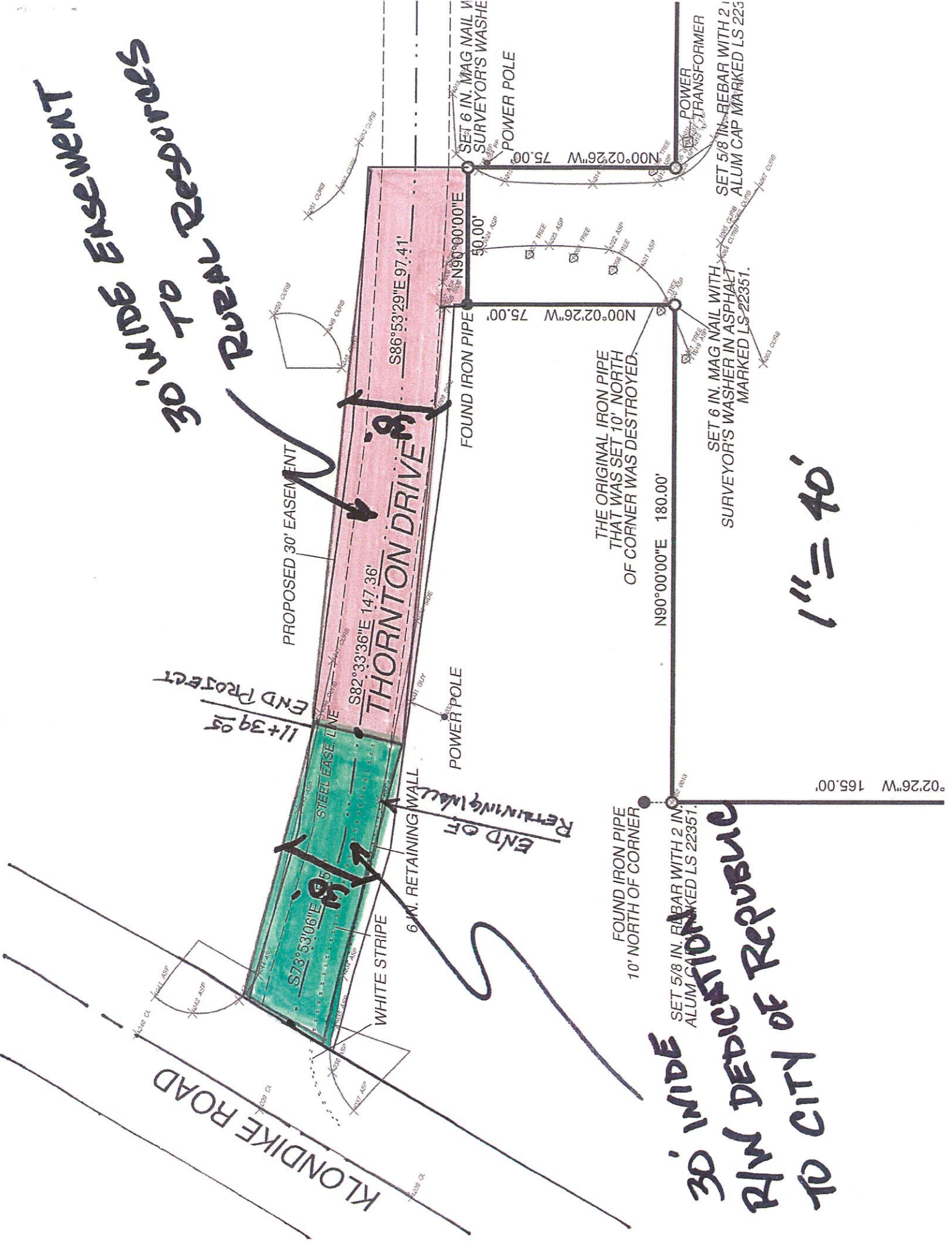
1" = 40'

N90°00'00"E 180.00'

N00°02'26"W 75.00'

N00°02'26"W 75.00'

165.00' W 02.26°



Filed for Record at Request of:
AFTER RECORDING MAIL TO:

McGrane & Schuerman, PLLC
Town Center Building
298 South Main, Suite 304
Colville, WA 99114

X:\CLIENTS\RuralResources\SanPoil Plaza Apartments\Hospital easement.frm.jp

EASEMENT AND MAINTENANCE AGREEMENT

THIS EASEMENT AND MAINTENANCE AGREEMENT entered into this ____ day of October, 2019, by and between FERRY COUNTY HOSPITAL DISTRICT NO. 1, its successors and assigns, hereinafter referred to as Grantor or Ferry County Hospital, and RURAL RESOURCES COMMUNITY ACTION, a Washington non-profit corporation, its successors and assigns, hereinafter referred to as Grantee or Rural Resources.

EASEMENT

The real property over which this easement is granted by grantors, which shall be the burdened real estate, is legally described as follows:

Parcel No. 33606210002000

That portion of Government Lot Nineteen (19), Section Six (6), Township Thirty-six (36) North, Range Thirty-three (33) E.W.M., described as follows:
Beginning at Corner No. 1, being the Northeast corner of Government Lot Nineteen (19);
Thence West 620.13 feet along the North boundary of Lot 19 to the Point of Beginning;
Thence South 00°01' East 730.39 feet;
Thence West 533.26 feet;
Thence South 79°20' West (being the North boundary of the Tessie Fraction Lode M.S. 405) for a distance of 169.52 feet;
Thence North 00°01' West along the West boundary of Lot 19 for a distance of 434.17 feet (431.2 feet) to an intersection with the West boundary of the Heart Solo M.S. 504;
Thence North 13°29' East (North 13°18' East) for a distance of 337.81 feet to the North boundary of Government Lot 19;
Thence East along said boundary to the Point of Beginning.

EXCEPTING THEREFROM the South 165 feet of the East 250 feet and the South 240 feet of the West 50 feet of the East 300 feet and the South 165 feet of the West 180 feet of the East 480 feet thereof.

ALSO EXCEPTING THEREFROM that portion of said Government Lot 19, further described as follows:

Beginning at the Southeast corner of said Tract from which the Standard Section Corner for Sections 35 and 36, T. 37 N., R 32 E.W.M., bears North 83° 32' 53" East, a distance of 1197.50 feet and the closing corner for Sections 1 and 6, T. 36N, R. 33 E.W.M., bears North 84° 37' 34" West, a distance of 1,436.82 feet; thence South 75° 10' 55" West, a distance of 74.44 feet to the Southwest corner of said tract of land; thence North 20° 50' 03" West, a distance of 101.44 feet to the Northwest corner of said tract of land; thence North 79° 54' 17" East, a distance of 73.02 feet to the Northeast corner of said tract of land; thence South 22° 12' 06" East, a distance of 95.67 feet to the Point of Beginning.

Situate in the County of Ferry, State of Washington.

The real property that this easement is for the benefit of and appurtenant to that land, or any portion thereof, is legally described as follows:

Assessor's Tax Parcel No.: 3-36-06-21-00023-00

That portion of Government Lot 19, Section 6, Township 36 North, Range 33 East, W.M., described as follows:

The South 165 feet of the East 250 feet and the South 240 feet of the West 50 feet of the East 300 feet and the South 165 feet of the West 180 feet of the East 480 feet of the following described parcel:

Beginning at Corner No. 1, being the Northeast corner of Government Lot 19; thence West 620.13 feet along the North boundary of Lot 19 to the Point of Beginning; thence South 00°01' East 730.39 feet; thence West 533.26 feet; thence South 79°20' West (being the North boundary of the Tessie Fraction Lode M.S. 405) for a distance of 169.52 feet; thence North 00°01' West along the West boundary of Lot 19 for a distance of 434.17 feet (431.2 feet) to an intersection with the West boundary of the Heart Solo M.S. 504; thence North 13°29' East (North 13°18') for a distance of 337.81 feet to the North boundary of Government Lot 19; thence East along said boundary to the Point of Beginning.

Situate in the County of Ferry, State of Washington.

For good and valuable consideration, receipt of which is hereby acknowledged by grantors, the grantor herein, its successors and assigns, hereby grants and conveys to the grantee herein, its successors and assigns A non-exclusive easement for ingress, egress and utilities.

The legal description of the easement is as follows:

*SURVEYOR GEORGE STOLP TO PROVIDE LEGAL DESCRIPTION.
INSERT LEGAL DESCRIPTION HERE.*

Exhibit Map showing the above easement is attached as an Exhibit and incorporated herein by this reference.

SURVEYOR GEORGE STOLP TO PROVIDE EXHIBIT MAP.

MAINTENANCE AGREEMENT

Annual Snow Removal. Snow removal period shall be provided by Ferry County Hospital. Rural Resources agrees to pay the sum of ONE HUNDRED EIGHTY AND NO/100 DOLLARS (\$180.00) to Ferry County Hospital each time that Ferry County Hospital provides snow removal service. The parties recognize the snow plowing includes both the easement road and the Rural Resources parking lot for the "San Poil Apartments". On an as needed basis, if there is an increase in the snow removal costs, the parties shall negotiate in good faith to have Rural Resources reimburse Ferry County Hospital.

Non-Annual Maintenance Costs. In addition to the above annual snow removal costs, the parties agree that there are other non-annual maintenance costs for the easement road. These costs shall be negotiated in good faith and Rural Resources agrees to pay for thirty percent (30%) of such other non-annual maintenance costs.

DATED this ____ day of October, 2019

FERRY COUNTY HOSPITAL DISTRICT
NO. 1

RURAL RESOURCES COMMUNITY
ACTION

By: Aaron Edwards,
Chief Executive Officer

By: Donna Moulton, Interim, Executive
Director

STATE OF WASHINGTON)
) ss.
COUNTY OF FERRY)

On this _____ day of April, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared AARON EDWARDS to me known to be the CHIEF EXECUTIVE OFFICER of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

NOTARY PUBLIC in and for the State
of Washington residing in _____.
My commission expires _____

STATE OF WASHINGTON)
) ss.
COUNTY OF FERRY)

On this _____ day of April, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared DONNA MOULTON to me known to be the INTERIM EXECUTIVE DIRECTOR of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

NOTARY PUBLIC in and for the State
of Washington residing in _____.
My commission expires _____

DEDICATION

This dedication is of a Street by Owner Ferry County Hospital District No. 1, to the Town of Republic, a Washington Municipal Corporation.

Owner, Ferry County Hospital District No. 1, its successors, heirs and assigns as Dedicator Grantors does hereby dedicate, convey, and Quitclaim to the Town of Republic, the following described real property:

Assessor's Tax Parcel No.:

*SURVEYOR GEORGE STOLP TO PROVIDE LEGAL DESCRIPTION
INSERT LEGAL DESCRIPTION HERE*

Situate in the County of Ferry, State of Washington.

Exhibit Map showing the above dedication is attached as an Exhibit and incorporated herein by this reference.

SURVEYOR GEORGE STOLP TO PROVIDE "EXHIBIT DIAGRAM".

DATED this _____ day of October, 2019.

Ferry County Hospital District No. 1

By: Aaron Edwards, Chief Executive Officer

Town of Republic:

By: Elbert Koontz, Mayor

Attest: _____, City Clerk

