

Teton County Idaho Commissioners' Meeting Agenda
Monday March 28, 2016 9:00 am
150 Courthouse Drive, Driggs, ID – 1st Floor Meeting Room

9:00 MEETING CALL TO ORDER – Bill Leake, Chair
Amendments to Agenda

BOARD OF EQUALIZATION (*only if necessary*)

PUBLIC WORKS – Darryl Johnson

1. Solid Waste
2. Road & Bridge
3. Engineering
 - a. Mike Reid – Addressing Notice of Appeal
 - b. Darby Creek at S1000E
 - c. W6000S Wetland Mitigation Update
 - d. 2016 Grant Application Update
 - e. Fairground's Crow's Nest Improvements
4. Facilities
 - a. Tin Cup Challenge

9:30 OPEN MIC (*if no speakers, go to next agenda items*)

10:00 FAIR BOARD – Katie Salsbury

1. Remodeling the Fair Building
2. Plans for the Fair
3. Tin Cup Registration

CLERK – Mary Lou Hansen

1. FY 17 Budget Memo #1

11:00 AMBULANCE SERVICE DISTRICT

1. Approve Available Minutes
2. Fire District Proposal Option C
3. Discussion of Ambulance Options

TETON VALLEY HEALTH CARE

4. Hospital Lease Payment
5. LATA Payment

PLANNING AND BUILDING – Jason Boal

1. Vista Meadows Insignificant Plat Amendment
2. Fees
3. Noxious Weeds
 - a. UTV Purchase Approval
 - b. 2015 Enforcement
4. Ordinance – Granting Building Permit Eligibility of Previously Created Parcels
5. Land Use Development Code
6. City of Driggs Survey Review Agreement
7. Cowboy Church CUP Written Decision Approval

1:30 Housing Program RFP

2:00 PACKSADDLE ROAD/SCENIC PARKWAY

ADMINISTRATIVE BUSINESS (*will be dealt with as time permits*)

1. Approve Available Minutes
2. Other Business
 - a. BoCC Priorities
 - b. Communications Update
 - c. Misdemeanor Probation and Drug Court Coordinator
 - d. 4-H Grant
3. Committee Reports
4. Claims
5. Executive Session per IC74-206(1)

ADJOURNMENT

Upcoming Meetings

March 28 6:30 pm Town Hall Meeting
April 11 9:00 am Regular BoCC Meeting

April 12 5:00 pm PZC and BoCC Meeting
April 25 9:00 am Regular BoCC Meeting

May 9 9:00 am Regular BoCC Meeting
May 23 9:00 am Regular BoCC Meeting

Teton County Ambulance Service District Minutes: March 14, 2016

Commissioners' Meeting Room, 150 Courthouse Drive, Driggs, Idaho

AGENDA

1. Approval available minutes
2. Hospital response to Board's request for information
3. Fire District proposal
4. Cancellation of Wyoming ambulance service contract

COMMISSIONERS PRESENT: Bill Leake, Kelly Park

OTHER ELECTED OFFICIALS PRESENT: Fire District Commissioner Kent Wagener, Clerk Mary Lou Hansen

Chairman Leake called the meeting to order at 2:30 pm.

● **MOTION.** Commissioner Park made a motion to approve the minutes of February 22, 2016. Motion seconded by Chairman Leake and carried.

HOSPITAL RESPONSE TO REQUEST FOR INFORMATION. The Board asked a few questions about the hospital response (Attachment #1).

FIRE DISTRICT PROPOSAL. Fire Commissioner Wagener said the Fire District had previously proposed two options. They will propose a third option March 28.

CANCELLATION OF WYOMING CONTRACT. Chairman Leake said liability concerns related to Wyoming's decision to require that Idaho EMTs responding to calls in Alta, Wyoming also hold Wyoming EMT licenses caused the Board to send a Notice of Termination to Teton County Wyoming in December. Chairman Leake and Prosecutor Spitzer spoke with their Wyoming counterparts about 20 days ago, but had heard nothing since then. Hospital CEO Keith Gnagey said he had just received email correspondence containing a March 14 "hold harmless" letter signed by the Teton County Wyoming Prosecutor and Commissioners (Attachment #2). The letter is intended to allow the current contract to continue while the states of Idaho and Wyoming can formulate a new Interstate Agreement.

● **MOTION.** At 2:47 pm Chairman Leake made a motion to adjourn the meeting and reconvene as the Board of County Commissioners. Motion seconded by Commissioner Park and carried.

Bill Leake, Chairman

ATTEST: _____

Mary Lou Hansen, Clerk

Attachment: #1 Hospital response to Board's request for information
#2 Hold harmless letter from Teton County Wyoming

March 24, 2016

Ambulance Service District Commissioners
Teton County Ambulance Service District
150 Courthouse Drive - Room 109
Driggs, Idaho 83422



RE: Amendment to Fire District "Proposal for Emergency Medical Services"

Dear Ambulance Service District (Ambulance District) Commissioners:

Per our letter communication on March 11, 2016, please find attached the amendment to Teton County Fire Protection District's (Fire District) "Proposal for Emergency Medical Services," dated January 25, 2016. In addition to Options A and B presented in the proposal, this amendment details an option we devised as a compromise between the Fire District, Ambulance District and Teton Valley Health Care (TVHC).

We appreciate the opportunity to present this amendment, which we call Option C, to you during the Ambulance District meeting on March 28, 2016.

Thank you for your consideration; we look forward to seeing you on Monday.

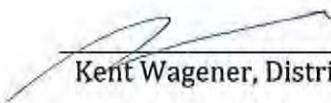
Sincerely,



Jason Letham, District 2 Fire Commissioner, Chairman



Scott Golden, District 1 Fire Commissioner



Kent Wagener, District 3 Fire Commissioner



Bret Campbell, Fire Chief

Option C

Option C is a plan of compromise that allows for the current participating entities to remain involved and contribute to the provision of ambulance services in Teton Valley. A division of the ambulance service responsibilities – **Inter-facility Patient Transfers** and **Emergency Medical Services** – will allow each entity to operate in and focus on its most appropriate function. Under Option C, the Fire District will operate three ambulances and TVHC will operate one ambulance. Both the Fire District and TVHC will agree to assist the other when appropriate. And, the Ambulance District will be dissolved, which will eliminate over \$500,000 in collected property tax.

Roles by Entity

The re-focusing of organizational responsibilities – TVHC focusing on healthcare, the Fire District focusing on emergency response – allows the entities to do what they do best while maximizing efficiencies. Proof of this model’s success (in Rexburg) between Madison Fire Department and Madison Memorial Hospital is described in Chief Child’s letter in Appendix C of our proposal.

OPTION C—AT A GLANCE

- TVHC operates Transfer Ambulance (1)
- Fire District operates EMS Ambulances (3)
- Ambulance District provides ambulances prior to dissolving on September 30, 2016

“When the venture was thought of, the greatest worry was taking EMS away from the hospital. This worry was quickly put aside as the hospital realized they could focus on hospital management and patient care rather than the managing of an ambulance district. The EMT’s/Paramedics soon realized they were being better trained because they were not worrying about hospital based patient care—they could focus their learning on scene based care which is where they were needed.” – Chief of Services, Corey R. Child, Madison Fire Department

TVHC

As a health care facility, TVHC will operate one ambulance for the provision of **Inter-Facility Patient Transfers** and community health outreach services. TVHC is best positioned to deliver these non-emergent, hospital-based services by operating a designated “Transfer Ambulance.” This role allows TVHC the opportunity to continue the direct management of these services. Additionally, patient transfer ambulance revenue will assist TVHC financially as they will no longer receive public tax dollars from the Ambulance District.

The Transfer Ambulance staffing model will be developed and managed by TVHC. It is our opinion that TVHC can preserve most of its current full-time positions.

Fire District

As a professional all-hazard emergency response agency, the Fire District will provide three ambulances for the provision of **Emergency Medical Services**. The Fire District is best positioned to deliver these emergency, pre-hospital services by operating within a unified emergency response delivery system. This role (operating EMS from the Driggs and Victor Fire Stations) allows the Fire District the opportunity to systematically manage, coordinate, and direct an efficient and organized system of emergency response services.

Additionally, under Option C, the current Fire District staffing levels are able to meet these service requirements. **No new positions are needed.** EMS revenue, service contracts, and grants—coupled with the Fire District’s current operating budget—will fund the operation of 911 Emergency

Medical Services. The ability to utilize current **Fire District resources in this capacity is a significant accomplishment for Teton County.**

Ambulance District

The Ambulance District will transition to a September 30, 2016 termination date. A memorandum of understanding between all entities involved will acknowledge the Ambulance District's plan of transition. A replacement of ambulances will be accomplished utilizing the close-out of Ambulance District funds.

Proposed Governance

The Ambulance District was created as a means to provide ambulance service. Option C provides permanent transfer of that obligation and relieves the public of \$500,000 in annual Ambulance District tax burden.

<p>Ambulance Service District FY 2016 Assessed Property Tax Value - \$539,230.00</p>

With TVHC and the Fire District both doing their parts, an Ambulance District is not necessary. Upon selection of Option C, discussions between the Fire District, TVHC and the Ambulance District will facilitate a smooth transition process and separation of services prior to the September termination date.

Option C Financial Analysis

The financial burden is disbursed and reallocated in this option largely upon the Fire District and to a lesser degree upon TVHC for "transfers." TVHC and the Fire District will provide these services, which are inherent to their operations, within their own budgets.

The Fire District will incur new/additional EMS operating expenses of \$235,000, which will be offset by the projected patient revenue and the annual Wyoming service contract fee.

Teton Valley Health Care, Inc.

Consolidated Financial Statements and
Independent Auditors' Report

September 30, 2015 and 2014



DINGUS | ZARECOR & ASSOCIATES ^{PLLC}
Certified Public Accountants

Teton Valley Health Care, Inc.
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DINGUS | ZARECOR & ASSOCIATES PLLC
Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

Board of Directors
Teton Valley Health Care, Inc.
Driggs, Idaho

Report on the Financial Statements

We have audited the accompanying consolidated financial statements of Teton Valley Health Care, Inc. (the Hospital) (a nonprofit health care entity), which comprise the consolidated statements of financial position as of September 30, 2015 and 2014, and the related consolidated statements of operations and changes in net assets and cash flows for the years then ended, and related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of the Hospital as of September 30, 2015 and 2014, and the results of its operations, changes in its net assets, and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The consolidating statements of financial position and consolidating statements of operations and changes in net assets on pages 19 through 22 are presented for purposes of additional analysis and are not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

Dingus, Zarecor & Associates PLLC

Spokane Valley, Washington
January 20, 2016

Teton Valley Health Care, Inc.
Consolidated Statements of Financial Position
September 30, 2015 and 2014

ASSETS	2015	2014
<i>Current assets</i>		
Cash and cash equivalents	\$ 2,541,601	\$ 3,534,720
Investments in certificates of deposit	1,181,114	1,343,335
Receivables:		
Patient accounts, net of estimated uncollectible accounts of approximately \$1,616,000 and \$1,367,000, respectively	2,339,572	2,242,367
Estimated third-party payor settlements	175,000	47,000
Taxes	4,541	4,541
Other	99,685	-
Inventories	813,495	893,907
Prepaid expenses	112,253	84,563
Total current assets	7,267,261	8,150,433
<i>Assets restricted as to use</i>		
Cash and cash equivalents restricted for capital acquisitions	935,430	879,114
Cash and cash equivalents internally designated for capital acquisitions	1,000,000	-
Taxes receivable restricted for capital acquisitions	6,025	17,494
Total assets restricted as to use	1,941,455	896,608
<i>Property, buildings, and equipment, net</i>	2,565,254	2,557,052
Total assets	\$ 11,773,970	\$ 11,604,093

See accompanying notes to consolidated financial statements.

Teton Valley Health Care, Inc.
Consolidated Statements of Financial Position (Continued)
September 30, 2015 and 2014

LIABILITIES AND NET ASSETS	2015	2014
<i>Current liabilities</i>		
Current maturities of long-term debt	\$ 196,465	\$ 190,604
Accounts payable	550,725	430,718
Accrued payroll and related liabilities	915,628	1,196,892
Estimated third-party payor settlements	27,000	327,000
Total current liabilities	1,689,818	2,145,214
<i>Noncurrent liabilities</i>		
Long-term debt, less current maturities	319,657	519,433
Total liabilities	2,009,475	2,664,647
<i>Unrestricted net assets</i>	9,764,495	8,939,446
Total liabilities and net assets	\$ 11,773,970	\$ 11,604,093

See accompanying notes to consolidated financial statements.

Teton Valley Health Care, Inc.
Consolidated Statements of Operations and Changes in Net Assets
Years Ended September 30, 2015 and 2014

	2015	2014
<i>Unrestricted revenues, gains, and other support</i>		
Net patient service revenue	\$ 16,065,346	\$ 14,889,623
Provision for bad debts	(925,193)	(958,286)
<i>Net patient service revenue less provision for bad debts</i>	15,140,153	13,931,337
Teton County Ambulance District contract	496,994	450,400
Thrift store revenue	352,310	286,103
Grants	24,646	54,742
Contributions	256,521	277,195
Interest income	22,460	21,118
Other	31,874	73,478
Total unrestricted revenues, gains, and other support	16,324,958	15,094,373
<i>Expenses</i>		
Salaries and wages	8,284,966	7,803,750
Employee benefits	844,265	1,123,233
Purchased services	2,698,090	2,111,754
Supplies	1,936,488	1,726,016
Leases and rent	157,386	103,167
Repairs and maintenance	272,175	276,273
Utilities	193,491	230,610
Insurance	107,326	102,094
Depreciation	569,234	547,078
Interest expense	15,232	24,197
Other	412,170	399,907
Total expenses	15,490,823	14,448,079
<i>Unrestricted revenues, gains, and other support in excess of expenses</i>	834,135	646,294
<i>Loss on disposal of capital assets</i>	(15,571)	(39,824)
<i>Taxation for capital acquisitions</i>	6,485	15,459
<i>Capital grants and contributions</i>	-	131,395
Change in unrestricted net assets	825,049	753,324
Unrestricted net assets, beginning of year	8,939,446	8,186,122
Unrestricted net assets, end of year	\$ 9,764,495	\$ 8,939,446

See accompanying notes to consolidated financial statements.

Teton Valley Health Care, Inc.
Consolidated Statements of Cash Flows
Years Ended September 30, 2015 and 2014

	2015	2014
<i>Increase (Decrease) in Cash and Cash Equivalents</i>		
<i>Cash flows from operating activities</i>		
Receipts from and on behalf of patients	\$ 14,614,948	\$ 14,259,220
Payments to and on behalf of employees	(9,468,764)	(8,768,762)
Payments to suppliers and contractors	(5,604,396)	(4,878,677)
Grants and contributions	281,167	331,937
Other	862,222	831,099
Taxation for capital acquisitions	17,954	58,905
Interest on long-term debt	(15,232)	(24,197)
Net cash provided by operating activities	687,899	1,809,525
<i>Cash flows from investing activities</i>		
Purchase of property and equipment	(593,007)	(760,217)
Purchase of certificates of deposit	(475,450)	(388,032)
Sale of certificates of deposit	637,671	381,837
Transfers to/from assets limited as to use	(1,056,316)	32,620
Net cash used in investing activities	(1,487,102)	(733,792)
<i>Cash flows from financing activities</i>		
Principal paid on long-term debt	(193,916)	(185,964)
Proceeds from capital grants and contributions	-	131,395
Net cash used in financing activities	(193,916)	(54,569)
Net increase (decrease) in cash and cash equivalents	(993,119)	1,021,164
Cash and cash equivalents, beginning of year	3,534,720	2,513,556
Cash and cash equivalents, end of year	\$ 2,541,601	\$ 3,534,720

See accompanying notes to consolidated financial statements.

Teton Valley Health Care, Inc.
Consolidated Statements of Cash Flows (Continued)
Years Ended September 30, 2015 and 2014

	2015	2014
<i>Reconciliation of Change in Unrestricted Net Assets to Net Cash Provided by Operating Activities</i>		
Change in unrestricted net assets	\$ 825,049	\$ 753,324
<i>Adjustments to reconcile change in unrestricted net assets to net cash provided by operating activities</i>		
Depreciation	569,234	547,078
Provision for bad debts	925,193	958,286
Loss on disposal of capital assets	15,571	39,824
Capital grants and contributions	-	(131,395)
Decrease (increase) in assets:		
Patient accounts receivable	(1,022,398)	(961,403)
Estimated third-party payor settlements	(128,000)	123,000
Taxes receivable	-	45
Other receivables	(99,685)	27,402
Inventories	80,412	(90,701)
Prepaid expenses	(27,690)	(6,100)
Taxes receivable restricted for capital acquisitions	11,469	43,401
Increase (decrease) in liabilities:		
Accounts payable	120,008	167,945
Accrued payroll and related liabilities	(281,264)	229,036
Estimated third-party payor settlements	(300,000)	208,000
Defined benefit pension plan obligation	-	(98,217)
Net cash provided by operating activities	\$ 687,899	\$ 1,809,525

See accompanying notes to consolidated financial statements.

Teton Valley Health Care, Inc.
Notes to Consolidated Financial Statements
Years Ended September 30, 2015 and 2014

1. Organization and Summary of Significant Accounting Policies:

a. Organization

Teton Valley Health Care, Inc. (the Hospital), a nonprofit corporation, was formed January 11, 2012, under the Idaho Nonprofit Corporation Act, Chapter 3, Title 30, of the Idaho Code. Operations under this nonprofit corporation began on January 1, 2013. The Hospital is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code. The Hospital has been set up to manage operations previously operated by Teton Valley Hospital, a component unit of Teton County, Idaho (the County Hospital). The Hospital is governed by a board of directors consisting of eight members.

The Hospital operates a 13-bed critical access hospital and rural health clinic in Driggs, Idaho, and a rural health clinic in Victor, Idaho. The Hospital provides healthcare services to patients in the Teton County area. Services provided include acute care, emergency room, physicians' clinics, and the related ancillary procedures (imaging, laboratory, etc.).

The reporting entity of the Hospital also includes the financial information of Teton Valley Health Care Foundation doing business as Teton Valley Hospital Foundation (the Foundation). The Foundation is organized as an Idaho nonprofit corporation and is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code. The Foundation was organized to solicit and accept charitable contributions to support the Hospital.

In conjunction with formation of the Hospital, a Liquid Assets Transfer Agreement (LATA) was executed between the Hospital and Teton County, Idaho (the County), effective January 1, 2013. This agreement calls for all rights, title, and interest in the liquid assets of the County, relating to County Hospital operations, to be transferred to the Hospital in exchange for payment of a yearly fee of \$70,000 due annually in April, along with a yearly distribution equal to 5% of the Hospital's "Excess of Operating Revenues Over Expenses" as shown on the audited financial statements. This earnings distribution must be paid to the County within 150 days of the Hospital's fiscal year end. In addition, the Hospital shall assume the obligations and liabilities of the County related to the cash and liquid assets of the County Hospital. Liquid assets to be transferred shall include bank accounts, cash, tax levy and other liquid assets, and securities related to the operation of the County Hospital. Under this agreement, the County also has the option to reinvest all or a portion of such payments received into the Hospital. The Hospital may also make written funding requests for improvements to the Hospital.

In addition, a 99-year lease between the Hospital and the County has been signed, effective January 1, 2013. The agreement entitles the Hospital to lease from the County the hospital facilities, including any real or personal property leases, as well as the property, plant, and equipment currently used in the Hospital's operations. Annual consideration paid to the County will be \$1.

Teton Valley Health Care, Inc.
Notes to Consolidated Financial Statements (Continued)
Years Ended September 30, 2015 and 2014

1. Organization and Summary of Significant Accounting Policies (continued):

b. Summary of Significant Accounting Policies

Principles of consolidation – The Hospital consolidates activities of Teton Valley Health Care, Inc. and Teton Valley Health Care Foundation, doing business as Teton Valley Hospital Foundation. All material intercompany transactions and accounts have been eliminated in the consolidated financial statements.

Use of estimates – The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Actual results could differ from those estimates.

Income tax status – The Hospital and Foundation are not-for-profit corporations and are exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code. Accordingly, no provision for income tax is necessary. The Hospital and Foundation evaluate uncertain tax positions whereby the effect of the uncertainty would be recorded if the outcome were considered probable and reasonably estimable. As of September 30, 2015, the Hospital and Foundation have no uncertain tax positions requiring accrual.

Cash and cash equivalents – Cash and cash equivalents include highly liquid investments with an original maturity of three months or less, excluding assets restricted as to use.

Fair value measurements – Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability (i.e., the “exit price”) in an orderly transaction between market participants at the measurement date.

The Hospital classifies its investments based upon an established fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described below:

Level 1 – Unadjusted quoted prices in active markets that are accessible at the measurement date for identical, unrestricted assets or liabilities. The Hospital did not have any Level 1 investments as of September 30, 2015 or 2014.

Level 2 – Quoted prices in markets that are not considered to be active or financial instruments without quoted market prices, but for which all significant inputs are observable, either directly or indirectly. The Hospital’s investments in certificates of deposit are considered Level 2 investments as of September 30, 2015 and 2014.

Level 3 – Prices or valuations that require inputs that are both significant to the fair value measurement and unobservable. The Hospital did not have any Level 3 investments as of September 30, 2015 or 2014.

Teton Valley Health Care, Inc.
Notes to Consolidated Financial Statements (Continued)
Years Ended September 30, 2015 and 2014

1. Organization and Summary of Significant Accounting Policies (continued):

b. Summary of Significant Accounting Policies (continued)

Investments in certificates of deposit – Investments in certificates of deposit are measured at fair value in the consolidated statements of financial position based on quoted prices in markets that are not considered to be active (Level 2 input for fair value measurement).

Inventories – Inventories are stated at cost on the first-in, first-out method. Inventories consist of pharmaceutical, medical-surgical, and other supplies used in the operation of the Hospital.

Property, buildings, and equipment – The Hospital capitalizes assets whose costs exceed \$5,000 and have an estimated useful life of at least two years. Major expenses for capital assets, including leases that increase the useful lives, are capitalized. Maintenance, repairs, and minor renewals are accounted for as expenses as incurred. Capital assets are reported at historical cost or their estimated fair value at the date of donation. Depreciation is provided over the estimated useful life of each class of depreciable asset and computed using the straight-line method. The estimated useful lives of capital assets are as follows:

Land improvements	3 to 15 years
Buildings and improvements	5 to 30 years
Fixed equipment	5 to 20 years
Major movable equipment	2 to 20 years

Gifts of long-lived assets such as land, buildings, or equipment are reported as additions to unrestricted net assets, and are excluded from revenues in excess of expenses, unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as restricted net assets.

Absent explicit donor stipulations about how long those long-lived assets must be maintained, expirations of donor restrictions are reported when the donated or acquired long-lived assets are placed in service.

Compensated absences – The Hospital's employees earn paid time off at varying rates depending on years of service. Employees are allowed to accrue a maximum of 320 hours. The estimated amount of paid time off is expensed and reported as a component of accrued compensation and related liabilities in the consolidated statements of financial position as it is earned.

Employees also earned extended illness bank benefits based on a standard rate-per-hour worked up to a maximum of 480 hours. Unused extended illness bank hours are not paid upon termination of employment. Extended illness bank benefits are expensed when taken. Effective January 3, 2015, employees were no longer able to accrue extended illness hours as this benefit was no longer offered by the Hospital.

Teton Valley Health Care, Inc.
Notes to Consolidated Financial Statements (Continued)
Years Ended September 30, 2015 and 2014

1. Organization and Summary of Significant Accounting Policies (continued):

b. Summary of Significant Accounting Policies (continued)

Excess of revenues, gains, and other support over expenses – The consolidated statements of operations and changes in net assets include excess of revenues, gains, and other support over expenses. Changes in unrestricted net assets which are excluded from excess of revenues, gains and other support over expenses, consistent with industry practice, include unrealized gains and losses on investments other than trading securities, permanent transfers of assets to and from affiliates for other than goods and services, and contributions of long-lived assets (including assets acquired using contributions which by donor restriction were to be used for the purpose of acquiring such assets).

Functional expense allocation – The costs of providing various programs and other activities have been summarized on a functional basis in the consolidated statements of operations and changes in net assets. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

Subsequent events – The Hospital has evaluated subsequent events through January 20, 2016, the date on which the financial statements were available to be issued.

2. Investments in Certificates of Deposit:

The composition of investments is set forth below. Investments are measured at fair value on a recurring basis using quoted prices in markets that are not considered to be active (Level 2).

	2015	2014
<i>Certificates of deposits</i>		
< 1 year term	\$ 390,234	\$ 643,346
1-2 year term	425,689	337,459
2-3 year term	179,907	178,679
3-4 year term	185,284	183,851
Total certificates of deposit	\$ 1,181,114	\$ 1,343,335

Teton Valley Health Care, Inc.
Notes to Consolidated Financial Statements (Continued)
Years Ended September 30, 2015 and 2014

3. Patient Accounts Receivable:

Patient accounts receivable are reduced by an allowance for uncollectible accounts. In evaluating the collectibility of patient accounts receivable, the Hospital analyzes its past history and identifies trends for each of its major payor sources of revenue to estimate the appropriate allowance for uncollectible accounts and provision for bad debts. Management regularly reviews data about these major payor sources of revenue in evaluating the sufficiency of the allowance for uncollectible accounts. For receivables associated with services provided to patients who have third-party coverage, the Hospital analyzes contractually due amounts and provides an allowance for uncollectible accounts and a provision for bad debts, if necessary (for example, for expected uncollectible deductibles and copayments on accounts for which the third-party payor has not yet paid, or for payors who are known to be having financial difficulties that make the realization of amounts due unlikely). For receivables associated with self-pay patients (which include both patients without insurance and patients with deductible and copayment balances due for which third-party coverage exists for part of the bill), the Hospital records a significant provision for bad debts in the period of service on the basis of its past experience, which indicates that many patients are unable or unwilling to pay the portion of their bill for which they are financially responsible. The difference between the standard rates (or discounted rates if negotiated) and the amounts actually collected after all reasonable collection efforts have been exhausted is charged off against the allowance for uncollectible accounts.

The Hospital's allowance for uncollectible accounts for self-pay patients has not changed significantly from prior years. The Hospital does not maintain a material allowance for uncollectible accounts from third-party payors, nor did it have significant writeoffs from third-party payors. Patient accounts receivable consist of these amounts:

	2015	2014
Patients and their insurance carriers	\$ 2,869,030	\$ 2,460,546
Blue Cross and Blue Shield	534,561	453,283
Medicare	515,586	629,112
Medicaid	36,203	66,822
Total patient accounts receivable	3,955,380	3,609,763
Less allowance for uncollectible accounts	1,615,808	1,367,396
Patient accounts receivable, net	\$ 2,339,572	\$ 2,242,367

Teton Valley Health Care, Inc.
Notes to Consolidated Financial Statements (Continued)
Years Ended September 30, 2015 and 2014

4. Property, Buildings, and Equipment:

Property, buildings, and equipment consisted of the following:

	2015	2014
Land	\$ 92,671	\$ 92,671
Land improvements	16,525	16,525
Buildings and improvements	5,205,022	5,072,564
Fixed equipment	369,589	311,236
Major movable equipment	4,493,433	4,372,981
	10,177,240	9,865,977
Less accumulated depreciation	(7,863,633)	(7,329,437)
	2,313,607	2,536,540
Construction in progress	251,647	20,512
Net property, buildings, and equipment	\$ 2,565,254	\$ 2,557,052

Construction in progress – As of September 30, 2015, the Hospital’s significant construction in progress related to the remodeling of physical therapy area, and computer equipment and software relating to electronic health records implementation. The physical therapy remodel project was completed in November 2015, with a cost to complete of approximately \$172,000. The electronic health records project is expected to be completed June 2016, with an estimated cost to complete of \$132,000.

Teton Valley Health Care, Inc.
Notes to Consolidated Financial Statements (Continued)
Years Ended September 30, 2015 and 2014

5. Long-term Debt:

Long-term debt consisted of the following:

	2015	2014
KeyBank National Association loan, payable in monthly installments of \$15,351, including interest at 2.7%. The loan matures January 2018; collateralized by Hospital certificates of deposit totaling \$540,211.	\$ 416,513	\$ 587,206
Wells Fargo loan, payable in monthly installments of \$1,275, plus interest at 7.5%. The loan matures October 2022; collateralized by the thrift store building	73,555	84,404
Note payable relating to a building, payable in annual installments of \$13,711, plus interest at 3.48%. The loan matures August 2017; collateralized by the building.	26,054	38,427
Total long-term debt	516,122	710,037
<i>Less current maturities</i>	(196,465)	(190,604)
Total long-term debt, less current maturities	\$ 319,657	\$ 519,433

Future principal payments on the long-term debt during succeeding years are as follows:

Years Ending September 30,	
2016	\$ 196,465
2017	202,536
2018	71,881
2019	11,190
2020	12,199
2021-2023	21,851
	\$ 516,122

Teton Valley Health Care, Inc.
Notes to Consolidated Financial Statements (Continued)
Years Ended September 30, 2015 and 2014

6. Net Patient Service Revenue:

The Hospital recognizes patient service revenue associated with services provided to patients who have third-party payor coverage on the basis of contractual rates for the services rendered. For uninsured patients that do not qualify for charity care, the Hospital recognizes revenue on the basis of its standard rates for services provided (or on the basis of discounted rates, if negotiated or provided by policy). On the basis of historical experience, a significant portion of the Hospital's uninsured patients will be unable or unwilling to pay for the services provided. Thus, the Hospital records a significant provision for bad debts related to uninsured patients in the period the services are provided. The Hospital's provisions for bad debts and writeoffs have not changed significantly from the prior year. The Hospital has not changed its charity care and uninsured discount policies during fiscal years 2015 or 2014. Patient service revenue, net of contractual adjustments and discounts (but before the provision for bad debts), recognized in the period from these major payor sources, is as follows:

	2015	2014
Patient service revenue (net of contractual adjustments and discounts):		
Medicare	\$ 5,506,745	\$ 4,889,290
Medicaid	1,027,747	760,643
Blue Cross and Blue Shield	5,742,997	4,048,573
Other third-party payors	2,448,102	3,831,131
Patients	1,438,040	1,409,193
	16,163,631	14,938,830
Less:		
Charity care	98,285	49,207
Provision for bad debts	925,193	958,286
Net patient service revenue	\$ 15,140,153	\$ 13,931,337

The Hospital has agreements with third-party payors that provide for payments to the Hospital at amounts different from its established rates. A summary of the payment arrangements with major third-party payors follows:

- *Medicare* – The Hospital is licensed as a critical access hospital and rural health clinics. The Hospital is reimbursed for most inpatient, outpatient, and rural health clinic services at cost with final settlement determined after submission of annual cost reports by the Hospital subject to audits thereof by the Medicare administrative contractor. Nonrural health clinic physician services are reimbursed based on fee schedules.
- *Medicaid* – Inpatient and outpatient services provided to Medicaid program beneficiaries are reimbursed under cost reimbursement methodologies through the Hospital's Medicare cost report, or rates as established by the Medicaid program. Rural health clinic visits are reimbursed at prospectively determined rates. Nonrural health clinic physician services are reimbursed based on fee schedules. The Hospital is reimbursed at a tentative rate with final settlement determined by the Medicaid program based on the Hospital's final Medicare cost report for non fee-schedule services.

Teton Valley Health Care, Inc.
Notes to Consolidated Financial Statements (Continued)
Years Ended September 30, 2015 and 2014

6. Net Patient Service Revenue (continued):

The Hospital also has entered into payment agreements with certain commercial insurance carriers, health maintenance organizations, and preferred provider organizations. The basis for payment to the Hospital under these agreements includes prospectively determined rates per discharge, discounts from established charges, fee schedule, and prospectively determined daily rates.

Laws and regulations governing the Medicare and Medicaid programs are extremely complex and subject to interpretation. As a result, there is at least a reasonable possibility that recorded estimates will change by a material amount in the near term. Net patient service revenue increased by approximately \$40,000 in the year ended September 30, 2015, and decreased by approximately \$25,000 in the year ended September 30, 2014, due to differences between original estimates and final settlements or revised estimates.

The Hospital provides charity care to patients who are financially unable to pay for the healthcare services they receive. The Hospital's policy is not to pursue collection of amounts determined to qualify as charity care. Accordingly, the Hospital does not report these amounts in net operating revenues or in the allowance for uncollectible accounts. The Hospital determines the costs associated with providing charity care by aggregating the applicable direct and indirect costs, including salaries and wages, benefits, supplies, and other operating expenses, based on data from its costing system. The costs of caring for charity care patients for the years ended September 30, 2015 and 2014, were approximately \$75,000 and \$38,000, respectively.

7. Retirement Plans:

403(b) plan – The Hospital provides retirement benefits through the Teton Valley Health Care, Inc. 403(b) Plan (the 403(b) Plan), a defined contribution plan. The 403(b) Plan was effective as of January 1, 2013. This plan covers all eligible employees who are employed by the Hospital. Contributions are based on a discretionary percentage of wages and salaries. Employees can participate in the 403(b) Plan immediately upon employment. Employees are eligible to receive employer matching contributions after 1,000 hours of service in the Plan year ended December 31. They must also be employed on the Plan year end and must be 21 years of age. The Hospital's contributions for the years ended September 30, 2015 and 2014, were approximately \$153,000 and \$131,000, respectively. The Hospital is the administrator for the Plan.

457(b) plan – The Hospital also provides retirement benefits through the Teton Valley Healthcare, Inc. 457(b) Plan (the 457(b) Plan), a defined contribution plan. The 457(b) Plan was effective as of January 1, 2013. Only highly compensated employees, as defined in the plan agreement, are eligible to participate in the 457(b) Plan. Such employees are eligible to participate upon their date of hire. Contributions are based on a discretionary percentage of wages and salaries. The Hospital did not contribute to this plan in 2015 or 2014. The Hospital is the administrator for the Plan.

Teton Valley Health Care, Inc.
Notes to Consolidated Financial Statements (Continued)
Years Ended September 30, 2015 and 2014

8. Functional Expenses:

The Hospital provides the following healthcare services to residents within its geographic location:

- Acute care
- Emergency services
- Outpatient surgery
- Rural health clinics
- Other outpatient services

Expenses related to providing these services were as follows:

	2015	2014
Healthcare services	\$ 12,247,067	\$ 11,144,495
General and administrative	3,062,616	3,113,105
Fundraising	181,140	190,479
	\$ 15,490,823	\$ 14,448,079

9. Contingencies:

Medical malpractice claims – The Hospital has professional liability insurance with National Fire and Marine Insurance Company. The policy provides protection on a “claims-made” basis whereby only malpractice claims reported to the insurance carrier in the current year are covered by the current policies. If there are unreported incidents which result in a malpractice claim in the current year, such claims would be covered in the year the claim was reported to the insurance carrier only if the Hospital purchased claims-made insurance in that year or the Hospital purchased “tail” insurance to cover claims incurred before but reported to the insurance carrier after cancellation or expiration of a claims-made policy. The malpractice insurance provides \$1,000,000 per claim of primary coverage with an annual aggregate limit of \$3,000,000. The policy does not have a deductible.

The Hospital also has excess professional liability insurance with National Fire and Marine Insurance Company on a “claims-made” basis. The excess malpractice insurance provides \$2,000,000 per claim of primary coverage with an annual aggregate limit of \$2,000,000. The policy does not have a deductible.

Teton Valley Health Care, Inc.
Notes to Consolidated Financial Statements (Continued)
Years Ended September 30, 2015 and 2014

9. Contingencies (continued):

Industry regulations – The healthcare industry is subject to numerous laws and regulations of federal, state, and local governments. These laws and regulations include, but are not necessarily limited to, matters such as: licensure, accreditations, government healthcare program participation requirements, reimbursement for patient services, and Medicare and Medicaid fraud and abuse. Government activity continues with respect to investigations and allegations concerning possible violations of fraud and abuse statutes and regulations by healthcare providers. Violations of these laws and regulations could result in expulsion from government healthcare programs together with the imposition of significant fines and penalties, as well as significant repayments for patient services previously billed. Management believes that the Hospital is in compliance with fraud and abuse statutes, as well as other applicable government laws and regulations.

While no regulatory inquiries have been made, compliance with such laws and regulations can be subject to future government review and interpretation, as well as regulatory actions known or unasserted at this time.

Health insurance penalty – The Hospital accrued an estimated penalty for not providing health insurance benefits to employees. Due to the interpretations of the regulation, the actual amount has not been determined. An estimated penalty of \$32,000 has been recognized as a liability as of September 30, 2015.

10. Concentrations of Risk:

Patient accounts receivable – The Hospital grants credit without collateral to its patients, most of whom are local residents and are insured under third-party payor agreements. The mix of receivables from patients is as follows:

	2015	2014
Medicare	15 %	22 %
Medicaid	2	2
Blue Cross and Blue Shield	15	14
Other commercial insurances	15	12
Patients	53	50
	100 %	100 %

Physicians – The Hospital is dependent on local physicians practicing in its service area to provide admissions and utilize hospital services on an outpatient basis. A decrease in the number of physicians providing these services or change in their utilization patterns may have an adverse effect on the Hospital's operations.

Cash and cash equivalents and investments in certificates of deposit – As of September 30, 2015 and 2014, the Hospital maintained deposits in accounts with major financial institutions which exceeded the \$250,000 Federal Deposit Insurance Corporation limit. These financial institutions have strong credit ratings, and management believes that credit risk related to these deposits is minimal.

SUPPLEMENTAL INFORMATION

Teton Valley Health Care, Inc.
Consolidating Statement of Financial Position
September 30, 2015

ASSETS	Teton Valley Health Care Inc.	Teton Valley Hospital Foundation	Adjustments and Eliminations	Total
<i>Current assets</i>				
Cash and cash equivalents	\$ 2,188,621	\$ 352,980	\$ -	\$ 2,541,601
Investments in certificates of deposit	1,181,114	-	-	1,181,114
Receivables:				
Patient accounts, net of estimated uncollectible accounts of approximately \$1,616,000	2,339,572	-	-	2,339,572
Estimated third-party payor settlements	175,000	-	-	175,000
Taxes	4,541	-	-	4,541
Other	121,114	-	(21,429)	99,685
Inventories	764,527	48,968	-	813,495
Prepaid expenses	112,253	-	-	112,253
Total current assets	6,886,742	401,948	(21,429)	7,267,261
<i>Assets restricted as to use</i>				
Cash and cash equivalents restricted for capital acquisitions	935,430	-	-	935,430
Cash and cash equivalents internally designated for capital acquisitions	1,000,000	-	-	1,000,000
Taxes receivable restricted for capital additions	6,025	-	-	6,025
Total assets restricted as to use	1,941,455	-	-	1,941,455
<i>Property, buildings, and equipment, net</i>	2,496,427	68,827	-	2,565,254
Total assets	\$ 11,324,624	\$ 470,775	\$ (21,429)	\$ 11,773,970
LIABILITIES AND NET ASSETS				
<i>Current liabilities</i>				
Current maturities of long-term debt	\$ 187,829	\$ 8,636	\$ -	\$ 196,465
Accounts payable	547,674	24,480	(21,429)	550,725
Accrued payroll and related liabilities	915,628	-	-	915,628
Estimated third-party payor settlements	27,000	-	-	27,000
Total current liabilities	1,678,131	33,116	(21,429)	1,689,818
<i>Noncurrent liabilities</i>				
Long-term debt, less current maturities	254,738	64,919	-	319,657
Total liabilities	1,932,869	98,035	(21,429)	2,009,475
<i>Unrestricted net assets</i>	9,391,755	372,740	-	9,764,495
Total liabilities and net assets	\$ 11,324,624	\$ 470,775	\$ (21,429)	\$ 11,773,970

See accompanying independent auditors' report.

Teton Valley Health Care, Inc.
Consolidating Statement of Operations and Changes in Net Assets
Year Ended September 30, 2015

	Teton Valley Health Care Inc.	Teton Valley Hospital Foundation	Adjustments and Eliminations	Total
<i>Unrestricted revenues, gains, and other support</i>				
Net patient service revenue	\$ 16,065,346	\$ -	\$ -	\$ 16,065,346
Provision for bad debts	(925,193)	-	-	(925,193)
<i>Net patient service revenue less provision for bad debts</i>	15,140,153	-	-	15,140,153
Teton County Ambulance District contract	496,994	-	-	496,994
Thrift store revenue	-	352,310	-	352,310
Grants	24,196	450	-	24,646
Contributions	50,665	236,543	(30,687)	256,521
Interest income	22,364	96	-	22,460
Other	31,874	-	-	31,874
Total unrestricted revenues, gains, and other support	15,766,246	589,399	(30,687)	16,324,958
<i>Expenses</i>				
Salaries and wages	8,117,382	167,584	-	8,284,966
Employee benefits	844,265	-	-	844,265
Purchased services	2,695,040	3,050	-	2,698,090
Supplies	1,932,899	3,589	-	1,936,488
Leases and rent	157,386	-	-	157,386
Repairs and maintenance	270,498	1,677	-	272,175
Utilities	184,427	9,064	-	193,491
Insurance	107,326	-	-	107,326
Depreciation	560,808	8,426	-	569,234
Interest expense	14,824	408	-	15,232
Contributions to Teton Valley Health Care, Inc.	-	313,922	(313,922)	-
Other	374,976	37,194	-	412,170
Total expenses	15,259,831	544,914	(313,922)	15,490,823
<i>Unrestricted revenues, gains, and other support in excess of expenses</i>	506,415	44,485	283,235	834,135
<i>Loss on disposal of capital assets</i>	(15,571)	-	-	(15,571)
<i>Taxation for capital acquisitions</i>	6,485	-	-	6,485
<i>Capital grants and contributions</i>	283,235	-	(283,235)	-
Change in unrestricted net assets	780,564	44,485	-	825,049
Unrestricted net assets, beginning of year	8,611,191	328,255	-	8,939,446
Unrestricted net assets, end of year	\$ 9,391,755	\$ 372,740	\$ -	\$ 9,764,495

See accompanying independent auditors' report.

Teton Valley Health Care, Inc.
Consolidating Statement of Financial Position
September 30, 2014

ASSETS	Teton Valley Health Care Inc.	Teton Valley Hospital Foundation	Adjustments and Eliminations	Total
<i>Current assets</i>				
Cash and cash equivalents	\$ 3,217,188	\$ 317,532	\$ -	\$ 3,534,720
Investments in certificates of deposit	1,343,335	-	-	1,343,335
Receivables:				
Patient accounts, net of estimated uncollectible accounts of approximately \$1,367,000	2,242,367	-	-	2,242,367
Estimated third-party payor settlements	47,000	-	-	47,000
Taxes	4,541	-	-	4,541
Other	13,744	-	(13,744)	-
Inventories	848,545	45,362	-	893,907
Prepaid expenses	84,563	-	-	84,563
Total current assets	7,801,283	362,894	(13,744)	8,150,433
<i>Assets restricted as to use</i>				
Cash and cash equivalents restricted for capital acquisitions	879,114	-	-	879,114
Taxes receivable restricted for capital acquisitions	17,494	-	-	17,494
Total assets restricted as to use	896,608	-	-	896,608
<i>Property, buildings, and equipment, net</i>	2,484,808	72,244	-	2,557,052
Total assets	\$ 11,182,699	\$ 435,138	\$ (13,744)	\$ 11,604,093
LIABILITIES AND NET ASSETS				
<i>Current liabilities</i>				
Current maturities of long-term debt	\$ 182,682	\$ 7,922	\$ -	\$ 190,604
Accounts payable	421,983	22,479	(13,744)	430,718
Accrued payroll and related liabilities	1,196,892	-	-	1,196,892
Estimated third-party payor settlements	327,000	-	-	327,000
Total current liabilities	2,128,557	30,401	(13,744)	2,145,214
<i>Noncurrent liabilities</i>				
Long-term debt, less current maturities	442,951	76,482	-	519,433
Total liabilities	2,571,508	106,883	(13,744)	2,664,647
<i>Unrestricted net assets</i>	8,611,191	328,255	-	8,939,446
Total liabilities and net assets	\$ 11,182,699	\$ 435,138	\$ (13,744)	\$ 11,604,093

See accompanying independent auditors' report.

Teton Valley Health Care, Inc.
Consolidating Statement of Operations and Changes in Net Assets
Year Ended September 30, 2014

	Teton Valley Health Care Inc.	Teton Valley Hospital Foundation	Adjustments and Eliminations	Total
<i>Unrestricted revenues, gains, and other support</i>				
Net patient service revenue	\$ 14,889,623	\$ -	\$ -	\$ 14,889,623
Provision for bad debts	(958,286)	-	-	(958,286)
<i>Net patient service revenue less provision for bad debts</i>	13,931,337	-	-	13,931,337
Teton County Ambulance District contract	450,400	-	-	450,400
Thrift store revenue	-	286,103	-	286,103
Grants	48,642	6,100	-	54,742
Contributions	71,880	218,417	(13,102)	277,195
Interest income	20,966	152	-	21,118
Other	73,478	-	-	73,478
Total unrestricted revenues, gains, and other support	14,596,703	510,772	(13,102)	15,094,373
<i>Expenses</i>				
Salaries and wages	7,633,041	170,709	-	7,803,750
Employee benefits	1,123,233	-	-	1,123,233
Purchased services	2,110,104	1,650	-	2,111,754
Supplies	1,723,978	2,038	-	1,726,016
Leases and rent	103,167	-	-	103,167
Repairs and maintenance	272,216	4,057	-	276,273
Utilities	220,605	10,005	-	230,610
Insurance	102,094	-	-	102,094
Depreciation	538,988	8,090	-	547,078
Interest expense	19,846	4,351	-	24,197
Contributions to Teton Valley Health Care, Inc.	-	247,668	(247,668)	-
Other	378,220	21,687	-	399,907
Total expenses	14,225,492	470,255	(247,668)	14,448,079
<i>Unrestricted revenues, gains, and other support over (under) expenses</i>	371,211	40,517	234,566	646,294
<i>Loss on disposal of capital assets</i>	(39,824)	-	-	(39,824)
<i>Taxation for capital acquisitions</i>	15,459	-	-	15,459
<i>Capital grants and contributions</i>	365,961	-	(234,566)	131,395
Change in unrestricted net assets	712,807	40,517	-	753,324
Unrestricted net assets, transferred from Teton Valley Hospital	7,898,384	287,738	-	8,186,122
Unrestricted net assets, end of year	\$ 8,611,191	\$ 328,255	\$ -	\$ 8,939,446

See accompanying independent auditors' report.

TETON VALLEY HEALTHCARE, INC.
FIXED ASSET SCHEDULE FY 2015 AND FY 2016

Account	Project Desc	DESCRIPTION	COST	YEAR		2015	2015	2015	2015	2015	2015	2016	2016	2016	2016
				Acquired	Life										
1200000	Land	Land	92,671.00					92,671.00						92,671.00	
1210000	Land Improvements	Land Improvements	3,300.00	9/30/1999	15	-	3,300.00	0.00	0.00	0.00	0.00	3,300.00	0.00	0.00	0.00
1210000	Asphalt East Parking	HK Contractors	13,225.00	8/15/2011	3	-	13,225.00	-	-	-	-	13,225.00	-	-	-
1210000	Total		16,525.00			-	16,525.00	0.00	0.00	0.00	0.00	16,525.00	0.00	0.00	0.00
1220000	ORIGINAL	ORIGINAL	108,848.00	1967	30	-	108,848.00	0.00	0.00	0.00	-	108,848.00	0.00	0.00	0.00
1220000	SPRINKLER SYSTEM	SPRINKLER SYSTEM	3,500.00	1975	22	-	3,500.00	0.00	0.00	0.00	-	3,500.00	0.00	0.00	0.00
1220000	NEW ADDITION	NEW ADDITION	128,034.00	1890	30	4,267.80	109,470.40	18,563.60	355.65	2,133.90	111,604.30	16,429.70	355.65	0.00	0.00
1220000	OFFICE REMODEL	OFFICE REMODEL	601.00	1893	15	-	601.00	0.00	0.00	0.00	601.00	0.00	0.00	0.00	0.00
1220000	BUILDING REMODEL	PROJE Building Masonary, Wood	1,250,822.00	1997	25	50,032.88	913,100.14	337,721.86	4,169.41	25,016.44	936,116.58	312,705.42	4,169.41	0.00	0.00
1220000	BUILDING REMODEL	PROJE Parking Lot Asphalt	38,899.00	1997	8	-	38,899.00	0.00	0.00	0.00	38,899.00	0.00	0.00	0.00	0.00
1220000	BUILDING REMODEL	PROJE Cabinets	72,407.00	1997	15	-	72,407.00	0.00	0.00	0.00	72,407.00	0.00	0.00	0.00	0.00
1220000	BUILDING REMODEL	PROJE Water heater	99,248.00	1997	10	-	99,248.00	0.00	0.00	0.00	99,248.00	0.00	0.00	0.00	0.00
1220000	BUILDING REMODEL	PROJE Electric Lighting and pow	293,018.00	1997	10	-	293,018.00	0.00	0.00	0.00	293,018.00	0.00	0.00	0.00	0.00
1220000	BUILDING REMODEL	PROJE Electric Lighting and pow	247,347.00	1997	18	10,305.98	247,347.00	0.00	0.00	0.00	247,347.00	0.00	0.00	0.00	0.00
1220000	BUILDING REMODEL	PROJE Wall Paint	53,583.00	1997	5	-	53,583.00	0.00	0.00	0.00	53,583.00	0.00	0.00	0.00	0.00
1220000	BUILDING REMODEL	PROJE Wallpaper	12,909.00	1997	5	-	12,909.00	0.00	0.00	0.00	12,909.00	0.00	0.00	0.00	0.00
1220000	BUILDING REMODEL	PROJE Toilet Partitions	956.00	1997	20	47.80	872.31	83.69	3.98	23.90	896.21	59.79	3.98	0.00	0.00
1220000	BUILDING REMODEL	PROJE Roof covering	270,166.00	1997	10	-	270,166.00	0.00	0.00	0.00	270,166.00	0.00	0.00	0.00	0.00
1220000	BUILDING REMODEL	PROJE Floor Finishes carpeting	34,799.00	1997	5	-	34,799.00	0.00	0.00	0.00	34,799.00	0.00	0.00	0.00	0.00
1220000	BUILDING REMODEL	PROJE Floor Finishes Resilient	59,906.00	1997	20	2,995.30	54,664.14	5,241.86	249.61	1,497.65	56,161.79	3,744.21	249.61	0.00	0.00
1220000	BUILDING REMODEL	PROJE Fixtures	152,417.00	1997	10	-	152,417.00	0.00	0.00	0.00	152,417.00	0.00	0.00	0.00	0.00
1220000	BUILDING REMODEL	PROJE Mechanical-Boiler / Gene	378,822.00	1997	20	18,941.10	345,674.99	33,147.01	1,578.43	9,470.55	355,145.54	23,676.46	1,578.43	0.00	0.00
1220000	BUILDING REMODEL	PROJE Designation Signs	19,295.00	1997	5	-	19,295.00	0.00	0.00	0.00	19,295.00	0.00	0.00	0.00	0.00
1220000	BUILDING REMODEL	PROJE Interior Finish	275,415.00	1997	15	-	275,415.00	0.00	0.00	0.00	275,415.00	0.00	0.00	0.00	0.00
1220000	BUILDING REMODEL	PROJE Ceiling Finishing	29,922.00	1997	12	-	29,922.00	0.00	0.00	0.00	29,922.00	0.00	0.00	0.00	0.00
1220000	BUILDING REMODEL	PROJE Automatic Doors	126,338.00	1997	10	-	126,338.00	0.00	0.00	0.00	126,338.00	0.00	0.00	0.00	0.00
1220000	BUILDING REMODEL	PROJE Drop Track / Folding Part	47,463.00	1997	10	-	47,463.00	0.00	0.00	0.00	47,463.00	0.00	0.00	0.00	0.00
1220000	BUILDING SIGN	Building Sign	2,989.00	9/10/1998	10	-	2,989.00	0.00	0.00	0.00	2,989.00	0.00	0.00	0.00	0.00
1220000	Radiology Remodel	Radiology Remodel	13,375.00	9/10/1998	30	445.83	7,158.05	6,216.95	37.15	222.92	7,980.97	5,994.03	37.15	0.00	0.00
1220000	Radiology Remodel	Radiology Remodel	52,919.00	9/29/1998	30	1,763.97	28,234.04	24,684.96	147.00	881.98	29,116.02	23,802.98	147.00	0.00	0.00
1220000	X-Ray Remodel	X-Ray Remodel	23,051.00	9/30/2001	30	788.37	10,757.18	12,293.82	64.03	384.18	11,141.36	11,909.84	64.03	0.00	0.00
1220000	345 North 1st East-Yearsley Inc 345 North 1st East-Years		105,231.00	12/27/2001	30	3,507.70	48,377.02	56,853.98	292.31	1,753.85	50,130.87	55,100.13	292.31	0.00	0.00
1220000	309 North 1st East-Raudman t 309 North 1st East-Raudi		5,431.00	2/22/2002	7	-	5,431.00	0.00	0.00	0.00	5,431.00	0.00	0.00	0.00	0.00
1220000	Building Project	Air Conditioning	119,883.00	5/22/2002	30	3,996.10	53,447.84	66,435.16	333.01	1,998.05	55,445.89	64,437.11	333.01	0.00	0.00
1220000	Solar Panel	Air Conditioning	68,104.62	5/22/2010	10	6,810.46	37,088.92	31,015.70	567.54	3,405.23	40,494.15	27,610.47	567.54	0.00	0.00
1220000	Finished Project/Trane	Air Conditioning	45,287.31	5/15/2011	9	4,528.73	20,756.70	24,530.61	377.39	2,264.37	23,021.07	22,286.24	377.39	0.00	0.00
1220000	Chuck Fischer/Global	Air Conditioning	2,999.79	5/15/2011	5	333.31	1,472.09	1,527.70	27.78	166.65	1,638.75	1,361.05	27.78	0.00	0.00
1220000	Trane USA	Air Conditioning	8,276.80	6/15/2012	5	1,655.36	7,173.20	1,103.60	137.95	827.68	8,000.88	275.92	137.95	0.00	0.00
1220000	Lewis Corp.	Air Conditioning Lab	15,990.00	5/15/2012	10	1,598.00	5,459.81	10,520.19	133.17	799.00	6,258.81	9,721.19	133.17	0.00	0.00
1220000	Cummins	Generator	5,655.00	1/15/2015	5	830.25	830.25	4,704.75	92.25	553.50	1,383.75	4,151.25	92.25	0.00	0.00
1220000	Total		89,442.67	4/15/2015	20	2,236.07	2,236.07	87,206.60	372.68	2,236.07	4,472.14	84,970.53	372.68	0.00	0.00
1220000	Total		4,263,220.19			115,065.01	3,541,368.15	721,852.04	8,939.32	53,635.92	3,595,004.07	668,216.12	8,939.32	0.00	0.00
1220100	Carpet (BMAC, Sam Hatch, Rai Carpet (BMAC, Sam Hatc		32,516.00	5/8/2003	5	-	32,516.00	0.00	0.00	-	32,516.00	0.00	0.00	0.00	0.00
1220100	Armstrong Electric Project	Armstrong Electric Projec	65,797.00	11/22/2004	20	3,289.85	35,640.04	30,156.96	274.15	1,644.93	37,284.97	28,512.04	274.15	0.00	0.00
1220100	Negative Air Pressure System	Negative Air Pressure Sy	5,975.00	9/2/2005	10	597.50	5,477.50	497.50	49.79	298.75	5,776.25	198.75	49.79	0.00	0.00
1220100	HH House Remodel		61,323.00	11/30/2006	10	6,132.30	54,168.65	7,154.35	511.03	3,086.15	57,234.80	4,086.20	511.03	0.00	0.00
1220100	PT Remodel		3,940.00	9/30/2006	10	394.00	3,546.00	394.00	32.83	197.00	3,743.00	197.00	32.83	0.00	0.00
1220100	Admin window Remodel		6,441.43	5/31/2010	10	644.14	3,489.08	2,952.55	53.68	322.07	3,811.15	2,630.28	53.68	0.00	0.00
1220100	Facility window replacement	Pella/Creative Building	41,817.19	12/31/2010	10	4,181.72	20,211.84	21,605.55	348.48	2,090.86	22,302.50	19,514.69	348.48	0.00	0.00
1220100	Facility lighting replacement	D&S Electrical Supply/Int	28,271.92	12/31/2010	18	1,570.66	7,591.52	20,680.40	130.89	785.33	8,376.85	19,895.07	130.89	0.00	0.00
1220100	Clinic remodel	McIntire	6,959.90	2/20/2011	10	695.99	3,247.95	3,711.95	58.00	348.00	3,595.95	3,363.96	58.00	0.00	0.00
1220100	Memo room remodel	Headwater construction	128,279.45	7/20/2011	10	12,627.95	53,668.78	72,610.67	1,052.33	6,313.97	59,982.75	66,296.70	1,052.33	0.00	0.00

TETON VALLEY HEALTHCARE, INC.
FIXED ASSET SCHEDULE FY 2015 AND FY 2016

Account	Project Desc	DESCRIPTION	COST	YEAR	Acquired	Life	2015	2015	2015		2016	2016	2016	2016	Monthly
									Depreciation	Accum					
1220100	Ci Scan room remodel	Headwater construction	125,791.94	10	8/15/2011	10	12,579.19	52,413.25	73,378.69	1,048.27	6,289.60	58,702.85	67,089.09	1,048.27	
1220100	Remodel Room 5 Hospital	Capital Construction/misk	6,899.77	10	12/15/2011	10	689.98	2,644.92	4,254.85	57.50	344.99	2,989.91	3,909.86	57.50	
1220100	Remodel lab draw room	Capital Construction/misk	7,938.37	10	3/15/2014	10	793.84	1,255.91	6,681.46	66.15	396.92	1,653.83	6,284.54	66.15	
1220100	Remodel x-ray room	Capital Construction/misk	216,955.21	10	5/15/2014	10	21,695.52	30,735.32	186,219.89	1,807.96	10,847.76	41,553.08	175,372.13	1,807.96	
1220100	Electric Doors	Northwest Hardware	11,519.84	10	6/15/2014	10	1,151.98	1,535.97	9,983.87	96.00	575.99	2,111.96	9,407.88	96.00	
1220100	Room 7 remodel	Carpet Cowboys	6,091.53	10	1/15/2015	10	456.86	5,634.67	50.76	50.76	304.58	761.44	6,330.09	50.76	
1220100	OR soiled remodel	Home Depot	7,344.57	10	1/15/2015	10	550.84	550.84	6,793.73	61.20	367.23	918.07	6,426.50	61.20	
1220100	Clinic remodel desk	Intermountain Design	19,037.20	10	2/15/2015	10	1,269.15	1,269.15	17,768.05	158.64	951.86	2,221.01	16,816.19	158.64	
1220100	Specialty Clinic Remodel	Bateman	172,480.24	10	11/30/2015	10	-	-	-	-	7,186.68	7,186.68	165,293.56	1,437.34	
1220100	Total		953,379.56				69,321.47	310,420.38	470,478.94	5,857.66	42,332.65	352,753.03	600,626.53	7,295.00	
1225000	PLUMBING	PLUMBING	38,934.00	20	1966	20	-	38,934.00	0.00	0.00	-	38,934.00	0.00	0.00	
1225000	ELECTRICAL	ELECTRICAL	15,609.00	20	1966	20	-	15,609.00	0.00	0.00	-	15,609.00	0.00	0.00	
1225000	FUEL RETENTION BURNER	FUEL RETENTION BUR	3,500.00	10	1982	10	-	3,500.00	0.00	0.00	-	3,500.00	0.00	0.00	
1225000	BOILER REPAIR	BOILER REPAIR	2,548.00	5	1982	5	(0.00)	2,548.00	0.00	42.47	-	2,548.00	0.00	0.00	
1225000	BLINDS	BLINDS	839.00	7	1992	7	-	839.00	0.00	0.00	-	839.00	0.00	0.00	
1225000	STERILIZER	STERILIZER	21,495.00	15	1996	15	-	-	0.00	0.00	-	-	0.00	0.00	
1225000	LAB CASEWORK BASE	LAB CASEWORK BASE	(21,495.00)	15	1996	15	-	-	0.00	0.00	-	-	0.00	0.00	
1225000	TRACKS & CURTAINS	TRACKS & CURTAINS-19	12,325.00	15	1997	15	-	12,325.00	0.00	0.00	-	12,325.00	0.00	0.00	
1225000	OPERATING ROOM LIGHTS	OPERATING ROOM LIG	1,479.00	10	1997	10	-	1,479.00	0.00	0.00	-	1,479.00	0.00	0.00	
1225000	OPERATING ROOM LIGHTS	OPERATING ROOM LIG	43,895.00	15	1997	15	-	43,895.00	0.00	0.00	-	43,895.00	0.00	0.00	
1225000	LEAD LINED WALLS/DOORS	LEAD LINED WALLS/LDC	(21,947.50)	20	1997	20	-	(21,947.50)	0.00	0.00	-	(21,947.50)	0.00	0.00	
1225000	ELEVATOR (2 STORY)	ELEVATOR (2 STORY)-	6,155.00	20	1997	20	307.75	5,616.44	538.56	25.65	153.88	5,770.32	384.68	25.65	
1225000	MEDGAS & VACUUM SYSTEM	MEDGAS & VACUUM S'	34,560.00	20	1997	20	1,728.00	31,536.00	3,024.00	144.00	864.00	32,400.00	2,160.00	144.00	
1225000	Oxygen manifold header	Oxygen manifold header	15,312.00	20	1997	20	765.60	13,972.20	1,339.80	63.80	382.80	14,355.00	957.00	63.80	
1225000	400amp disconnect, xlorner	r, 400amp disconnect, xlor	3,622.00	12	8/22/2000	12	-	3,622.00	0.00	0.00	-	3,622.00	0.00	0.00	
1225000	Boiler Weil McLaine	Boiler Weil McLaine	10,000.00	20	12/14/2000	20	500.00	7,437.50	2,562.50	41.67	250.00	7,667.50	2,312.50	41.67	
1225000	Electrical for New Dryer	Electrical for New Dryer	22,200.00	20	9/17/2000	20	1,110.00	12,302.50	9,897.50	92.50	555.00	12,857.50	9,342.50	92.50	
1225000	Duct work for Dryer	Rocky Mountain Boilers	5,273.00	10	9/15/2006	10	527.30	4,745.70	527.30	43.94	263.65	5,009.35	263.65	43.94	
1225000	Water Heater	Rocky Mountain Boilers	3,818.00	10	9/15/2006	10	381.80	3,436.20	381.80	31.82	190.90	3,627.10	190.90	31.82	
1225000	Medical Vacuum Pump	Rogers Machinery	2,801.00	10	9/15/2006	10	280.10	2,520.90	280.10	23.34	140.05	2,660.95	140.05	23.34	
1225000	Boiler	Rocky Mountain Boilers	8,725.00	10	1/7/2008	10	872.50	6,761.88	1,963.12	72.71	436.25	7,198.13	1,526.87	72.71	
1225000	Surgical Lights	Rocky Mountain Boilers	17,436.00	20	3/6/2008	20	1,743.60	13,222.30	4,213.70	145.30	871.80	14,094.10	3,341.90	145.30	
1225000	Hot Water Heater	Stryker Communication	29,639.43	15	11/30/2010	15	2,659.90	7,286.27	22,349.73	123.48	740.88	8,026.15	21,608.86	123.48	
1225000	Chemo Hood exhaust	Rocky Mountain Boilers	39,898.43	10	1/10/2014	10	780.00	4,654.82	35,243.61	221.66	1,329.95	5,984.77	33,913.66	221.66	
1225000	Nurse Call System	West Pointer Trane	7,800.00	10	11/10/2013	10	881.86	1,495.00	6,305.00	56.82	340.93	1,885.00	5,915.00	56.82	
1225000	Total	Marshall Industries	58,353.50	10	3/15/2015	10	3,403.95	3,403.95	54,949.55	486.28	2,917.68	6,321.63	52,031.88	486.28	
1225000	INSTRUMENT TABLE	INSTRUMENT TABLE	369,589.00	20	1969	20	17,224.11	220,160.12	149,428.88	1,680.43	9,827.75	229,987.87	139,601.13	1,637.96	
1241000	TONSIL INSTRUMENTS	TONSIL INSTRUMENTS	173.00	15	1977	15	-	173.00	0.00	0.00	-	173.00	0.00	0.00	
1241000	WOLF LIGHT SOURCE	WOLF LIGHT SOURCE	281.00	8	1981	8	-	2,476.00	0.00	0.00	-	2,476.00	0.00	0.00	
1241000	ALL OTHER EQUIPMENT	ALL OTHER EQUIPMEN	2,476.00	10	1981	10	-	2,476.00	0.00	0.00	-	2,476.00	0.00	0.00	
1241000	OB SUCTION UNIT	OB SUCTION UNIT	56,209.00	10	1986	10	-	56,209.00	0.00	0.00	-	56,209.00	0.00	0.00	
1241000	MISTIGEN MACHINE	MISTIGEN MACHINE	3,280.00	5	1988	5	-	3,280.00	0.00	0.00	-	3,280.00	0.00	0.00	
1241000	PERCUSSOR	PERCUSSOR	500.00	5	1988	5	-	500.00	0.00	0.00	-	500.00	0.00	0.00	
1241000	GENERATOR	GENERATOR	300.00	20	1988	20	-	300.00	0.00	0.00	-	300.00	0.00	0.00	
1241000	STAIR STEPPER	STAIR STEPPER	17,909.00	10	1991	10	-	17,909.00	0.00	0.00	-	17,909.00	0.00	0.00	
1241000	WASHER	WASHER	(17,909.00)	10	1991	10	-	(17,909.00)	0.00	0.00	-	(17,909.00)	0.00	0.00	
1241000	SCALE	SCALE	2,000.00	10	1991	10	-	2,000.00	0.00	0.00	-	2,000.00	0.00	0.00	
1241000	I.V. POLES (4)	I.V. POLES (4)	3,937.00	10	1992	10	-	3,937.00	0.00	0.00	-	3,937.00	0.00	0.00	
1241000	SPIDER STRAPS (2)	SPIDER STRAPS (2)	325.00	10	1992	10	-	325.00	0.00	0.00	-	325.00	0.00	0.00	
1241000	ADULT MAST SUIT	ADULT MAST SUIT	333.00	10	1992	10	-	333.00	0.00	0.00	-	333.00	0.00	0.00	
1241000	ADULT MAST SUIT	ADULT MAST SUIT	179.00	10	1992	10	-	179.00	0.00	0.00	-	179.00	0.00	0.00	
1241000	PEDIATRIC MAST SUIT	PEDIATRIC MAST SUIT	499.00	10	1992	10	-	499.00	0.00	0.00	-	499.00	0.00	0.00	
1241000	PEDIATRIC MAST SUIT	PEDIATRIC MAST SUIT	439.00	10	1992	10	-	439.00	0.00	0.00	-	439.00	0.00	0.00	

TETON VALLEY HEALTHCARE, INC.
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Account	Project Desc	DESCRIPTION	COST	YEAR		2015	2015	2015	2015	2016	2016	2016	2016
				Acquired	Life								
1241000	PULSE OXYMETER-HOME	H PULSE OXYMETER-HOI	1,850.00	1993	10	-	1,850.00	0.00	0.00	-	1,850.00	0.00	0.00
1241000	HARTWELL SPLINTS	HARTWELL SPLINTS	250.00	1993	10	-	250.00	0.00	0.00	-	250.00	0.00	0.00
1241000	TRACTION SPLINT	TRACTION SPLINT	200.00	1993	10	-	200.00	0.00	0.00	-	200.00	0.00	0.00
1241000	BED SENSORS (2)	BED SENSORS (2)	563.00	1993	10	-	563.00	0.00	0.00	-	563.00	0.00	0.00
1241000	PULSE OXYMETER	PULSE OXYMETER	2,900.00	1993	10	-	2,900.00	0.00	0.00	-	2,900.00	0.00	0.00
1241000	LAPAROSCOPE	LAPAROSCOPE	5,831.00	1993	10	-	5,831.00	0.00	0.00	-	5,831.00	0.00	0.00
1241000	EQUIPMENT	EQUIPMENT	4,059.00	1994	10	-	4,059.00	0.00	0.00	-	4,059.00	0.00	0.00
1241000	RESCUE AIRBAG SET	RESCUE AIRBAG SET	1,166.00	1994	10	-	1,166.00	0.00	0.00	-	1,166.00	0.00	0.00
1241000	SURGICAL DRILL-WIRE	CUT SURGICAL DRILL-WIRE	4,111.00	1994	5	-	4,111.00	0.00	0.00	-	4,111.00	0.00	0.00
1241000	FRIGE-21 CU. FT. TBX	FRIGE-21 CU. FT. TBX	849.00	1994	5	-	849.00	0.00	0.00	-	849.00	0.00	0.00
1241000	VACUUM PUMP-INGER	-RAN VACUUM PUMP-INGER	1,901.00	1995	5	-	1,901.00	0.00	0.00	-	1,901.00	0.00	0.00
1241000	SPIROMETER-FROM DR.	CU SPIROMETER-FROM DI	2,321.00	1995	5	-	2,321.00	0.00	0.00	-	2,321.00	0.00	0.00
1241000	VENTILATOR-7800 ENG.	VENTILATOR-7800 ENG	11,602.00	1995	5	-	11,602.00	0.00	0.00	-	11,602.00	0.00	0.00
1241000	RGM MACHINE - USED	RGM MACHINE - USED	3,000.00	1995	3	-	3,000.00	0.00	0.00	-	3,000.00	0.00	0.00
1241000	TENT-AEROSOL W/COMP	TENT-AEROSOL W/COF	1,835.00	1995	10	-	1,835.00	0.00	0.00	-	1,835.00	0.00	0.00
1241000	BANANA BOOT	BANANA BOOT	2,165.00	1995	5	-	2,165.00	0.00	0.00	-	2,165.00	0.00	0.00
1241000	TIME CLOCK	TIME CLOCK	526.00	1996	10	-	526.00	0.00	0.00	-	526.00	0.00	0.00
1241000	COPY MACHINE - YOST	COPY MACHINE - YOST	7,500.00	1996	5	-	7,500.00	0.00	0.00	-	7,500.00	0.00	0.00
1241000	EXTRACTION EQUIPMENT-E	EXTRACTION EQUIPME	13,000.00	1996	5	-	13,000.00	0.00	0.00	-	13,000.00	0.00	0.00
1241000	GENERATOR-AMBULANCE	GENERATOR-AMBULAI	516.00	1996	5	-	516.00	0.00	0.00	-	516.00	0.00	0.00
1241000	XRAY-VIEW BOX	XRAY-VIEW BOX	1,492.00	1996	10	-	1,492.00	0.00	0.00	-	1,492.00	0.00	0.00
1241000	SPIROMETER - PSS BOISE	SPIROMETER - PSS BO	2,200.00	1997	8	-	2,200.00	0.00	0.00	-	2,200.00	0.00	0.00
1241000	COMPUTER-DRYLAND	SOFTY COMPUTER-DRYLAND S	81,050.00	1997	5	-	81,050.00	0.00	0.00	-	81,050.00	0.00	0.00
1241000	DRYER-EVANS COMM.	LAUN DRYER-EVANS COMM.	2,453.00	1997	10	-	2,453.00	0.00	0.00	-	2,453.00	0.00	0.00
1241000	LATERAL BRACE SET	LATERAL BRACE SET	1,058.00	1997	5	-	1,058.00	0.00	0.00	-	1,058.00	0.00	0.00
1241000	FLOOR CLEANERS/SHAM-	DI-FLOOR CLEANERS/SHA	3,256.00	1997	5	-	3,256.00	0.00	0.00	-	3,256.00	0.00	0.00
1241000	CENTRIFUGE-CURTIN	MATH-CENTRIFUGE-CURTINI	1,044.00	1997	7	-	1,044.00	0.00	0.00	-	1,044.00	0.00	0.00
1241000	FOOD SERVICE EQUIPMENT	FOOD SERVICE EQUIP	75,600.00	1997	10	-	75,600.00	0.00	0.00	-	75,600.00	0.00	0.00
1241000	METAL SHELVING-1997	REM METAL SHELVING-1997	5,451.00	1997	20	272.55	4,974.04	476.96	22.71	138.28	5,110.32	340.68	22.71
1241000	KITCHEN UNIT-1997	REMOD KITCHEN UNIT-1997	4,867.00	1997	20	233.35	4,258.64	408.36	19.45	116.68	4,375.32	291.69	19.45
1241000	SIDE CHAIRS-1997	REMOD SIDE CHAIRS-1997	648.00	1997	15	-	648.00	0.00	0.00	-	648.00	0.00	0.00
1241000	NIGHT STANDS-1997	REMOD NIGHT STANDS-1997	540.00	1997	15	-	540.00	0.00	0.00	-	540.00	0.00	0.00
1241000	LABORATORY FUME HOOD-	LABORATORY FUME HO	4,320.00	1997	10	-	4,320.00	0.00	0.00	-	4,320.00	0.00	0.00
1241000	PHARMACY FUME HOOD-19	PHARMACY FUME HOC	4,320.00	1997	10	-	4,320.00	0.00	0.00	-	4,320.00	0.00	0.00
1241000	PATIENT TUR-1997	REMOD PATIENT TUR-1997	10,800.00	1997	10	-	10,800.00	0.00	0.00	-	10,800.00	0.00	0.00
1241000	CENTURY TUR-1997	REMOD CENTURY TUR-1997	2,160.00	1997	10	-	2,160.00	0.00	0.00	-	2,160.00	0.00	0.00
1241000	RECOVERY BEDS-1997	REM RECOVERY BEDS-1997	5,184.00	1997	15	-	5,184.00	0.00	0.00	-	5,184.00	0.00	0.00
1241000	SIDE TABLES-1997	REMOD SIDE TABLES-1997	1,296.00	1997	15	-	1,296.00	0.00	0.00	-	1,296.00	0.00	0.00
1241000	CHAIRS-1997	REMOD CHAIRS-1997	1,296.00	1997	15	-	1,296.00	0.00	0.00	-	1,296.00	0.00	0.00
1241000	CHAIRS-1997	REMOD CHAIRS-1997	1,944.00	1997	15	-	1,944.00	0.00	0.00	-	1,944.00	0.00	0.00
1241000	COFFEE TABLE-1997	REMOD COFFEE TABLE-1997	432.00	1997	15	-	432.00	0.00	0.00	-	432.00	0.00	0.00
1241000	END TABLE-1997	REMOD END TABLE-1997	1,134.00	1997	15	-	1,134.00	0.00	0.00	-	1,134.00	0.00	0.00
1241000	LAMPS-1997	REMODEL LAMPS-1997	486.00	1997	10	-	486.00	0.00	0.00	-	486.00	0.00	0.00
1241000	LITERATURE RACK-1997	RE LITERATURE RACK-199	540.00	1997	20	27.00	492.75	47.25	2.25	13.50	506.25	33.75	2.25
1241000	LAUNDRY EQUIPMENT-1997	REMOD LAUNDRY EQUIPMENT	2,160.00	1997	10	-	2,160.00	0.00	0.00	-	2,160.00	0.00	0.00
1241000	TEMP RECORDER-LAB	JEW TEMP RECORDER-LAB	665.00	12/1/1998	5	-	665.00	0.00	0.00	-	665.00	0.00	0.00
1241000	COMPUTERS-HH COMPUTE	COMPUTERS-HH COMF	3,180.00	12/1/1998	5	-	3,180.00	0.00	0.00	-	3,180.00	0.00	0.00
1241000	PULSE OXYMETERS	HAND-PULSE OXYMETERS	1,289.00	3/1/1998	7	-	1,289.00	0.00	0.00	-	1,289.00	0.00	0.00
1241000	SURGICAL SUPPLIES	ORTH SURGICAL SUPPLIES	3,507.00	3/1/1998	5	-	3,507.00	0.00	0.00	-	3,507.00	0.00	0.00
1241000	COMPUTER/TRANSCRIPTIO	COMPUTER/TRANSCRI	16,836.00	4/1/1998	5	-	16,836.00	0.00	0.00	-	16,836.00	0.00	0.00
1241000	OCELCIO, INC	OCELCIO, INC	658.00	5/1/1998	5	-	658.00	0.00	0.00	-	658.00	0.00	0.00
1241000	GRID HOLDER-RADIOLOGY	GRID HOLDER-RADICL	674.00	5/1/1998	10	-	674.00	0.00	0.00	-	674.00	0.00	0.00
1241000	RUG CLEANER-DECKE	RUG CLEANER-DECKE	571.00	8/1/1998	5	-	571.00	0.00	0.00	-	571.00	0.00	0.00
1241000	COMPUTERS-BUS OFF-COM	COMPUTERS-BUS OFF	6,886.00	9/1/1998	5	-	6,886.00	0.00	0.00	-	6,886.00	0.00	0.00
1241000	Skytron Operating Room	Table Skytron Operating Room	2,000.00	9/30/1998	5	-	2,000.00	0.00	0.00	-	2,000.00	0.00	0.00
1241000	Kleppinger Bipolar	Force/cable Kleppinger Bipolar	887.00	11/10/1998	5	-	887.00	0.00	0.00	-	887.00	0.00	0.00

TETON VALLEY HEALTHCARE, INC.
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Account	Project Desc	DESCRIPTION	COST	YEAR		2015		2016		2016					
				Acquired	Life	2015	Accum	2016	Accum	Net Book	2016	Net Book	Monthly		
						Depreciation	Depr	Value	Net Book	Monthly	Depreciation	Depr	Value	Net Book	Expense
1241000	Saw for Operating Room	Saw for Operating Room	7,187.00	11/24/1998	5	-	-	7,187.00	0.00	0.00	-	-	7,187.00	0.00	0.00
1241000	Computer 72772	Computer 72772	1,796.00	12/31/1998	5	-	-	1,796.00	0.00	0.00	-	-	1,796.00	0.00	0.00
1241000	Computer System - Acer	Hon Computer System - Acer	1,010.00	1/21/1999	5	-	-	1,010.00	0.00	0.00	-	-	1,010.00	0.00	0.00
1241000	Tourniquet only w/tubing	Tourniquet only w/tubing	4,337.00	3/4/1999	5	-	-	4,337.00	0.00	0.00	-	-	4,337.00	0.00	0.00
1241000	10mm 45 degree Series 21 set	10mm 45 degree Series 21 set	1,727.00	4/28/1999	5	-	-	1,727.00	0.00	0.00	-	-	1,727.00	0.00	0.00
1241000	Synthes Drill	Synthes Drill	510.00	5/7/1999	5	-	-	510.00	0.00	0.00	-	-	510.00	0.00	0.00
1241000	Cerclage wire coils 10 meters	Cerclage wire coils 10 m	1,409.00	5/7/1999	5	-	-	1,409.00	0.00	0.00	-	-	1,409.00	0.00	0.00
1241000	Synthes Mini Fragment/Imp	Synthes Mini Fragment/Imp	3,500.00	5/13/1999	5	-	-	3,500.00	0.00	0.00	-	-	3,500.00	0.00	0.00
1241000	4mm 30DEG Arthroscopy Eye	4mm 30DEG Arthroscopy	1,547.00	6/15/1999	5	-	-	1,547.00	0.00	0.00	-	-	1,547.00	0.00	0.00
1241000	4mm 30DEG Arthroscopy Eye	4mm 30DEG Arthroscopy	1,522.00	6/15/1999	5	-	-	1,522.00	0.00	0.00	-	-	1,522.00	0.00	0.00
1241000	CAS Oscillomate 3001D	Blood CAS Oscillomate 3001D	1,995.00	8/13/1999	5	-	-	1,995.00	0.00	0.00	-	-	1,995.00	0.00	0.00
1241000	The FloorMount IV Warmer	by The FloorMount IV Warm	588.00	8/30/1999	5	-	-	588.00	0.00	0.00	-	-	588.00	0.00	0.00
1241000	Hysterectomy Instruments	Hysterectomy instrument	2,480.00	9/15/1999	5	-	-	2,480.00	0.00	0.00	-	-	2,480.00	0.00	0.00
1241000	Sersomatic w/contr 14"	s/n K2 Sersomatic w/contr 14" s	588.00	9/15/1999	5	-	-	588.00	0.00	0.00	-	-	588.00	0.00	0.00
1241000	"Carpa" Table and pad	"Carpa" Table and pad	956.00	9/20/1999	5	-	-	956.00	0.00	0.00	-	-	956.00	0.00	0.00
1241000	2 Portable radios	2 Portable radios	1,198.00	9/13/1999	5	-	-	1,198.00	0.00	0.00	-	-	1,198.00	0.00	0.00
1241000	Lanier 5245 Copier	Lanier 5245 Copier	8,624.00	9/30/1999	5	-	-	8,624.00	0.00	0.00	-	-	8,624.00	0.00	0.00
1241000	Conference Table	Conference Table	1,086.00	12/27/1999	15	-	-	1,086.00	0.00	0.00	-	-	1,086.00	0.00	0.00
1241000	Used UPS5200 video printer	Used UPS5200 video print	1,000.00	6/22/1999	3	-	15.09	1,000.00	0.00	0.00	-	-	1,000.00	0.00	0.00
1241000	Trage Meier	Trage Meier	3,222.00	12/15/1998	5	-	-	3,222.00	0.00	0.00	-	-	3,222.00	0.00	0.00
1241000	Blu-Ray Duplicate	Blu-Ray Duplicate	1,146.00	2/17/2000	5	-	-	1,146.00	0.00	0.00	-	-	1,146.00	0.00	0.00
1241000	Zeiss Operating Microscope	Zeiss Operating Microsc	5,984.00	2/14/2000	7	-	-	5,984.00	0.00	0.00	-	-	5,984.00	0.00	0.00
1241000	Kodak X-ray processor 2000 A	Kodak X-ray processor 2k	9,400.00	4/28/2000	5	-	-	9,400.00	0.00	0.00	-	-	9,400.00	0.00	0.00
1241000	Gateway Pentium III computer	Gateway Pentium III com	1,996.00	6/21/2000	5	-	-	1,996.00	0.00	0.00	-	-	1,996.00	0.00	0.00
1241000	Western Flow 8" pickup	mount Western Flow 8" pickup n	1,650.00	9/22/2000	5	-	-	1,650.00	0.00	0.00	-	-	1,650.00	0.00	0.00
1241000	Computer-Celeron 600,	Busine Computer-Celeron 600, E	1,472.00	9/3/2000	5	-	-	1,472.00	0.00	0.00	-	-	1,472.00	0.00	0.00
1241000	Medcart	Medcart	1,538.00	7/13/2000	10	-	-	1,538.00	0.00	0.00	-	-	1,538.00	0.00	0.00
1241000	Dexter 55lb washer, Model T-9	Dexter 55lb washer, Mod	7,180.00	11/11/2000	10	-	-	7,180.00	0.00	0.00	-	-	7,180.00	0.00	0.00
1241000	Dyonics video camera & came	Dyonics video camera & i	2,800.00	5/15/2000	5	-	-	2,800.00	0.00	0.00	-	-	2,800.00	0.00	0.00
1241000	Comforline Sleep Surface-6m	Comforline Sleep Surfac	2,061.00	10/11/2000	10	-	-	2,061.00	0.00	0.00	-	-	2,061.00	0.00	0.00
1241000	Radical Pulse Oximeter	Radical Pulse Oximeter	1,514.00	12/12/2000	7	-	-	1,514.00	0.00	0.00	-	-	1,514.00	0.00	0.00
1241000	Base radio & mobile radio	Base radio & mobile radi	1,317.00	1/29/2001	7	-	-	1,317.00	0.00	0.00	-	-	1,317.00	0.00	0.00
1241000	3 AMD Duron 800 computers,	3 AMD Duron 800 compu	3,410.00	2/27/2001	5	-	-	3,410.00	0.00	0.00	-	-	3,410.00	0.00	0.00
1241000	Mammography Patient Manag	Mammography Patient M	3,095.00	2/18/2001	5	-	-	3,095.00	0.00	0.00	-	-	3,095.00	0.00	0.00
1241000	Parasonic DBS telephone syst	Parasonic DBS telephon	27,854.00	3/31/2001	7	-	-	27,854.00	0.00	0.00	-	-	27,854.00	0.00	0.00
1241000	Surgical Instruments, Suture	& Surgical Instruments, Sut	1,319.00	2/28/2001	5	-	-	1,319.00	0.00	0.00	-	-	1,319.00	0.00	0.00
1241000	Clinical microscope w/video	sy Clinical microscope w/vi	4,638.00	5/17/2001	7	-	-	4,638.00	0.00	0.00	-	-	4,638.00	0.00	0.00
1241000	Deluxe Hospital Manikin	Deluxe Hospital Manikin	2,137.00	6/25/2001	10	-	-	2,137.00	0.00	0.00	-	-	2,137.00	0.00	0.00
1241000	Micros 60 Hematology Instru	Micros 60 Hematology In	11,270.00	8/6/2001	5	-	-	11,270.00	0.00	0.00	-	-	11,270.00	0.00	0.00
1241000	Roto RBR Caddy, nurse char	Rot RBR Caddy, nurse i	1,732.00	7/13/2001	5	-	-	1,732.00	0.00	0.00	-	-	1,732.00	0.00	0.00
1241000	DuraStar Hydraulic Stretcher	DuraStar Hydraulic Stre	1,959.00	8/24/2001	5	-	-	1,959.00	0.00	0.00	-	-	1,959.00	0.00	0.00
1241000	Bar Coding software & print	ers Bar Coding software & p	7,984.00	9/30/2001	5	-	-	7,984.00	0.00	0.00	-	-	7,984.00	0.00	0.00
1241000	Material Mgt Inventory soft	ware Material Mgt Invento	13,000.00	10/1/2001	5	-	-	13,000.00	0.00	0.00	-	-	13,000.00	0.00	0.00
1241000	Canon document recorder	Canon document recorde	7,645.00	12/13/2001	5	-	-	7,645.00	0.00	0.00	-	-	7,645.00	0.00	0.00
1241000	Allen-Ronci arthroscopic	leg ht Allen-Ronci arthrosc	1,195.00	12/26/2001	10	-	-	1,195.00	0.00	0.00	-	-	1,195.00	0.00	0.00
1241000	Used DHS4003 HS4000 Heart	Used DHS4003 HS4000	10,707.00	1/3/2002	5	-	-	10,707.00	0.00	0.00	-	-	10,707.00	0.00	0.00
1241000	Coagulation Instrument	Coagulation instrument	5,000.00	2/13/2002	5	-	-	5,000.00	0.00	0.00	-	-	5,000.00	0.00	0.00
1241000	HIPPA-software ANSI 837	uan HIPPA-software ANSI 83	827.00	5/31/2002	5	-	-	827.00	0.00	0.00	-	-	827.00	0.00	0.00
1241000	IBM RS/6000 Server 6E1	IBM RS/6000 Server 6E1	3,125.00	6/30/2002	5	-	-	3,125.00	0.00	0.00	-	-	3,125.00	0.00	0.00
1241000	DB2 conversion and Cryst	alre DB2 conversion and Crys	36,299.00	6/30/2002	5	-	-	36,299.00	0.00	0.00	-	-	36,299.00	0.00	0.00
1241000	Archiver Software	Archiver Software	6,250.00	6/30/2002	5	-	-	6,250.00	0.00	0.00	-	-	6,250.00	0.00	0.00
1241000	Electronic payroll system	Electronic payroll system	2,761.00	7/18/2002	5	-	-	2,761.00	0.00	0.00	-	-	2,761.00	0.00	0.00
1241000	Intrpulmonary Percussive	Ver Intrpulmonary Percussiv	5,564.00	7/17/2002	7	-	-	5,564.00	0.00	0.00	-	-	5,564.00	0.00	0.00
1241000	Windows 2000 Server & Soft	ware Windows 2000 Server &	4,800.00	8/23/2002	5	-	-	4,800.00	0.00	0.00	-	-	4,800.00	0.00	0.00
1241000	Lab & Medical Clinic soft	ware Lab & Medical Clinic sof	3,803.00	8/23/2002	5	-	-	3,803.00	0.00	0.00	-	-	3,803.00	0.00	0.00
1241000	Lab & Medical Clinic soft	ware Lab & Medical Clinic sof	3,549.00	7/31/2002	5	-	-	3,549.00	0.00	0.00	-	-	3,549.00	0.00	0.00

TEITON VALLEY HEALTHCARE, INC.
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Account	Project Desc	DESCRIPTION	COST	YEAR Acquired	Life	2015		2016		2016	
						2015 Depreciation	Accum Depr	2016 Depreciation	Accum Depr	Net Book Value	Monthly Expense
1241000	Cardiac Stress Test System	Cardiac Stress Test Syst	17,191.00	8/15/2002	7	-	17,191.00	-	17,191.00	0.00	0.00
1241000	King of Hearts Event Monitor	King of Hearts Event Mon	4,410.00	8/22/2002	7	-	4,410.00	-	4,410.00	0.00	0.00
1241000	Dell computers-8	Dell computers-8	10,734.00	9/18/2002	5	-	10,734.00	-	10,734.00	0.00	0.00
1241000	1810 Holler Monitoring System	1810 Holler Monitoring S	20,000.00	9/4/2002	7	-	20,000.00	-	20,000.00	0.00	0.00
1241000	Water Conditioner	Water Conditioner	6,051.00	1/12/2002	12	84.04	6,051.00	-	6,051.00	0.00	0.00
1241000	Cystoscope	Cystoscope	11,427.00	1/13/2002	10	-	11,427.00	-	11,427.00	0.00	0.00
1241000	Stryker OB Stretcher	Stryker OB Stretcher	5,830.00	1/14/2003	5	-	5,830.00	-	5,830.00	0.00	0.00
1241000	Wells Fargo Lease(Dairyland)	Wells Fargo Lease(Dairy	253,161.00	10/29/2003	5	-	253,161.00	-	253,161.00	0.00	0.00
1241000	Protime Analyzer CA-560 Analy	Protime Analyzer CA-560 ,	23,575.00	12/2/2003	10	-	23,575.00	-	23,575.00	0.00	0.00
1241000	Ambulance 2004 Ford F350	Ambulance 2004 Ford F3	83,598.00	3/11/2004	4	-	83,598.00	-	83,598.00	0.00	0.00
1241000	OR Ortho Table, Steris	OR Ortho Table, Steris	49,653.00	9/30/2004	10	-	49,653.00	-	49,653.00	0.00	0.00
1241000	Digital Mobile C Arm Machine	Digital Mobile C Arm Mac	130,600.00	1/17/2005	8	-	130,600.00	-	130,600.00	0.00	0.00
1241000	Front Open Dish Washer	Front Open Dish Washer	9,411.00	1/7/2005	10	235.27	9,411.00	-	9,411.00	0.00	0.00
1241000	Infant Warmer System	Infant Warmer System	8,175.00	12/14/2004	10	204.37	8,175.00	-	8,175.00	0.00	0.00
1241000	Gyrus Generator-OBGyn Equip	Gyrus Generator-OBGyn	19,982.00	8/31/2005	10	1,891.68	19,982.00	-	19,982.00	0.00	0.00
1241000	Dental Surgical Equip-Light so	Dental Surgical Equip-Lig	18,722.00	9/30/2005	10	1,872.20	18,722.00	-	18,722.00	0.00	0.00
1241000	Chad Anderson Computer set	Chad Anderson Compute	10,538.00	10/5/2005	5	-	10,538.00	-	10,538.00	0.00	0.00
1241000	Dairyland Computer System	Dairyland Computer Syst	19,921.00	10/5/2004	5	-	19,921.00	-	19,921.00	0.00	0.00
1241000	PC's for Dairyland Syst	PC's for Dairyland Syst	31,680.00	10/5/2004	5	-	31,680.00	-	31,680.00	0.00	0.00
1241000	Datavision	Datavision	15,483.00	10/5/2004	5	-	15,483.00	-	15,483.00	0.00	0.00
1241000	Pam & Dani Computers	Pam & Dani Computers	2,136.00	10/5/2004	5	-	2,136.00	-	2,136.00	0.00	0.00
1241000	Lab project	Lab project	91,125.00	8/29/2005	5	-	91,125.00	-	91,125.00	0.00	0.00
1241000	Vodavi XTS Phone System w/	Vodavi XTS Phone Syst	48,690.00	9/30/2005	5	-	48,690.00	-	48,690.00	0.00	0.00
1241000	A-DEC Mobile Unit-Dental	A-DEC Mobile Unit-Dent	5,889.00	10/28/2005	10	588.90	5,300.10	-	5,889.00	294.45	49.08
1241000	Honzon IV Pumps	Honzon IV Pumps	4,822.00	5/3/2006	10	482.20	4,339.80	-	4,822.00	241.10	40.18
1241000	Yellowfin Stirrups	Yellowfin Stirrups	6,874.00	6/20/2006	10	687.40	6,186.60	-	6,530.30	343.70	57.28
1241000	Colonoscope and Monitor	Colonoscope and Monitor	24,013.00	9/14/2006	10	2,401.30	21,611.70	-	22,812.35	220.11	200.11
1241000	Quadrail Lateral File system	Quadrail Lateral File syst	12,649.00	1/16/2006	10	1,264.90	11,384.10	-	12,016.55	632.45	105.41
1241000	Bone Densitometry	Bone Densitometry	10,425.00	2/3/2006	10	1,042.50	9,382.50	-	9,903.75	521.25	86.88
1241000	Endoscope equipment	Endoscope equipment	11,724.00	1/30/2006	10	1,172.40	10,551.60	-	11,137.80	586.20	97.70
1241000	Camera head & E-Endoscope	Camera head & E-Endoscope	10,500.00	2/15/2006	8	-	10,500.00	-	10,500.00	0.00	0.00
1241000	QCT Bone Mineral Analysis Sy	QCT Bone Mineral Anal	26,910.00	2/20/2006	8	-	26,910.00	-	26,910.00	0.00	0.00
1241000	Infusion System - Outlook	Infusion System - Outlook	2,410.00	1/17/2006	10	241.00	2,169.00	-	2,289.50	120.50	20.08
1241000	Arthroscopy	Arthroscopy	2,622.00	1/12/2005	10	262.20	2,359.80	-	2,490.90	131.10	21.85
1241000	Arthroscopy-camera head ang	Arthroscopy-camera head	23,452.00	1/12/2005	10	2,345.20	21,106.80	-	22,279.40	1,172.60	195.43
1241000	Infusion System - Outlook	Infusion System - Outlook	4,817.00	3/9/2006	10	481.70	4,335.30	-	4,576.15	240.85	40.14
1241000	Subaru Impreza	Subaru lease	18,483.00	1/16/2006	5	-	18,483.00	-	18,483.00	0.00	0.00
1241000	Anesthesia Machine	Datex Ohmeda	52,768.00	12/12/2006	5	-	52,768.00	-	52,768.00	0.00	0.00
1241000	11302BDI-KITNE Scope	Karl Storz Endo	6,188.00	12/6/2006	5	-	6,188.00	-	6,188.00	0.00	0.00
1241000	TV Clinic Medical Furnishings	First Bank of the Tetons	26,000.00	1/11/2007	5	-	26,000.00	-	26,000.00	0.00	0.00
1241000	TV Clinic Computer Equip and	TV Medical Clinic	17,212.00	1/11/2007	5	-	17,212.00	-	17,212.00	0.00	0.00
1241000	400 Insulator	Smith & Nephew Endo	9,850.00	2/2/2007	5	-	9,850.00	-	9,850.00	0.00	0.00
1241000	Synthes Drill	Synthes	37,705.00	2/8/2007	5	-	37,705.00	-	37,705.00	0.00	0.00
1241000	GIF-Q180 Evis Extra II Gast	Gastrow Olympus America Inc	19,584.00	3/4/2007	5	-	19,584.00	-	19,584.00	0.00	0.00
1241000	GIF-Q180 Evis Extra II Gast	Gastrow MemData	601.00	3/4/2007	5	-	601.00	-	601.00	0.00	0.00
1241000	1MRR Blood Plasma Refrigera	Gem Refrigerator Compa	5,110.00	3/7/2007	5	-	5,110.00	-	5,110.00	0.00	0.00
1241000	Echo Pro Echocardiography T	Supertech Inc	5,995.00	4/11/2007	5	-	5,995.00	-	5,995.00	0.00	0.00
1241000	Physician Practice Manage	Dairy Land Computer	17,000.00	3/15/2007	5	-	17,000.00	-	17,000.00	0.00	0.00
1241000	Physician Practice Manage	Dairy Land Computer	16,000.00	3/15/2007	5	-	16,000.00	-	16,000.00	0.00	0.00
1241000	Physician Practice Manage	Dairy Land Computer	16,500.00	3/15/2007	5	-	16,500.00	-	16,500.00	0.00	0.00
1241000	Physician Practice Manage	Dairy Land Computer	3,240.00	9/30/2007	5	-	3,240.00	-	3,240.00	0.00	0.00
1241000	Micropower Saw	Conmed Linvatec	21,704.00	5/31/2007	5	-	21,704.00	-	21,704.00	0.00	0.00
1241000	Micropower Saw	MemData	1,567.00	5/31/2007	5	-	1,567.00	-	1,567.00	0.00	0.00
1241000	Positioner, spider Limb	Smith & Nephew Endo	9,895.00	4/24/2007	5	-	9,895.00	-	9,895.00	0.00	0.00
1241000	Quest Reference Lab Interface	Dairy Land Computer	6,250.00	5/31/2007	5	-	6,250.00	-	6,250.00	0.00	0.00
1241000	Patient Instructions	Dairy Land Computer	5,700.00	7/31/2007	5	-	5,700.00	-	5,700.00	0.00	0.00

TETON VALLEY HEALTHCARE, INC.
FIXED ASSET SCHEDULE FY 2015 AND FY 2016

Account	Project Desc	DESCRIPTION	COST	YEAR Acquired	Life	2015		2015		2015		2016		2016	
						2015	Accum	Net Book	Monthly	2016	Accum	Net Book	Monthly		
						Depreciation	Depr	Value	Expense	Depreciation	Depr	Value	Expense		
1241000	HL7 to Centricity	Dairy Land Computer	2,750.00	9/30/2007	5	-	-	2,750.00	0.00	-	-	2,750.00	0.00	0.00	
1241000	Century Val Elec Sterilizer	Large Autoclave - Steris	48,586.00	9/30/2007	5	-	-	48,586.00	0.00	-	-	48,586.00	0.00	0.00	
1241000	Ekahn Tracker	Ekahn	18,152.00	8/28/2007	7	-	-	18,152.00	0.00	-	-	18,152.00	0.00	0.00	
1241000	Patent Monitoring System	HP	5,965.00	10/30/2007	5	-	-	5,965.00	0.00	-	-	5,965.00	0.00	0.00	
1241000	Shoulder Positioner	Smith & Nephew	16,452.00	12/1/2007	15	-	-	8,591.60	91.40	-	-	9,140.00	91.40	0.00	
1241000	Century Sterilizer	Steris	3,315.00	12/6/2007	7	-	-	3,315.00	0.00	-	-	3,315.00	0.00	0.00	
1241000	IV Pump	B Braun	7,980.00	4/7/2008	10	-	-	5,918.50	66.50	-	-	6,317.50	66.50	0.00	
1241000	NovRad PACs Interface	NovRad Corp	114,974.00	4/22/2008	5	-	-	2,061.50	0.00	-	-	1,662.50	0.00	0.00	
1241000	Policy and Procedure Manager	Policy Technologies	6,161.00	1/1/2008	3	-	-	6,161.00	0.00	-	-	6,161.00	0.00	0.00	
1241000	Insufflator	Smith & Nephew	9,850.00	2/28/2008	7	-	-	9,850.00	0.00	-	-	9,850.00	0.00	0.00	
1241000	Anesthesia Monitor	Dalex Ohmeda	15,216.00	4/8/2008	7	-	-	15,216.00	0.00	-	-	15,216.00	0.00	0.00	
1241000	Critical Care Bed	Stryker	13,517.00	8/17/2007	12	-	-	8,072.67	93.87	-	-	8,635.88	93.87	0.00	
1241000	NovRad PACs Interface	Dairyland	6,750.00	7/31/2008	3	-	-	6,750.00	0.00	-	-	6,750.00	0.00	0.00	
1241000	Electrocardiographs (2)	Mortara Instruments	7,135.00	3/19/2008	7	-	-	7,135.00	0.00	-	-	7,135.00	0.00	0.00	
1241000	Patent Monitoring System	GE Medical Systems	152,415.00	7/29/2008	7	-	-	0.00	0.00	-	-	152,415.00	0.00	0.00	
1241000	Patent Monitoring System	GE Medical Systems	(22,050.00)	3/15/2016	7	-	-	0.00	0.00	-	-	(22,050.00)	0.00	0.00	
1241000	Washing Machine	Evans Laundry Equipment	8,305.00	9/30/2008	10	-	-	5,813.50	69.21	-	-	38,070.00	0.00	0.00	
1241000	Mobile X-ray	Turn-Key	38,070.00	1/7/2009	5	-	-	0.00	0.00	-	-	0.00	0.00	0.00	
1241000	Defibrillator	Zoll	15,681.53	2/14/2009	5	-	-	15,681.53	0.00	-	-	15,681.53	0.00	0.00	
1241000	Ct Scan Cathode	Turn-Key	57,262.50	5/14/2009	2	-	-	57,262.50	0.00	-	-	57,262.50	0.00	0.00	
1241000	Deil Mini Tower	CDW/Dell/Siemens	26,739.96	5/14/2009	5	-	-	26,739.96	0.00	-	-	26,739.96	0.00	0.00	
1241000	CystoNephroscope	Sunical Direct	19,509.62	7/24/2009	10	-	-	12,193.50	162.58	-	-	13,168.98	162.58	0.00	
1241000	Blanket Warmer	World Medical Equipmen	5,056.64	8/6/2009	15	-	-	2,078.80	28.09	-	-	2,247.35	28.09	0.00	
1241000	Analyzer, Hematology	Siemens	37,720.00	12/1/2009	7	-	-	31,433.32	449.05	-	-	34,127.61	449.05	0.00	
1241000	Brewer Assitl Chair	Dr Snyder	5,500.00	1/1/2010	10	-	-	3,162.51	45.83	-	-	3,437.51	45.83	0.00	
1241000	Microcoper	Cardinal Health	30,125.00	1/1/2010	8	-	-	21,652.38	313.80	-	-	23,535.19	313.80	0.00	
1241000	Photocopyer	ValleyOfficeSystems	5,747.00	8/1/2010	5	-	-	5,747.00	0.00	-	-	5,747.00	0.00	0.00	
1241000	BloodGasAnalyzer	Alere	6,500.00	8/1/2010	5	-	-	6,500.00	0.00	-	-	6,500.00	0.00	0.00	
1241000	Defibrillator	Zoll	14,161.93	11/13/2010	5	-	-	13,925.92	236.03	-	-	14,161.93	236.03	0.00	
1241000	Blade Server	Tetrdyn/Healthland	119,226.44	11/29/2010	5	-	-	117,239.34	1,987.11	-	-	119,226.44	1,987.11	0.00	
1241000	Server Sustain Project	Wessach	15,721.33	12/22/2010	5	-	-	15,197.31	262.02	-	-	15,721.33	262.02	0.00	
1241000	Anesthesia Unit	Dalex Ohmeda	44,097.25	1/22/2011	7	-	-	29,923.14	524.97	-	-	33,072.94	524.97	0.00	
1241000	Server Sustain Project	Fischer/Hevegg	6,829.74	2/22/2011	5	-	-	6,374.43	113.83	-	-	6,829.74	113.83	0.00	
1241000	Radiolucent Drive Surgery	Synthes	7,534.00	3/29/2011	5	-	-	6,906.15	125.57	-	-	7,534.00	125.57	0.01	
1241000	Clinical Scanner	Healthland	26,404.00	4/25/2011	5	-	-	23,763.58	440.07	-	-	26,403.98	440.07	0.00	
1241000	Computer	ChuckFishMicrosoft/Ofi	6,678.89	4/25/2011	3	-	-	6,678.89	0.00	-	-	6,678.89	0.00	0.00	
1241000	Digital Manno	GE Healthcare/Novarad	327,568.80	7/15/2011	5	-	-	278,433.48	5,459.48	-	-	16,378.44	5,459.48	0.00	
1241000	Digital Manno	GE Healthcare/Novarad	306,946.60	8/15/2011	5	-	-	255,788.80	0.00	-	-	20,463.14	0.00	0.00	
1241000	Ct Scan 16 Slice	GE Healthcare/Medrad	3,270,000.00	8/15/2011	7	-	-	17,128.53	5,115.78	-	-	15,571.47	5,115.78	0.00	
1241000	C-ARM	Diagnostic Imaging	(32,700.00)	3/31/2015	7	-	-	(17,128.53)	0.00	-	-	(15,571.47)	0.00	0.00	
1241000	Anesthesia Monitor	GE Medical Systems	22,711.49	9/15/2011	7	-	-	13,248.43	270.37	-	-	14,870.68	270.37	0.00	
1241000	Chemistry Analyser	Cardinal Health	49,764.00	10/15/2011	7	-	-	28,436.56	592.43	-	-	31,991.13	592.43	0.00	
1241000	Sterilization Auto Clave	Steris Corporation	23,251.36	10/15/2011	7	-	-	13,286.48	276.80	-	-	14,947.29	276.80	0.00	
1241000	Orthoscopy Tower	Stryker	87,720.72	12/15/2011	5	-	-	67,252.54	1,462.01	-	-	76,024.62	1,462.01	0.00	
1241000	Tumultisart pump	Slvker	6,990.00	12/15/2011	10	-	-	2,679.50	58.25	-	-	3,029.00	58.25	0.00	
1241000	EMR expect new system withr	HIS/Zones	17,082.51	1/15/2012	2	-	-	17,082.51	0.00	-	-	17,082.51	0.00	0.00	
1241000	Lab ECI Data Innovations	Healthland	6,488.00	4/5/2012	3	-	-	6,488.00	0.00	-	-	6,488.00	0.00	0.00	
1241000	Chemistry Analyser vitros	Cardinal Health	43,585.00	4/5/2012	7	-	-	21,792.50	518.87	-	-	24,905.71	518.87	0.00	
1241000	Chemo Hood	Nuaire, Inc.	13,220.00	5/15/2012	10	-	-	4,516.81	110.17	-	-	9,405.00	110.17	0.00	
1241000	GlideScope Avl System	Verathon, Inc.	12,540.00	7/5/2012	5	-	-	8,151.00	209.00	-	-	6,790.87	209.00	0.00	
1241000	Colonoscope Printer	Olympus America Inc	9,260.31	8/12/2012	5	-	-	5,864.84	154.34	-	-	2,469.44	154.34	0.00	
1241000	Colonoscope	Olympus America Inc	22,640.00	8/12/2012	7	-	-	10,241.96	269.52	-	-	11,859.10	269.52	0.00	
1241000	Ultra Sound Radiology	Mindray DS USA	51,992.16	10/12/2013	5	-	-	20,796.86	866.54	-	-	25,996.08	866.54	0.00	



TETON VALLEY HEALTH CARE

Your Healthcare — Elevated

120 East Howard Avenue, Driggs, Idaho 83422
208-354-2383 www.tvhcare.org

March 23, 2016

Teton County Board of Commissioners
150 Courthouse Drive
Driggs, ID 83422

RE: 2016 Hospital Lease and Liquid Asset Transfer Agreement Payments

Teton County Commissioners,

Keith Gnagey, CEO, Teton Valley Health Care, Inc., will present a check in the amount of \$96,654.40 for the annual lease payment and the annual LATA payments at the BOCC meeting on March 28, 2016.

Liquid Asset Transfer Agreement

Section 2:

Schedule 2: Payment 1

As required in Schedule 2: a payment in the amount of \$70,000 is remitted to the County.

Section 2:

Schedule 2: Payment 2

As required in Schedule 2: a payment in the amount of \$26,653.40 is remitted to the County.

The payment is in accordance with the Schedule 2 definition of "an amount equal to 5% of the amount categorized as "Excess of Operating Revenues over Expenses" or a similar characterization of the Transferee's earnings pursuant to their Audited Financial Statements for each such fiscal year shall be paid to Transferor is remitted to the County. (\$533,068.00 multiplied by 5%)

Lease Agreement

Article 2.6 Base Rent

A lease payment in the amount of \$1.00 is remitted to the County as required by Article 2.6. "Lessee shall pay to Lessor an annual base Rent of \$1.00 ("Base Rent").

Article 4.1 Reports to Lessor

Attached are the Fixed Asset List and the Audited Financial Statements for fiscal year ended September 30, 2015.

We sincerely appreciate the opportunity to deliver quality health care to the community and visitors of Teton County, Idaho. If you have any questions please contact me at 354-6340 or via email wwhite@tvhcare.org.

Sincerely,

Wesley D. White, CHFP
V.P. Finance and Administration



FROM: Planning and Building Administrator
TO: Board of County Commissioners
RE: Planning & Building Department Update
MEETING: March 28, 2016

*Designates items where BoCC action is needed or potential action is possible

***Vista Meadows Insignificant Plat Amendment:**

Justin and Kay Edwards have applied to amend the Vista Meadows plat to rotate the building site 90 degrees, leaving the dimensions the same. Vista Meadows is a four (4) lot subdivision that was recorded in 1982. Each of the lots are roughly 20 acres. It is located roughly 2000S and west of 6000W. There are building sites and an Equestrian Easement recorded on the plat.

Fees

We have a public hearing scheduled for April 11th to discuss the addition of a fee for “Property Inquiries” and the “Rectification Plat” process. The building department would also like to add fees for a demolition permit and a re-roofing permit. These are permits that we have not required in the past, but in reviewing the Building Code, we should be requiring.

- Demolition Permit – Ensure proper disposal of materials which may be hazardous, including lead and asbestos. - \$50
- Re-Roofing Permit – There can be structural integrity issues with the number of layers of shingles and our high snow-load. - \$50

***Weeds:**

1. UTV Purchase Approval

We have looked at researched and discussed if we should purchase a UTV or an ATV with other jurisdictions. Even though there is a slightly higher cost with a UTV, they can carry more, are safer, and provide opportunity for a ride-along or training, so we have decided to try to purchase a UTV. Attached are the bids for the UTV. We would like BoCC approval for the purchase of the UTV, a trailer and spraying equipment. Each of these entities said they can get them within 2 weeks, but I am concerned that they could be a several months out when we go to purchase.

Spray Equipment- \$996.11 (See attached breakdown)

UTV Bids-

	2016 XP570 RANGER	With Trailer-
Action	\$ 10,795	\$ 12,290
Rexburg Motor Sports	\$ 10,816	\$ 12,980
Performance MotorSports	\$ 10,990	\$ 12,568
Golden Spike	\$ 10,900	

Trailer-

		2015	2016
Rexburg MotorSports	Mirage Utility Light 6 x 12	\$ 2164	\$ 2,215
Performance MotorSports	6'4"x9'6"		\$ 1,578
	6'4"x 14'6"		\$ 1,878
Action	66 x 10'		\$ 1,495

2. Also attached is the draft "Realignment of funds" budget for Fund 27- the weed department budget. I believe this will officially be on the agenda next month to approve.

3. Regarding 2015 Enforcement

Teton County received a total bill of \$9,100 for enforcement from Moulton Lawn & Tree. \$2,475 has been paid. Moulton Lawn & Tree reimbursed Teton County \$1,100 for billing errors. That leaves a remaining total of \$5,525 for the 2015 season. Of that remaining total, we have discussed "writing off" about \$3,000 for people that had sprayed their property and submitted proof to us. That leaves \$2,525 remaining to either write off or lien the property.

Prior to Amanda starting work, each of the "enforced" landowners were sent at least two certified letters, and the state law mandated waiting period to pay has been satisfied. Holly attempted to call each of the unpaid persons multiple times.

Amanda is currently attempting to reach the parties who have not paid one more time. Amanda would like approval to use her discretion on either writing off or sending properties to Kathy to lien for that remaining \$2525. The average of the remaining bills is about \$350 apiece. She anticipates placing a lien on Cypress Capital LLC for the largest amount of \$975. She would like to lien the properties that we cannot contact, and waive the fees if people tell me they sprayed and can name their sprayer. (A few of the people she has contacted said they sprayed and submitted proof last summer, a few have promised to pay- these people have generally moved and their address isn't up to date.) We don't think it is reasonable to ask for proof of something that occurred about 8 months ago, and would like to finish this process and start fresh this season.

For the 2016 season, this process will not be allowed to drag out, and enforcement documentation will be improved so these are easier to deal with. In the future, any liens necessary will be placed immediately after the properties are sprayed and the required waiting times have been met. Hopefully, enforcement generally and liens particularly will not be very common since Amanda will be able to contact owners and work with the owners directly.

Ordinance- Granting building permit eligibility of previously created parcels:

The Planning and Zoning Commission will be holding a public hearing on April 12th for Section 9.11 Granting Building Permit Eligibility of Previously Created Parcels. The BoCC will have a public hearing for it in May.

Land Use Development Code:

Due to some delay in receiving feedback and making changes to the Draft, the PZC would like to postpone the April 12th meeting with the BoCC until they have had sufficient time to review the edits to the code that have been discussed over the last 3 months.

***City of Driggs Survey Review Agreement:**

Attached is an agreement with the City of Driggs to perform their survey reviews prior to recording surveys and plats. In the past they utilized our contract with a 3rd party and that caused some issues. They would like to use the same survey reviewer we use, our Public Works Director.

***Cowboy Church CUP Written Decision Approval:**

Attached is a written decision for the CUP that was approved at the March 14th meeting.



A REQUEST FOR AN INSIGNIFICANT PLAT AMENDMENT BY:

Justin Edwards & Kay Edwards

WHERE: Vista Meadows Subdivision

March 28, 2016

Background: Vista Meadows is a four (4) lot subdivision that was recorded in 1982. Each of the lots are roughly 20 acres. It is located roughly 2000S and west of 6000W. There was building sites and an Equestrian Easement recorded on the plat. The applicant wished to rotate the building site 90 degrees, leaving the dimensions the same.

Definition: §9-7-1 (B-2a) Insignificant Changes / Vacations. – The proposed changes to the recorded land records have minimal direct impact on the immediate neighborhood, general vicinity of the subdivision or overall community. These include:

- ii. minor amendments to the recorded Master Plan,
- iv. minor changes to the layout of roads, utilities or other facilities;
- v. other changes of similar magnitude and minimal direct impact.

§9-7-1 (B-4a) Insignificant Changes. Upon determining the application complete, and that the proposal is an insignificant change or vacation, the Planning Administrator shall recommend to the Board of County Commissioners approval, approval with conditions, or denial of the application pursuant to the criteria and standards in the county regulations. The Board may review insignificant changes at a regularly scheduled public meeting.

Criteria for Approval §9-7-1 (B-3b):

a. Insignificant Changes.

- i. Any proposed changes to an easement, public right-of way, or Planned Unit Development, shall comply with all applicable criteria and standards of the county regulations, conditions of approval established in the previous approval, and the development agreement approved as part of the previous approval.

Staff Comments:

There is no proposed change to any easement or Right of Way. Currently we do not require building envelopes to be part of the recorded plat. Therefore, the rotation of a building site would meet all county standards. I am unable to find the minutes from the early 1980's when this subdivision was approved.

- ii. Insignificant changes to a recorded plat or master plan shall not reduce the area of designated open space or increase the number of lots or the overall amount of area of development.

Staff Comments:

The proposed change will not create additional lots, increase the overall amount of area for the development or reduce the open space.

- iii. Insignificant changes to a recorded plat, master plan, easement, or right –of-way shall not increase or create new and potentially substantial direct or indirect

Staff Comments:

The impact will not change at all with the rotation of the building site. The change will not cause any view intrusion on the other lots.

Action/Decision: The Board of County Commissioners, shall act on the information presented whether to:

- 1) continue the application
- 2) to approve the application,
- 3) to approve with conditions,
- 4) or to deny the application.

Specific reasons for the decision shall be stated in writing for the record.

Findings of Fact:

- Justin & Kay Edwards-submitted an application to amend the Plat for Vista Meadows Subdivision Final Plat (89844)
- The application is to rotate the building envelop on Lot 3 90°.
- Insignificant plat amendments are used for minor changes to the layout of building envelopes.

Teton County Planning Administrator has determined that the application is complete and recommends approval by the Teton County Board of County Commissioners pursuant to Teton County regulations.

Jason Boal
Planning Administrator



NAME OF SUBDIVISION/PLANNED UNIT DEVELOPMENT

SUBDIVISION/PLANNED UNIT DEVELOPMENT AMENDMENT APPLICATION

Upon receipt of the required materials the planning staff shall stamp the application received and prepare a staff report. It is recommended that the Applicant review Title 9 of the Teton County Code prior to submittal. This Title along with application materials are located on the County website at www.tetoncountydaho.gov. The planning staff is also available to discuss applications and answer questions prior to receiving an application.

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: Justin R. Edwards ; Kay E. Edwards

Applicant: same E-mail: keedvm@ccgmail.net

Phone: (503) 630-3538 Mailing Address: 22413 S. Redland Road

City: Estacada State: OR Zip Code: 97023

Engineering Firm: A-W Engineering Contact Person: Arnold Phone: (208) 787-2952

Address: 255 S Main, Victor, ID E-mail: aweng@ida.net

Location and Zoning District:

Address: 11680 Paniolo Way Parcel Number: RP000900000030

Section: 2 Township: 4N Range: 44EBM Total Acreage: 20.13

Proposed Units/Lots: same Current Units/Lots: same

Code Approved Under: _____

- | | |
|--|--|
| <input type="checkbox"/> FEES (pursuant to current fee schedule) | <input type="checkbox"/> Affidavit of Legal Interest |
| <input checked="" type="checkbox"/> Insignificant | <input type="checkbox"/> Engineer/Surveyor review cost |
| <input type="checkbox"/> Substantial Increase Scale/Impacts | <input type="checkbox"/> Taxes Current |
| <input type="checkbox"/> Substantial Decrease Scale/Impacts | |

TETON COUNTY
PLANNING & ZONING

JUL 28 2015

Fees are non-refundable.

RECEIVED

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Board of County Commissioners public hearing.

• Applicant Signature: Justin Edwards Date: June 21, 2015

I, the undersigned, am the owner of the referenced property and do hereby give my permission to A-W Engineering to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property and find it to be correct.

• Owner Signature: Justin Edwards Date: June 21, 2015

SECTION II: ADMINISTRATOR DETERMINATION

The Planning Administrator has reviewed the amended plat and/or recorded documents and proposals in accordance with Teton County Subdivision Ordinances Title 9, Chapter 7. The Planning Administrator has determined the changes are:

() Insignificant: The application will be reviewed administratively and approved, approved with conditions or denied. The plat or recorded documents for a subdivision or Planned Unit Development, including the proposed changes, shall comply with all applicable criteria and standards of the county regulations, conditions of approval established in the previous approval, and the development agreement approved as part of the previous approval.

() Substantial Changes – Increase Scale, Impact: The application will be reviewed under any applicable current ordinances and a staff report prepared and sent to the Planning and Zoning Commission for preliminary review and noticed as a public hearing at their next available regularly scheduled meeting. Substantial changes will require amended CCR's and Development Agreement and may or may not require additional studies or application materials. After a hearing before the Planning and Zoning Commission, the Commission shall recommend to the Board of County Commissioners approval, approval with conditions or denial of the amended plat and/or recorded documents. A public hearing before the Board of County Commissioner for the final review will then be scheduled and the Board will approve, approve with conditions, or deny the amended plat and/or recorded documents.

() Substantial Changes – Decrease Scale, Impact: The application will be reviewed under the code of original approval and a staff report prepared and sent to the Planning and Zoning Commission for concept review and noticed as a public hearing at their next available regularly scheduled meeting. Substantial changes will require amended CCR's and Development Agreement. No additional studies or application fees will be required. After a hearing before the Planning and Zoning Commission, the Commission shall recommend to the Board of County Commissioners approval, approval with conditions or denial of the amended plat and/or recorded documents. A public hearing before the Board of County Commissioner for the final review will then be scheduled and the Board will approve, approve with conditions, or deny the amended plat and/or recorded documents.

SECTION III: ITEMS REQUIRED ON THE AMENDED PLAT OR IN AMENDED RECORDED DOCUMENTS

1. Narrative explaining the changes that are being proposed.
2. Plat, if applicable, is labeled correctly as "Amended Final Plat".
Recorded documents, if applicable, are labeled as "Amended"
3. Itemize briefly the amendments on the original plat and/or recorded documents and the amended plat and/or recorded documents.
4. The following items may also be required, as applicable:
 - Letter of Credit or Bond for financial guarantee of public improvements
 - Engineers cost of public improvements
 - Three (3) Sets of "Final Stamped" construction drawings for public improvements
 - Final approval letter from Eastern Idaho Public Health
 - Final approval letter from Teton County Fire District



NAME OF SUBDIVISION/PLANNED UNIT DEVELOPMENT

SUBDIVISION/PLANNED UNIT DEVELOPMENT AMENDMENT APPLICATION

Upon receipt of the required materials the planning staff shall stamp the application received and prepare a staff report. It is recommended that the Applicant review Title 9 of the Teton County Code prior to submittal. This Title along with application materials are located on the County website at www.tetoncountvidaho.gov. The planning staff is also available to discuss applications and answer questions prior to receiving an application.

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: Justin R. Edwards ; Kay E. Edwards
Applicant: Same E-mail: keedvm@ccgmail.net
Phone: (503) 1030-3538 Mailing Address: 22413 S. Redland Road
City: Estacada State: OR Zip Code: 97023
Engineering Firm: A-W Engineering Contact Person: Arnold Phone: (208) 787-2952
Address: 255 S Main, Victor, ID E-mail: aweng@ida.net

Location and Zoning District:
Address: 11080 Paniolo Way Parcel Number: RP000900000030
Section: 2 Township: 4N Range: 44EBM Total Acreage: 20.13
Proposed Units/ Lots: Same Current Units/Lots: Same
Code Approved Under:

- FEES (pursuant to current fee schedule)
Insignificant
Substantial Increase Scale/Impacts
Affidavit of Legal Interest
Engineer/Surveyor review cost
Fees Current

EDWARDS
IEDLAND RD.
IDA, OR 97023-8634

094
24-201/1230
02

June 21 2015
Date

Teton Planning + Zoning \$ 395
Three hundred ninety five & 60/100 Dollars

TETON COUNTY
PLANNING & ZONING

JUL 28 2015

RECEIVED

ACCOMPANYING NARRATIVE

APPLICATION: **Amended Subdivision Plat – insignificant change**

APPLICANTS: **Justin Edwards**

22413 S. Redland Rd. Estacada, OR 97023

The purpose of the proposed amended Vista Meadows plat is to rotate the building envelope on Lot 3. The building envelopes were platted on the recorded final plat which created the Vista Meadows Subdivision; therefore amending the final plat is required in order to make this change in orientation.

There is no change being proposed in the size or dimensions of Lot 3, which will stay the same as plotted on the original recorded plat, Instrument # 89844.

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:271771

FOR VALUE RECEIVED

Walter Clark Gottron and Huang Yi Yun Jasmine Gottron, husband and wife
the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Justin R Edwards and Kay E Edwards, husband and wife
whose current address is

22413 South Redland Road, Estacada, OR, 97023

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho, Section 2,
South Half Northwest Quarter Southeast Quarter

now more particularly described as:

Lot 3 of Vista Meadows Plat as shown on the plat recorded March 16, 1982 as
Instrument No. 89844, records of Teton County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said
Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the
said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free
from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions,
reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: May 18, 2015

Walter C Gottron
Walter Clark Gottron

Jasmine Gottron
Huang Yi Yun Jasmine Gottron

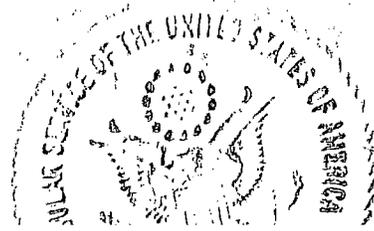
State of SINGAPORE } ss
County of SINGAPORE }
EMBASSY OF THE UNITED STATES OF AMERICA

Victoria A. McClearn
Consular Associate of the
United States of America

On this 21 day of MAY 2015, before me, Victoria A. McClearn
in and for said state, personally appeared Walter Clark Gottron and Huang Yi Yun Jasmine
Gottron, known or identified to me to be the person(s) whose name(s) is/are subscribed to the
within Instrument and acknowledged to me that ~~he/she~~ they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and
year in this certificate first above written.

Victoria A. McClearn
Notary Public for the State of Singapore Consular Associate of the
Residing at: Singapore United States of America
Commission Expires: Indefinite





TETON COUNTY
820 Valley Centre Drive
Driggs, ID 83422
OFFICE 208-354-2220
FAX 208-354-2224

28 July 2015

AW Engineering
PO Box 139
Victor, Idaho 83455

RE: Vista Meadows, Amended Subdivision Plat

Eastern Idaho Public Health approves the amended plat, dated 15 June 2015, for the Vista Meadows Subdivision. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Dronen", with a long horizontal flourish extending to the right.

Michael Dronen, EHS
Eastern Idaho Public Health

Cc. Teton County Planning and Zoning

Fund 27 Weed Department Proposed Fund Realignment

Acct #	Category	Prior Approved \$	Proposed \$	\$ Spent to date	\$ Remaining Approved	\$ Remaining Proposed	Examples
899-0000	Capital- Equipment	\$ -	\$ 15,000.00		\$ -	\$ 15,000.00	ATV, trailer, trucks
465-0000	Utilities- Electricity	\$ -	\$ 1,000.00	\$ 141.06	\$ (141.06)	\$ 858.94	For the dog pound
449-0000	Supplies- Consumable	\$ 400.00	\$ 3,000.00	\$ 256.72	\$ 143.28	\$ 2,743.28	Safety items, uniforms, tools, etc.
431-0000	Travel/Training	\$ -	\$ 2,600.00	\$ 456.77	\$ (456.77)	\$ 2,143.23	Training and professional development
470-0000	Vehicles- Fuel, Mileage	\$ 1,000.00	\$ 2,000.00	\$ 169.68	\$ 830.32	\$ 1,830.32	
	Maintenance/Repair	\$ -	\$ 2,500.00		\$ -	\$ 2,500.00	Tires, Oil Changes, etc.
522-0000	Legal Notices	\$ 2,900.00	\$ 1,000.00	\$ 106.00	\$ 2,794.00	\$ 894.00	Notice to control in paper, notices mailed to weedy people
	Education/Outreach	\$ -	\$ 3,500.00		\$ -	\$ 3,500.00	Mailings, fliers, handouts, contact tables, ID booklets
528-0000	Dues/Memberships	\$ 75.00	\$ 225.00	\$ 175.00	\$ (100.00)	\$ 50.00	Eastern Idaho Weed Association, Idaho Association of Weed Control Sups
542-0000	Postage	\$ 1,500.00	\$ 1,500.00	\$ 18.46	\$ 1,481.54	\$ 1,481.54	For certified mail notice to control
559-0000	Misc. Expenses	\$ 200.00	\$ 500.00	\$ 212.81	\$ (12.81)	\$ 287.19	
630-0000	Chemicals	\$ 22,000.00	\$ 22,000.00		\$ 22,000.00	\$ 22,000.00	
631-0000	Bio Control	\$ 1,100.00	\$ -		\$ 1,100.00	\$ -	
632-0000	Enforcement Control	\$ 7,000.00	\$ -		\$ 7,000.00	\$ -	
642-0000	Hay Certification (Twine)	\$ 800.00	\$ -		\$ 800.00	\$ -	
672-0000	Contracts- Weed Control	\$ 30,000.00	\$ 4,000.00		\$ 30,000.00	\$ 4,000.00	
	Equipment	\$ -	\$ 7,500.00		\$ -	\$ 7,500.00	Backpack Sprayers, Shelves
	Supplies- Office	\$ -	\$ 650.00		\$ -	\$ 650.00	paper, pens, etc.
	Total	\$ 66,975.00	\$ 66,975.00	\$ 1,536.50	\$ 65,438.50	\$ 65,438.50	

Teton Regional Land Trust Itemized UTV spray system parts

In shop parts-2 spray boom valves \$198.00

AG-West:

Pump \$120.00
2 Boom buster nozzles \$164.28
55 gal. horz. Leg \$107.00
2 Band-horz. Legs \$50.00
Kit port \$4.95
Kit port \$4.60
Gauge-Liq filled \$11.85
Prv Poly \$19.59

C&C supply:

4 Ubolts (2 in shop) \$19.96
3 Teflon Tape \$4.17

Parts Service:

3 on/off toggles \$23.49
Battery Box \$7.87
2 way connector \$2.51
Fuse holder \$4.40

EVCO:

2 male hose barb \$24.60
2 elbows \$5.46

Vernon Steel:

1 Piece \$12.40

CAL Ranch:

Ratchet tie down \$10.98

TOTAL: \$796.11

+200- for Hose Reel

Parts = AG West - 1800-282-2432

TETON COUNTY— CITY OF DRIGGS INTERAGENCY AGREEMENT FOR PROVISION OF SURVEY REVIEW SERVICES BY TETON COUNTY SURVEYOR

This AGREEMENT FOR PROVISION OF SURVEY REVIEW SERVICES BY TETON COUNTY SURVEYOR FOR THE CITY OF DRIGGS (the " Agreement") is made and entered into this, ___ day of _____, 2016 by and between the City of Driggs, Idaho, a municipal corporation (hereinafter referred to as "City"), and " Teton County, Idaho, a political subdivision of the State of Idaho (hereinafter referred to as " County").

WITNESSETH:

WHEREAS, the City requires an independent land surveyor register in the State of Idaho to perform survey reviews services for plats and surveys submitted to the City prior to recording the surveys or plats.

WHEREAS, Teton County employs a properly registered land surveyor who is capable of performing such survey review duties;

NOW THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by this reference, the covenants and promises set forth herein, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. The Teton County Surveyor (Public Works Director) will fulfill the survey review duties required by the City.
2. The City will pay Teton County the following in exchange for the services:

Service	Fee Calculation	Total Fee
Survey Review Fee, (New Subdivision)	\$350 + 15% administration	\$402.50
Survey Review Fee, (Boundary Line Adjustment, One-Time Only, Plat Amendment, etc)	\$200 + 15% administration	\$230

3. The City will provide for all other requirements of administering and approving the application.
4. The County will invoice the City within 30 days of the review being completed.
5. The parties agree that the relationship created by this Agreement is solely that of a County and City. Nothing in this agreement shall create the County or City as an agent, employer, employee, legal representative, partner or subsidiary of the other.

6. The Agreement may only be modified in writing and shall be executed by all parties hereto.
7. The failure of any party to insist upon the strict performance of any term of this Agreement shall not be considered a waiver of any term of this Agreement. All terms of this Agreement shall remain in full force and effect.
8. All notices in connection to this Agreement shall be in writing and shall be deemed delivered to the addresses when delivered in person on a business day at the address set forth under the signatures of this agreement below or on the same day as deposited in the United States Mail, postage prepaid, certified or registered mail, return receipt requested, addressed to the address set forth under the signatures of this agreement below.
9. This agreement shall be construed and enforced pursuant to the laws of the State of Idaho.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

CITY OF DRIGGS, IDAHO

ATTEST:

By: Mayor
City of Driggs
PO Box 48
Driggs, Idaho 83422

By: City Clerk

TETON COUNTY, IDAHO

ATTEST:

By: Chairman
Board of County Commissioners
150 Courthouse Drive
Driggs, Idaho 83422

By: County Clerk



March 28, 2016

**Teton County Board of County Commissioners
Written Decision for Conditional Use Permit Approval for the Cowboy Church**

Overview

On March 14, 2016, Mr. David Kite came before the Teton County Board of County Commissioners to request approval for a Conditional Use Permit for a church on property located north of Driggs, at 4369 N. Highway 33.

County Commissioners Present: Mr. Bill Leake and Mr. Kelly Park

Applicant(s)/Representative(s) Present: Mr. David Kite

Motion

Mr. Leake moved that having concluded that the Criteria for Approval of a Conditional Use Permit found in Title 8-6-1 can be satisfied with the inclusion of the following conditions of approval:

1. Any additional development or changes to the existing structure on this property requires a Scenic Corridor Design Review, where applicable.
 2. All outdoor lights must comply with the Teton County Code, if applicable.
 3. Parking must meet the Teton County Code requirements, including number of spaces and size, as well as ADA accessible requirements.
 4. The Church membership/attendance is limited to 98 members per day, not to exceed 3 days per week, with the exception of Vacation Bible School sessions, not to exceed 5 days per week. When membership/attendance reaches 98 people, the Conditional Use Permit must be reviewed by the Planning & Zoning Commission to determine if the size of the membership can change.
- and having found that the considerations for granting the Conditional Use Permit can be justified and have been presented in the application materials, staff report, and presentations to the Board of County Commissioners,
 - and having found that the proposal is generally consistent with the goals and policies of the 2012-2030 Teton County Comprehensive Plan,
 - I move to APPROVE the Conditional Use Permit for the Cowboy Church as described in the application materials submitted December 4, 2015 and as supplemented with additional applicant information attached to this staff report.

Mr. Park seconded the motion. The motion was unanimously approved.

Conclusions

Having given due consideration to the application and evidence presented, and to the criteria of approval defined in Teton County Code, Title 8-6-1, the Teton County Board of County Commissioners hereby makes the following conclusions:

1. The location for the proposed use is compatible to other uses in the general neighborhood. The existing building was built as a commercial building, so its uses are limited in the A-2.5 zone.
2. The fiscal impact of the proposed use will be minimal as no new structures are being proposed, it accesses directly from Highway 33, and the church assembly will only meet once per week.
3. The location for the proposed use is large enough to accommodate the proposed use at its current size, with the ability for some growth. The church membership size has been limited, and the Conditional Use Permit must be reviewed when that limit is reached to determine if the existing systems can be updated or if a new location is needed to accommodate this use.
4. In general, the proposed Conditional Use Permit conforms with the goals outlined in the 2012-2030 Teton County Comprehensive Plan, including new services for the community and community involvement.
5. The proper legal requirements for advertisement of the public hearing have been fulfilled as required by Idaho Code, Title 67; Section 67-6509, 67-6511, 67-6512, and Title 9, Section 3-2-(B-2) of the Teton County Zoning Ordinance. The public hearing was duly noticed in the Teton Valley News on February 25, 2016 and March 3, 2016. A notification was sent via mail to the applicant, surrounding property owners within a 300-foot buffer area, as well as all property owners in subdivisions that intersect with the 300-foot buffer. A notice was also posted on the property providing information about the public hearing.
6. There was no public comment for this application. This is on file with the minutes of March 14, 2016.
7. This proposal is not in conflict with the provisions of any adopted ordinance or intent of any county policy or use within the proposed zone classification.

Conditions of Approval

1. Any additional development or changes to the existing structure on this property requires a Scenic Corridor Design Review, where applicable.
2. All outdoor lights must comply with the Teton County Code, if applicable.
3. Parking must meet the Teton County Code requirements, including number of spaces and size, as well as ADA accessible requirements.
4. The Church membership/attendance is limited to 98 members per day, not to exceed 3 days per week, with the exception of Vacation Bible School sessions, not to exceed 5 days per week. When membership/attendance reaches 98 people, the Conditional Use Permit must be reviewed by the Planning & Zoning Commission to determine if the size of the membership can change.

Bill Leake
Chair of Teton County Board of County Commissioners

Date



FROM: County Executive Assistant, Holly Wolgamott
TO: Board of County Commissioners
RE: Housing Program RFP
MEETING: March 28, 2016

The Housing Program RFP was sent to the following organizations:

- BBC Consulting
- State APA websites in Colorado, Idaho, Wyoming, and Montana
- Economic & Planning Systems in Denver, Sacramento, Los Angeles, and Oakland
- State APA in Utah and Washington
- Western Planner
- Clarion Associates
- RRC Associates

The RFP was posted on the County website and Facebook page.

I had several of the organizations listed above contact me regarding the RFP but only one submitted a response. Included in your packet is a letter from Navigate, LLC requesting a chance to negotiate the scope of work to reduce costs. Christine Walker will be present to answer any questions you may have.



Christine Walker, Principal

307.690.4487

Christine@NavigateJH.com

NavigateJH.com

Background:

Christine is principle of Navigate, LLC a real estate development consulting firm that specializes in workforce housing strategies. Current projects include advising developers in Jackson Hole on methods to fund workforce housing projects, consulting with businesses on employee housing options specific to their needs, and guiding local government officials on solutions for their workforce housing initiatives.

For almost a decade, Christine Walker acted as the Executive Director of the Teton County Housing Authority (TCHA) where she facilitated the development of hundreds of homes for working members of the Jackson Hole community. With Christine's leadership, Teton County, Wyoming strategically addressed its workforce housing goals through a multifaceted approach, helping to maintain a strong, healthy and vibrant community.

Relevant Professional Experience:

Affordable Housing Development: Christine has developed three workforce housing projects from concept to completion in the challenging development environment of Jackson Hole, Wyoming. All three involved complex land negotiations, layers of funding sources, thoughtful designs to respect adjacent neighborhoods, and careful maneuvering of the entitlement process.

Application of Housing Development Regulations: With her extensive understanding of both local Land Development Regulations, Christine worked with developers to meet their housing requirements efficiently and within their constraints. By demonstrating the value to local developers in Teton County, Christine acquired nearly 250 restricted housing units, fulfilling the goals of both the community and the developer.

Education and Experience:

Bachelor of Science, Environmental Design

University of Colorado, 1989

Wyoming Real Estate Broker

2003 - Present

Constant Care Family Management Advisory Board

2015 - Present

Teton County Planning Commission

2002 - 2004

NavigateJH.com

215 N. Gill Street, Jackson, WY 83001
307.690.4487 Christine@NavigateJH.com

NAVIGATE, llc
WORKFORCE HOUSING SOLUTIONS

March 23, 2016

Board of County Commissioners
Teton County Idaho
150 Courthouse Drive
Driggs, ID 83422

Via Email to hwolgamott@co.teton.id.us

RE: Request for Proposals – Housing Program Work Plan

Dear Chairman Leake:

Our team at Navigate, LLC recently learned of your Request for Proposals seeking technical assistance to develop a Housing Program Work Plan for Teton County, Idaho. As a client on the 2014 Western Greater Yellowstone Housing Needs Assessment (HNA), it is exciting to see your community taking steps to implement the recommendations.

We would appreciate the opportunity to assist your community in developing a collaborative Housing Program Work Plan. In reviewing the Request for Proposals, the scope of work far exceeds the total project budget of \$5,000. Our estimate is that this scope is closer to \$25,000.

Our firm would like the chance to negotiate with commissioners to refine the scope and identify ways to potentially take advantage of existing staff resources to keep costs at the lower end of the estimate.

We bring advanced knowledge and experience with workforce housing in this region along with resort communities in Colorado and Idaho. We also bring a strong understanding of the workforce and housing interconnection between Jackson and Teton County, Idaho as long-term residents of both areas.

Thank you for considering further exploration of ways to address workforce housing needs in Teton County, Idaho.

Sincerely,



Christine Walker
Navigate, LLC

Attachment: Company Profile



WK: 208-354-0245
djohnson@co.teton.id.us

Public Works Department
MEMORANDUM

150 Courthouse Drive
Driggs, ID 83422

DATE March 21, 2016

TO: Board of County Commissioners

FROM: Teton County Public Works Director – Darryl Johnson, PE, PLS

SUBJECT: Teton Valley Scenic Parkway/Packsaddle Road Analysis

This Teton Valley Scenic Parkway information package is being presented to the Board of County Commissioners to analyze a variety of options for the proposed Teton Valley Scenic Parkway road improvements. Options range from accepting the full 8 mile road offering by Ag Rim LLC (Owner) to a “do-nothing” option. The intent of this package is to evaluate the different options, estimate financial impacts to the County, and attempt to determine which option best addresses the public concerns received.

Background Information

Packsaddle Road west of N9000W is currently a County Road that receives minimal annual maintenance and is not plowed during the winter months. Historically, during the winter months the road corridor is groomed by the Snowmobile Grooming District #33. The Grooming District has an agreement in place, signed by previous County Commissioners, that allows grooming and snowmobile use within the road right-of-way during the winter months. Just west of N9000W, the road is known as Kay’s Hill. Kay’s Hill has a vertical grade of approximately 19%. Teton County design standards allow for a maximum vertical grade of 10%. Winter road maintenance ends at the base of Kay’s Hill. Early every spring, Road & Bridge will spend approximately 2 weeks of labor hours to open/clear Packsaddle Road. Current summer maintenance on Packsaddle Road is estimated to be equivalent of the effort to grade the entire 10.4 mile road section once.

Previously, a project summary package was presented to the Board of County Commissioners (BoCC) on December 14, 2015. The 12/14/2015 packet included a historical summary of the proposed land exchange. A timeline has been included with this submittal summarizing significant events associated with the Packsaddle Road proposal.

Included with this submittal is a letter of intent submitted by Ag Rim LLC on 6/18/2015. The letter of intent outlines the details of the newly constructed road offering. The Owner is proposing that the newly constructed road, built to County Standards, be accepted by the County in exchange for the vacation of the current Packsaddle Road corridor.

The road corridor of concern begins at the base of Kay’s Hill and extends approximately 8.8 miles approximately 2.8 miles south of intersection of N 11500 W with SH 33.

Proposed Options

The following are options that have been identified for consideration. These options have not been discussed by the applicant so it is uncertain whether they are acceptable alternatives. These options were identified in an attempt to provide solutions to concerns that have been received by the County. Estimated costs incurred by the County for each option are also discussed in this report.

Option 1 - Accept Scenic Parkway as Presented – assume new road section will eventually attract development on some level and require year round maintenance provided by Teton County.

Option 1A - Accept with All Options

- Cross section would include a 10' separated multi-use trail
- 8.39 acre public parking area donated to Teton County
- Historical and Scenic Pullovers – 7 total
- Snowmobile route changed to follow multi-use trail

Option 1B - Accept with Multi-use Trail & Parking Area

- Cross section would include a 10' separated multi-use trail
- 8.39 acre public parking area donated to Teton County
- Snowmobile route changed to follow multi-use trail

Option 1C - Accept with Parking Area

- 8.39 acre public parking area donated to Teton County
- Snowmobile easement to follow existing road corridor?

Option 2 - Accept Scenic Parkway road section from “Kay’s Hill” to proposed parking area; Assume new parking area is end destination for winter recreationists, road section will receive year round maintenance provided by Teton County.

Option 3 – Develop Parking Area at Base of “Kay’s Hill” and Keep Existing Road - Create an end destination for year round users through acquisition of 1± acres to be developed into a more appropriate parking area for recreation users. Assume new parking area is end destination for winter recreationists. Packsaddle Road will not be maintained during winter months.

- Level of maintenance of this road would be kept to a minimum.
- The road would not receive winter maintenance/plowing west of the bottom of Kay’s Hill, a few hundred feet west of N9000W on W4000N.
- Purchase 1± acre and develop parking area (see exhibit)
- The road would be opened up in the spring which takes approximately 2 weeks of manpower.
- W4000N would remain a 19% grade
- Designated groomed snowmobile routes would remain the same.
- Estimated \$100,000 investment to acquire land and develop parking area

Option 4 - Do Nothing Scenario: This option would come as a result of the BOCC not accepting any portion of the Scenic Parkway offering.

- No additional costs would be incurred under the Do Nothing option
- Level of maintenance of this road would be kept to a minimum.
- The road would not receive winter maintenance/plowing west of the bottom of Kay’s Hill, a few hundred feet west of N9000W on W4000N.
- The road would be opened up in the spring which takes approximately 2 weeks of

- manpower.
- W4000N would remain a 19% grade
 - Designated groomed snowmobile routes would remain the same.

A cost analysis table is attached comparing Options 1 through 4 listed above.

Costs Incurred by Teton County

Existing Conditions – Current level of maintenance on the existing Packsaddle Road is minimal. Road & Bridge opens the road every spring which is estimated to be an equivalent of 80 hours to plow the road. In addition it is estimate the current maintenance is equivalent to grading the 8.8 mile corridor once per year. Estimated annual cost for the current level of maintenance on the 8.8 miles of Packsaddle Road is \$14,000.

If the County were to consider maintaining the road to a more standard level of service, annual maintenance would include grading the road 4 to 6 times per year in addition to the cost for opening the road in the spring. Estimated annual cost for the existing 8.8 mile Packsaddle Road Corridor for an average, moderately used county gravel road would be \$33,400.

Note – Estimated cost for snow plowing maintenance per mile is within \$100 of estimated cost to open a road in the spring. It is not feasible to maintain all County roads in the wintertime with the current level of manpower and equipment. The County does not like to intermittently plow roads because it might cause travelers to assume a road is plowed and venture down a road and become stranded as a result of a snow event.

Cost for Improvements – Current policy is to not provide an overlay on roads that need rebuilt or do not meet the current County road standards. This is not considered a good investment and unless special circumstances require, it is not done. Packsaddle Road is similar to most of our current county gravel roads in that they were built by laying 3”-4” of gravel on native soils. To bring Packsaddle Road to current County standards would require a complete rebuild. Cost for a complete rebuild of the existing 8.8 miles or road is estimated at \$1,340,000.

Once the road is brought up to standards, it’s lifecycle for a road that receives low to average traffic and minimal heavy truck traffic is somewhere between 10-15 years. Estimated cost for a 4” gravel overlay after the first lifecycle is \$361,000.

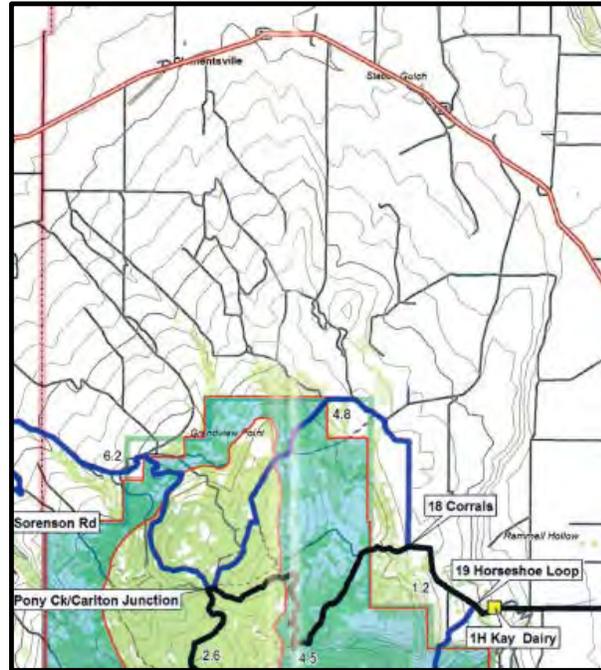
Recreational Use

Although Packsaddle Road is not maintained year round, it does experience year round recreational use. In the non-winter months it is used to access public lands by motorized and non-motorized recreationists. It serves as the north access point of the Horseshoe Canyon loop, as well as providing access to public lands at two additional points north of the Horseshoe Canyon loop. During the winter months, Packsaddle Road is used as part of the groomed snowmobile network maintained by the Snowmobile Grooming District #33 which serves Madison, Jefferson and Teton Counties. In addition to the groomed snowmobile trails, Kay’s Hill is frequented by families sledding down the closed county road and the corridor from Packsaddle Lake Road (Rammel Hollow) to Kay’s Hill provides kick sled and other gravity



dependent winter activities with a 3.25 mile corridor with less than 0.5 mile of walking between vertical drops.

The corridor is one of the county's major recreation destinations for snowmobilers. Kay's Hill is an access point to miles of snowmobiling trails groomed and maintained by the Snowmobile Grooming District #33. There is a major concern that the proposed alignment would not provide the same quality of winter snow conditions due to the fact that it is more exposed and becomes windblown. A condition of the road offering is that the existing county right of way be vacated. This would mean the snowmobile trail system would need modified to follow the new road alignment. One option to the road offering is that a multi-use trail be constructed parallel to the new road alignment to accommodate year round recreational use with minimal vehicle conflicts. Another option that has been brought up by winter enthusiast is to preserve a recreation easement along the current corridor. If a multi-use trail were constructed as part of the road offering, no "loop" routes would be eliminated. Assuming that year round maintenance would be provided to the proposed recreation parking area, the main concern would be getting back to trail 19, Horseshoe Loop.



Possible Conditions for Accepting the Offering

The County should consider negotiating conditions to accepting the offering. To date, the County has not asked if the applicant and future landowners would be willing to share in the cost for road maintenance. A conversation is certainly worth having about any cost sharing options that might be available. Other topics that might be discussed are;

- Multi-use trail that has been included in the offering in the past
- Scenic, informational pullouts that have been offered in the past
- Re-vegetation of the vacated road corridor provided by the applicant
- Continue improvements an additional 2.8 miles to intersect with Hwy 33
- Preserving a recreation easement along the current corridor

Concerned Agencies

Teton County solicited comments from surrounding landowners, county citizens and government agencies. Government agencies and there concerns are as follows:

US Forest Service:

- Make sure proposed parking lot is constructed to accommodate appropriate level of use
- Will snowmobile users be expected to share plowed roads with vehicle traffic or would there be a parallel groomed snowmobile path?
- Will the county be expected to install cattle guards at all fence crossings?
- The new route may potentially impact big game grazing on the exposed slopes. It might also improve big game security next to the forest.

BLM:

- The applicant has expressed an interest in re-aligning a portion of the road through BLM property. The applicant and the County have had numerous conversations with the BLM and have a good understanding of what will be required. An application must be submitted to the BLM requesting permission to re-align the road. There have been conversations as to who should submit this application. In the past, the applicant has requested that the County submit the application. A problematic issue associated with the BLM permit application is that it requires an Environmental Assessment Report. A service offered by the BLM but would take years to complete due to their backlog. An option would be for the applicant to have a private party prepare the EA report but no action by the applicant or the County has been taken to date.

Idaho Transportation Department:

- ITD has requested that a traffic impact study be conducted at the intersection of Milk Creek Road (N11500W) and SH-33. The traffic impact study would include intersection improvement recommendations based on projected increased traffic generated by improving this corridor.

Access Modifications

Existing driveways for adjacent landowners will be affected if the road offering is accepted. As part of the December 2015 submittal, access details were provided showing all land access driveways and proposed modifications. A note on the plans states “improved access to be built according to County specifications and funded by Assante and Felger. Contributed land by Bainbridge”. Follow up with the landowners confirmed this arrangement is acceptable by all parties.

Implications of Not Accepting the Offer

The reality is that Ag Rim will build the road as proposed to the County. Construction has been under way for the past 2 years and the Ag Rim intends to complete the road as outlined, meeting County standards. Should it be decided that accepting the offering is not in the County’s best interest, there will soon be 2 roads on this bench, one private and one public.

Development Concerns

The applicant, Ag Rim LLC & Grandview Ranch LLC make up an estimated 5,000 contiguous acres in the northwest corner of Teton County. Although it is the opinion of the Public Works Department that acceptance of the road offering should not be tied to future development possibilities, a brief summary of maximum densities under the current zoning and proposed zoning ordinances has been provided.

Current Zoning – Currently, the land is zoned A-20. Simply put, A-20 allows for 20 acre minimum lot sizes. Not taking into account roads or other open space that might be considered with land development, A-20 allows for 250 lots.

Proposed Zoning – Under the proposed zone changes, this property would be zoned as Foothills. The proposed zoning allows for a 1 lot per 10 acres density with 75% open space. Under this zoning the 5,000 acres would require that 3,750 be open space. The remaining 1,250 acres could be split into 125 lots, minimum one acre.

Under either of these scenarios, as a part of the development process, the applicant would be required to analyze projected costs incurred by the County as a result of developing.

Construction Oversight

It is assumed that the County will continue to provide construction oversight for the project. To date Public Works has provided random inspections on work being conducted within the current right of way to ensure the road is being constructed to County Standards. Should the BoCC decide to accept the Offering, Public Works will expand its presence to include inspections along the entire road corridor. No cost estimates for construction oversight were calculated or considered as part of this report.

State Funding

The County receives funds through state gas tax for roads claimed. Teton County currently claims 342 miles of roads. Roads are classified as;

Earth – graded & drained

Gravel – graded & drained

Asphalt less than 1” or dust suppressant treated gravel

Cold Plant Mix Asphalt

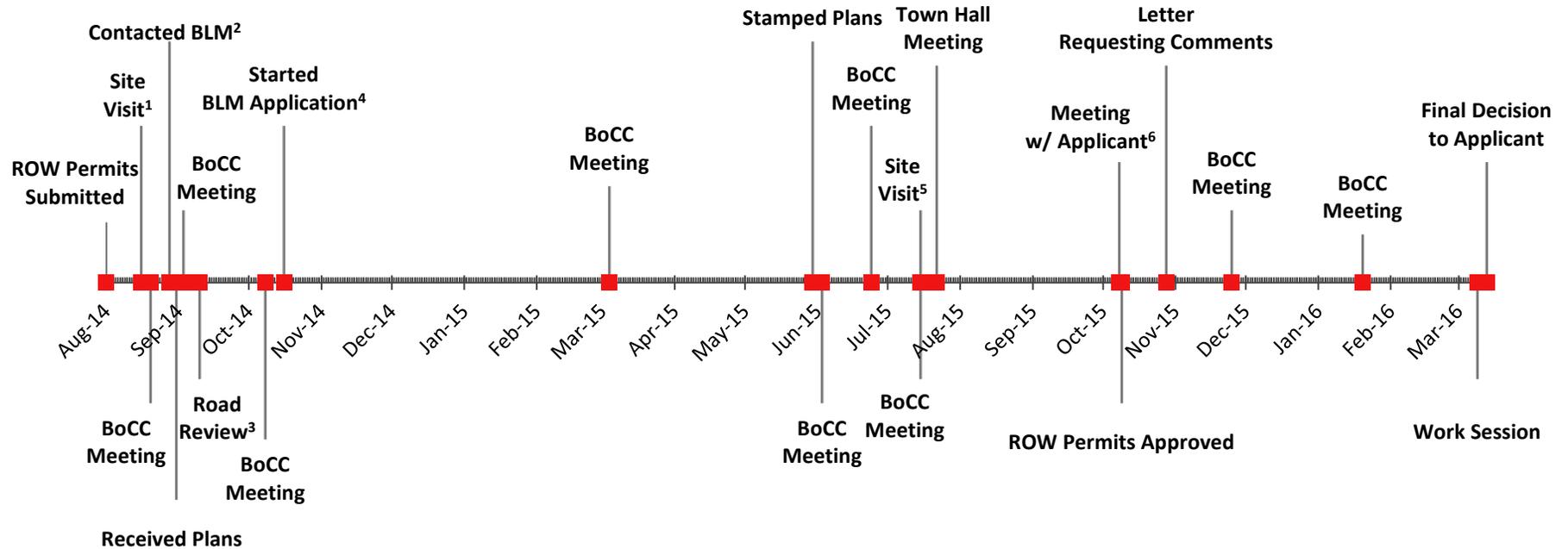
Hot Mix Asphalt Pavement

The amount of state funds received do not vary based on road type. Currently, Teton County claims this entire road corridor as either Earth – graded or Gravel – graded. There would not be any additional state funds received by accepting this road offering.

ACTION REQUIRED

During the August 3, 2015 Board of County Commissioners meeting, the BoCC committed to providing the applicant with a decision on whether or not the County is interested in adopting the new road by early spring of 2016.

Packsaddle Timeline



- 1 Site visit with Jason Boal and Lindsey Moss
- 2 Jason Boal contacted BLM regarding the easement across their property
- 3 Jorgenson Engineering reviewed the plans
- 4 Jason Boal started an application with BLM
- 5 Site visit with Commissioners, Jess Horton, Darryl Johnson, Clay Smith, Mary Lou Hanson, public
- 6 Meeting regarding ROW permits attended by: Jess Horton, Drew Meppin, Darryl Johnson, Clay Smith, Jay Millin

Packsaddle Concerns and Mitigation

Concerns	Possible Options - Best to Worst				Possible Mitigation
Quality & access - recreational pathways	3	4	1A	2	Keep easement in place for winter recreation
Impacts on private property	3	4	2	1C	Install fencing and/or signage in possible conflict areas
Impacts on wildlife	3	4	2	1C	Install speed limit signs
Impacts on conservation easements	4	3	2	1C	Install fencing and/or signage in sensitive areas
Parking accommodations for recreational users	3	1A	2	4	
Unsafe design of Kay's Hill	1A	2	3	4	Increase maintenance to improve road condition
Promote increased trespassing	3	4	2	1B	Install fencing and/or signage in possible conflict areas
Promote increased littering	3	4	2	1B	Install signage in sensitive areas
Does not conform to Comp Plan	3	4	2	1A	
Increased traffic	3	4	2	1B	
Improvement to existing conditions	1A	2	3	4	
Unwanted development	4	3	2	1C	Require a development plan
Financial burden to County	4	3	2	1C	Require winter maintenance be handled by applicant
Loss of recreation	3	4	1B	2	Require construction of a multi-use trail



WK: 208-881-4048
jmillin@co.teton.id.us

**Public Works Department
MEMORANDUM**

150 Courthouse Drive
Driggs, ID 83422

DATE: 3-3-2016

TO: Public Works Director – Darryl Johnson
FROM: Teton County Engineering Tech – Jay Millin
SUBJECT: **Packsaddle Option Costs**

Option 1 - Accept Scenic Parkway as Presented – assume new road section will eventually attract development on some level and require year round maintenance provided by Teton County.

20 snow plowings = 10.4 miles / 3 mph x 20 x \$125/hr = \$8,700

6 gradings = 6 x 3 hours/mile x 10.4 x \$125 = \$23400

Year round maintenance = \$32,100 / year

Option 2 - Accept Scenic Parkway road section from “Kay’s Hill” to proposed parking area - assume new parking area is end destination for winter recreationists road section will eventually attract development on some level and require year round maintenance provided by Teton County.

2 miles @ year round maintenance (\$3,200/mile) = \$6,400

7.4 miles @ current maintenance (\$1,511/mile) = \$11,200

Total = \$17,600 / year

Option 3 – Develop Parking Area at Base of “Kay’s Hill” and Keep Existing Road - Create an end destination for year round users through acquisition of 1± acres to be developed into a more appropriate parking area for recreation users. Assume new parking area is end destination for winter recreationists. Packsaddle Road will not be maintained during winter months.

Spring clearing =4 days x 10 hours x 2 graders x \$125/hr = \$10,000

One grading=8.8 miles x 3hrs/mile x \$125/hr = \$3,300

Current Maintenance = \$13,300

Cost to build 110’ x 270’ Parking Area = \$87,500 (Extrapolated from Fox Creek Park & Ride)

Cost to acquire 1 acre = \$10,000

Total = \$13,300 / year + \$97,500 initial investment

Option 4 - Do Nothing Scenario: This option would come as a result of the BOCC not accepting any portion of the Scenic Parkway Offering.

Spring clearing =4 days x 10 hours x 2 graders x \$125/hr = \$10,000

One grading=8.8 miles x 3hrs/mile x \$125/hr = \$3,300

Current Maintenance = \$13,300 / year

Packsaddle Cost Estimates

Option 1: \$32,100/year

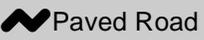
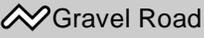
Option 2: \$17,600/year

Option 3: \$13,300/year + \$97,500 Initial Investment

Option 4: \$13,300/year



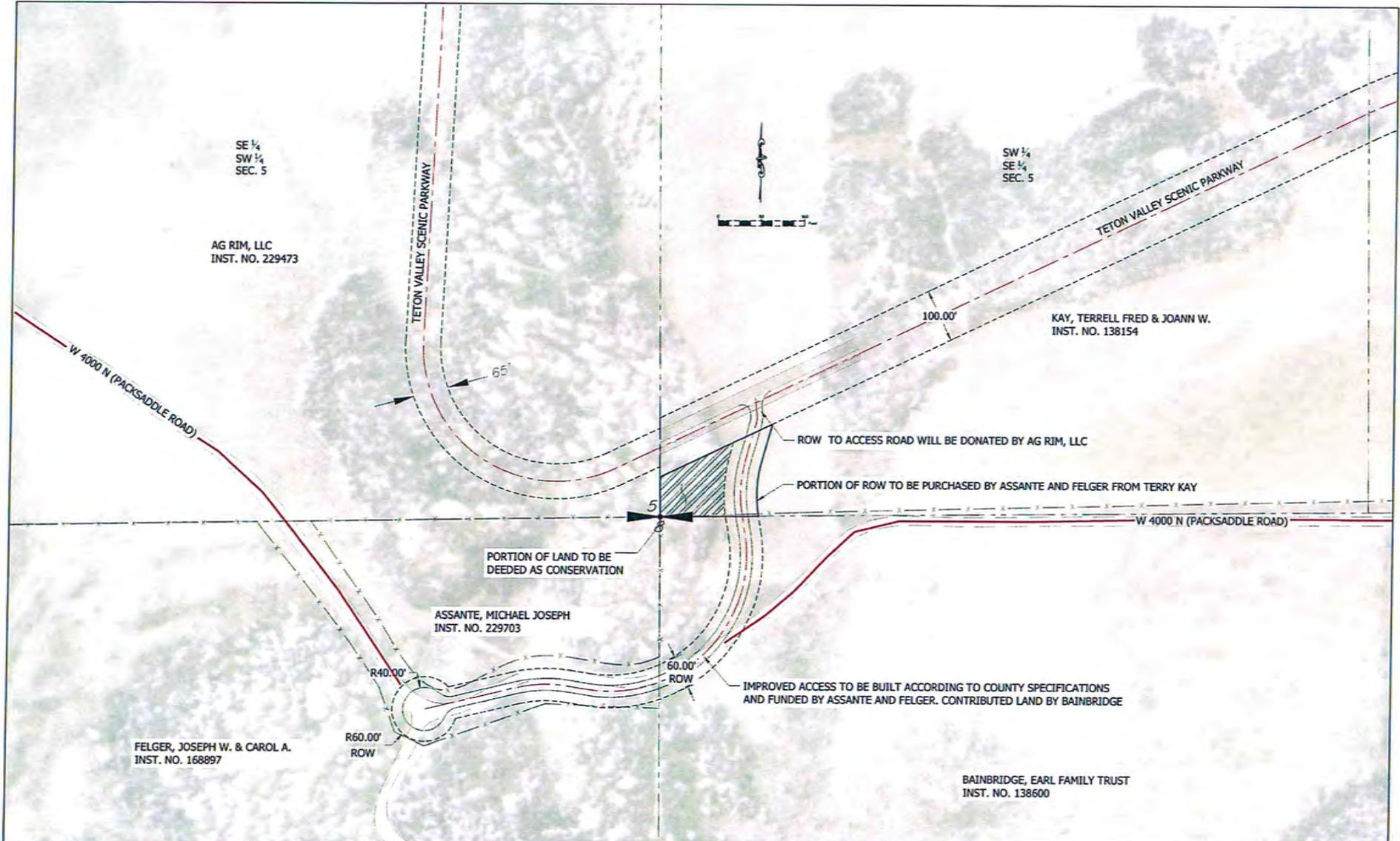
Legend

-  Proposed Parking Area
-  Paved Road
-  Parcel Boundary
-  Gravel Road



Kay's Hill Parking Area





LEGEND

- ROAD TO BE RELOCATED
- EXISTING COUNTY ROAD
- TETON VALLEY SCENIC PARKWAY
- US NATIONAL FOREST SERVICE ROAD
- HISTORIC PULLOUT
- SCENIC OVERLOOK
- * (INCH) NO CHANGE IN ACCESS LOCATION

HORIZONTAL SCALE
 (20'-0") 1"=80'
 (11'-0") 1"=80'

ACCESS DETAIL

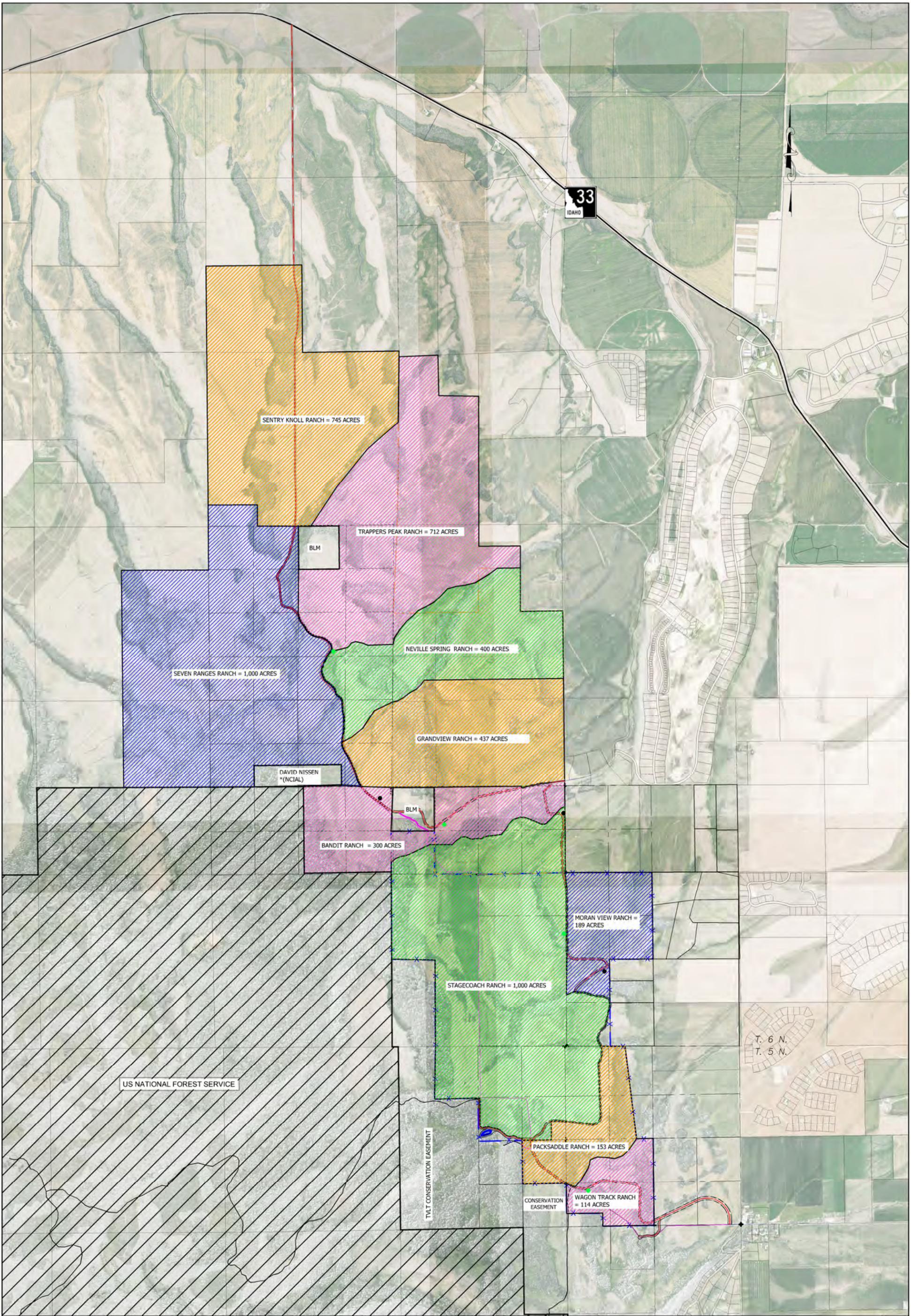
ASSANTE, BAINBRIDGE, & FELGER ACCESS



TETON VALLEY SCENIC PARKWAY
INSET 1.1

DATE: 06-20-2018	789 NORTH 450 EAST
DESIGN: T.W./P.B.	FIRTH, IDAHO 83236
DRAWN: T.W./P.B.	
CHECKED: J.W.	
PROJECT NO: 14208	
11/13/2018	

SHEET
 1
OF
 1



LEGEND

	ROAD TO BE RELOCATED
	EXISTING COUNTY ROAD
	TETON VALLEY SCENIC PARKWAY
	US NATIONAL FOREST SERVICE ROAD

	HISTORIC PULLOUT
	SCENIC OVERLOOK
* (NCIAL) NO CHANGE IN ACCESS LOCATION	

THE ORIGINAL RANCHES OF TETON VALLEY'S WEST BENCH

HORIZONTAL SCALE

(22x34) 1"=1300'
 (11x17) 1"=2600'



TETON VALLEY SCENIC PARKWAY		SHEET
T. 5N. & 6N., R. 44 E.B.M. AND T. 6 N., R. 43 E.B.M.		1
DATE: 5-28-2014	789 NORTH 450 EAST FIRTH, IDAHO 83236	OF
DESIGN: T.D.M./T.R.M.	imeppen@gmail.com	1
DRAWN: T.D.M./T.R.M.		
PROJECT NO. 14076		
REVISION:		

Board of Teton County Commissioners

MINUTES: March 14, 2016

Commissioners' Meeting Room, 150 Courthouse Drive, Driggs, Idaho

9:00 MEETING CALL TO ORDER – Bill Leake, Chair

Amendments to Agenda

PUBLIC WORKS – Darryl Johnson

1. Solid Waste – Saul Varela, Supervisor
 - a. Waste Collection Quarterly Meeting
 - b. Monitoring Well Results
2. Road & Bridge – Clay Smith, Supervisor
 - a. Spring Road Openings
 - b. Teton Valley Scenic Parkway Meeting
3. Engineering
 - a. Mike Reid – Addressing Notice of Appeal
 - b. LHTAC Cache Bridge Project
4. Facilities
 - a. Long Range Facility Planning
 - b. Security Analysis
 - c. Public Flyers

9:30 OPEN MIC (*if no speakers, go to next agenda items*)

PLANNING AND BUILDING – Jason Boal

1. Parcel Counts
2. Parcel Rectification Ordinance
3. Recreation Planner
4. Noxious Weeds Update
5. Summer Hours
6. Housing Authority Advisory Committee

IT/EMERGENCY MANAGEMENT – Greg Adams

1. IT Services Support
2. Network Storage
3. End of Year Grant Opportunity
4. Pre-Disaster Mitigation Grant Selection

CLERK – Mary Lou Hansen

1. Canvass Results from March 8 Presidential Primary
2. Number of Ballots to Order for May 17 Primary
3. Records Destruction Resolution 2016-0314A
4. Grant Application Proposal for Democracy Funds

12:00 ELECTED OFFICIALS AND DEPARTMENT HEAD MEETING

1. Budget Training

1:00 PUBLIC HEARING FEE SCHEDULE – Resolution 2016-0314B

1:30 PUBLIC HEARING CUP

2:00 LUKE SHOVER

1. Multi-family Living Units Project

2:30 AMBULANCE SERVICE DISTRICT

1. Approve Available Minutes
2. Hospital Response to Board's Request for Information
3. Fire District Proposal
4. Wyoming Ambulance Service Contract Cancellation
5. Other Business

ADMINISTRATIVE BUSINESS (*will be dealt with as time permits*)

1. Approve Available Minutes
2. Other Business
 - a. Teton Rock Gym Movie Night Liquor Permits
 - b. District #5 Animal Damage Control Board Nomination
 - c. Misdemeanor Probation
 - d. BoCC Priorities
 - e. Communications Report
 - f. County Personnel Policy
 - g. March 28th Town Hall Meeting
3. Committee Reports
4. Claims
5. Executive Session as needed per IC74-206(1)

ADJOURNMENT

COMMISSIONERS PRESENT: Kelly Park, Bill Leake

OTHER ELECTED OFFICIALS PRESENT: Clerk Mary Lou Hansen, Assessor Bonnie Beard

Chairman Leake called the meeting to order at 9:00 am and led the Pledge of Allegiance.

PUBLIC WORKS

The Board reviewed the bi-monthly update (Attachment #1) provided by Director Darryl Johnson, who was absent.

SOLID WASTE. Supervisor Saul Varela discussed the solid waste/recycling portion of the report. He explained that the \$76 per ton landfill cost “saved” by recycling efforts is actually a savings for customers who don’t have to pay the \$76 per ton tipping fee, not for the county. The Board discussed the first quarterly report provided by RAD (Attachment #2). Mr. Varela said RAD was conducting an intensive educational effort to reduce contamination in their recycling bins.

ROAD & BRIDGE. The Board briefly discussed Mike Reid’s addressing appeal (Attachment #3) and postponed a decision until Prosecutor Spitzer and Commissioner Riegel could both be present. The Board fully supports moving the LHTAC-funded Cache Bridge project up by one year and will provide the required \$10,000 payment.

OPEN MIC

Erica Tremblay spoke about the parcel building rights problem.

Shawn Hill, Valley Advocates for Responsible Development, spoke about the advisory committee being formed to support the housing consultant and the proposed parcel rectification ordinance.

Lee Simmons described the slow progress towards solving the problem of incorrect addresses provided via 911 calls made from locations in Alta. A Century Link switch somewhere seems to be causing the problem, which probably cannot be fixed until the new Idaho area code is in place.

PLANNING & BUILDING

Administrator Jason Boal reviewed his bi-monthly update (Attachment #4).

PARCEL RESEARCH & RECTIFICATION. The Board discussed Mr. Boal’s proposal to convert his current part-time employee to a full-time position to assist with parcel inquiries and other duties. He has analyzed the costs involved with parcel research and proposes a new \$150 per parcel “Property Inquiry Fee” for persons asking the county to research the history their parcel(s). The Board decided to delay hiring a new employee until after the required fee increase public hearing is held April.

Mr. Boal has worked with Prosecutor Spitzer to draft a parcel rectification ordinance amending Chapter 11 of the Teton County Code. The new ordinance will provide a simplified method of obtaining building permit eligibility for parcels created after the County adopted the one time only lot split ordinance June 14, 1999. Mr. Boal said the January 1, 2018 expiration date is intended to insure that the unbuildable parcel problem gets resolved. Completion of a property inquiry will be required before initiation of the parcel rectification process. The Board agreed to move forward with the required public hearings for the new ordinance.

HOUSING PROGRAM RFP ADVISORY COMMITTEE. The Board asked Mr. Boal to consolidate and summarize his recommendations regarding advisory committee members being appointed to assist the contractor selected to develop a housing program. Committee members will not necessarily become members of a new Housing Authority. After the selection criteria are summarized, the Board will begin advertising in order to solicit letters of interest from persons wishing to serve on the “Affordable Housing Program Advisory Committee.”

OTHER BUSINESS. Mr. Boal said Sven Taow has been hired to fill the temporary Recreation Planner position and will begin work March 15. The Board approved Mr. Boal’s request to begin summer hours in his office on May 2. The schedule enables 8 am-5 pm office hours and is a service to the construction community. Departmental employees work 9-hour shifts 9 days per pay period. Mr. Boal’s schedule will not change.

● **MOTION.** Chairman Leake made a motion to approve the truck and equipment rental agreement with Madison County for the weed department. Motion seconded by Commissioner Park and carried unanimously. (Attachment #5)

● **MOTION.** Chairman Leake made a motion to approve overnight travel for the Planning Administrator to attend the “Moving People First” conference in Boise April 13. Motion seconded by Commissioner Park and carried unanimously.

IT & EMERGENCY MANAGEMENT

Manager Greg Adams reviewed his monthly update (Attachment #6). He requested funds for increased IT contractor hours and described the serious deficiencies in the county’s current Storage Area Network (SAN). Mr. Adams explained virtual servers, local and tiered storage, hard drive failures, typical array configurations, back-up requirements and other technical details. In summary, he said major upgrades were needed. The upgrades could be done piecemeal over the next two years using refurbished equipment, or could be done in a single effort with highly-rated equipment. Mr. Adams has been negotiating costs with a premier firm and said he is able to obtain a \$130,000 solution for \$37,400. New switches costing \$5,000 are also needed for either option.

● **MOTION.** Chairman Leake made a motion to approve \$10,000 from the commissioners’ contingency to increase the IT contractor budget in order to complete needed projects in a more timely manner. Motion seconded by Commissioner Park and carried.

● **MOTION.** Commissioner Park made a motion to approve \$45,000 from the commissioners’ contingency to pay for SAN upgrades as recommended by the IT manager. Motion seconded by Commissioner Park and carried.

Chairman Leake said the County’s computer network and IT systems are critical. He thanked Mr. Adams for his dedication and efforts in dealing with IT issues and encouraged him to ask for additional help if needed. Mr. Adams said County employees requiring IT assistance should email the Help Desk rather than calling him directly because the Help Desk email is monitored by four different individuals. He will make this fact known at today’s meeting of Elected Officials and Department Heads.

The Board discussed options for three potential emergency management grants and made the following motions.

● **MOTION.** Commissioner Park made a motion to approve two Homeland Security grant applications, one for a security fence for one of the Driggs water supply facilities; and another for a contractor to write Emergency Action Plans for all county/city facilities. Motion seconded by Chairman Leake and carried.

● **MOTION.** Commissioner Park made a motion to approve a pre-disaster mitigation grant to purchase generators and switches/adaptors for critical infrastructure locations and schools. Motion seconded by Chairman Leake and carried.

CLERK

ELECTIONS. Clerk Hansen reviewed the results from the first-ever March 8 Presidential Primary. She said 42% of registered Republicans voted in the election, which was an excellent primary election turnout. The Board discussed the number of ballots needed for the May 17 Primary Election and decided to order enough to accommodate 45% of the registered voters. Clerk Hansen reviewed her Grant Application Proposal to request \$55,332 from the Secretary of State to purchase new ballot marking devices and optical scan ballot counting devices. Although no matching funds are required, the equipment may cost up to \$10,000 more than available grant funds. She is obtaining quotes and equipment demonstrations from the only two vendors certified in Idaho.

● **MOTION.** Commissioner Park made a motion to approve the canvass of the March 8, 2016 election results as presented by the Clerk. Motion seconded by Chairman Leake and carried. (Attachment #7)

● **MOTION.** Chairman Leake made a motion to approve the Grant Application Proposal for election equipment as submitted by the Clerk. Motion seconded by Commissioner Park and carried. (Attachment #8)

- **MOTION.** Commissioner Park made a motion to approve records destruction Resolution 2016-0314A. Motion seconded by Chairman Leake and carried. (Attachment #9)

LOCAL HIGHWAY TECHNICAL ASSISTANCE COUNCIL (LHTAC)

Local Liaison Lan Smith said LHTAC was established in 1994 to represent Idaho cities, counties and highway districts with transportation needs. LHTAC programs include the Local Highway Safety Improvement Program, Local Rural Highway Investment Program, construction administration of Federally-funded projects, and the T2 training center (Attachment #10). Mr. Smith said preventive maintenance costs far less than reconstruction. He stressed the importance of regular updates to the county's pavement management plan and transportation plan. Mr. Smith has developed a spreadsheet that calculates how well annual budgets are supporting county road programs and offered his assistance to help the county utilize the full potential of the iWorq pavement management software.

ELECTED OFFICIAL & DEPARTMENT HEAD MEETING

Seven elected officials (Commissioners Leake and Park, Assessor Bonnie Beard, Treasurer Beverly Palm, Clerk Mary Lou Hansen) and seven department heads (Jenifer VanMeeteren-Shaum, Greg Adams, Rene Leidorf, Jason Boal, Rob Marin, Saul Varela, Rick Henry) discussed the county's annual budget process and other issues of mutual concern.

1:15 pm PUBLIC HEARING: INCREASED FEES

Clerk Hansen said the purpose of the hearing was to gather public comment regarding the new Type 3 Setting Permit for Detached Pre-Manufactured Accessory Structures and the Fairground Rental Rates established by the Fair Board several years ago, but never included in the County's annual Fee Schedule.

Chairman Leake opened the hearing for public comment. No one present wished to speak. Chairman Leake closed the public comment portion of the hearing.

Commissioner Park said he thought the \$1,500 daily fee for non-agricultural commercial use of the Pavilion and Outdoor Arena might be in error. The Board tabled a decision until a Fair Board member could be contacted. The public hearing was recessed at 1:30 pm and re-convened at 1:56 pm.

- **MOTION.** Chairman Leake made a motion to approve Resolution 2016-0314 adopting a revised fee schedule for FY 2016, provided that the \$1,500 rental rate is lowered if requested by the Fair Board. Motion seconded by Commissioner Park and carried. (Attachment #11)

1:30 pm PUBLIC HEARING: COWBOY CHURCH CUP

Planner Kristin Rader said the Planning & Zoning Commission also held a public hearing for this conditional use permit and recommends approval. Applicant David Kite said approximately 25-35 church members would meet once per week, plus occasional special events and Vacation Bible School.

Ms. Rader said all proposed activities can be accommodated by the building. Staff's only concern is that no event exceeds the building capacity. She said the Public Health Department has calculated the septic system capacity to be 98 persons per day. Staff is recommended a church membership maximum of 90 persons so that the applicant can make other arrangements before the 98 person maximum is reached.

Chairman Leake opened the hearing for public comment. No one present wished to speak. Chairman Leake closed the public comment portion of the hearing.

Mr. Kite said the building would not be adequate for a congregation of 100 members and requested that the membership condition of approval be set at 98 persons, not 90.

- **MOTION.** Chairman Leake made the following motion:

HAVING CONCLUDED that the Criteria for Approval of a Conditional Use Permit found in Title 8-6-1 can be satisfied with the inclusion of the following conditions of approval:

1. Any additional development or changes to the existing structure on this property requires a Scenic Corridor Design Review, where applicable.
2. All outdoor lights must comply with the Teton County Code, if applicable.
3. Parking must meet the Teton County Code requirements, including number of spaces and size, as well as ADA accessible requirements.
4. The Church membership/attendance is limited to 98 members per day, not to exceed 3 days per week, with the exception of Vacation Bible School sessions, not to exceed 5 days per week. When membership/attendance reaches 98 people, the Conditional Use Permit must be reviewed by the Planning & Zoning Commission to determine if the size of the membership can change.

AND HAVING FOUND that the considerations for granting the Conditional Use Permit can be justified and have been presented in the application materials, staff report, and presentations to the Board of County Commissioners;

AND HAVING FOUND that the proposal is generally consistent with the goals and policies of the 2012-2030 Teton County Comprehensive Plan;

I HEREBY MOVE TO APPROVE the Conditional Use Permit for the Cowboy Church as described in the application materials submitted December 4, 2015 and as supplemented with additional applicant information attached to the planning staff report. Motion seconded by Commissioner Park and carried. (Attachment #12)

MULTI-FAMILY DWELLING PROJECT

Luke Shover described a project that Dugong LLC plans to build at Block 11 Lot 5 in Victor. The multi-family rental units will be similar to a 2014 project in Blaine County. They will be within walking distance to the post office, downtown businesses and bus stop and will include a photovoltaic electric system. Mr. Shover said Victor's sewer and water hook-up fees will total about \$80,000 while the photovoltaics will cost about \$100,000. He had previously discussed the possibility of tax abatements with Commissioner Park and asked what assistance might be available from the County. The Board said they were just starting to learn more about how to incentivize affordable housing.

AMBULANCE SERVICE DISTRICT

● **MOTION.** At 2:30 pm Chairman Leake made a motion to recess the Board of County Commission meeting and convene as the Ambulance Service District. Motion seconded by Commissioner Park and carried. (See Attachment #13 for the Draft Ambulance Service District minutes.)

The Board of County Commissioners Meeting resumed at 2:48 pm.

ADMINISTRATIVE BUSINESS

● **MOTION.** Commissioner Park made a motion to approve the minutes of February 22. Motion seconded by Chairman Leake and carried.

● **MOTION.** Chairman Leake made a motion to approve the minutes of March 2. Motion seconded by Commissioner Park and carried.

● **MOTION.** Chairman Leake made a motion to approve the Teton Rock Gym Movie Night Liquor Permits for March 26 and April 16. Motion seconded by Commissioner Park and carried.

● **MOTION.** Commissioner Park made a motion to appoint Ralph Egbert to a new two-year term on the District #5 Animal Damage Control Board as recommended by the Idaho Wool Growers Association. Motion seconded by Chairman Leake and carried.

MISDEMEANOR PROBATION. The Board discussed the possibility of operating an in-house Misdemeanor Probation department. Preliminary calculations indicate a \$20,000 savings the first year and approximately \$40,000 in annual savings after that (Attachment #14). A new coordinator for Teton County's Drug Court would also be needed because that service is currently provided by Tri-County Probation. Commissioner Park said Tri-County

board members were notified two months ago that Teton was considering withdrawing from the Joint Powers agreement for FY 2017.

● **MOTION.** Commissioner Park made a motion to send the notice of withdrawal letter to Tri-County Probation. Motion seconded by Chairman Leake and carried. (Attachment #15)

OTHER. The Board discussed possible changes to the “political activity” references within the County’s personnel policy. They reviewed the communications update and commissioner priorities.

COMMITTEE REPORTS. Commissioner Park had no meetings to report. Chairman Leake attended a Public Health meeting during which possible new formulas for distribution of state funds to districts was discussed. He attended the recent Teton Valley Business Development Center meeting and learned that plans are moving forward to consolidate TVBDC, the Teton Valley Chamber of Commerce and Geotourism Center into a “Teton Regional Economic Coalition” consisting of a single 501c3 organization and a single 501c6 organization. Chairman Leake also attended a meeting of Eastern Idaho Community Action Partnership in Idaho Falls.

● **MOTION.** Commissioner Park made a motion to approve the following claims as presented. Motion seconded by Chairman Leake and carried unanimously.

General	81,726.51
Road & Bridge	47,878.81
Court & Juvenile Probation	8,072.14
Court-Restitution	4,609.28
Court-Bonds	21,131.25
Election – State Funds	64.00
Indigent	45.00
Solid Waste.....	28,150.10
Weeds	2,013.42
Road Levy	5,491.00
E911.....	3,818.04
Ambulance.....	41,690.55
Mosquito.....	22,466.28
Sheriff Grants	1,500.00
Fairgrounds & Fair	427.62
Grants	11,152.97
Court-Fines & Fees.....	25,699.70
TOTAL	\$305,936.67

● **MOTION.** At 3:05 pm Chairman Leake made a motion to adjourn. Motion seconded by Commissioner Park and carried.

Bill Leake, Commissioner

ATTEST _____
Mary Lou Hansen, Clerk

- Attachments:
- #1 Public Works update
 - #2 RAD quarterly review
 - #3 Mike Reid address appeal
 - #4 Planning & Building update
 - #5 Weed Truck & Equipment Rental Agreement
 - #6 Emergency Management, IT & Mosquito update
 - #7 Canvass of March 8, 2016 Presidential Primary Election results
 - #8 Grant Application Proposal for election equipment
 - #9 Records destruction Resolution 2016-0314A
 - #10 LHTAC programs
 - #11 FY 2016 Fee Schedule Resolution 2016-0314B
 - #12 Cowboy Church CUP information
 - #13 Draft Minutes from March 14, 2016 Ambulance Service District meeting
 - #14 Misdemeanor Probation draft budget
 - #15 Tri-County Joint Powers Board notice of termination

Board of Teton County Commissioners

MINUTES: March 21, 2016

Commissioners' Meeting Room, 150 Courthouse Drive, Driggs, Idaho

9:00 MEETING CALL TO ORDER – Bill Leake, Chair

Amendments to Agenda

ROAD REPORT – Darryl Johnson

COMMISSIONERS PRESENT: Kelly Park, Bill Leake, Cindy Riegel

OTHER ELECTED OFFICIALS PRESENT: Clerk Mary Lou Hansen

Chairman Leake called the meeting to order at 9:01 am.

ANNUAL ROAD REPORT

Public Works Director Darryl Johnson reviewed his PowerPoint (Attachment #1) and memos (Attachment #2) describing the County's road program.

County roads are identified according to three functional classifications: "Major Collectors" such as Ski Hill Road, Hastings Lane and Bates Road with Average Daily Traffic (ADT) counts of 400+; "Minor Collector" roads such as E3000S and Stateline with 150-400 ADT; and all other "Local" roads with ADT less than 150.

Until 2011, when special road levy funds became available, distributions from the State's Transportation Fund provided the sole consistent funding source for the County road budget. The amount received is determined by the miles of road included on the Idaho Transportation Department pay map. For 20 years, the amount received was about \$2,600 per mile of road, for an annual total of \$850,000-\$900,000. Beginning in 2016, the amount will increase to about \$3,400 per mile due to a seven cent increase in the state's fuel tax.

Voters approved the first two-year special road levy in 2010 and renewed the levy in 2012 and 2014. The levy will be on the May 2016 ballot. This levy has added about \$750,000 to the County's annual road budget, which has been spent on road maintenance efforts such as gravel overlays, chip seal, road reconstruction and bridge projects.

Although the voter-approved funding is helpful, it is far short from the amount needed. Public Works estimates it would cost \$48.7 million to upgrade all County roads and bridges to County standards (Attachment #3).

Mr. Johnson described ITD minimum road condition requirements and the costs of several pavement and gravel maintenance options. He said magnesium chloride treatments actually pay for themselves on high traffic volume roads by stabilizing gravel and keeping it on the road. In general, a gravel road needs a new 4" gravel overlay every seven years. Roads that have been treated with magnesium chloride require such an overlay ever 14 years. The County's gravel stabilization budget allows for the treatment of 25-30 miles of roads each year. He would like to expand the number of roads treated to include all gravel roads with average daily traffic greater than 140 vehicles. Chip seal overlays cost more up-front, but have lower lifecycle costs. Chip seal would be considered an option only on roads with a good sub-base.

SNOWPLOWING. The County deploys drivers to plow 193 miles of road during each snow event. Routes range from 19-33 miles each and take an average of 8-10 hours to complete. Routes are plowed about 20 times during an average winter. The County developed a Draft Snowplowing Criteria Rating Sheet in 2009, but it has never been adopted. Fremont County uses a modified version of Teton's draft document and Mr. Johnson recommends adopting similar criteria. He plans to evaluate county roads this summer and report any recommended changes.

Mr. Johnson illustrated the difficulty of multiple grader movements necessary to plow an intersection. The danger of such movements at a busy intersection or on the highways influences the decision whether or not to plow certain road segments.

FARM TO MARKET ROADS. The 2014 Road & Bridge Committee report suggested that the County somehow recognize and improve “Farm to Market” roads. However, the Assessor’s records show that the majority of county land is considered Agricultural property, making it difficult to identify particular Farm to Market roads.

Dennie Arnold has made repeated requests for dust control on the 10.5 miles of County roads his trucks utilize heavily during the two-week potato harvest season. Public Works staff estimated the cost of treating those roads and concluded that treatment would save money over a multi-year lifecycle (Attachment #4). However, over 11 miles of other non-treated county roads have higher and more consistent ADT values than the Arnold loop. If lifecycle costs are ignored, the difference in annual maintenance costs is \$1,900 per mile.

Mark Ricks described the challenge of moving potatoes from his cellars to his customers in Washington and elsewhere in time for their March/April planting seasons. Many of the County roads his trucks traverse have no base and may be impassable at critical times. Such roads need improvement so they are useable when needed in the early spring. However, Mr. Ricks said no such improvements will ever be made if the County continues to rely solely on traffic counts to prioritize road projects.

The Board asked Mr. Johnson to convene a subcommittee to identify which roads are currently impassable at critical times of year. After that information is available, the Board will discuss how to prioritize and remedy those problems.

FUTURE ROAD & BRIDGE FACILITIES. The Board discussed possible future plans for improving and/or relocating the current road and bridge facilities, also the current and future need for new gravel pit(s), preferably in the southern or western areas of the County. The Board decided that a future gravel pit location was a higher priority than planning for an expansion or relocation of the current facilities.

PROJECT LIST FOR 2016 & 2017. The Board reviewed the project list (Attachment #5). Assuming no major problems during spring runoff, the Road & Bridge crew should have enough time to complete the projects scheduled for construction by the crew. However, there is only \$117,000 in the budget for the “contractor” projects. The Board decided that the W8000S Cedron shoulder widening and paving project should be discussed in detail at a future meeting so that adjacent property owners can have an opportunity to describe their concerns.

● **MOTION.** At 12:26 pm Commissioner Park made a motion to adjourn. Motion seconded by Commissioner Riegel and carried.

Bill Leake, Commissioner

ATTEST _____
Mary Lou Hansen, Clerk

- Attachments: #1 2016 Teton County Road Report Power Point presentation
#2 Memo with supplemental information for the 2016 Road Report
#3 Road conditions and upgrade costs
#4 Farm-to-Market analysis
#5 Project List for 2016 & 2017



FROM: County Executive Assistant, Holly Wolgamott
TO: Board of County Commissioners
RE: Communication Update
MEETING: March 28, 2016

1. Social Media Presence
 - a. The County Facebook page continues to gain momentum. I have talked to several people from the public who have been pleased with this new form of communication. I will continue to encourage the participation of all County departments.
2. Priorities List on BoCC Webpage
 - a. The priorities page is ready to be published on the County website. It was mentioned in the Communication op ed published by TVN. I will do several posts on Facebook about this new feature in the upcoming weeks. I will also post an announcement on the County website.
3. E-news Bulletin
 - a. The e-news bulletin is included in your meeting packet and is ready for your approval. Once approved I will send it out to those who have signed up to receive it and will post it on Facebook and our website.
4. Internal Communications with County Staff
 - a. The employee version of the e-news bulletin is still in progress. I am waiting for Janette to return to include any HR information. It will be the same version that is sent out to the public with a small "employee only" section. Since this is just information that applies to employees, is the BoCC comfortable with me publishing it once it is complete without board approval?
 - b. Access to the Common Drive for all employees is still in the works. I checked in with Greg and he hasn't had time to do anything with it yet. I will keep you informed as I hear more from IT.
5. Increasing Communication with Teton County Wyoming
 - a. A lunch meeting with staff from the Town of Jackson, Teton County WY, City of Driggs, City of Victor, Teton County Commissioners and staff was held on March 23rd at noon at the City of Victor. It was successful meeting that was a great first step in increasing communication with our Wyoming counterparts. We will continue to meet every 4-5 months rotating locations.
 - b. A lunch meeting with Teton County WY Commissioners suggested date is May 23rd. This is still to be determined as I have not received confirmation from Teton County WY.
6. Spanish Translation for Teton County Website
 - a. The County Treasurer requested that we consider translating certain items on the Teton County website to better reach the Latino community. There are a few issues that often come up often in her office that largely pertain to that community and it would be helpful to have that information translated. Other

departments might have a need for this as well. It would be easy to add this to the website once translated. Would the BoCC be interested in pursuing this and spending some money on a translator?

7. Board Training

- a. I have not had a chance to reach out to various boards in the county about this training but will do so over the next week. Jim McNall offered to host the training sometime in late spring or early summer.