

# Commissioners discuss Village lease

By Karen Krien  
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The Cheyenne County Commissioners met in special session on Thursday evening to discuss the Village lease with the Good Samaritan Society. After going through the lease, paragraph by paragraph, they agreed that, if the Society agrees to the few last changes, they will plan to sign the agreement at the March 29 meeting.

In October 2010, there was a fire at the Good Samaritan Village in St. Francis. The facility was closed for about three months while renovations were made. When it opened, the nursing home which, before the fire, could handle 48 residents, was only able to take about half that. Later, the kitchen and dining room were opened and three private rooms and some offices were finished. Today, the nursing home can take 34 residents.

Following the last of the renovations at the nursing home, the Good Samaritan Society, which owns the nursing home and apartments, offered to sell the home and apartments to the county for \$1 with the agreement that the Society lease the nursing home

for the next five years. The county taxpayers also agreed to provide up to 6 mills or approximately \$200,000 a year to help keep the nursing home open.

The commissioners have been looking into other nursing home costs per resident and leases, trying to make sure that the lease they sign with the Society will be best for the county and the taxpayers. Words have been changed – some taken away and others added. They want the Society to know that the taxpayers money will be used as an allotment and will be given only when it is needed – that the Society will not get the full amount, 6 mills, only what the administrator needs for its operations or when money is needed to maintain the facility.

At the Thursday meeting, Karan Thadani, county attorney, said he thought that the lease agreement was a fairly standard lease and didn't appear there was any trick clauses or something deceiving.

In item 9 of the lease, which talks about funds for capital improvements and operational support, the commissioners were concerned about the word "shall" – "that the county 'shall' remit said funds for operational expenses."

The commissioners thought that "shall" could be replaced by "will remit funds if deemed necessary by the commissioners." They also suggested other wording, "reasonably required and asked for."

They discussed that, if the county is giving the money for expenses, then the commissioners could ask that the Village staff purchase items and services in the county. It was pointed out that, when the nursing home is owned by the county, then both the nursing home and hospital will be county-owned. They could require that services such as physical therapy could be shared. There may be other such services they can share.

They asked Jeff Paulsen, Village administrator, if he would object to having a county-hired inspector come to the facility to see if there were any repairs that might not have been reported. Mr. Paulsen said he would not object but also wanted to know if the county's insurance inspectors had made a report?

Kody Krien, owner of Krien Pharmacy, was present at the meeting, noting that the society had sent him a 50-page contract

that, among other things, requiring that he be available 24 hours a day, seven days a week. And that he give hourly updates on the prices of medicines.

I refused to sign it, Dr. Krien said.

He had contacted other nursing homes in the area and only pharmacies in towns where the Good Samaritan Society leased nursing homes (Atwood and Oberlin) had received such a contract and those pharmacists had also refused to sign it. None of the other nursing homes in the area had received it.

Before they closed the meeting, the commissioners talked about who was removing the snow from the nursing home parking. Mr. Paulsen said the Village maintenance staff was removing it but with a very small piece of equipment. It would be nice, he said, if the tractor at the airport could at least remove the snow on the road used by airport people.

He also thought the van, skid loader and four-wheeler, now owned by the Village, would be included with the purchase of the property. It is something that we will need to look into, Mr. Paulsen said.

# Board agrees to purchase water cooler

By Tim Burr  
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The Cheyenne County Fair Board meeting was held at the courthouse on Thursday evening.

The board had previously discussed acquiring another large room water cooler. Dick Bursch, president, had located a lightly used machine, at a discounted price. The board approved the purchase of this cooler.

Mr. Bursch informed the board of a number of ongoing items. The roof repairs on the restrooms had been completed, he said, and for the bid amount of \$300. A certificate verifying that liability insurance was in place had been received from Joe Caldart's Reflex Sympathetic Dystrophy (RSD) group, which is preparing to use the fairgrounds for an event. The board discussed the need for cleanup deposits, since the event would use the restrooms and grandstand.

Bill Ehrman, representing the carnival committee, reported that boundary chains, restricting access to the carnival area, along with locks and signs had recently been put up, and although they don't totally restrict access, it is hoped these will help keep trespassers off the carnival grounds. After discussion about events to be held at the fair, the board approved the purchase of colored arm bands to be used to identify between participants and the audience in the arena area for the Tuff Truck and Demo Derby. Adam Peter has begun preparations for the events. Marty Fear, county agent, informed the board that the Lawn Ridge 4-H Club will stencil identification on the tables and chairs at the fair building. The spring show will be held on May 25. There had been discussion at the last meeting about moving the 4-H premium sale to Saturday morning of the fair. After talking to many people, and discussing it among and with the board, Mr. Fear felt like it would not work well, and that the sale

should be left on Friday. The board discussed having the sale outside, either in the beef arena, or in front of the grandstand. There were some positives and negatives with all the ideas, and no decision was made.

Mr. Fear presented the board with several fair themes. The board chose "Kicking off your boots, and getting to your roots" as the theme for the 2013 fair. Last year, the pedal tractor pull had been held at the fair. It is usually held in the spring at the car show, but had been rained out and then moved to fair time. The coordinator of the pedal pull had asked Gary Cooper, board member, if the board wanted to have it again at fair time. After discussion about available nights and times and previous scheduling, the board decided that there wasn't a good time slot available this year.

The board discussed grand marshals for the parade, and entertainment for the 2014 fair.

Drew Flemming volunteered to build new table and chair racks, and to rework the existing ones to make them more compatible with the new chairs and tables.

There being no other business to be brought before the board, the meeting was adjourned.

The next fair board meeting will be held at 7 p.m. on Thursday, April 4, in the commissioners' room in the courthouse.

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## Recycle

You have read the newspaper and it is ready to be recycled. Here are a few ways to recycle that newspaper:

- Deodorize food containers. Stuff a balled-up piece of newspaper into a lunch box or thermos, seal it, and let sit overnight.
- Ripen tomatoes. Wrap them individually and leave them out at room temperature.
- Pack delicate items. Wrap frames and figurines with several pieces of newspaper, then crumple the remaining sections to fill extra space in the box.
- Wipe away tough streaks on glass. Use newspaper with cleaning fluid to clean mirrors and windows.
- Preserve antique glass. Some older frames have finishes on the glass that can be damaged by cleaning solutions. Remove smudges by rubbing with newspaper dipped in a solution of one part white vinegar and one part warm water. Let air-dry.

## Estate Planning Seminar

Tuesday, April 2, 2013  
Supper - 5:30 pm  
Followed by Presentation  
American Legion Hall, Bird City

- Topics Include:
- Estate Planning and Planned Giving
  - Transfer of Wealth

Question and answer session will follow presentation



Ken has been practicing law since 1972. He works in the areas of planning estates; writing wills and trusts; probating wills; elder law; assisting persons or others who are purchasing homes, land or other property; setting up business organizations and working on business planning and operational matters. Ken has also had extensive experience with zoning and land use issues; agricultural matters; commercial and banking transactions and tax issues.

\*\* No Charge for Supper or Event \*\*  
Meal Sponsored by Frontier Ag

Please RSVP by March 25

Contact the Bird City Century II Development Foundation office at 785-734-2556.  
Limited Seating Available

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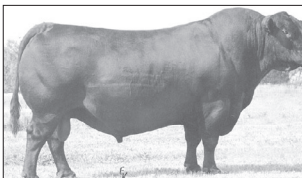
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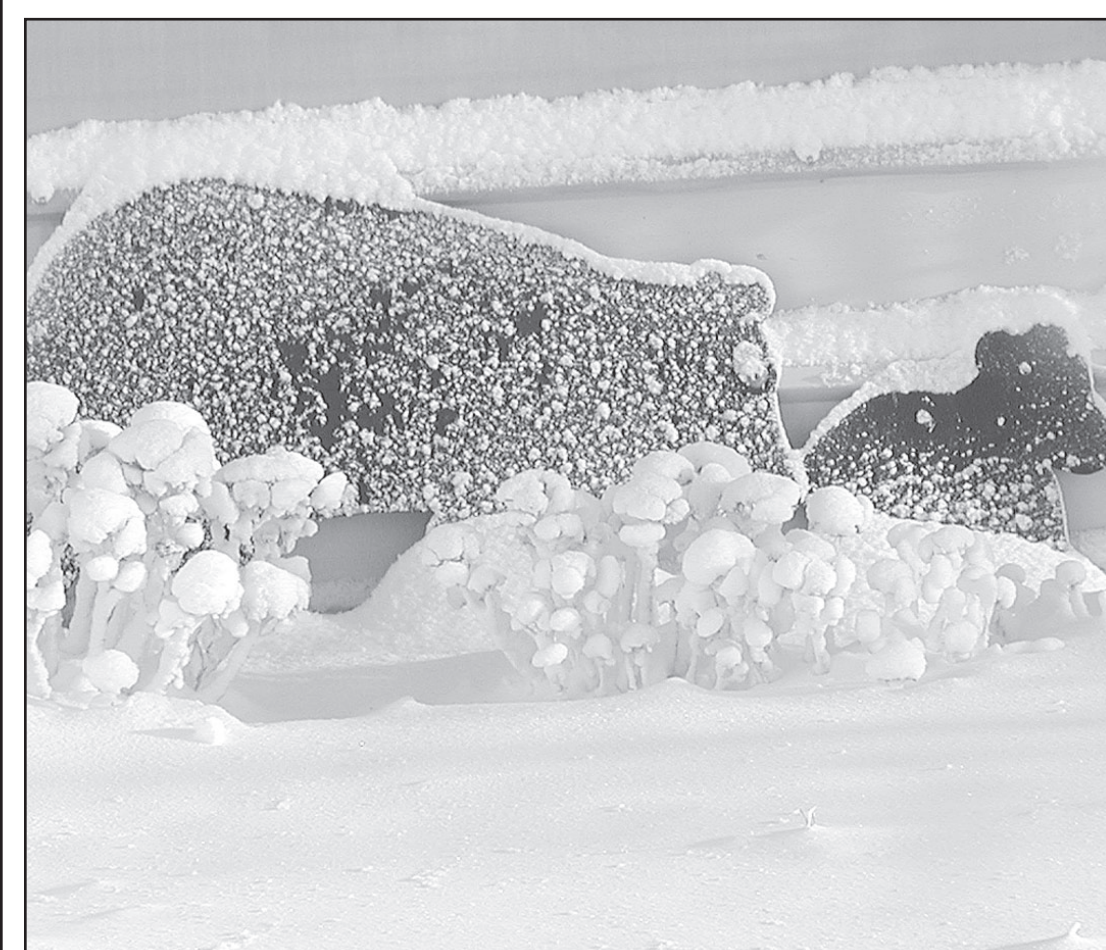
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NICHOLS LULA K387



BLOWING SNOW and icy winds decorated the metal bears and fall flowers on Sunday.

Times staff photo by Norma Martinez

## Business Directory

To list your business, call 785-332-3162.

### The Saint Francis Herald Bird City Times

Advertising Manager  
Tim Burr  
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# CORRECTION

Due to printing errors in our Rural Health section, the following information was incorrect. We hope that this did not inconvenience anyone.



- Number of Beds - 25 as Critical Access Hospital.
- Revenue 2012 - \$38,425,000.
- Net Income 2012 - \$530,387.
- Tax Support - None; operated as a private, nonprofit hospital.
- Doctors - three active physicians, four nurse practitioners, three physician assistants, one certified registered nurse anesthetist, 29 consulting physicians.
- Administrator - Kevan Trenkle.
- Phone - (785) 462-7511.



The Road to Wellness in Northwest Kansas  
SHERIDAN COUNTY HEALTH COMPLEX

"The Road to Wellness in Northwest Kansas"

- Beds - 18 as Critical Access Hospital, 35 long-term nursing, eight assisted living apartments.
- Revenue 2012- \$6.5+ million. Fiscal report not available until March 1.
- Profit 2012 - Expected 6.1 percent profit margin. Have had positive profit margins since 2005.
- County money - \$936,312.
- Doctors - Cooperative agreement with Bluestem Medical in Quinter, Dr. Brewster Kellogg of Colby as chief of staff, one nurse practitioner and one physician assistant.
- Administrator - Steve Granzow.
- Phone - (785) 675-3281.