

Coleman County Medical Center District Board of Directors Meeting
June 17, 2020

Location: 310 S Pecos, Coleman, TX 76834

Start Time: 12:00 pm

Adjourn: 1:17 pm

Present: Wayne Moore, Linda Laws, Danyelle Hemphill, Sarah Beal, Ken Gifford, Mary Griffis

Absent: James Pelton

Others Present via Telecommunications: Hayden Wise, Judy Blazek, Kathy Potts, Greg Calhoun, Jared Chanski

Topic	Discussion/Recommendation(s)	Actions	Follow-up
1. CALL TO ORDER	Wayne Moore called the meeting to order at 12:00 p.m.		Complete
2. INVOCATION	Wayne Moore gave invocation.		Complete
3. PUBLIC COMMENTS	None		Complete
4. APPROVAL OF MINUTES	Consideration and approval of minutes of Board Meeting held on April 30, 2020.	Motion: Danyelle Hemphill Second: Ken Gifford	Complete 5-0
5. REVIEW PROPOSAL TO APPRAISE NEW PROJECT	Review and consider proposal to appraise the new project. JLL submitted a proposal addressed to Coleman County State Bank. The bank must hire the company, but the District will pay for the appraisal with loan proceeds. CCMC and the USDA will be considered other intended users. The USDA requires that an appraisal be done. The USDA is comfortable with JLL appraising the project, as they have previously done USDA projects. Motion to approve the proposal submitted by JLL.	Motion: Sarah Beal Second: Mary Griffis	Approved 5-0

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<p>6. REVIEW PROPOSAL TO PROVIDE TITLE SERVICES AND TITLE INSURANCE</p>	<p>Linda Laws arrives to the meeting. Consider and approve proposal to provide title services and title insurance. Coleman County Title Company submitted a proposal. Hayden Wise can begin when Frio Street is conveyed to the District. There will need to be 2 policies done. The rates listed in the proposal are set by the State. Hayden has offered to waive attorney fees and is willing to help with any other piece of the loan process. All will be paid for at closing as required by the USDA. Motion to approve proposal submitted by Coleman County Title Company.</p>	<p>Motion: Danyelle Hemphill Second: Sarah Beal</p>	<p>Approved 6-0</p>
<p>7. REVIEW AND AUTHORIZE SIGNATURE OF USDA FORMS</p>	<p>Review and authorize signature of selected USDA forms. The forms that need review and signature: RD 3550-28, SF 881, RD 1910-11, RD 400-1, RD 400-4, AD 1047. The first 3 forms are logistical forms that need to be signed, the last 3 forms have already been signed before but need to be resigned with a current date. Motion to authorize Wayne Moore to sign these select USDA forms when required.</p>	<p>Motion: Sarah Beal Second: Mary Griffis</p>	<p>Approved 6-0</p>
<p>8. CONSIDER AND APPROVE REES PROPOSAL FOR ADDITIONAL SERVICES.</p>	<p>Consider and approve Rees proposal for additional services. Clay, Jared, Judy, and Kathy med and cut out about 1,000 square feet from drawings and decreased overall price while making the space for efficient. The additional services due to drawing changes will cost about \$20,000. Motion to approve Rees proposal for additional services.</p>	<p>Motion: Danyelle Hemphill Second: Ken Gifford</p>	<p>Approved 6-0</p>
<p>9. CONSIDER LOAN RESOLUTION FORM</p>	<p>Consider and authorize signature loan resolution form. This form is the resolution that the board adopts to approve the terms and condition of the loan. Motion to authorize Wayne Moore to sign the loan resolution form.</p>	<p>Motion: Mary Griffis Second: Sarah Beal</p>	<p>Approved 6-0</p>

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			No Action Taken
<p>10. APPRAISAL FOR RESIDENT INSPECTOR SERVICES</p> <p>11. HAZMAT SURVEY RESULTS</p>	<p>Consider and approve appraisal for resident inspector services. Due to lack of information, this agenda item will be postponed until the next board meeting.</p> <p>Greg Calhoun with Terracon is on the phone. The bulk of materials must be removed before any demolition. Exterior calk and window calk can stay. All asbestos materials must be removed before any demolition is done. If it stays it would cost more money due to OSHA requirements. It is recommended that the exterior items fo ahead and be removed along with interior materials. If renovations were to even be considered, all asbestos materials need to be removed. However, a large bulk of the building materials themselves contain some asbestos. There is also a large amount of mold that must either be shut off or addressed immediately if that building is still to be used. Terracon can do a design on what needs to be done prior to demolition for abatement and help to develop an overall plan.</p>		<p>Complete</p>
<p>12. PROJECT UPDATE – JUDY BLAZEK</p>	<p>Judy Blazek gave report. Various members of bond council, the USDA, Coleman County State Bank, the District, and Preferred meet every other week for finance updates. As of right now, the estimated closing date is September 16th. Todd confirmed that the funds are obligated to CCMC. The interest rate will either be 4% or what is currently in place with the government, whichever is lower. Kathy Potts states that the drawings are at 95% and they have been sent to Lott for pricing. The USDA will review</p>		<p>Complete</p>

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16. PREFERRED HOSPITAL LEASING COLEMAN, INC REPORT	Jared Chanski gave report. A lot of time has been spent navigating COVID and trying to stay on top of funds and reports. We have added one individual to the PMC staff. He is the communication coordinator. He spent some time with all of the providers and made promotional videos. 1:17 p.m.	Motion: Sarah Beal Second: Danyelle Hemphill	Complete
17. ADJOURNMENT		Motion: Sarah Beal Second: Danyelle Hemphill	Approved 6-0



 Signature



 Signature