

Coleman County Medical Center District Board of Directors Meeting  
October 8, 2020

Location: 310 S Pecos, Coleman, TX 76834

Start Time: 12:15 p.m.

Adjourn: 1:11 p.m.

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

Absent: James Pelton


Others Present: Hayden Wise


Others Present via Teleconference: Andy Freeman, Judy Blazek, Barrett Shultz

Topic	Discussion/Recommendation(s)	Actions	Follow-up
1. CALL TO ORDER	Wayne Moore called the meeting to order at 12:15 p.m.		Complete
2. INVOCATION	Wayne Moore gave invocation.		Complete
3. PUBLIC COMMENTS	None		Complete
4. EXECUTIVE SESSION	Executive Session per Open Meetings Act, Texas Government Code, Sec. 551.072. Everyone left the room except for board members and essential staff.		
	Executive session begins: 12:17 p.m. Executive sessions ends: 12:35 p.m.		Complete
5. DISCUSSION OF REAL PROPERTY PURCHASE	Discussion of real property purchase. Hayden Wise re-enters the meeting.		
	Motion to engage Hayden Wise as attorney to represent Coleman County Medical Center District in real estate purchase.	Motion: Danyelle Hemphill Second: Sarah Beal	Approved 6-0
	Motion to authorize Hayden Wise to offer between \$35 and \$38 per square foot, contingent upon zoning and environmental assessment issues. Allow current owner at least 3 months with notice to move out.	Motion: Sarah Beal Second: Danyelle Hemphill	Approved 6-0
	Mary Griffis left the meeting.		
6. REVIEW ABATEMENT SPECIFICATION QUOTE	Review and consider quote for abatement specifications for subcontractors.		

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	Judy Blazek joins the meeting via teleconference.		
	The quote from Terracon is \$1,250 to do abatement specifications development for subcontractors.		
	Motion to approve the quote submitted by Terracon for \$1,250 to do abatement specifications development for subcontractors for the CCMC New Addition Project.	Motion: Danyelle Hemphill Second: Sarah Beal	Approved 5-0
7. CONSIDER GUARANTEED MAXIMUM PRICE AMENDMENT	Review and consider the Guaranteed Maximum Price Amendment to the construction agreement between CCMC and Lott Brothers for the New Addition.		
	Barrett Shultz with Lott Brothers joins the meeting via teleconference.		
	Judy Speaks: The construction agreement has already been signed. The Guaranteed Maximum Price is an amendment to the agreements. The project cannot move forward until this is done.		
	Barret Speaks: A lot of bids were submitted from subcontractors for the New Addition Project build. The project is still within budget.		
	Motion to approve the Guaranteed Maximum Price of \$11.2M Amendment to the construction agreement between CCMC and Lott Brothers for the New Addition.	Motion: Sarah Beal Second: Linda Laws	Approved 5-0
8. ADJOURNMENT	1:11 p.m.	Motion: Danyelle Hemphill Second: Sarah Beal	Approved 5-0

  
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 Wayne Moore, President

  
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 Sarah Beal