

Coleman County Medical Center District Board of Directors Meeting
January 28, 2021

Location: 310 S Pecos, Coleman, TX 76834.

Start Time: 12:30 p.m.

Adjourn: 2:07 p.m.

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

Others Present: Andy Freeman, Jared Chanski, Dr. Darron Atwood, Dr. Paul Reynolds, Aaron Miller

Topic	Discussion/Recommendation(s)	Actions	Follow-up
1. CALL TO ORDER	Wayne Moore called the meeting to order at 12:30 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 Meetings held on: <ul style="list-style-type: none"> • October 22, 2020 • October 30, 2020 • December 7, 2020 		
	Motion to approve all three meetings held on: <ul style="list-style-type: none"> • October 22, 2020 • October 30, 2020 • December 7, 2020 	Motion: Danyelle Hemphill Second: Sarah Beal	Approved 7-0
5. PRESENTATION OF CCMC DISTRICT QUARTERLY FINANCIALS	Discuss and take action on presentation of CCMC District quarterly financials.		
	Sarah Beal presented 1 st Quarter Financials for Fiscal year 2021.		
	Motion to approve 1 st quarter financials.	Motion: Danyelle Hemphill Second: James Pelton	Approved 7-0
6. AUDIT PRESENTATION FISCAL YEAR 2020	Audit Presentation by Aaron Miller from Condley and Company for Fiscal Year 2020.		Complete

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7. DISCUSS AND TAKE ACTION ON FISCAL YEAR 2020 AUDIT	Discuss and take action on CCMC District Fiscal Year 2020 Audit.		
	Motion to approve the CCMC District Audit for Fiscal year 2020.	Motion: Sarah Beal Second: Ken Gifford	Approved 7-0
8. REVIEW JACOB MARTIN AGREEMENT	Review and approve Jacob Martin Agreement to provide materials testing for construction project.		
	Quote provided to the board. The quote includes rate structure for hourly rates and service definitions. The project needs third party independent materials testing for soil, concrete, and asphalt testing.		
	Motion to approve the Jacob and Martin Agreement to provide material testing for construction project.	Motion: Sarah Beal Second: Danyelle Hemphill	Approved 7-0
9. REVIEW PAYMENT PROCESS FOR PAYMENT APPLICATIONS	Review and Consider Payment Process for Payment Applications submitted by Lott Brothers.		
	Judy Blazek explained the pay application process. Lott Bros will be billing the district every month for the portion that they have completed through a payment application. The payment application goes to the architect to review first, it is then given to the District to review and approve then passed on to the USDA to approve and release the funds. The funds are released to the District and the District will make the payment electronically.		
	It is recommended that the pay applications be approved by two board members.		

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	Motion to approve Wayne Moore and Sarah Beal with Mary Griffis as back up, to approve pay applications submitted by Lott Brothers as the payment process.	Motion: Danyelle Hemphill Second: James Pelton	Approved 7-0
10. REVIEW PROCESS FOR CHANGE ORDERS	Review and Consider Process for Change Orders submitted by Lott Brothers the New Addition Project.		
	Motion to approve Clay Vogel to sign off on any change orders under \$10,000, Wayne Moore and Sarah Beal to approve change orders between \$10,000 and \$25,000, anything over \$25,000 will require full board approval.	Motion: James Pelton Second: Danyelle Hemphill	Approved 7-0
11. REVIEW AMMENDMENT TO THE LEASE AGREEMENT	Review and consider an amendment to the lease between Preferred Hospital Leasing Coleman, Inc and the CCMC District.		
	Andy spoke about the logistics problem of moving office spaces while having the clinic in the current spot. More importantly, there is a large COVID exposure risk for patients who are visiting the clinic.		
	An infection control specialist out of Lubbock came and surveyed the building and cited this as a large issue. Preferred is proposing that they build a new clinic on the South West corner of the campus.		
	Some Covid funds to be used to build this clinic at a risk of the money being taken back a few years down the road.		
	If Preferred pulls out of the contract, they currently have to pay 1.3 million on the day they leave. If the clinic is built at 1.5 mil, then that adds more liability to preferred.		

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	Preferred is proposing that the district consider the lease be amended to allow that contingency be taken out in lieu of the clinic building being built on the district's property. If preferred vacated, the clinic would then belong to the district instead of the 1.3 mil. The lease will have to be looked at by their attorney.		
	There is an issue with cost reimbursement with the priority of having specialty doctors in Coleman. The new clinic would allow separate space for them that would comply with rural health reimbursement requirements.		
	Dr. Atwood states that the current clinic does have a room capacity situation. The drawings show more rooms in the new clinic. Moving the clinic out of the current building opens possibilities to moving the therapy department and other departments.		
	Dr. Reynolds states that this would be a good asset to the community and the new hospital.		
	Motion to have an attorney review an amendment to the lease between Preferred Hospital Leasing Coleman, Inc and the CCMC District.	Motion: James Pelton Second: Sarah Beal	Approved 7-0
12. MEDICAL STAFF REPORT	Dr. Atwood states that covid cases have gone down in the last week or two. There has been a lot of deaths in the County. Since January 1 st there have been about 45 deaths in the county. Not all are due to covid, but many are covid related. We must realize that to get back to normal life, we have to vaccinate. Nothing has been proven to be unsafe about the vaccine.		Complete
13. CEO REPORT	Clay Vogel gave report. We would like to do an informal groundbreaking celebration with the		Complete

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	board by cutting cake together. We were not able to have an official traditional groundbreaking due to covid.		
	The house on the north west corner has been closed on and now belongs to the district.		
	Bill Mann has been here over 40 years and is retiring today.		
	The new Xray machine is in today.		
14. CNO REPORT	Melissa Ereman gave report. For the first time ever, we have been accepting patients from other facilities. There were no beds available in the region, so we offered to take some covid patients so the other larger hospitals could accept other trauma and ICU patients.		Complete
15. PHLC REPORT	Andy Freeman and Jared Chanski gave report. Uncompensated care the state is participated less in that than they used to. There have been some changes in the Rural Health Clinic payments that came out with the recent bill. There are a lot of legislation changes lately. It is very difficult to get in contact with legislators right now. We need to step up and make sure we have a voice at the Texas and Federal level.		Complete
16. ADJOURNMENT	Motion to adjourn meeting at 2:07 p.m.	Motion: Sarah Beal Second: Danyelle Hemphill	Approved 7-0



 Wayne Moore, President



 Sarah Beal, Secretary