

Coleman County Medical Center District Board of Directors Meeting
October 4, 2021

Location: 310 S Pecos, Coleman, TX 76834

Start Time: 5:30 p.m.

Adjourn: 9:15 p.m.

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

Absent:

| Topic | Discussion/Recommendation(s) | Actions | Follow-up |
|-------------------------|--|---------|-----------|
| 1. CALL TO ORDER | Wayne Moore called the meeting to order at 5:30 p.m. | | Complete |
| 2. INVOCATION | Clay Vogel gave invocation | | Complete |
| 3. PUBLIC COMMENTS | None | | Complete |
| 4. RATIFY CHANGE ORDERS | Ratify Change orders #008 and #009 associated with ASI#06 and ASI#07 | | |
| | No cost incurred and no extension of time addressed in change orders. Change order #008- add cast stone lintel above front of '67 building, add structure to support added cast stone, add wall protection Change order #009- Resized roof drain piping and location of daylight on south side | | |

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| | Motion to ratify change orders #008 and #009 associates with ASI #06 and ASI #07 | Motion: Sarah Beal Second: Mary Griffis | Approved 6-0 |
| 5. REVIEW AND POSSIBLE APPROVAL OF FINAL QUOTE FOR HEADWALL | Review and possible approval of final quote for headwall. Modular company was chosen for headwalls with possible changes. \$81,595 was the original proposal, provision of oxygen regulators not included, will be about \$12,500 over the original proposal, final cost will be near \$91,000 | | |
| | Motion to approve final quote for headwalls | Motion: James Pelton Second: Sarah Beal | Approved 6-0 |
| 6. COLEMAN COUNTY TAX APPRAISAL DISTRICT | Consideration and approval to enter into an agreement with the Coleman County Appraisal District to collect the ad valorem property taxes owing to Coleman County Medical Center District for year 2022-2023 | | |
| | Motion to approve entering into agreement with Coleman County Appraisal District to collect the ad valorem property taxes owing to Coleman County Medical Center District for year 2022-2023 | Motion: Danyelle Hemphill Second: Linda Laws | Approved 6-0 |
| 7. USDA PROJECT UPDATE – JUDY BLAZEK | Judy Blazek provides coordination of all aspects of the construction project. Presenting an estimated sources and uses of funds related to the project. November 1, 2021, is the date set for Health inspection | | Complete |

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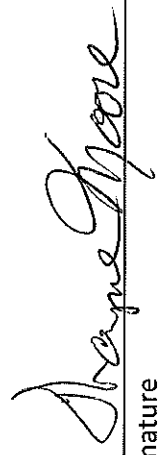
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| | <p>with final inspection anticipated for April 1, 2022. Hospital may be able to occupy the new building sometime in April 2022. We have lost 30 days due to weather in the beginning of construction. Lott Brothers has been amazing to work with throughout the project. We have spent 6 million and still have about 10.5 million available in USDA bonds. We are not drawing funds from the bank yet. Some equipment items have been purchased by Preferred Management Corporation allowing for more monies to be available in the budget. Website of the hospital has a link to videos feed of the progress of the build.</p> | | |
| <p>8. PREFERRED HOSPITAL LEASING COLEMAN, INC REPORT</p> | <p>Jared Chanski provided an update about Preferred Management Corporation (PMC) to the district board and attendees. PMC has been in business for 33 years. Andy and Kim Freeman and friend Jerry are cofounders of the company. They specialize in Rural Healthcare. PMC currently has 10 hospitals in Texas, the newly acquired facility is in Shamrock which is located in the panhandle of Texas. Preferred has been in Coleman since 2013 and has a good relationship with the district board. The physicians at Coleman are long tenured, we have solid operations and many senior staff. The home office of PMC is located in Shawnee, OK and employs 30 people, 5 work remotely. Josh Tucker, CFO;</p> | | <p>Complete</p> |


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| | <p>Marilyn Neeley, RHC; Kathy Mechler, Clinical Director; Vickie Harbison, AR Team. Team is able to share information and experience across all facilities. Preferred works with the district board to create sustainable healthcare. Times ahead of us may be tough but we will get through it together.</p> <p>Andy Freeman: Preferred strives to have a good partnership with the district board. In the future we may see changes we have never seen before but we can work together and provide exceptional care in Rural Areas. Lease arrangement with district for 40 years. How we adapt to the future is a learning experience for all, mainpoint for PMC is honesty. After the failed bond election, we decided to look to USDA and enlisted the help of Judy Blazek in 2013. Jared was originally working here in Coleman. His talents did not go unnoticed and he was asked to work at the hospital in Van Horne then came to the home office in Shawnee. He will eventually be the successor to Andy Freeman.</p> <p>Clinic update: The current clinic is on the 2nd floor (original nurses station and patient room area). The plan is to renovate the 1967 building, but during the pandemic it has proven the clinic location is not ideal. Provider Relief funding was made available and it was proposed to use these funds for building a clinic. A clinic is necessary and</p> | | |
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| | being done as a lease hold. Rehabilitation is important, we are wanting to move therapy to the first floor of the 1967 building. Video conferencing is an option used to consistently attend meetings and also a great tool for staff education. PMC provides orientation to new board members. | | |
| 9. EXECUTIVE SESSION | Board entered into executive session per Open Meetings Act, Texas Government Code, Se. 551.074 at 7:10 pm Board reconvened in open session at 9:11 pm | | Complete |
| | Motion per discussion to appoint Manuel Salazar, Jr. (J.R.) to Coleman County Medical Center District Board | Motion: Danyelle Hemphill Second: Sarah Beal | Approved 6-0 |
| 10. ADJOURNMENT | Motion to adjourn meeting at 9:15 pm. | Motion: James Pelton Second: Mary Griffis | Approved 6-0 |


 Signature


 Signature