

Coleman County Medical Center District Board of Directors Meeting
May 30, 2019

Location: 310 S Pecos, Coleman, TX
 Start Time: 12:00 p.m.
 Adjourn: 1:32 p.m.
 Present: Sarah Beal, Wayne Moore, Ken Gifford, Mary Griffis, Linda Laws, James Pelton
 Absent: Danyelle Hemphill
 Others: Andy Freeman, Jared Chanski, Judy Blazek, Dr. Horner, Dr. Reynolds

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	Clay Vogel gave invocation.		Complete
3. APPROVAL OF CONTRACT WITH REESE ARCHITECTURAL FIRM IN CONJUNCTIONS WITH USDA LOAN	Consideration and approval of contract with Reese Architectural Firm in conjunction with the USDA Loan.	Motion: James Pelton Second: Sarah Beal	Approved 6-0
	The AIA agreement is being brought to the board for formal approval. An AIA Agreement is the standard agreement template used for most major projects. The district is not obligated to pay for work not done should the project come to a halt.		
	Motion to authorize Wayne Moore to sign the AIA agreement with review by Attorney, Fletcher Brown.		
4. INTERIM FINANCING PROPOSAL FOR CONSTRUCTION LOAN	Accept the interim financing proposal from Raymond James for the construction loan, subject to Mike Newman's negotiation of fees.	Motion: Sarah Beal Second: Linda Laws	Approved 6-0

Coleman County Medical Center District Board of Directors Meeting
 May 30, 2019

4. cont.	<p>The USDA is now requiring that all loans provide for commercial interim financing. They do not want to process payment applications.</p> <p>Raymond James/West Town offered a proposal for construction financing, with three options to issue one, two, or three year bond anticipation notes (BANs). As of March 31, 2019, Raymond James/West Town estimated an interest rate of 4.16% for the three-year option. In addition, Raymond James/West Town will charge CCMC District approximately \$200,000 in BAN issuance fees, bringing the effective rate to 4.71%. There is no prepayment penalty.</p>		
	<p>If Mike Newman cannot get the price down, the District could go back out for bid.</p> <p>It is recommended that the District approve Raymond James to provide interim financing and authorize Mike Newman to further negotiate price reduction with Raymond James.</p>		
	<p>Motion to accept the interim financing proposal from Raymond James for the construction loan, subject to Mike Newman's negotiation of fees.</p>		
5. BIDDING PROCESS FOR EARLY CONTRACTOR SELECTION	<p>Consideration and approval to proceed with bidding process for early contractor selection/construction manager at risk.</p> <p>Documentation is required by the USDA to secure approval to use Early Contractor Selection/Construction Manager at risk project delivery mechanism.</p> <p>Wayne Moore must send a letter to the USDA. Once</p>	<p>Motion: Mary Griffis Second: Ken Gifford</p>	<p>Approved 6-0</p>

Coleman County Medical Center District Board of Directors Meeting
 May 30, 2019

	approved by USDA, an RFQ will be placed in the paper for distribution to any interested construction firms.		
	Motion to proceed with bidding process for early contractor selection/construction manager at risk.		
6. APPROVAL OF PARTICIPATION IN USDA COMMUNITY FACILITIES GRANT PROGRAM.	Discussion and approval of participation in USDA Community Facilities Grant Program.	Motion: Sarah Beal Second: Linda Laws	Approved 6-0
	The facility needs capital equipment. The grant will help with up to 55% of the cost and would require a match by the district. The grant could possibly be used for a new radiology room if we are not awarded the Capital Improvement Program Grant. USDA Grant money comes from federal tax dollars. There is about \$1 million not committed and available for funding.		
	Motion to participate in the USDA Community Facilities Grant Program.		
7. POSSIBLE LOANING THE 2010 FORD E 450 TYPE III HORTON AMBULANCE	Discussion on possibly loaning the 2010 Ford E 450 Type III Horton Ambulance to Schleicher County EMS.	Motion: Mary Griffis Second: James Pelton	Approved 6-0
	SchleicherCounty is in need to an ambulance at this time. Our ambulance is in good shape but is not being used. They will maintain it and carry the insurance.		
	Motion to loan the 2010 Ford E 450 Type III Horton Ambulance to Schleicher County EMS.		

Coleman County Medical Center District Board of Directors Meeting
 May 30, 2019

8. MEDICAL STAFF REPORT	Dr. Reynolds spoke on behalf of Medical Staff. CCMC is still having trouble with the local EMS bypassing CCMC on cases that the physicians felt Coleman would have been the appropriate facility.		Complete
9. CEO REPORT	Clay Vogel gave report. There needs to be another meeting to discuss sending a letter to the UDDA about the Texas Historic Commission and the 1923 building.		Complete
10. CNO REPORT	Melissa Eremam gave report. CCMC is switching from Press Ganey to Healthstream for HCAHPS reporting.		Complete
	Dr. Areiter has started doing cataracts here.		
	Dr. Cecil has done one procedure here.		
11. PHLC REPORT	Andy Freeman gave report. There is a telemedicine bill signed that allows us to do telemedicine. Rural hospitals will start getting paid cost starting in September.		Complete
	The new Electronic Medical Record System build is starting.		
12. PUBLIC COMMENTS	None		Complete
13. ADJOURNMENT	1:32 p.m.	Motion: Linda Laws Second: James Pelton	Approved 6-0


 Wayne Moore, President


 Sarah Beal