

Coleman County Medical Center District Board of Directors Meeting

July 27, 2021

Location: 310 S Pecos, Coleman, TX 76834.

Start Time: 12:00 p.m.

Adjourn: 12:58 p.m.

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

Absent: Mary Griffis, Ken Gifford

Present via Telecommunications: Andy Freeman, Jared Chanski, Judy Blazek

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	No public comments		Complete
4. APPROVAL OF MINUTES	Wayne Moore read the resignation letter of Kenneth Gifford. Will be discussed in at the next board meeting. Consideration and approval of minutes of Board Meetings held on a) April 29, 2021 b) June 22, 2021		
5. PRESENTATION OF CCMC DISTRICT QUARTERLY FINANCIALS	Motion to approve minutes of board meetings held on April 29, 2021 and June 22, 2021. Discuss and take action on presentation CCMC District Quarterly financials. Sarah Beal gave report for 3 rd quarter. Then finance committee met with Julia Taylor to discuss financial statements. The SHIP Grant was deposited into the District's account by mistake. The account had not been updated to PHLC account at the state level. This will be corrected	Motion: Danyelle Hemphill Second: Sarah Beal	Approved 5-0

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	on the next financial statement. The board reviewed the financial statements.		
	Motion to approve the 3 rd quarter financials.	Motion: James Pelton Second: Linda Laws	Approved 5-0
6. Review ASI's	ASI #004 reviewed by the board.		Complete
	ASI #004 reflects the new location for the helipad		
7. RATIFY CHANGE ORDERS	Ratify Change Orders #005 and #006		
	These were both \$0 change orders to the District. We are still within our original budget.		
	Change Order #005 reflective of changes made with ASI #004.		
	Change order #006 was to extend time for 12 working days due to bad weather.		
	Motion to ratify the signed change orders.	Motion: Danyelle Hemphill Second: Sarah Beal	Approved 5-0
8. Ratify Nurse Call Quote Approval	Ratify the approval of updated nurse call quote.		
	Management met with the Converging and made some changes to fully meet the requirements of the facility. The new quote came in higher than the original signed proposal. The amount was less than \$25,000 and within Wayne and Sarah's allowable amount to sign off on.		
	Motion to ratify the approval of the updated nurse call quote.	Motion: Sarah Beal Second: Danyelle Hemphill	Approved 5-0
9. TEMPORARY RENT ABATEMENT	Consideration and possible approval of temporary rent abatement		
	Preferred Hospital Leasing Coleman, Inc. is requesting to abate the monthly lease payment		

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	starting in August 2021 for 12 months for a total of \$200,000.04.		
	The original intended amount to build the new clinic was to be around \$1.3 Million or \$1.5 Million. Provider relief funds were intended to be used to build this clinic. The actual amount of the clinic build has gone up to \$1.7 Million.		
	It is still crucial that the clinic is built, not only for infection control issues with the current clinic location, but also for the need of space to relocate offices that are currently housed in the 1937 building that will be demolished in 2022.		
	The asset of the new clinic will be more advantageous for the District versus the 1 year of the lease payment.		
	Motion to approve temporary rent abatement for 12 months.	Motion: Sarah Beal Second: Linda Laws	Approved 5-0
10. REES SCOPE OF SERVICES FOR RENOVATION	Consider and approve Rees Scope of Services for Renovation		Incomplete
	No information provided from Rees at this time. Motion to table this agenda item until next meeting.	Motion: Sarah Beal Second: James Pelton	Approved 5-0
11. USDA PROJECT UPDATE	Clay gave report. The USDA reviewed ASI 004. This reflected the new location for the helipad. The property was acquired after the original survey that was done for the USDA project. The attorneys were consulted on including the property in original deed. There will be some cost associated with this change. The USDA also required that an environmental survey done on this property. The USDA has stated that they may have a way to help alleviate some of these costs once we receive the quotes.		

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	We are still working with the FAA, they are concerned about the power line proximity to the proposed helipad.		
12. MEDICAL STAFF REPORT	Not present		Complete
13. CEO REPORT	Clay Vogel gave report. Tax and budget meetings are coming up. Some dates of meetings were proposed to the board. OSHA is requiring all healthcare facilities to still wear masks. We must also screen all visitors that enter the building and ask that they wear a mask. CCMC had 45 positive tests so far for the month of July.		Complete
14. CNO REPORT	Not Present		Complete
15. PHLC REPORT	Jared Chanski gave report. United Healthcare Medicare Advantage is still acting outside of their contract and is very problematic and concerning for our organization and the future of insurance payments.		Complete
16. ADJOURNMENT	Motion to adjourn meeting at 12:58 p.m.	Motion: Danyelle Hemphill Second: Sarah Beal	Approved 5-0


Wayne Moore, President


Sarah Beal, Secretary