

HUNT MEMORIAL HOSPITAL DISTRICT
BOARD OF DIRECTORS

July 26, 2022

The Hunt Memorial Hospital District Board of Directors conducted a meeting on Tuesday, July 26, 2022 at 5:30 p.m. at Hunt Regional Medical Center, sixth floor Homer Horton, Jr. Boardroom, 4215 Joe Ramsey Blvd., E., Greenville, Texas.

Dr. Pierce, Chairman, called the meeting to order.

ROLL CALL:

Mrs. Deborah Clack
Mr. Jefferson Helton
Mrs. Leslie Killgore
Mr. John C. Nelson, Jr. (Absent)
Mrs. Janet Peek
Dr. Scott Pierce
Mr. Michael Taylor
Mrs. Julia Wensel

comprising a quorum of the Board; also,

Mr. Steven Lee Boles, Jr., President/CEO
Mr. Stuart O'Neil, General Counsel
The Honorable Judge Bobby Stovall
Mr. Chad Martin, Vice President Clinic Operations
Mr. John Heatherly, Vice President Operations/Support Services
Mr. Reese Hurley, MSN-Adm., RN, Vice President/CNO
Mr. Travis Potter, Vice President Business Development
Mr. James A. Robertson, Jr., Vice President/CFO
Robert Deuell, M.D., Vice President of Medical Staff Affairs
Marie E. Hollis, M.D., OB/GYN
Malissia Zapata, M.D., OB/GYN (via cell phone)
Ms. Mary Petty, P3 Works
Mr. Tim Roberts, Robins & Morton
Mr. Logan Burgess, Robins & Morton
Mr. Joe Fowler GMR Regional Director
Mr. David McLaughlin, GMR Operations Manager
Mr. Bret Freeman, EMS Director
Mr. Michael Sanchez, EMS
Mr. Jeffrey Constantino, Facilities Management Director
Mr. Pete Harrell, Projects Manager
Ms. Lisa Hill, Marketing/Development & Communications Director
Ms. Jamie Morgan, Controller
Ms. Kim Mulder, Emergency Department Director

Ms. Mary Pattberg, Finance Projects Director
Mr. James Evans, Greenville Citizen
Mr. Al Atkins, Greenville Citizen
Mrs. Amanda Roberts

**Medical Staff
Report**

Dr. Deuell reported efforts are being focused on physician recruitment. American Radiology Associates are completing their applications to provide the Radiology night reads. The hospital is actively recruiting for primary care, general surgery, orthopedics and a pediatrician.

**Approval of
Minutes**

Mrs. Clack moved, seconded by Mrs. Wensel, to approve the June 28, 2022, minutes as presented. The motion carried unanimously.

**Citizens to
Be Heard**

There were no citizens to be heard on non-agenda items.

**Public
Testimony**

There were no members of the public present to address the Board of Directors regarding any item on the agenda before or during the Board's consideration of said items.

**Unfinished
Business
Over 65
Hospital
District
Property
Tax Freeze**

Mr. Boles reported a tax freeze has been discussed over the past few months due to requests received for the Board to consider a property tax freeze for individuals in Hunt County who are over the age of 65. 9,172 individuals would be impacted and the hospital district would forego \$234,000 of the anticipated property tax levy for the coming year. Following the review, Mr. Taylor moved, seconded by Mrs. Killgore, to adopt the over 65 Hospital District property tax freeze for the coming year. The motion carried unanimously.

**Design,
Development
& Renovation
Of Fifth and
Sixth Floors**

Dr. Hollis and Dr. Zapata (on speaker phone) thanked Mr. Boles for being supportive of the OB physicians. She reported the current number of beds is not sufficient and causes overflow that shuts down Labor & Delivery. She reported when the public voted on the bond election they voted to expand the postpartum nursing unit from 12 beds to 20, double the existing labor and delivery recovery units to 12 and add antepartum care. She reviewed the room status prior

to construction totaling 30 beds and the expansion room status totaling 28 beds, a decrease of two beds. She reported if OB could keep the fifth floor, they would have a total of 39 beds. There was discussion regarding anticipated growth and Dr. Zapata reported the volume in her practice has grown and Dr. Hollis stated she is already delivering 60 babies a month and does not feel her volume will increase much more from that. Following the overview and discussion, Dr. Pierce thanked Dr. Hollis and Dr. Zapata for attending the meeting and providing their input. This agenda item will be considered later in the meeting following receipt of floor plans.

**Appointment of
Board Director
For Precinct 2**

Dr. Pierce reported there are no candidates to consider at this time.

**New Business
Expansion**

Mr. Roberts reported over the last 18 months he has enjoyed working on our project and meeting a lot of great people. A state inspection is coming up on September 12 and this past week a state inspection was conducted with a few minor deficiencies cited that they are working through. Renovations on Level 2 are ongoing and sheet rock is being placed. There have been three separate state inspections on the project with three different state inspectors. He expressed his appreciation of Jeffrey, Pete and Mr. Heatherly and reported Robins & Morton has a strong team and will continue to take care of this hospital.

Dr. Pierce reported on behalf of the Board of Directors he presented Mr. Roberts with a plaque with the following sentiment, *"For exceptional and meritorious service while serving as Superintendent during the Hunt Regional Medical Center Expansion Project. His dedication to duty, selfless service, and outstanding professional ability contributed greatly to the project's successful completion. He showed outstanding communication, work ethic, and transparency rarely seen. He displayed the ability to persevere under extreme circumstances to get the job done regardless of the challenge in front of him. His leadership is a splendid example for all to follow. The Citizens of Hunt County are grateful for your dedicated work. With deepest gratitude and appreciation, the Hunt Memorial Hospital District Board of Directors. "Rocky Top".* Mr. Roberts was applauded. Mr. Burgess reported the

125 amp breaker has been received and is being installed tomorrow morning at 8:00 am. They will be submitting for the third floor inspection and it is hopeful the unit will be turned over sooner than expected.

**Consent
Agenda**

Mr. Taylor moved, seconded by Mrs. Peek, to approve the following consent agenda items as presented and Recommended.

To approve the recommendations for appointments, requests to change staff status, reappointments and resignations for the Hunt Regional Medical Center Medical Staff and the Allied Health Professional Staff upon recommendation of the Board Credentials Review Committee.

To conduct the Hunt Memorial Hospital District Board Budget workshop on Tuesday, August 23, 2022 at 4:00 pm in the sixth floor Boardroom upon recommendation of the Finance/Budget Committee.

To approve \$34,950.00 for the purchase of a Mammography bus I-cad operating system for Hunt Regional Medical Center Diagnostic Imaging/ Mammography upon recommendation of the Facilities Planning Committee and the Finance/Budget Committee.

To approve \$13,500.00 for the purchase of a Getinge Cardiosave Intraortic Balloon pump for the Hunt Regional Medical Center Cath Lab upon recommendation of the Facilities Planning Committee and the Finance/Budget Committee.

To approve \$110,514.07 for the purchase of Stryker Overhead lights in the major cardiac/trauma rooms at Hunt Regional Medical Center Emergency Department upon recommendation of the Facilities Planning Committee and the Finance/Budget Committee.

To approve \$17,811.00 to replace the existing fire panel at Hunt Regional Emergency Medical Center – Commerce with a new Simplex 4010 Model Fire Panel upon recommendation of the Facilities Planning Committee and the Finance/Budget Committee.

To approve \$100,000.00 to replace the first floor air handler unit with a Trane Air Handler and update controls for pneumatic to digital at Hunt Regional Medical Center upon recommendation of the Facilities Planning Committee and the Finance/Budget Committee.

To approve construction change order #49 CE 180 75kVA transformer revisions for \$318,371; change order #60 CE 193 electrical report modifications for \$25,788.00; change order #61 CE 182 assisted bathing revision for \$39,317; and change order #66 CE 224 relocate PACU Med Gas ZVB locations for \$29,514.00 upon recommendation of the Finance/Budget Committee.

**AMR Ground
Transportation
Contract**

Mr. Freeman reported the new ground transportation contract with AMR is for August 1, 2022 through July 31, 2027 with five additional years or extension upon mutual agreement beginning August 1, 2027. The annual contribution by the hospital the first year of the agreement is \$440,000 with a 3.5% subsidy increase each year thereafter for the term of the contract, pending Board of Directors approval. An overview of the rates, coverage during peak hours, AMR to provide results of a salary survey to the hospital every two years and maintaining prevailing wages within a 5% margin of the market, having Lucas Devices on all front line 911 emergency ambulances and supervisory vehicles and utilizing safe levels in the county before providing out of county higher level of care transfers. Mr. Fowler discussed the Hunt County EMS call volume for the period January 1, 2019 through July 26, 2022. Following the overview and discussion, Mr. Taylor moved, seconded by Mrs. Peek, to approve the AMR Ground Transportation contract as presented. The motion carried unanimously.

**Executive
Session**

An Executive Session was held under Texas Government Code §551.071, §551.072, §551.073, §551.074 and §551.076. There was action taken following the Executive Session.

**Green
Brick MOU**

Mr. Taylor moved, seconded by Mrs. Clack, to approve the Green Brick Memorandum of Understanding. The motion carried unanimously.

**Development
Of Roysse
City Services**

Mr. Taylor moved, seconded by Mrs. Killgore, to authorize Mr. Potter to continue with negotiations on property in Roysse City and with the transition of property already owned in Roysse City. The motion carried unanimously.

**Resolution
To Reimburse
Cost of Project**

Mr. Robertson presented a resolution that will provide for the hospital to be reimbursed for the financing of the Roysse City property should the hospital have to close on the property before the financing is complete. Mrs. Killgore moved, seconded by Mr. Helton, to approve the resolution as presented. The motion carried unanimously.

**Design,
Development
& Renovation
Of Fifth and
Sixth Floors**

Mr. Boles discussed the use of the fifth floor for OB was a temporary solution until the OB expansion project was complete. Dr. Pierce clarified the initial expansion project did include the bed assignments as outlined by Dr. Hollis earlier, however, the architects made an error and what the public voted on was not what the project ended up to be. Mr. Boles reported OB is growing and will need additional space in the future. Mr. Hurley discussed the process to convert beds on the fifth floor to 11 adult medical surgical beds and outlined the renovation scope of the project noting the timeline may be extended due to the time involved with the installation of the new air handler unit. Two option floor plans for the sixth floor were reviewed, one with ten patient rooms plus six ICU rooms and one with 17 patient rooms. Mr. Heatherly reviewed the timeline for the renovations noting construction of the sixth floor could begin as early as January 2023 and will take nine to ten months to complete costing approximately \$6½M. There was discussion with the need to move forward with renovating the Emergency Department in Greenville and Mr. Boles reported Page Architects has begun working on that. Following discussion, Mrs. Clack moved, seconded by Mr. Helton, to approve the floor plan for the sixth floor with ten patient rooms and six ICU rooms and to move forward with the renovation process of the Greenville Emergency Department. The motion carried unanimously.

**Financial
Statements**

Mr. Robertson presented the June 2022 financial statements and statistical data. Following the review, Mr. Taylor moved, seconded by Mrs. Peek, to accept the June 2022 financial statements as presented, subject to audit. The motion carried unanimously.

DISCUSSION ITEMS

Strategic Initiatives

There were no Strategic initiatives to consider.

Chairman's Report

Dr. Pierce deferred his report.

President/CEO Report

Mr. Boles reported the following:

The core conversion has been put on hold indefinitely due to severe testing failures.

The arrival of the new mammography bus "Tubby" will be unveiled at 6:30 pm, August 25, 2022 at the Landon Winery in downtown Greenville.

The Physical Therapy Department will be relocating on August 20 from their current location to the annex on Ridgecrest for approximately three months to complete the installation of the required firewall.

He is the Chair of the Hunt County Days Government Healthcare Committee and committee members agree Behavioral Health is our number one topic.

The hospital is working to resolve our Radiology issues and has been working with three different companies. The nighthawk issues have been resolved.

Compliance Report

The Compliance Report will be deferred to the August meeting.

Conflicts of Interest

The Conflicts of Interest statements distributed earlier are to be completed and may be returned next month.

Adjournment

There being no further business, the meeting adjourned at 7:33 p.m.


Janet Peek
Secretary