

HUNT MEMORIAL HOSPITAL DISTRICT  
**BOARD OF DIRECTORS**

September 28, 2021

The Hunt Memorial Hospital District Board of Directors conducted a meeting on Tuesday, September 28, 2021 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. Sarah Alderman  
Dr. James Barr  
Mrs. Deborah Clack  
Mr. John C. Nelson, Jr. (via phone)  
Mrs. Janet Peek  
Dr. Scott Pierce  
Mr. William Rutherford (via phone)  
Mr. Michael Taylor  
Mrs. Julia Wensel

comprising a quorum of the Board; also,

Mr. Richard Carter, President/CEO  
Mr. Lee Boles, Vice President/CFO  
Mr. Reese Hurley, MSN-Adm., RN, Vice President/CNO  
Mr. John Heatherly, Vice President Operations/Support Services  
Ms. Emily Sundeen, DNP, FNP-BC, Vice President Quality & Clinical Integration  
James Sandin, MD, Outgoing Vice President Medical Staff Affairs  
Robert Deuell, Incoming Vice President Medical Staff Affairs  
Mr. Stuart O'Neil, Legal Counsel  
Asif Khattak, MD, Chief of Staff  
Mr. Fraise Granger, Vanguard  
Mr. Zach Wilson, Vanguard  
Mr. Tim Roberts, Robins & Morton  
Mr. Josh Whittle, Robins & Morton  
Mr. Jeffrey Constantino, Facilities Management Director  
Mr. Pete Harrell, Assistant Facilities Management Director  
Ms. Jennifer Cooper, Health Information Management Director  
Ms. Lisa Hill, Foundation Development Marketing Communications Director  
Ms. Stacey Lane, Human Resources Director  
Mr. Andrew Lawrence, Senior Financial Analyst  
Ms. Katie McKenna, Assistant Director Hunt Regional Healthcare Foundation  
Ms. Jamie Morgan, Accountant  
Ms. Mary Pattberg, Decision Support Director  
Mr. Travis Potter, Service Excellence/LEAN/Business Development Director

**Public Hearing  
On HMHD  
FY 2022  
Budgets**

Dr. Pierce opened the floor for public comments on the Hunt Memorial Hospital District fiscal year 2022 Operating and Capital Investment Plan Budgets. Mr. Boles provided an overview of the changes made to the budget since the budget workshop. The addition of \$2.3 million in revenue due to the Medicaid DSH/UPL program extensions for one year, adjustments that will be made in salaries to address nursing critical areas, the additional \$1.2 million for contract labor and additional associated expenses to operate the DSH/UPL programs, reducing the excess of revenue over expenses to \$1,624,101 and the budget for the Emergency Department physicians to cover the Commerce and Quinlan Emergency Medical Centers will be a separate vote. The cash flow projection was presented and reviewed and Mr. Boles reported capital requests total \$9,398,162 of which \$4,250,754 is expansion project related for equipment. 95.7% of the FY 2022 capital requests are estimated in the cash flow and is 123% of budgeted depreciation. The tax rate of \$0.235831 on each \$100 of assessed valuation of property was adopted during the September 21 public hearing and special board meeting and has been submitted to the Tax Assessor-Collector for processing. There being no public comments on the budget or questions on the budget presentation, Dr. Pierce closed the public hearing.

**HRMC Medical  
Staff Report**

Dr. Khattak reported beginning October 1, Ehab Faheid, MD will be the Chief of Staff and Anthony Elisco, DO, the Chief of Staff-Elect starting his Chief of Staff term on October 1, 2023. Dr. Elisco is also the new Surgery Department Chairman, Ahad Hassan, MD, the new Cardiovascular Services Chairman and Dr. Khattak will serve as the Quality Peer Review Committee Chairman. Dr. Pierce thanked Dr. Khattak for his leadership and excellent job as Chief of Staff over the past four years.

**Introduction of  
New Vice  
President of  
Medical Affairs**

Dr. Pierce introduced and welcomed Dr. Deuell as the new Chief Medical Officer replacing Dr. Sandin.

**Approval of  
Minutes**

Mr. Taylor moved, seconded by Mrs. Wensel, to approve the August 7 and August 24, 2021 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  
Expansion  
Project  
Report**

Mr. Roberts reported work the level 3 composite slab was poured Friday morning and in a week the roof will be poured. Interior framing on level 2 started yesterday and exterior framing will begin next week. Recently the old boilers were removed and pad extensions poured for the new boilers. The new boilers were delivered today and will be installed in a few weeks. The new generator/chiller pad by the road has been poured. Underground utilities are expected to be complete within the next three weeks and the concrete parking area should be poured within the next six weeks. It was noted a recent obstacle involves not receiving roofing insulation until November 18 and it was ordered last May which usually delivers in two weeks. They will be using a temporary roll-on membrane to help with moisture and they will continue working inside using a drywall that is weather and moisture resistant that they will top the walls with before doing the MEP work.

**New  
Business  
Consent  
Agenda**

Mrs. Peek moved, seconded by Mrs. Clack, to approve the following consent agenda items as recommended. The motion carried unanimously.

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 approve the 2021-2023 Medical Staff Organization upon recommendation of the Medical Staff. Officers are: Chief of Staff ~ Ehab Faheid, MD; Chief of Staff-Elect ~ Anthony Eliseo, DO and Secretary-Treasurer ~ Ryan Randles, MD.

To approve the following Hunt County Resale properties upon recommendation of the Finance/Budget Committee and approval by all taxing entities:

#50951 and #50955 Mel-Ran-Ter-Ka Village Addition, Lots 31 and 35,  
Quinlan, \$2,700

#52900 North Side Addition, Block 12, Lot W ½ if 4, Lot 5, Commerce,  
\$3,040

To approve \$6,355 for the automobile renewal premium with Mercury County Mutual Insurance Company and \$245,087 for the property renewal insurance premium with CNA upon recommendation of the Finance/Budget Committee.

To approve \$23,522 to purchase two RP 500e Blood Gas Analyzers for the Hunt Regional Medical Center Cardiopulmonary Department upon recommendation of the Facilities Planning Committee and the Finance/Budget Committee.

To approve \$136,932.25 to replace the sixth floor windows at Hunt Regional Medical Center upon recommendation of the Facilities Planning Committee and the Finance/Budget Committee.

To approve \$36,892 for expansion project PCO#15 to update the fire alarm system upon recommendation of the Finance/Budget Committee.

## **ACTION ITEMS**

### **Vanguard Contract Renewal**

Mr. Heatherly introduced Mr. Granger, Mr. Wilson and Mr. Constantino. Mr. Wilson provided an overview of Vanguard Resources pointing out they have over 400 employees across five states with 90% of their business in healthcare and offer a wide range of expert facilities management programs. Mr. Constantino presented the contract proposal and reported the proposed contract budget is \$2,399,880.66 from the current budget of \$2,101,728. The variances include an increase in full time security at Hunt Regional Medical Center from 9.74 FTE to 11.54 FTE with an increase in Security starting hourly wages from \$10.35 to \$13.00 an hour and to be market competitive in our area, an increase in Environmental Services (EVS) wages from \$11.00 to \$12.00 an hour. Currently the plant operations, housekeeping and laundry/linen staff are employed by the hospital and the facilities management staff, security staff and supervision and the Commerce and Quinlan housekeeping and security staff are employed by Vanguard. Mr. Heatherly reported the proposal will expand the current EVS model to allow new EVS hires to transition to Vanguard Resources effective October 1, 2021. The proposal will allow Vanguard to manage the risks and costs associated with employment liability, health insurance, workers

compensation and recruitment that will provide flexibility with no impact to the current Hunt employees. The term of the contract is for three years with three one year extensions. Following comments by Mr. Taylor on the lack of cleanliness of the hospital grounds and clarification that EVS staff hired after October 1 will have comparable health insurance benefits as compared to our current hospital EVS staff, Mr. Taylor moved, seconded by Mrs. Alderman, to approve the contract renewal as presented. The motion carried unanimously.

**Adoption of  
FY 2022  
HMHD  
Operating  
And Capital  
Budgets**

Mr. O'Neil presented Order No. 334, an order adopting the budget of Hunt Memorial Hospital District for the period October 1, 2021 through September 30, 2022 and reported as required by statute, notice was given by publication in the *Greenville Herald Banner* ten days prior to the date set for the public hearing. Mr. Taylor moved, seconded by Mrs. Peek, to adopt Order No. 334 as presented. The motion carried unanimously.

**Adoption of  
FY 2022  
HMHD  
Supplemental  
Budget**

Mr. O'Neil presented Order No. 335, an order adopting separate items of the budget of Hunt Memorial Hospital District for the period October 1, 2021 through September 30, 2022 related to a contract with Texas Medicine Resources and reported as required by statute, notice was given by publication in the *Greenville Herald Banner* ten days prior to the date set for the public hearing. Mr. Taylor moved, seconded by Mrs. Clack to adopt Order No. 335 as presented. The motion carried with Dr. Pierce abstaining.

**Adoption of  
Tax Rolls**

Mr. O'Neil presented Ordinance No. 336, an ordinance approving and adopting the tax rolls of Hunt Memorial Hospital District for 2021. Mr. Taylor moved, seconded by Mrs. Wensel, to adopt Ordinance No. 336 as presented. The motion carried unanimously.

**Development  
Of Royse  
City Services**

The agenda item, "Development of Royse City Services" may be considered following the Executive Session.

**Appointment  
Of HMHD  
President/CEO**

The agenda item, "Appointment of Hunt Memorial Hospital District President/Chief Executive Officer" may be considered following the Executive Session.

**Financial  
Statements**

Mr. Boles presented the August 2021 financial statements and statistical data. Following the review, Mr. Taylor moved, seconded by Mrs. Peek, to accept the statements presented by management, subject to audit. The motion carried unanimously.

**Follow-up  
With Board  
Members**                                 The telephone connection was lost earlier for both Mr. Nelson and Mr. Rutherford and Mr. O'Neil reviewed Order No. 334, Order No. 335 and Ordinance No. 336. Following the review, Mr. Nelson and Mr. Rutherford voted in favor of each of the Orders and the one Ordinance.

**DISCUSSION ITEMS**

**Strategic  
Initiatives**                                 There was no strategic initiatives discussed.

**Chairman's  
Report**                                     Dr. Pierce reported work will continue to pare down the monthly Board packets.

In honor and appreciation of Dr. Sandin, Dr. Pierce presented Dr. Sandin with a crystal statute that read, "James Sandin, M.D., Chief Medical Officer, in grateful recognition of 14 years of service October 1, 2007 through September 30, 2021" and gave him a cookie bouquet. Dr. Sandin expressed his appreciation of the staff and he has enjoyed working with everyone. The audience applauded him. Mr. Carter reported a retirement party honoring Dr. Sandin will be held once COVID slows down.

**President/CEO  
Report**                                     Mr. Carter reported the following:  
Andrea Deaton, MD started her Family Practice two weeks ago in the Greenville Family Practice office with Dr. Deuell.

The organization of the booster COVID vaccines is moving forward with CareVide. They will be providing this service to our employees and the first responders throughout next week at the hospital in the former gift shop space before opening it up to the general public, the week of the 11<sup>th</sup>. The Texas A&M University-Commerce will be holding a booster community event in Commerce tomorrow and Thursday with the National Guard.

**EMC  
Update**                                     Mr. Carter reported the COVID numbers are improving and a statement regarding re-opening Commerce soon is a possibility as they will be having a meeting on Monday to discuss. There was discussion regarding the re-opening and the factors involved in making this decision. Mrs. Peek and Mrs. Alderman discussed an Urgent Care Center being constructed across the Live Oak office and their aggressive business plan and Mr. Carter reported it our plan to re-open Commerce as soon as it is feasibly possible.

<b>Physician Recruitment</b>	Mr. Carter reported the hospital is still actively recruiting for OB, Vascular Surgery and Family Practice. Dr. Siddique, GI, verbally accepted our offer and is expected to begin February 2022.
<b>Patient Services Environment</b>	The Quality ER is open and it is not known at this time how COVID has impacted them.
<b>Quality Performance Report</b>	Ms. Sundeen reported we have 55 COVID positive inpatients with one fully vaccinated; nine patients holding in the Emergency Department (four in Greenville and five in Quinlan); Day Surgery has ten patients; there are five acute patients on the Acute Rehab Unit; ICU has 27 patients with 16 COVID positive and twelve are intubated; and 21 employees out with COVID. She reviewed the TSA-E Regional report outlining hospital occupancy date, last 24 hours - COVID admits and ED visits, pediatric data, and all hospitalized patients with lab confirmed COVID-19 in TSA-E with Hunt County sixth with 33.71%. Mr. Hurley discussed the surge planning with 90 agency and state workers, ICU surge is double occupancy up to 30 with four floors converted on surgical floor as an overflow ICU, Day Surgery is opened for ten patients, and the Acute Rehab Unit is admitting acute patients on the unit. The hospital is partnering with CareVide for providing third dose vaccines for healthcare workers and EMS during the week of October 4 and they will doing community vaccines beginning October 11. He discussed the staffing challenges and efforts being taken to retain and recruit staff.
<b>Customer Service</b>	Mr. Travis presented the HCAHPS scores for May through August 2021 and the Women's Center scores for Q3 2020 through Q3 2021 and reported the focus will be to improve our response rates. He ended his presentation with a photo taken by a family member of an ICU patient of our ICU staff praying with the saying on the window "Sometimes we're tested not to show our weaknesses, but to discover our strengths".
<b>Compliance Report</b>	There was no report
<b>Executive Session</b>	An Executive Session was held under Texas Government Code §551.071, §551.072 and §551.074. Following the Executive Session, the following action was taken.

**Royse  
City  
Services**

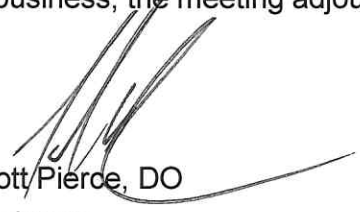
Mrs. Clack moved, seconded by Mr. Rutherford, to move forward with evaluating with the city leaders of Royse City, an extension of utilities to determine if it will be sufficient for a larger expansion, and to research selling revenue bonds at the maximum amount for the construction of a hospital. The motion carried unanimously.

**Appointment  
Of President/  
CEO**

Dr. Pierce thanked everyone with their assistance in this process. Mr. Taylor moved, seconded by Mrs. Wensel, that an Executive Search has been conducted by the Board and we have identified a candidate to move forward in negotiations with for a final contract with Dr. Pierce, Mr. O'Neil and Ms. Lane representing the Board in talking to this candidate. The motion carried unanimously.

**Adjournment**

There being no further business, the meeting adjourned at 8:14 p.m.



Scott/Pierce, DO  
Chairman

slt