

HUNT MEMORIAL HOSPITAL DISTRICT
BOARD OF DIRECTORS
February 23, 2021

The Hunt Memorial Hospital District Board of Directors conducted a meeting on Tuesday, February 23, 2021 at 5:30 p.m. at Hunt Regional Medical Center, sixth floor Homer Horton, Jr. Boardroom, 4215 Joe Ramsey Blvd., E., Greenville, Texas.

Chairman's Report Dr. Pierce called the meeting to order and asked Mr. Carter, Mr. Heatherly, Mr. Boles, Ms. Sundeen and Mr. Hurley to please stand. Dr. Pierce reported the following: On behalf of the Board of Directors and all the citizens of Hunt County he would like to acknowledge and recognize the entire hospital leadership team including the five standing, the entire Medical Staff leadership, and all employees for their outstanding performances in the face of extreme and unprecedented circumstances. Their commitment, dedication, ingenuity went above and beyond any reasonable expectation or job requirement. In spite of overwhelming extreme conditions, including limited or no heat in the entire hospital, no water, significant number of staff unable to make it to their scheduled work shift, just to mention a few, the leadership team showed grit and mettle as they constantly faced problems that arose and found solutions in a rapid and productive manner. The experience, dedication, and perseverance of this team shines through as a bright light for this community and the fact the hospital could remain open and serve the citizens of Hunt County will forever be remembered and appreciated. The audience applauded the administrative leadership team. Dr. Pierce further stated it is his recommendation that a plaque to recognize these accomplishments and events of the administrative staff be memorialized in a prominent spot in the hospital for all to see.

ROLL CALL:

Mrs. Sarah Alderman
Dr. James Barr (Absent)
Mrs. Deborah Clack
Mr. John C. Nelson, Jr.
Mrs. Janet Peek
Dr. Scott Pierce
Mr. William Rutherford
Mr. Michael Taylor
Mrs. Julia Wensel

comprising a quorum of the Board; also,

Mr. Richard Carter, President/CEO
Ms. Leah Curtis, Hospital Counsel
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, M.D., Vice President Medical Staff Affairs
Mr. Austin Willis, Belltown Power Texas
Mr. Mark Mattox, Robins & Morton
Mr. Jeff Hill, Robins & Morton
Mr. Ashley Dryer, Robins & Morton
Mr. Larry Jones, Robins & Morton
Mr. Fraise Granger, Vanguard
Mr. Jeffrey Constantino, Facilities Management Director
Mr. Pete Harrell, Assistant Facilities Management Director
Mr. Chad Martin, Hunt Regional Medical Partners Director
Mr. Billy Robinson, Resource Management Director
Ms. Lisa Hill, Foundation Development Marketing Communications Director
Ms. Katie McKenna, Assistant Director Hunt Regional Healthcare Foundation
Mr. Andrew Lawrence, Senior Financial Analyst
Ms. Jamie Morgan, Accountant
Ms. Mary Pattberg, Decision Support Director

HRMC Medical Staff Report There was no medical staff report.

Approval of Minutes Mr. Rutherford moved, seconded by Mrs. Wensel, to approve the January 7 and January 26, 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 There was no unfinished business.

New Business Consent Agenda Mr. Taylor inquired if it has been determined that buying four CTs was the best option and Mr. Carter stated it was. Mr. Taylor moved, seconded by Mr. Rutherford, to approve the following consent agenda items as recommended. The motion carried unanimously.

To approve the recommendations for an appointment, changes in staff status, reappointments, and resignations for the Hunt Regional Medical Center Medical Staff and the Allied Health Professional Staff upon recommendation of the Credentials Review.

To approve \$129,668 to replace the Core for the Hunt Regional Medical Center Information Systems/Data Processing Department upon recommendation of the Facilities Planning Committee and the Finance/Budget Committee.

To approve \$580,000 as the fair market value lease buy-out on four CT at Emergency Medical Center at Commerce and Quinlan and Open Imaging in Greenville and Open Imaging in Rockwall upon recommendation of the Facilities Planning Committee and the Finance/Budget Committee.

To approve the Hunt Regional Medical Center 2021 Performance Improvement Plan upon recommendation of the Quality Council.

To approve the Hunt Regional Medical Center 2020 Infection Control Evaluation upon recommendation of the Quality Council.

To approve the 2021-2022 Tobacco Settlement Grant Fund disbursements totaling \$165,100 upon recommendation of the Tobacco Settlement Grant Fund Committee. Recipients are: Boys & Girls Club of Northeast Texas - Commerce; Boys & Girls Club of Northeast Texas - Lone Oak; Boys & Girls Club of Northeast Texas - Reecy Davis, Bread of Life Community Services; Commerce Food Pantry, Inc., Drug Free Greenville, Greenville Golden K Kiwanis, Healthy Hunt County, Hunt County Shared Ministries, Hunt County Kids, HMHD Charitable Health Foundation, Hunt Regional Home Care, Lake Area Shared Ministries, Northeast Texas Children's Museum, Senior Center Resources and Public Transit, Inc., and Women In Need, Inc.

To approve two Family Practice physician contracts upon recommendation of the Finance/Budget Committee.

ACTION ITEMS

**Belltown Power
Texas - Solar**

Mr. Willis reported Belltown Power - Texas is a Dallas based solar developer that is proposing to develop a solar farm on 285 acres located off Signal Road in Quinlan Texas. The cost of the project will cost approximately \$50 million to construct a 50 MWac/60MWdc farm which is projected to be operational by 2023. The land is currently classified as agriculture and provides approximately \$80.00 in property taxes per year. Thus, an estimated 40-year tax revenue with the solar farm for the Hospital District would be \$670,848 and without the solar farm would be \$4,468. He reported last August, Belltown worked with Hunt County on an abatement on the taxes in the form called PILOT, payment in lieu of taxes. He noted this is a big project for this company and they are looking for help from the Hospital District. Following the overview and discussion on the PILOT process, contract oversight and next steps for the abatement process, Mr. Taylor moved, seconded by Mrs. Alderman, to work up an agreement that will be negotiated with Belltown and bring to the Board for their consideration as to whether or not they wish to proceed with the project. The motion carried unanimously.

**Central
Utility
Plant**

Mr. Mattox presented their proposal and plan for the central utility plant with boilers and chillers and electrical upgrade. Placing the air cooled chiller on top of the existing Central Plant roof with a steam boiler plant option would be \$5,571,767 and a hot water boiler plant option would be \$6,539,008. A value engineering alternative would be to place the air cooled chiller on grade at expansion as this would allow a new electrical room for service equipment, UG service lateral to electrical room, a new electrical room for emergency equipment, a GEUS (~1500kVA) transformer, chiller, 500kW generator, a generator docking station and a temporary generator pad at parking when necessary. The value engineering alternate for the steam boiler plant option would be \$964,602 and for the hot water boiler plant option would be \$973,814. The new electrical service was discussed and it was pointed out all options will include a new electrical room buildout and will house the new service electrical gear and automatic transfer switches. The following options were discussed: Base - combined expansion and CUP service \$2,054,772 with a 500kW generator to serve the OB expansion only with air cooled chiller on top of central plant roof will not be on generator backup power; Option 1 - combined expansion and CUP service \$2,521,388 with a 1000kW generator to serve the OB expansion and air cooled chiller on top of central plant room;

Option 2 - expansion service only \$2,291,608 with a 1000kW generator to serve the OB expansion and air cooled chiller on grade, and Option 3 - expansion service only \$1,824,991 for a 500kW generator to serve the OB expansion only and air cooled chiller on grade that is not on generator backup power. Mr. Carter provided an overview of both quotes from Robins & Morton and from TRANE and it was noted TRANE is recommending the air cooled chiller on top of the existing Central Plant roof. Financing for the project was discussed and Mr. Boles reported JP Morgan will finance \$5 million for the Central Utility Plant upgrade. Following review and discussion, Mr. Taylor moved, seconded by Mr. Rutherford, to utilize Robins & Morton to install the air cooled chiller on grade at expansion as the value engineering alternative with hot water boiler plant option with a 1000kW generator. The motion carried with a hand vote of four to three with Mrs. Peek, Mrs. Alderman, Mr. Taylor and Mr. Rutherford in favor and Mrs. Clack, Mrs. Wensel and Mr. Nelson opposed.

**Financial
Statements**

Mr. Boles presented the January 2021 financial statements and financial data. Following the presentation, Mr. Rutherford moved, seconded by Mrs. Wensel, to accept the statements subject to audit. The motion carried unanimously.

DISCUSSION ITEMS

**Strategic
Initiatives**

There was no action taken.

**President/CEO
Report**

Mr. Carter reported the following:

Mr. Ted Shaw, President and CEO of Texas Hospital Association is retiring.

The virtual THA Annual Conference & Expo is rescheduled for March 10 and 11, 2021.

The Joint Conference Committee will be held on Tuesday, March 9, 2021 at 12:30 pm in the boardroom. Board members on the committee include, Dr. Pierce, Mr. Nelson, Dr. Barr and Mrs. Alderman.

A white paper from HSG Advisors regarding physician employment and the importance of building up primary care was included in the board packet for information.

EMC Update	Mr. Carter reported the Quinlan Emergency Medical Center is out of service for the remaining of the week due to the flood and broken pipes caused from the winter storm.
Physician Recruitment	Mr. Carter reported Andrea Deaton, MD will join Dr. Deuell in September 2021 and Allan Fritts, DO is expected to join the Live Oak Family Practice clinic. Dr. Bustin may not accept the opportunity in Royse City due to office space limitations.
Patient Services Environment	Mr. Carter reported Vivian Ebrahim, MD, Gastroenterology, previously with Hunt Regional Medical Partners for two years, left on maternity leave in August of 2020 and has recently opened a private practice in Sulphur Springs.
Expansion Project Update	There was no report.
Quality Performance Report	There was no report.
Customer Service	There was no report.
Compliance Report	There was no report.
Executive Session	An Executive Session was held under Texas Government Code §551.071, §551.074 and §551.085. Following the Executive Session, there was no action taken.
Adjournment	There being no further business, the meeting adjourned at 8:02 pm.

James Barr, PhD
Secretary