# CONCHO COUNTY HOSPITAL DISTRICT
# MEETING MINUTES

**STATE OF TEXAS**
**COUNTY OF CONCHO**

1. **Call to Order**

The Concho County Hospital Board of Directors met in Eden, Texas at the Concho County Hospital Dining Room on March 24, 2020 at 5:35 PM.

| | | |
|---|---|---|
| Board of Directors: | Brent Frazier | President |
| | Leah Brosig | Vice President |
| | Eric Sanders | Secretary/Treasurer |
| | Mary Castanuela | Member |
| | Richard Doane | Member |
| | Julie Cox | Member |
| | Ricky Thomas | Member |
| Others Present: | Brian Lady | CEO |
| | Priscilla Aguirre | Hospital Operations Manager |
| | Melanie Lozano | Finance Manager |
| | Bob Bass | Attorney (Telephone) |
| | Garrett Peters | K. E. Andrews (Telephone) |
| | Lindee Pyle, RN, BSN | QA/Infection Control Coordinator |

2. **Conduct Public Hearing on the Adoption of two Reinvestment Zones for purposes of tax abatement to provide economic development within the District, and possible action on Tax Abatement Agreement with 224 WB 8me LLC**

The Board communicated with Bob Bass and Garrett Peters through a telephone conference. Mr. Bass reminded the Board that last year a tax abatement agreement was approved with 224 WB 8me LLC. In December of this past year, the company discovered that more ground was needed to added to their reinvestment zone. All land associated with a reinvestment zone has to be contiguous, and these 2 blocks are not touching each other and are on different sides of the established reinvestment zone, so 2 smaller zones had to be created against that reinvestment zone. In order for the tax abatement agreement it is also necessary to amend the abatement agreement to apply the new ground. The county has already created the reinvestment zone, and the hospital is being asked to approve a resolution and approve an amended and restated abatement agreement that will address the new ground and treat it as one big zone.

3. **Close Public Hearing**
With no questions from the public, the hearing was closed at 5:44pm.

4. **Consider and take possible action to adopt two reinvestment zones created by Concho County for purposes of tax abatement to provide economic development within the District in accordance with Chapter 312 of the Texas Tax Code, said reinvestment zone to be located as described in the application by Tax Abatement Agreement with 224 WB 8me LLC**
Mr. Thomas made a motion to adopt two reinvestment zones created by the commissioners court of Concho county, Texas known as "Concho County Reinvestment Zone No.3-2A and No.4-2B-Galloway" for purposes of tax abatement to provide economic development within the county in accordance with Chapter 312 of the Texas Tax Code, said reinvestment zone to be located as described in the application by 224 WB 8me LLC. Ms. Brosig seconded the motion, passed 7-0.

5. **Consider and take possible action regarding the adoption of an amended tax abatement agreement with 224 WB 8me LLC, Pursuant to Chapter 312, Texas Tax Code**
Ms. Brosig moved to approve an amended tax abatement agreement with 224 WB 8me LLC, to provide economic development within the District in accordance with Chapter 312 of the Texas Tax Code within previously identified an adopted Concho County Reinvestment Zone No.3-2A Galloway, and Reinvestment Zone No.4-2B-Galloway in conformity with the Tax Abatement Agreement previously executed with 224 WB 8me LLC so that all land within the Galloway II tax abatement agreements are given similar abatement terms and conditions. The motion was seconded by Mr. Sanders, and passed 7-0.

6. **Open Forum for Public Comment**
There was no comment from the public.

7. **Approval of February 2020 Minutes**
Mr. Sanders made a motion to approve the February 25, 2020 minutes as presented. Mr. Doane seconded the motion. The motion passed 6-0 with Ms. Brosig abstaining.

8. **Approval of March 5, 2020 Special Called Session Minutes**
Mr. Sanders made a motion to approve the March 5, 2020 special called session minutes. Mr. Doane seconded the motion, motion passed 5-0 with Ms. Brosig and Mrs. Cox abstaining from voting.

9. **Billing & Revenue Cycle Management**
Mrs. Aguirre presented the three Billing & Revenue Cycle Management reports to the Board. She had an explanation for a question the Board had asked last month about the PI where 40% was recorded for one month. She explained that the month in question had a low volume of transfers, and one was missed resulting in the low percentage. With no other questions, the Board moved on to the next agenda item.

10. **Financial Statement and Accounts Payable for February 2020**
Mrs. Lozano explained that February was a better month for the hospital. The hospital collected $834,823 in cash and expenses were lower ($642,013) for the month. Based on cash, this resulted in a profit of close to $200,000. She did explain that a majority of the cash received was property tax revenue ($263,695) and other UC revenue of $123,130. The hospital showed a profit on operations of $32,048 for the month of February and a year to date loss of $775,019. With the non-operating revenue, the hospital shows a profit of $117,307 for the year. Mrs. Castanuela asked why there was no electricity expense for the month. Mrs. Lozano replied that the hospital changed electric companies, and invoices were not being received, so two months were paid last month to get the payments caught up. Ms. Brosig asked a few questions of what services some vendors listed provided. Mrs. Lozano answered.

11. **Staff Appointments**
There were no staff appointments to be approved this meeting.

12. **Approval of Policies**
There were no policies to be approved at this time.

13. **Monthly Performance Improvements/QA Monitors**
Lindee Pyle, RN, BSN, entered the meeting and explained that the hospital is using a new system, ActionCue, to monitor items in each department. She explained that one of the new items the nurses have been monitoring is written orders versus verbal orders. One of the meaningful use items that needs to be monitored is decreasing verbal usage that nurses receive from the physician. November started at 79% of orders received were verbal and that is now down to 1% in February. With no questions, from the Board, Mrs. Pyle left the meeting.

14. **Authorization for CEO to sign CMS and Other Governmental Documents/Applications/Attestations on Behalf of Concho County Hospital District**
Mr. Lady informed the Board that the RHC Consultant wanted this stated clearly in the minutes to clarify the language of the duty of the hospital CEO. Mr. Thomas made a motion to authorize the CEO to sign CMS and other Governmental documents, applications, attestations on behalf of Concho County Hospital District. Mrs. Cox seconded the motion, passed 7-0.

15. **Attestation of Financial Responsibility for CCH Rural Health Clinic**
Mr. Lady explained that this is stating that once the rural health clinic designation is received, the Concho County Hospital will support the clinic financially. This is a requirement for the application. Mr. Sanders motioned for an attestation of financial responsibility for CCH Rural Health Clinic. Mr. Doane seconded the motion, with everyone in favor 7-0.

16. **Rescheduling of Election**
Mr. Frazier explained that an email was received from Phyllis that was sent to her from the State that an election cannot be conducted unless you can maintain that there will be 10 or less people at a time standing 6 feet apart until after May 8, 2020 per the proclamation issued by Governor Abbott. The election was to be held on May 2, 2020, so postponing the election

was encouraged. Ms. Brosig made a motion to move the election scheduled in May to November. Mr. Sanders seconded the motion. Passed 7-0. Mr. Frazier stated that the Hospital election will now be with the uniform election on November 3, 2020.

17. **Strategic Planning Committee Report**
Mr. Frazier and Mr. Lady explained to the Board that a capital improvement grant will be submitted to help with the repair and paving of the parking lot at the clinic and East side of the hospital. Mr. Lady feels we should be awarded the grant, and the hospital would have to match 30%. Mrs. Castanuela asked if Mr. Frazier was able to speak with RES about assisting with the parking lot. He stated that he had contacted them, but has not heard anything back from them.

18. **Administrator's Report**
- Mr. Lady informed the Board that the open house for the Concho Medical Clinic went extremely well, and an estimated 175 people attended the event. CEOs from both hospitals in San Angelo attended. The public were able to meet with Dr. Papillion and tour the facility.
- Mr. Lady gave an update on the guidelines for the Coronavirus. He stated that the initial notice to lockdown came about 2 weeks ago, and the facility was locked down within 8 hours. The entrance to the hospital is limited to the Emergency Room door and visitors are not allowed with patients unless they are a guardian or it is an end of life situation. Employees are screened when they enter the building. The Wellness Center is closed until further notice. The clinic is taking the same precautions. Mrs. Castanuela asked if we were capable of testing at the hospital. Mr. Lady replied that we have the collection kits, but they have to be sent off. She then asked how the hospital is doing with replenishing supplies. Mrs. Aguirre answered that the hospital is receiving emails from TORCH and other organizations, and the hospital is applying for assistance from these organizations. For now, the hospital has enough supplies.
- The clinic has seen an increase in patients from November to February, but Mr. Lady stated that the March numbers will go down due to the Coronavirus.
- The hospital would have to be built 35 miles from any other hospital, so a measurement was made that would place the hospital 35 miles from the Brady hospital.
- Mr. Lady informed the Board that a Business Interruption Policy was purchased.

19. **Executive Session**
The Board went into Executive Session at 6:20pm to discuss strategic planning.

20. **Action from Executive Session**
The Board came out of Executive Session at 6:41pm There was no action from Executive Session.

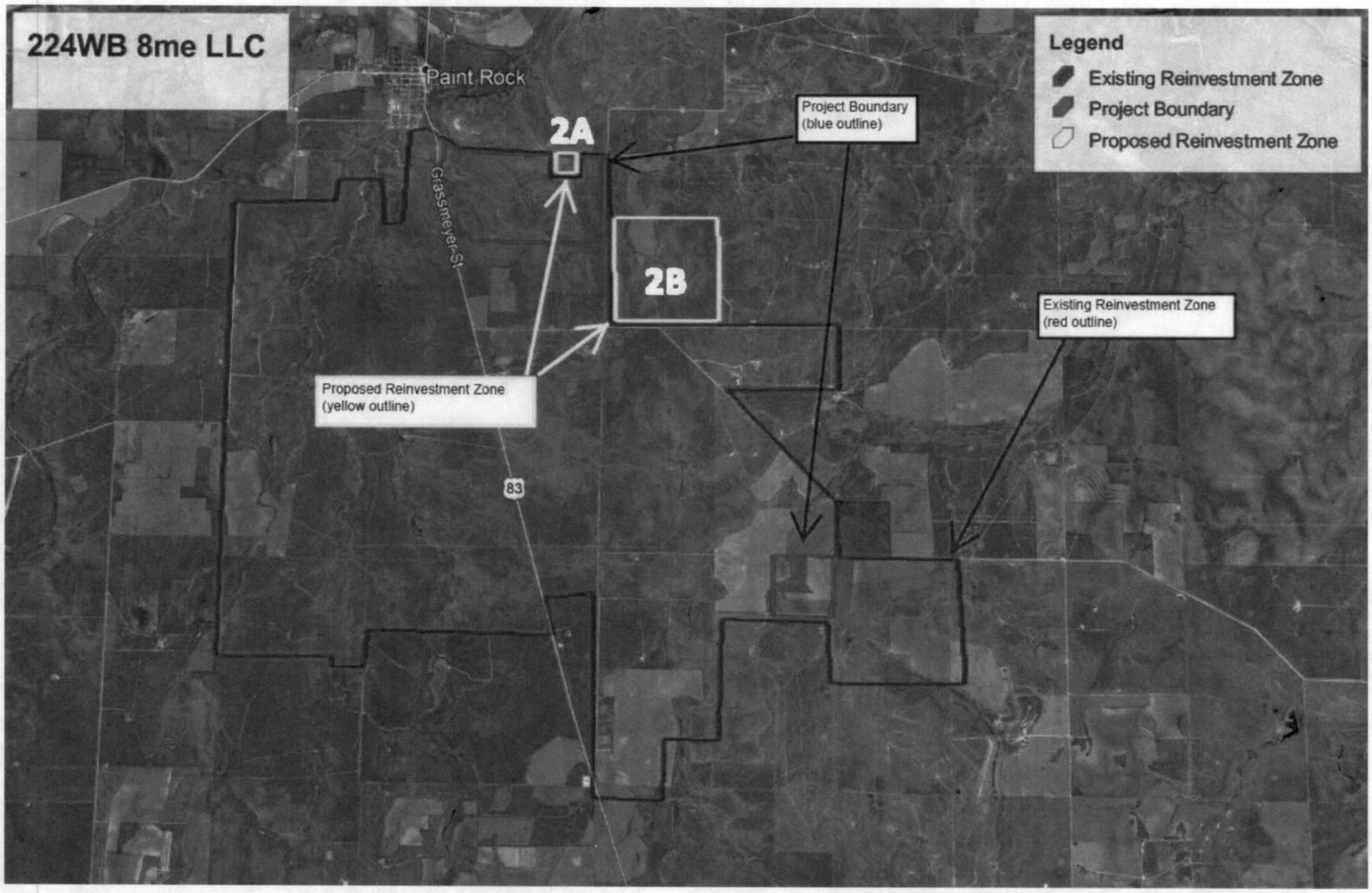
21. **Adjournment**
Ms. Brosig made a motion to adjourn the meeting at 6:42pm. Mr. Doane seconded the motion, with everyone in favor.

Leah Brosig ______________________ Date Apr 28 2020

# KEANDREWS

VALUATION•TAX•SOLUTIONS

*Project Map*





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*Residual Value*

In accordance with Texas property tax rules, the residual value of the solar power plant is expected to be valued at $24.2 million at the end of the 10-year abatement period. The solar power plant is expected to operate for at least 20 additional years after the abatement period, giving rise to additional estimated property taxes of more than $218,111 per year, or about $4.4 million during the post-abatement period.

*Fees & Expenses*

In accordance with the county's Tax Abatement Guidelines and Criteria, 224WB 8me LLC shall pay a $1,000 non-refundable application fee, and shall reimburse the county its reasonable out of pocket consulting and attorney fees as may be incurred in preparation and negotiation of the abatement agreement, up to $10,000. Although 224WB 8me LLC is requesting two (2) more reinvestment zones, we respectfully request that only one application fee be due.

***Property Description***

| Parcel ID | Reinvestment Zone | Size (approximate acreage) | Owner | Property Address |
|---|---|---|---|---|
| R000005859 | RZ Galloway | 89.1 | Stephenson HH Mrs. Estate | US Highway 83 |
| R000005781 | RZ Galloway | 139.11 | Stephenson HH Mrs. Estate | County Road 4700 |
| R000005782 | RZ Galloway | 146.73 | Stephenson HH Mrs. Estate | County Road 4700 |
| R000006367 | RZ Galloway | 132.00 | Stephenson HH Mrs. Estate | County Road 4700 |
| R000005973 | RZ Galloway | 236.54 | Stephenson HH Mrs. Estate | County Road 4700 |
| R000006366 | RZ Galloway 2A | 98.00 | Stephenson HH Mrs. Estate | County Road 4700 |
| R000004376 | RZ Galloway 2B | 318.64 | Sultemeier, Perry Glen | County Road 4606 |
| R000004378 | RZ Galloway 2B | 1 | Sultemeier, Perry Glen | County Road 4606 |
| R000004379 | RZ Galloway 2B | 317.65 | Sultemeier, Perry Glen | County Road 4606 |