

**MINUTES OF THE BOARD OF DIRECTORS' MEETING  
SWEENY HOSPITAL DISTRICT**

January 26, 2021

Time 18:00

Members Present: Mason Nichols, President; Scott Swift, Vice-President  
Violet Weeks, Lisa Leal, Charlie Genella

Members Absent: Patti Foster, Secretary

Others Present: Enrique Leal, III, M.D.  
Dale Thames

Employees Present: Kelly Park, Cindy Burge, Paige Townsend, Stuart Butler, Dana Quintanilla,  
(By Phone) Noralene Corder

1. **Call to Order** Mr. Nichols called the meeting to order at 1802.
2. The invocation was given by Mr. Genella. Special prayer was said in behalf of Patti Foster's family.
3. **Record Members Present and Establish A Quorum**  
There being 5 members present, a quorum was established.
4. **Public Comments**  
A. None
5. **Review/Approve Board of Directors' Meeting Minutes:**  
**A. December 29, 2020 General Meeting**  
Ms. Weeks made a motion to approve the minutes from December 29, 2020.  
Mr. Swift seconded the motion. Unanimous decision, motion carried.
6. **Old Business**  
A. Replacement Hospital Update  
Mr. Nichols said the City of Sweeny voted unanimously to not provide utilities to the highway 524 site. The estimated cost to build there is around 63 million without a sewer plant.  
  
Several scenarios were discussed about the hospital providing its own sewer plant and water or the possibility of using the architect plans at a different location.  
  
After much discussion, Mr. Nichols said he is ready to move in a different direction. He said we should consider abandoning the project at the 524 site and rebuild and remodel in place. We do not want to cease hospital operations so it would have to be done in stages.  
  
After discussion, Mr. Genella made a motion to abandon the highway 524 site option to build a new hospital and refocus our attention to remodel and rebuild in place. Ms. Weeks seconded the motion, unanimous decision, motion passed.

Mr. Genella made a motion to give a 30-day notice to terminate the agreement with MPM Ventures dba Milestone Project Management. Scott Swift seconded the motion, unanimous decision, motion carried.

Mr. Genella said there are architect/project manager teams out there that could provide services under one company.

Mr. Nichols said going forward the request is for Ms. Park to reach out to design firms to get proposals. Mr. Genella offered to assist Ms. Park.

Request was made for Ms. Park to reach out to USDA to find out what options we have to continue with the loan that was approved and what restrictions would be required to remodel and rebuild in place. She will also reach out to Frost Bank and TDCEU to consider a traditional commercial loan option.

Mr. Nichols requested for the board to consider how much they would like to spend for the remodel and rebuild in place by the next board meeting. Ms. Park and her team will decide what parts of the hospital need to be rebuilt and what needs to be remodeled.

Ms. Park said since we have decided to remodel and rebuild in place, we don't want to drag out the process. We want the project to move forward quickly.

She inquired if we need to keep the John Mills as the architect or consider other companies. After discussion, Mr. Swift motioned to cancel the contract with John Mills. Ms. Leal seconded the motion, unanimous decision, motion passed.

Request was made for Ms. Park to get with SISD regarding the corner property that was traded during acquiring highway 524 property. Also, there are three houses on the other side of the hospital that could be an option to purchase additional property to expand this site.

7. **New Business**

A. **Monroe Vos**

1) Retirement Plan Update

Mr. Nichols gave a summary regarding the 401(A) and 457(B) plans. The retirement plan for the employees is doing well.

2) Investment Account Update

Mr. Nichols said the investment fund is going well. There is a 2% return and doing as well as can be expected.

B. **General Election, May 1, 2021, county-wide joint election organized through Brazoria County:**

Mr. Swift made a motion for Sweeny Hospital District to participate in a county-wide joint election which is organized through Brazoria County for May 1, 2021 election. Ms. Leal seconded the motion. Unanimous decision, motion passed.

C. **Miscellaneous Capital Requests**

Ms. Park gave an overview of the following capital equipment requests:

2	Airvo (high flow oxygen)	6,615.00	Cardio (covid funds)
1	Sharp MX-6071 copier	14,233.00	Emergency Department
1	Sharp MX-2651 copier	5,275.00	Physical Therapy
1	Philips Affiniti 70 Upgrade	6,118.20	Imaging (Ultrasound)
1	2019 Ford Transit Connect Van	<u>23,549.10</u>	Senior Horizons (covid funds)
		55,790.30	plus 1950.00 for 5-year warranty (van)

Ms. Weeks made a motion to purchase all the capital equipment presented and use covid funds where we can. Mr. Swift seconded the motion. Mr. Nichols abstained, all others were in favor, motion passed.

**D. Discuss, consider and, if necessary, take action to approve administration to perform due diligence, timely file necessary change of ownership paperwork, and to finalize the consummation of QIPP transaction with DHC OpCo – Columbus, LLC dba Columbus Oaks Healthcare Community**

Ms. Park said we have four nursing homes now. There is another nursing facility in Columbus that has never been a part of the QIPP program but they have a new administrator that has been a part of the QIPP program before. They are very interested in being in the program. Our attorneys notified us that this facility was interested in the program. If the board agrees, then we can start the CHOW paperwork process that we will be the owners of this nursing facility.

After discussion, Ms. Weeks made a motion to approve administration to timely file necessary change of ownership paperwork, and to finalize the consummation of QIPP transaction with Columbus Oaks Healthcare Community. Mr. Genella seconded the motion. Unanimous decision, motion passed.

**8. Board Committee Reports:**

**A. Finance Committee Report:**

Noralene Corder gave overview of December 2020 financials.

After discussion, Ms. Leal motioned to approve the December 2020 financials. Mr. Genella seconded the motion. Unanimous decision, motion carried.

**B. Executive Committee Report:**

Ms. Park will include this in her CEO report.

**C. Sweeny Community Hospital Foundation Board Update:**

Ms. Park gave update regarding the Foundation board. Hammill Foundation will donate \$50,000 a year for three years toward the hospital build.

**9. Administrative Information Report – Kelly Park**

**A. CEO Report**

Ms. Park gave updates on the following:

- West Columbia Clinics – new provider Shelly Waters replacing Falon Turner

- The Fountains Update – 14 residents, 1 respite for now. There hasn't been a lot of interest for people moving into the facility due to covid. Veronica Harvey plans to do marketing in February to hopefully increase the number of residents.
- Marketing update – billboards in Brazoria and possible sign in Sargent
- Cerner Contract
- Vaccines update
- Billing Department moving to Suite A in the Medical Office Building
- Human Resources Report given by Dana Quintanilla– 213 employees, 17 hired, 13 volunteer resignations, 6.3 turnover rate. Open positions we reviewed and virtual forums are planned for February. The Board members were invited to attend the forums virtually.

**B. CNO Report:**

Ms. Townsend gave overview regarding ER stats and Press Ganey HCAP scores. Admission rate is up for med surg. Open positions were summarized. OR had 10 surgery cases for December. Vaccine summary was given.

**C. Emergency Medical Services Report:**

Mr. Butler gave overview of the following:

- STATS – numbers included in the comparative report
- Angleton and Lake Jackson hospitals busy which takes more time with transfer of patients
- New ambulance ordered and is due to come off the assembly line on February 16<sup>th</sup>.
- Maintenance on ambulances has been high. Made a deal with a local business instead of going to the dealerships.
- Two EMS employees were out with covid.

**10. CLOSED EXECUTIVE SESSION:**

Mr. Nichols announced the Board would go into closed Executive Session at 2036 to review the following:

- A.** Medical Executive Committee Report
- B.** Medical Staff Credentials
- C.** Personnel Matters

**End of Executive Session**


Went out of Executive Session at 2145.

**11. Action regarding Executive Session:**

Ms. Weeks made a motion to approve Medical Staff Credentials presented in Executive Session. Mr. Genella seconded the motion, unanimous decision, motion passed.

**12. Adjournment**

Mr. Swift moved for adjournment, seconded by Ms. Leal. Meeting adjourned at 2146.

  
Mason Nichols, President  
Recorder: Cindy Burge