

**Notice of Called Meeting of the Board of Directors  
Chambers County Public Hospital District No. 1  
3:00 P.M. June 11, 2021  
Bayside Community Hospital Conference Room  
Agenda**

1. **Call to Order**
  - a. Confirmation of quorum
  - b. Invocation
2. **Public Comment** – Speakers must sign in to speak. There is a three (3) minute time limit. At this time, any person with business before the Board of Directors not scheduled on the agenda may speak to the Board. No formal action can be taken on these items at this meeting.

**New Business**

3. Allegiance Bank Presentation
4. Anahuac National Bank Presentation
5. HCA Affiliation Agreement
6. NFP Board of Directors Update
7. StrengthFinder Training
8. Discuss, Consider and Take Action on, if necessary, Capital Policy Review
9. Discuss, Consider and Take Action on, if necessary, Kore Power Tax Abatement
10. Discuss, Consider and Take Action on, if necessary, Capital Lab Equipment
11. Review and Discuss Financials:
  - a. Overview of the Budget for 2021 as a baseline
  - b. Discussion of budgets for 2022/23 with generalized assumptions of 3% to 5% increase in revenues and expenditures (where relevant) with bottom lines (gross and net revenues) based upon those rough assumptions
  - c. Capital Projects for 2021/22
    - i. Dayton sites
    - ii. Mont Belvieu Remodel to include funding from Grants
  - d. Taxation options
  - e. Kore Power abatement with impact of decreased tax rate
  - f. QIPP Impact
  - g. Salary Adjustment & Annual Raise impact
  - h. Impact to cash for 2022/23 on previous items discussed
12. **Executive Session, if necessary** –  
**Section 551.085: Certain Deliberations by the Governing Board of a Public Hospital**



**Section 551.074:** Personnel Matters related to the employment agreement of a CEO.

**Section 551.072:** Deliberations about Real Property

**Section 551.071:** Consultation with Attorney, either in person or by telephone, matters which require confidentiality pursuant to the attorney-client privilege.

Pursuant to Subchapter D of the Texas Open Meetings Act, this Board reserves the right to discuss in Executive (Closed) Session, such matters, and subjects as are allowed under law.

13. Discuss, Consider and Take Action on, if necessary, regarding Executive Session.
14. Other.
15. Adjournment

The next Board Meeting is scheduled for Thursday, June 24, 2021 at 5:30 p.m. in the Conference Room at Bayside Community Hospital.



Submitted By: Ann Newton, Administrative Assistant

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Heather H. Hawthorne, County Clerk

Recorded: 

**MINUTES OF THE SPECIAL CALLED MEETING OF THE BOARD OF DIRECTORS FOR  
CHAMBERS COUNTY PUBLIC HOSPITAL DISTRICT NO. 1 HELD IN THE BAYSIDE  
COMMUNITY HOSPITAL CONFERENCE ROOM ON JUNE 11, 2021, ANAHUAC,  
CHAMBERS COUNTY TEXAS BEGINNING AT 3:06 P.M.**

A Special Called Meeting of the Board of Directors of the Chambers County Public Hospital District No. 1 was conducted in the Bayside Community Hospital Conference Room, Anahuac, Texas on Friday, June 11, 2021 beginning at 3:06 p.m., with the following Directors present:

Theresa Greco, Vice Chairperson;  
Marcia Smith, Vice Chairperson;  
Leslie Turner, Secretary;  
Geraldine Brown, Director;  
Mike Emmons, Director;

Pursuant to a Notice under the Open Meetings Act duly filed and posted a full 72 hours prior to the opening of said meeting (a copy being placed amongst the files of the District).

Also present were William Kiefer, CEO; Paul Aslin, COO; Jay Hodges, CFO; Ann Newton, Administrative Assistant; Kaley Smith, Clinics Executive Director; Pat Fuller, CCHC Board; Lolly Park, CCHC Board; Gloria Roemer, CCHC Board; Gil Boullion, CCHC Board; Debbie Standley, Allegiance Bank; Steve Lucas, Allegiance Bank

The meeting was called to order by Chairperson Greco, and it was determined that a quorum was present. William Kiefer gave the invocation.

**Introduction of Guests:** Debbie Standley, Allegiance Bank; Steve Lucas Allegiance Bank

**Public Comment:** There was no public comment.

**NEW BUSINESS:**

**Allegiance Bank Presentation:** Debbie Standley and Steve Lucas gave a presentation about Allegiance Bank and their local community involvement, and benefits.

**Anahuac National Bank Presentation:** No presentation.

Jay Hodges informed the Board that William, Nisha Allen and himself had a meeting with Anahuac National Bank. He said that Anahuac National Bank can provide whatever services we needed. He said that Allegiance was more sophisticated. William Kiefer said that the Board needs to way both options out.

**HCA Affiliation Agreement:** William Kiefer said that one of his goals is to affiliate with a tertiary care facility. He said that some of the benefits being affiliated with HCA is they will take our transfers, same protocols, access to their policies, provide training, swing bed patients, they will provide a tele-medicine machine which will be free to our organization.

**NFP Board of Directors Update:**

**StrengthFinder Training:** Books have been ordered. You will receive a code to complete a survey. Cindi Baldi will be out to conduct the training. Training will be for both boards and managers. The training will be held Wednesday, July 14<sup>th</sup> from 8:30 am – 10:00 am.

**Capital Policy Review:** Jay Hodges informed the Board of the changes to the Capital Purchases Policy. He said that any purchase of equipment defined useful life is at least one year and the cost is in excess of \$5,000 (from \$2,000) shall be carried on the organization's records as capital equipment. The other change was any asset over the amount of \$50,000 (from \$5,000) must include a minimum of two bids and must be approved by both the District Administrator and the Board of Directors or Chairman of the Board in the event of an emergency.

A motion was made by Director Brown and seconded by Director Emmons to approve the Capital Policy as presented. Motion carried unanimously.

**Capital Lab Equipment:** Paul Aslin informed the Board that we were starting up lab services at West Chambers Medical Center again. He said that two bids were received.

A motion was made by Vice Chairperson Smith and seconded by Secretary Turner to approve the new Capital Lab Equipment as presented. Motion carried unanimously.

**Executive Session:** The Board of Directors met in closed Executive Session under Section 551.071 Consultation with Attorney at 4:00 o'clock p.m.

**Open Session:** The Board of Directors returned to Open Session at 6:35 o'clock p.m.

A motion was made by Secretary Turner and seconded by Vice Chairperson Smith to approve 50% tax abatement to Kore Power. Motion carried unanimously.

**Adjournment:** A motion was made by Vice Chairperson Smith and seconded by Director Emmons to adjourn at 6:36 o'clock p.m. Motion carried unanimously.

APPROVED this the 24<sup>th</sup> day of June, 2021.

  
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THERESA GRECO, CHAIRPERSON  
BOARD OF DIRECTORS