August 10

HASKELL COUNTY HOSPITAL DISTRICT CALLED BOARD MEETING MINUTES FOR 8/10/23 12: OO PM

The Haskell County Hospital District Board of Directors met at 12:00 PM in the Hospital Education Building at 1 Ave N in Haskell, Texas 79521 as per the Open Meetings Act.

Attending: President Robbie Peiser, Secretary Reida Penman, CEO Michelle Stevens, COO Mary Belle Olson, CFO Elizabeth Miller, CNO Meghan Shelton, Controller Crystal Molina, Member Jenny Camacho, Member Amy Martin, Member Lynn Dale Dudensing, Member Darlene Hopkins, Internal Business Office Manager Kris Mitchell, Patient Relations/CCM Nurse Carla Long.

Absent: None.

Invited Guest: Chip Whitlock with Parkhill.

General Public: Previous Hospital Administrator Fran McCown, Facility Plant Manager Louis Enriquez, and Dietary Supervisor Judy Wolsch.

President Peiser called the meeting to order at 12:10 PM. A Quorum was certified as present.

1. **Public Comment:** None.
2. **Old Business:**
   A. Review and approve Parkhill TAS Service Proposal:

Chip Whitlock presented the Parkhill TAS Service proposal for review and approval. He reported on the TAS survey results and Parkhill's recommendations for a plan of correction. McKinstry never reported to the State that the construction project they did for the Haskell Hospital in 2015 was completed. The hospital reported it and had a TAS survey in April 2023. There were several items that were not done, or only done halfway and never completed, that were cited as needing correction. The new sidewalk was done but was not done to code, so it has to be fixed. Mr. Whitlock stated that TAS does not come back to check that things are completed and done according to code. McKinstry said things were completed correctly but did not do so, and now the Hospital is liable should a worst-case scenario event occur. The hospital could be liable for 19 million dollars in fines. The scope of the work was acceptable until parking spaces were added across from the emergency room. To bring this up to code the two parking spots closest to highway 380 need to be leveled and a ramp would need to be added. This would fix things for the hospital to meet code and avoid fines, and it would also help McKinstry as it would be a cost-effective fix they would pay for, but not have to do the labor themselves. He stated he also recognized the need for the flat surface and aprons over head to be extended out past the ER doors toward the kitchen, but the hospital would have to pay for those things.

Mr. Dudensing asked the cost of this, and if costs would be higher after completion of the official survey.
Chip Whitlock stated that the $42,000.00 he was talking about addressed the TAS finding and actions to correct those and avoid 19 million dollars in fines for the hospital. He added that $10,000.00 of the $42,000.00 was for the official survey and not construction costs. A protective measure for all involved.

Robbie Peiser stated, "I trust Parkhill and Chip Whitlock completely. They have treated the hospital fairly and accurately and worked to help this hospital stay complaint and up to code. Once we sign an agreement with them, they will get us an official cost projection.
Amy Martin said, "I want to fix it right and it not have to fix it again later."
Chip Whitlock stated again that McKinstry would pay for everything they were suggesting but if we wanted to expand the flat surface and aprons of the ER drive that would be a hospital expense.
Darlene Hopkins stated, "I care about patient safety, and the current drive is too steep."
Louis Enriquez stated, "Especially in the icy wintery months it is a safety issue."

Lynn Dale Dudensing asked, "Do you know how we go about getting an extension from the government on this project?"
Chip Whitlock replied, "Yes, we can help with that. The best thing is for the Hospital to fix as many of the issues themselves as a show of good faith intent, like the sidewalk and handrails, and then request the extension and state the measures already taken to remedy the problems. This will help the hospital avoid millions of dollars in fines but be sure to keep track of this expenses and bill McKinstry for them."

Lynn Dale Dudensing asked if the slope of the ER drive and the slope of the WIC ramp and stairs could be added to the TAS requirements and billed to McKinstry. Chip Whitlock stated he would check into that and see, but he felt like that could be possible and then McKinstry would have to pay for those too.

Robbie asked the board members if they would like to see exactly what Parkhill is suggesting? The board members said yes, and all went outside to look at the areas in question.

Chip Whitlock showed the board members the areas needing fixing like minor changes in grading and slope of parking spots, that the hospital could repair themselves without a lot of work or cost.
Michelle Stevens said that Louis Enriquez was working on these, but he has been down an employee for several months now and was having to do everything himself.
The group then moved to the ER side to discuss the areas needing to be addressed there.
On the way to that side of the building Chip Whitlock showed the board members the sidewalk and handrail problems. He stated that TAS would be okay with a metal plate welded to the handrail bases of the sidewalk to close the gap for safe wheelchair use.
At the ER EMS entrance Chip Whitlock pointed out the parking spots across the lot that would need to be combined to make two handicap compliant parking spots, and where the ramp could be added on one side of the extra wide stairs leaving steps for those who need them on one side and a ramp for wheelchair use on the other side. The group then returned to the educational building.

Lynn Dale Dudensing asked Mr. Whitlock if this was typically how these things are handled, to hire attorneys to mediate these disputes? Chip Whitlock replied, "Yes. Parkhill has this mediation model written in their contracts. They don't have to use it very often but there are situations where they have had to work with attorneys to settle disputes."

Robbie Peiser stated that he "trusted Chip Whitlock and Parkhill fully.

Darlene Hopkins noted that McKinstry was the one at fault in this situation, not Parkhill.

Robbie Peiser stated that he felt McKinstry had good intentions but was not fully able to do everything that needed to be done.

Chip Whitlock stated, "Haskell Hospital has a strong case. You were told and believed that it had been done correctly and up to current standards. Parkhill believes in doing things correctly the first time and when they make a mistake, they make it right. Parkhill sends the proposed plan out to TDHS and TAS for review prior to signing any contract to help ensure the project will be approved."

He continued, "I would suggest you not go hard on McKinstry but approach them about the cost of the fixes that will help get things right for everyone."

Chip Whitlock thanked the board for their time and attention to the proposal and left for another meeting.

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President Peiser asked if there was any further discussion?

Lynn Dale Dudensing asked if the employee retention funds had come in and if we had the cash to pay for this outright?

CFO Miller stated the employee retention funds had not been received yet and we have the line of credit.

Robbie Peiser stated, "We need to do this immediately."

Jenny Comacho said, "We need to avoid the 19-million-dollar fines."

Amy Martin moved to approve the Parkhill TAS issues proposal and Darlene Hopkins seconded the motion. The motion passed unanimously.

3. New Business:
   A. Elect a Vice President: President Pieser stated he is to have back surgery on August the 24th and their will be a need for the Vice President to cover things during his absence.

   Jenny Comacho recommended that this nominee not be one who is up for re-appointment this coming year. She nominated Amy Martin for this position.

   President Peiser asked Amy Martin if she was willing to serve and she said, "yes."

   Jenny Comacho moved to elect Amy Martin Vice-President of the HCHD Board. Darlene Hopkins seconded that motion and the motion passed unanimously.

4. Next Meeting to be 8-29-23 at 5:30PM for meal and 6:00PM for meeting.

   President Peiser adjourned the meeting at 1:28PM.

Carla Lerf 8/31/23 — Note taker/Typist — Date

Robbie Peiser 8-31-23 — Board President — Date

Reida Penman 8/31/23 — Board Secretary — Date

Michelle Stacy 8/31/23 — CEO — Date