Cochran County Hospital District
Board of Directors
Meeting Minutes
April 10, 2025

Cochran Memorial Hospital
201 E Grant Ave
Morton, Texas 79346

ATTENDANCE

<u>Board of Directors</u>
Betty Lyon
John Schmidt
Ray O'Brien
William (Bill) Albus
Matt Patterson

<u>Hospital Administration</u>
Kody Kitchens, CEO
Grant Turner, CNO/COO

<u>Minutes Taker</u>
Mary McKnight

<u>Guests</u>
Maggie Ramon

1. **Opening**
    a. Quorum present
        i. Meeting called to order 5:02 p.m.
    b. Invocation led by Bill Albus.
    c. Public Comments
        i. None
    d. Review and Consider Approval of Previous Meeting Minutes
        i. Motion made to approve the March 19, 2025; regular session meeting minutes as read. Motion seconded. Four (4) votes in favor of approving minutes; zero (0) votes against. Motion passed; minutes approved as read.
        ii. Motion made to approve the March 19, 2025; tax abatement public hearing meeting minutes as read. Motion seconded. Four (4) votes in favor of approving minutes; zero (0) votes against. Motion passed; minutes approved as read.
2. **Matters for Discussion and/or Action.**
    a. Tax Abatement
        i. New tax abatement agreement reviewed and discussed
            i. Errors noted in the agreement from the public hearing on March 19, 2025 were corrected.
            ii. Language regarding moneys from the tax abatement not being used for normal maintenance and operations was removed.
            iii. 10% increase on pilots was added.
        ii. Motion made to accept the tax abatement agreement as presented and to grant Kody Kitchens the authority to sign the tax abatement agreement. Motion was seconded. Four (4) votes in favor; zero (0) votes against. Motion carried. Cochran Memorial Hospital District accepts the tax abatement agreement as presented and Kody Kitchens has been granted the authority to sign the tax abatement agreement.
    b. Azalea Payroll System
        i. Request made to table topic.
        ii. All present in agreement; topic was tabled.

3. **Reports**
    a. Clinical Report
        i. 40 emergency room visits, this remains the same as previous months going all the back to February.
        ii. Clinic visits are down 39 visits from previous month.
        iii. Eleven (11) cases of measles currently in county.
            i. Measles clinic will be held by the state on April 22, 2025 here at that hospital. Anyone wishing to get the measles vaccine may do so that date at no charge. Anyone born before 1957 does not need the measles vaccine.
    b. Financials
        i. CDs
            i. One CD matured March 19th. It had $1.25 million as the starting balance was at 4.5%. Kody withdrew $500,000 from the operating funds and added it to CD to reinvest it. The CD was renewed at an interest rate of 3.7% for eight (8) months, which will earn $29,000 at the end of the eight (8) months.
        ii. Financial pages are all blank currently because we had to hire a new coder. Our old coding company dropped us due to us not having the correct system. That system would cost us around $80,000. Our new coder is located in Roswell, New Mexico, she just started April 1st and she is still learning. The end of the month was not closed out due for this reason which is why the financial pages are blank. Do not expect this to be an issue going forward
        iii. Due to us meeting a week earlier, Kody was unable to obtain tax forms.
        iv. Check Registry
            i. Line items discussed.
                a. Line 48, Windstream
                    i. Hospital telephones and internet.
                b. Maggie stated Lines 11 and 12, Security Benefit, were voided and those amounts should have been zeroed out. The correct amount for the check register should be $324,548.33
                c. Line 25, Cochran County Treasurer.
                    i. Tax Assessor/Collector fee for collecting the hospital taxes.
                d. Line 21, First Alarm
                    i. Ashley Davidson’s skills testing.
                e. Line 28, EcoLab
                    i. Pest Control Services
                f. Line 38
                    i. Brakes on one of the ambulances.
                g. Line 69, CLIA
                    i. Lab licensing
                h. Line 76
                    i. Telephone maintenance.
                i. Line 83, Sanofi
                    i. MMR vaccine purchase

c. Administrator's Report
   i. Kody will be attending two (2) days of a convention next week.
   ii. Kody put in a $56,714 check from a new program we qualified for, we should get about that amount every quarter from it and it is from the Aligning Technology by Interlinking Interoperable Systems (ATLIIS).
   iii. Property Insurance
      i. Renewed April 1st. Two years ago, it was $36,000 on this property; last year went up to $50,000 and this year it went up another $1,700.
   iv. Nurses Lounge Air Conditioner
      i. Found a $7,000 cheaper option. Recommended we go with it. All they will need to do change out the compressor on top of the building. The heater, controls and thermostats are still good. Total cost would be $32,500.
   v. State Inspection
      i. March 24th, we had a state inspector show up. This was not our typical inspection; it was in response to a formal complaint filed against the hospital kitchen and administrative staff. The inspector could not tell us what the complaint was or who made it, but they came in to do a formal investigation.
      ii. The kitchen had zero (0) deficiencies and the inspector was very happy with how things were being done.
   vi. Dietician
      i. Did notice our dietician's contract had not been renewed since 2013. He turns in ten (10) hours a month. A new contract was drawn up increasing his pay to $70.00 an hour from $60.00 an hour.
   vii. Oxygen System
      i. Our manifold on the oxygen system is so old we can no longer get parts for it.
      ii. We can replace the entire system for $18,000.
      iii. We are looking at replacing the system. There are not a lot of companies that do this and it does have to be certified.
      iv. With the system fixed, we should be able to operate off of four (4) tanks instead of the eight (8) tanks we are currently operating on.
      v. They will also inspect the lines and wiring and we will be able to keep our current alarm system as it is still functioning. It is old, but it still works.
   viii. Leslee Westbrook
      i. Maggie has a pretty good grasp on the new financial system, and we have a consultant, Diane Moore, who we can contact to help Maggie as needed.
      ii. The decision was made to let Leslee go as a consultant as she is no longer needed.
   ix. EMS Billing
      i. Are starting to see money coming in from EMS billing, currently waiting on a $26,900 check from that.

4. **Executive Session**
    a. Kody Kitchens requested to speak with the Board of Directors in executive session and requested Grant Turner be allowed to be present.
        i. Request approved
        ii. Entered executive session 5:55 p.m.
        iii. Exited executive session 6:28 p.m.
5. **Personnel**
    a. No new business
6. **Open Forum**
    a. No new business
7. **Adjournment**
    a. Motion made to adjourn. Motion seconded. Four (4) votes in favor; zero (0) oppose. Motion carried.
        i. Meeting adjourned 6:29 p.m.

______________________________ ______________________

Cochran Memorial Hospital CEO | Date

______________________________ ______________________

Cochran Memorial Hospital President, Board of Directors | Date