

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

February 23, 2021

Time 18:00

Members Present: Mason Nichols, President; Patti Foster, Secretary  
Violet Weeks, Lisa Leal, Charlie Genella  
Scott Swift, Vice-President; (By Phone)

Members Absent:

Others Present: Enrique Leal, III, M.D.  
Chris Cisneros, Phillips 66 Company (by phone)  
Desiree Morgan

Employees Present: Kelly Park, Cindy Burge, Stuart Butler, Dana Quintanilla, Sarah Hebert  
Noralene Corder, (by phone)

1. **Call to Order** Mr. Nichols called the meeting to order at 1800.

2. The invocation was given by Mr. Genella.

3. **Record Members Present and Establish A Quorum**

There being 6 members present, a quorum was established.

4. **Public Comments**

Mr. Cisneros of Phillips 66 said he is available to answer any questions regarding the non-opposition letter for the expansion of their foreign trade zone at the Sweeney refinery so whenever we get to that item on the agenda if we have questions he is happy to answer them.

5. **Review/Approve Board of Directors' Meeting Minutes:**

**A. January 26, 2021 General Meeting**

Mr. Swift made a motion to approve the minutes from January 26, 2021.

Mr. Genella seconded the motion. Ms. Foster abstained, motion carried.

Mr. Nichols said he is changing the order of the meeting so he will let Noralene Corder give the Financial report.

8. **Board Committee Reports:**

**A. Finance Committee Report:**

Noralene Corder gave overview of January 2021 financials. Update was also given regarding the QIPP Program for the nursing facilities.

After discussion, Ms. Leal motioned to approve the January 2021 financials. Ms. Foster seconded the motion. Unanimous decision, motion carried.

Next item of business will be New Business item C & D for Phillips 66. Mr. Nichols requested that Patti Foster chair the meeting for these items. Mr. Swift was put on hold for these conversations, and Mr. Nichols excused himself since these items are a conflict of interest for both since they are employed by Phillips 66.

7. **New Business**

**D. Consider, and approve if necessary, the issuance of a letter of non-opposition regarding Foreign-Trade Subzone 149C, Phillips 66 Company, Application to expand boundary of Site 149C**

Mr. Cisneros gave an overview of the request made by Phillips 66 Company. After discussion, Ms. Foster made a motion to issue a letter of non-opposition regarding the Foreign-Trade subzone 149C to expand the boundary of the site. Mr. Genella seconded the motion. Mr. Nichols and Mr. Swift not present to vote, motion passed.

**C. Abatement Agreement compliance and information letters from Chevron Phillips and Phillips 66**

Ms. Foster briefly reviewed the letters received from Chevron Phillips and Phillips 66 Company listed below:

1. Chevron Phillips – Zone 1
2. Phillips 66 Company – Zone 2
3. Phillips 66 Company – Zone 5
4. Phillips 66 Company – Zone 4
5. Phillips 66 Company – Zone 7

After discussion, Mr. Genella motioned to accept the compliance information letters as written. Ms. Leal seconded the motion. Mr. Nichols and Mr. Swift not present to vote, motion passed.

Mr. Nichols returned to the meeting and Scott Swift is back on the phone.

**B. Consider, and approve if necessary, the First Amended and restated Tax Abatement/Payment in Lieu of Taxes Agreement between Sweeny Hospital District and Chevron Phillips Chemical Company LP, related to construction of a new world scale 1-Hexene unit with an estimated cost of \$225,000,000 in Chevron Phillips Chemical Company LP Reinvestment Zone No 2.**

Mr. Nichols said the project for Chevron Phillips had been postponed due to Covid so request was made to amend the contract and extend the date by one year.

After discussion, Mr. Genella made a motion to approve amended and restated Tax Abatement/Payment agreement with Chevron Phillips Chemical Company as presented. Ms. Leal seconded the motion. Ms. Weeks opposed, all others in agreement, motion passed.

**E. Consider, and approve resolution to open bank account at First State Bank of Louise for Sweeny Hospital District dba Columbus Oaks Healthcare Community**

Mr. Nichols said this is to open a bank account for the new nursing home we are bringing on board. This is standard, we have accounts for the other four nursing homes.

Ms. Foster motioned to approve resolution to open a bank account in the name of Sweeny Hospital District dba Columbus Oaks Healthcare Community at the First State Bank of Louise. Bank account opened to include online services, transfers, wires, ACH and remote deposit capture. The signers and access to the account will be the same as the other nursing home accounts of Sweeny Hospital District. Ms. Weeks seconded the motion. Unanimous decision, motion carried.

**A. Miscellaneous Capital Requests**

Overview was given by Ms. Park on capital equipment request for Cerner Shared Computing Services in the amount of a little over \$15,000.

Mr. Nichols inquired about Dr. Keffer working in Athena. Ms. Park said she already has the access to prescribe in that system.

After discussion, Ms. Weeks motioned to approve the purchase as presented. Ms. Foster seconded the motion. Unanimous decision, motion passed.

Mr. Swift said he has to leave the conversation for about 15 minutes.

**6. Old Business**

**A. Replacement Hospital Update**

The following items were reviewed and discussed:

- 1) Architect - Will do an RFP for selection of an architect. Ms. Park will send out RFP to several architect companies to get a response back before next board meeting.
- 2) Construction - Have to go out for bid for construction same as before.
- 3) Compile a list for what we need and want for the renovation/rebuild of hospital.
- 4) Mr. Genella gave scenario of how to determine ballpark amount needed for the renovation/rebuild of hospital. Items to consider are construction, design, equipment and contingency, estimating a ballpark figure of 45 million, (construction 30 million, design 3 million, equipment 8 million and contingency 4 million) No formal vote taken at this time by the board.
- 5) Medical Office Building – flood during arctic weather and updates to be done for physician offices.
- 6) Financial funding for renovation rebuild of hospital– Made contact with Frost bank, Texas Dow Employees Credit Union (TDECU), and USDA
- 7) Property that was acquired from SISD and Phillips refinery on Highway 524
- 8) Property that SISD acquired from the hospital
- 9) Capital Campaign by the Sweeny Community Hospital Foundation Board

**8. Board Committee Reports:**

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

Capital Campaign is on hold for now. Currently SCH Foundation Board has 3 million in the bank. Moody Foundation has been put off until April. Hopefully the hospital drawings will be ready to present to them. The golf tournament is scheduled for April 28, 2021.

**C. Joint Conference Committee Report regarding Patient Engagement Scores**

The Joint Conference Committee meeting was cancelled. The Press Ganey report regarding patient engagement scores was given by Sarah Hebert.

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

**A. CEO Report**

Ms. Park gave updates on the following:

- West Columbia Rural Health Clinic Survey for recertification
- Shelly Waters, FNP to start working in the West Columbia Health Clinic March 1<sup>st</sup>.
- CMS expectations regarding Emergency Management
- Vaccine Clinics update
- Covid Vaccine overview – signing up on the website through Pamela

**B. CNO Report:**

Ms. Park gave overview regarding Covid swabs, ER Stats and Press Ganey HCAP scores.

**C. Emergency Medical Services Report:**

Mr. Butler gave an overview of the following:

- Internal disaster for several hospitals and helicopters not flying due to arctic weather
- Brazoria EMS no heat or water for several days due to weather
- EMS personnel cleaned up the water from flood in the MOB
- New commissioner for ESD 6 is Bryan Jones
- No news on completion of the new ambulance


10. **CLOSED EXECUTIVE SESSION:**

Nothing for Executive Session.

Sweeny Hospital District general election ballot information was shared with the board. Next board meeting will be on Monday, March 29<sup>th</sup>.

12. **Adjournment**

Ms. Weeks moved for adjournment, seconded by Ms. Foster. Meeting adjourned at 2110.

  
Mason Nichols, President  
Recorder: Cindy Burge