

Board of Directors
May 12, 2022
Special Board Minutes

1. CALL MEETING TO ORDER:

The Special meeting of the Gordon Memorial Hospital District Board of Directors was called to order by Doug Woodbeck, Chair at 4:00 P.M. on May 12, 2022 at GMH, 300 East 8th, Gordon, Nebraska. Acknowledgement of Open Meetings Law Posted on East wall.

A. Roll Call: Present: Carol Balius, Cornelius Ray, Doug Woodbeck.
Absent: Patty Faulk, Kathy Weihe.

Staff: Doris Brown CEO, Kelsey Smith, CFO, Rebecca Jensen, Clinic Director.
Guest: Kayti Schwarting.

B. Approval of Agenda: Cornelius Ray made the motion to approve the Agenda for May 12, 2022 Special meeting. Motion seconded by Carol Balius. Roll call vote: Carol Balius-Yes, Cornelius Ray-Yes, Doug Woodbeck-Yes. Motion passes.

2. OLD BUSINESS

A. Discuss, Consider and Take Action on possible relocation of Rushville Rural Health Clinic site. Doris Brown, CEO and Kelsey Smith, CFO discussed how much had already been spent on the current Rushville Rural Health Clinic and found it very close to the amount needing to be spent to meet the deadline requirement for the PRF. This would take away the need to have the renovation completed by the June 30th deadline as other, already incurred, expenses would meet the requirement of the total \$100,000. Doris reached out to Dennis King, regarding a lease agreement. Dennis is close to retirement and will be out of the office several days in the upcoming weeks. Kayti Schwarting stated she had copies of lease agreements she could send. She will email to Doris. Doris will type up a lease agreement and have Smith, King, Simmons and Conn law firm for review, then send to Chuck Hinn for his review. The elevator located in the current RHC is close to end of life. GMHD has been paying for the service on the elevator since 2001. The estimated repairs to modernize was between \$185,000 to \$265,000 per verbal estimate received from Kone Elevators, the company that has been providing maintenance on the elevator. The City of Rushville owns the building where the current RHC is and should be responsible for the elevator. There are other concerns voiced by our providers about the current location also. Doug Woodbeck and Patty Faulk toured the old Horizon Dental Office space on May 6th. After further discussion, Cornelius Ray made the motion to move forward with the lease agreement between GMHD and Chuck Hinn for the building located on Hwy 20 in the old Horizon West Dental Clinic, for monthly rental in the amount of \$1,200 with GMHD being responsible for 70% of the renovation expense

needed on the building to have appropriate patient exam rooms for the Rural Health Clinic. The original length of the lease is to be for 3 years with automatic one-year renewals after 3 years, unless appropriate 60-day notice is given by either party to terminate lease. The lease should clearly state what GMHD is responsible for and what Chuck Hinn is responsible for when repairs are needed. Carol Balias seconded the motion. Roll Call Vote: Carol Balias-Yes, Cornelius Ray-Yes, Doug Woodbeck-Yes. Motion passes.

- B. Discuss, Consider and Take Action on pursuing annexation of the Rushville area into the Hospital District.** After discussing, it was mutually agreed to propose the North and South Rushville area of Commissioner Dist. No. 2 for annexation into the Gordon Memorial Hospital District. Doris Brown, CEO will reach out to Smith, King, Simmons and Conn to work on the appropriate wording for a possible ballot measure for the November 2022 election. Kelsey Smith, CFO will reach out to Sindy Coburn, Election Commissioner for Sheridan County for clarification on deadlines, etc. Carol Balias made the motion to pursue annexation of the North Rushville and South Rushville Voting Districts into the Gordon Memorial Hospital District for the November 2022 ballot. Motion seconded by Cornelius Ray. Roll Call Vote: Carol Balias-Yes, Cornelius Ray-Yes, Doug Woodbeck-Yes. Motion passes.

- 3. PUBLIC COMMENT PERIOD:** Related to May 12, 2022 agenda items (comment period limited to five minutes). *N o c o m m e n t s .*

4. EXECUTIVE SESSION

- A.** Such Closed session is in accordance with Nebraska Open Meetings Act Section 84-1410 of the Nebraska Revised Statutes. No Executive Session held.

Next Regular Meeting: May 25, 2022.

- 5. ADJOURNED.** Doug Woodbeck, Chair asked if there was any other business to come before the Board. With no further business being noted the meeting was adjourned at 5:13 p.m.



Doug Woodbeck, Chairman of the Board



Date