MCHD
Maverick County Hospital District

Regular Board Meeting Minutes – September 29th, 2025

CALLING THE MEETING TO ORDER: Chairman Olivares opened meeting at 5:09pm.

ESTABLISHING QUORUM: Quorum Established by Calling Row. Quorum was met.

PRESENT: Adolfo Olivares, Vice Chairman; Rebecca Robinson, Secretary Treasurer; Stephany Valdez, Trustee

Dr. David Chisum, Trustee, joined the meeting via phone call at 5:14pm.

ABSENT: Dr. Cruz Alberto Bernal, Trustee

OTHER: Nestor Bonilla, CEO; Lizet Salinas, COM, Ruben Valadez, Legal Counsel; Jaime Storm Rodriguez, Legal Counsel; Carolina Sanchez, EAA

VISITORS: Jason Hinkel, RTG Vice President – Advisory Services; Scott Walker, RTG Director – Project Manager; Jaime Kypuros

AGENDA ITEMS:

ITEM 1: Discussion and Possible Approval of MCHD Board minutes for: Special Board Meeting Minutes August 22nd, 2025, Public Hearing Meeting Minutes August 25th, 2025, and Regular Board Meeting Minutes August 25th, 2025.

Motion approve the special board meeting minutes for August 22nd, 2025, Public Hearing meeting minutes for August 25th, 2025 and Regular Board meeting minutes for August 25th, 2025 by Ms. Robinson, 2nd by Mrs. Valdez.

AYES: 3

NAYS: 0

ABSTAIN: 0

ALL IN FAVOR; UNANIMOUS

Item 3: Consideration and possible action regarding an update and presentation by Realty Trust Group – Medical Office Feasibility Study.

Jason Hinkel and Scott Walker presented an update of the ongoing feasibility study for Maverick County Hospital District.

Major updates included the interview process of top three architect firms who responded to the RFQ.

A total of five architect firm responded to the FRQ. Major categories included a firm overview, firm experience, relative project experience, and project and design team.

Dr. Chisum joined the meeting via phone call at 5:14pm.

Each firm was asked to present three similar projects to the Maverick County Hospital District project. Each category had a total of 20-30 questions which RTG was able to grade.

Top architect firms were rated from 1-5 with number one being Corgan, second was O'Connor Robertson, third was RVK, fourth was E4H and fifth was Schwartz Hansen.

In person interviews were scheduled with the top three firms: Corgan, O'Connor Robertson and RVK. Interviews were hosted by the MCHD selection committee including Mr. Olivares, Ms. Robinson, Nestor Bonilla with the assistance of Jason Hinkel and Scott Walker.

Once a firm was selected by the MCHD Board of Directors, RTG would start negotiations with selected firm for project cost. Maverick County Hospital District has the right to move to second firm if cost from the first firm at not aligned with MCHD.

RTG had hired architect firm to create examples of what the project could look like for reference. Examples of building were shown to the board of directors.

Final study will be presented at the next Regular Board Meeting on October 27th, 2025.

No action taken.

Item 5: Discussion and possible action regarding selection of an architectural firm for medical office building expansion project, to include possible authorization to negotiate contract with same.

Motion to authorize Realty Trust Group, MCHD CEO and legal counsel to negotiate a contract with Corgan as the architectural firm for the medical office building expansion project by Ms. Robinson, 2nd by Mrs. Valdez.

AYES: 4

NAYS: 0

ABSTAIN: 0

ALL IN FAVOR; UNANIMOUS

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ITEM 2: Presentation of Reports

COM Report: COM provided a brief overview of the Clinic Operation Report.

MIPS (MERIT BASED INCENTIVE SYSTEM): MCHD received a perfect score of 100 for the 2025 MIPS. Medicare evaluates based on the quality of care delivered to Medicare patients. MCHD staff was consistent with completing all required screenings on patients including fall risk ages 65+ and tobacco cessation. Ensuring patient medication education, medication adherence, and hypertension management. Closing the loop on referrals by confirming patients see the specialists. Accurately documenting data and submitting timely claims. This is the first time MCHD has earned a perfect score.

A perfect score directly results in an increase in Medicare reimbursement rates. Exact percentage has not been finalized, the adjustment could be anywhere from 3% - 9%.

Previous year, MCHD scored 92 points with a 2.5% increase.

COM confirmed that many patients were having a difficult time paying for medical services, especially in the surgery department with meeting deductible. MCHD has found that FDRMC continues to not offer payment plans/ arrangements which leads to patients cancelling surgeries, and effecting MCHD productivity.

CEO had previously suggested having MCHD and FDRMC making a donation to the MCHD Foundation to help patients pay for co-pay or deductibles. MCHD would have to establish procedures, policies and guidelines. Reminder by legal counsel that MCHD is government body and stewards of public money. The Texas constitution prohibits gifting of public funds.

Grants: very few grants were helping with health insurance costs.

CEO to continue efforts with FDRMC CEO to help establish payment plans / arrangement for patients.

Clinic Patient Satisfaction Survey: Report was presented summarizing the most recent patient satisfaction survey. Over 500 survey responses were collected. Surveys were sent via text message with 6 questions. Scheduling and accessibility – over all 4 out of 5 for ease of scheduling and convenient hours. Front desk and waiting experience – 7 out of 10 for courtesy and friendliness which was positive but with room for improvement. Waiting times were a concern with many reports of over 30 minutes waiting before being passed to exam room. Clinical care and provider interaction – 10 out of 10 for clinical staff attentiveness, staff was praised for listening and addressing concerns.

Wait times were related to the individual providers workflow. Oncology wait times are longer due to the complexity of the diagnosis. Orthopedics department was currently working on improving workflow and scheduling. Endocrinology, podiatry and urology maintained a low wait time of 5-7 minutes.

CEO Report – CEO provided a brief summary of the chief executive report.

CEO was invited by the Rotary club to present an overview of MCHD including the social services / programs and medical services.

CEO conducted a walkthrough with the Manos Unidas coalition members as part of ongoing efforts to establish a domestic violence women's shelter in the community. Manos Unidas coalition continues to search for possible locations to establish shelter.

CEO met with Dustin and Jim, Eduro Partners, for potential addition of a new nursing home facility in Pasadena, Texas.

CEO visited and toured the Laredo Cancer and Radiation Center with FDRMC CEO.

MCHD was awarded the OHTLI award and was formally recognized by the Mexican government for healthcare assistance provided to Mexican citizens with in the community.

CEO met with Judge Ramsey Cantù, EPISD and City of Eagle Pass in regards to the upgrades for electronic polls and electronic voting. MCHD was pending to receive an MOU from the county for possible commitment towards upgrades.

CFO Report Review- CEO provided a brief overview of the finance report, as CFO was out of office.

Total operating revenues at 105.42%, Total non-operating revenues at 99.98% with a total revenue at 104.53%.

Expenses included salary, wages and benefits, supplies and freight, legal and professional services and nursing facility fees for a total expense of 102.51%.

Total Asset at 32,733,096 with a total current liabilities at 1,236,767.

Fund balance at 31,496,329 and total liabilities and fund balance at 32,733,096.

4th quarter investment reported:

- Book value beginning at 16,537,949 ending at 13,580,441
- Market Value beginning at 16,537,949 ending at 13,580,441
- Interest Paid beginning at 90,285 ending at 106,143

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Item 4: Consideration and possible action regarding Indigent Care Agreement with Fort Duncan Regional Medical Center.

Indigent care agreement was presented to the board of directors.

CEO presented a report explaining how much MCHD has IGT since 2016 to Fort Duncan Regional Medical Center. In the last 10 years FDRMC has provided a total of $29M for indigent care vs $11.8M paid by MCHD to FDRMC for indigent care.

New agreement states a $1.2M bi-annual payment for a three year term agreement.

Motion to authorize CEO to negotiate and execute the Indigent Care Agreement with Fort Duncan Regional Medical Center pending any final adjustments with legal input by Ms. Robinson, 2nd by Mrs. Valdez.

AYES: 4

NAYS: 0

ABSTAIN: 0

ALL IN FAVOR; UNANIMOUS

Item 6: Consideration and possible action regarding the sublease and operation of Pasadena Nursing and Rehab LLC, and participation in QIPP.

CEO explained that the Pasadena Nursing and Rehab was a new nursing home that MCHD and Eduro Nursing had been working to add to MCHD nursing homes portfolio. CEO recommended the addition of nursing home to expand QIPP program. QIPP Coordinator had a full year of meeting with Pasadena Nursing and Rehab and completed an in person visit to facility.

Motion to authorize CEO to sublease and operation of Pasadena Nursing and Rehab LLC in participation in QIPP by Ms. Robinson, 2nd by Mrs. Valdez

AYES: 4

NAYS: 0

ABSTAIN: 0

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Item 7: Discussion and possible action regarding vacancies of Maverick County Hospital District Board Officers (Chairman, Vice Chairman, and Secretary Treasurer) pursuant to Section 5.3 of the Maverick County Hospital District Board Bylaws.

Adolfo Olivares was nominated for MCHD Board Chairman by Ms. Robinson, 2nd by Mrs. Valdez

AYES: 4

NAYS: 0

ABSTAIN: 0

ALL IN FAVOR; UNANIMOUS

Stephany Valdez was nominated for MCHD Board Vice Chair by Ms. Robinson, 2nd by Dr. Chisum.

AYES: 4

NAYS: 0

ABSTAIN: 0

ALL IN FAVOR; UNANIMOUS

Rebecca Robinson was nominated for the MCHD Board Secretary Treasurer by Mrs. Valdez, 2nd Dr. Chisum

AYES: 4

NAYS: 0

ABSTAIN: 0

ALL IN FAVOR; UNANIMOUS

Dr. Chisum left the meeting at 6:17pm.

Motion to move to closed session for item 8: Executive Session pursuant to Section 551.071 and 551.085 – Consultation with legal counsel and discussion of health care services including but not limited to possible Provider Contract with General Surgeon, Dr. Marisa Christinia and General Surgeon, Dr. Justine Betzu; Possible action in open session regarding same.

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Closed session at 6:19 pm.

Open Session at 6:27pm.

Motion to authorize CEO to negotiate provider contract with General Surgeon Dr. Marisa Christinia and General Surgeon Dr. Justine Betzu for possible employment by Ms. Robinson, 2nd by Mrs. Valdez,

AYES: 3

NAYS: 0

ABSTAIN: 0

ALL IN FAVOR; UNANIMOUS

Motion to adjourn by Ms. Robinson

AYES: 3

NAYS: 0

ABSTAIN: 0

ALL IN FAVOR; UNANIMOUS

Meeting Adjourn at 6:28pm

Chairman – Adolfo Olivares

Stephany Valdez

Vice Chairperson – Stephany Valdez