



MINUTES OF THE NORTHERN NYE COUNTY HOSPITAL DISTRICT BOARD OF TRUSTEES

101 Radar Road, Tonopah, NV 89049

September 19, 2019

6:00 PM

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Acting Chairman Greber called the meeting to order at 6:02 p.m.

Present:

Acting Chairman: Karmin Greber

Secretary / Treasurer: Justin Zimmerman

Trustee: Don Kaminski

Trustee: Tim Gamble (via Telephone)

Item #1, Pledge of Allegiance.

Led by Trustee Kaminski.

Item #2, Approval of the Agenda for September 19, 2019. (Non-action Item)

Secretary / Treasurer Zimmerman suggested the removal of item 5.

Chairman Greber accepted his suggestion.

Agenda for September 19, 2019 was approved.

Item #3, GENERAL PUBLIC COMMENT (Three-minute time limit per person.) Action will not be taken on the matters considered during this period until specifically included on an agenda as an action item (first).

Horace Carlyle, referenced a 19 page report of what he believed to be a non-public contract to get rid of Renown. He said that it to was an act of bad faith and an insult to the employees at the clinic.

He told the board that they have rules when they are on the stand. He said that he had been brought in for investigation for prosecution in October 2015 for something he did not do; with two other board members and a gag order. He said that you can be totally innocent and still be liable.

He said it's not his intention to tell the board how to run it; that he has already written the board off, predicting it will be bankrupt in 3-4 years.

He said that he resents the secrecy and that it should have been put out for public review or workshop.

He said that conspiring with the county commissioners to get the property is going to increase operating costs by \$100,000- \$200,000 and it lets the county off the hook.

Item #4, Announcements (first)

Sarah Allen, began stating her understanding of all the work that goes into being on the board.

She said that since her company was asked to leave town, she now has to travel to Las Vegas for work and can't usually make the Thursday night meetings.

She said after watching last Thursday's meeting, she was impressed with each member of the board. She regretted Trustee Gamble's absence at this meeting, saying that she wanted to address him as well.

She said she knows that part of the decision making process is critical thinking.

She said she wants the board to know that when she questions items that we are spending money on, she is critically thinking as well.

She said she was impressed to see how seriously each member took their vote.

She said she added up the quarters from the Nye County treasurer's website for July 1, 2018-June 30, 2019 and found the board has paid \$962,365. She said Renown was paid \$407,013 and REMSA \$467,000. She said it's a lot when it's added up and she wanted to make sure that people are aware of what is being spent.

Chairman Greber announced at this time that Trustee Gamble was present and will be participating by telephone.

Sarah Allen said she could not find any contact information for the board members. She said all of the commissioners emails are available on the Nye County website, but none of the NNCHD board members are.

She said she wanted to thank Trustee Gamble for his comments from last meeting and his input.

Secretary / Treasurer Zimmerman said that he had a prepared statement and read aloud:

“At the last meeting of the NNCHD, Former Chairwoman Link attempted to unilaterally strike two items from the agenda. The items pertained to the acceptance of the medical campus from Nye County and the assignment of the Renown lease from Nye County to the District.

Ultimately both items were heard, and Mrs. Link voted in favor of both items.

The following day, she sought guidance from a party that has so far expressed a desire to remain anonymous, the guidance she was seeking was on the stalling of Board action. This party came to me the following week and let me know what she had been inquiring about. They advised her that they were in support of the action taken by the Board, and discouraged her from trying to undermine the will of the Board. The interaction speaks volumes of Mrs. Link’s intentions, in my opinion.

In the last week of August, I was informed that a Trustee had hand delivered a copy of the draft agreement with CNRC to the Renown clinic. In the moment of learning this news, I notified Vice Chair Greber as we have been working closely together on a number of items lately. She was out of State and we decided that I should take immediate action. The morning after hearing this news, I went to the clinic to find out who had delivered the document. I was told by staff that it was left on the front counter, and no one saw who dropped it off. In a later conversation with another member of the clinical staff, I was told that of course they knew who had delivered it, but they were keeping that information to themselves.

On my way to the clinic that morning, I called the District’s attorney to let him know what had happened and what action I was taking, and to task him with researching the possible legal and certainly moral and ethical violation. During that call, he told me that Mrs. Link had been in touch with him as well and was expressing troubling behavior. He said that he felt an emergent need to let a member of the Board know, and since I had called, he told me.

On August 29th, I shared the news with Assistant County Manager Dellinger who let me know that a member of the public had forwarded the document, via e-mail, to the County. She immediately forwarded that e-mail to me. That e-mail began with the former Chairwoman forwarding research and the draft agreement to a fellow Trustee and a member of the public. From there, the document was forwarded to two other known parties and finally to the County.

Over the next two weeks, Vice Chair Greber, Dr. Pillers, the Board's counsel, and myself worked on a strategy for resolving and investigating this issue. This effort culminated in an e-mail from Vice Chair Greber to the Trustees and Dr. Pillers letting everyone know about the breach, and that the Board's attorney would be conducting interviews to ascertain where the leak originated and if there was more than one guilty party. However, subsequent to that email, it was determined that collecting declarations from Dr. Pillers and the Trustees attesting that they had not shared the document would be quicker and more cost effective. Should new evidence arise or a party refuse to sign, further investigation would ensue.

Following that e-mail, Mrs. Link appeared in my office to sign her amended per diem form for the reimbursement of her Board approved travel expenses from our prior meeting, an item that though she had clear pecuniary interest in, neglected to recuse herself from voting in favor of. While in my office, her behavior was erratic and she expressed that she was very angry with me for getting the Lawyer involved without her permission, and almost threatening demanded what I hoped to gain in so doing. I expressed that the value of the Board's word and credibility were on the line, and the action could not be permitted.

Mrs. Link's resignation was in my inbox the following week. Vice Chair Greber will serve as acting chair for the duration of the calendar year until the Board elects officers again in January. The notice of Mrs. Link's vacancy ran in today's paper and will run next week's. I will agendize the applications to fill her unexpired term on the October agenda and we will make recommendations to the Board of County Commissioner's as to who we would like to see take her place."

Item #5, For Possible Action – Emergency Items

Removed from the agenda.

Item #6, Trustees'/Liaison Comments (This item limited to topics/issues proposed for future workshops/agendas)

None.

GENERAL BUSINESS

Item #7, For Possible Action – 1) Presentation, and discussion of information available to date regarding the environmental assessment activities at the Nye Regional Medical Center; presented by B. Eileen Christensen, Principal; and 2) Discussion and deliberation to proceed with an application for Nevada Brownfields Program funding for a Phase I Environmental Site Assessment before accepting the property.

Eileen Christensen said she was asked to review the reports that had been completed by McGinley and Associates, another company that also works for the state, under their Nevada Division of Environmental Protection Brownfields Program.

She reported that back in 2016 McGinley had conducted a phase I Environmental Site Assessment of the building on behalf of the county to assess the status of the four buildings on the property at the time: the main building 20,000 sq. ft. built in 1971, the clinic building 9,000 sq. ft. built in 1983, the maintenance building 1,600 sq. ft. built in 1989, and the ambulance building 2,350 sq. ft built in 1996.

She explained that they do a survey of the structures to see what the potential environmental challenges are associated with the buildings and the property itself.

She reported as follows:

- The building from 1971 was found to have asbestos and lead based paint.
- Several closures of underground storage tanks were found, that were used for heating oil and generator fuel.
- Most of those tanks had been closed in accordance with NDP regulation.
- There are still some pipes in the ground that they recommended an additional assessment to confirm those pipes are associated with the old tanks that were properly closed.
- Mold was not found to be a recognized environmental condition: They found nothing unusual, even though there had been some rain events that caused some moisture damage inside the structure. The concentrations of mold were higher outside the building than inside.
- There were several areas that did have asbestos and that will need to be remediated. They are regulated asbestos containing materials.
 - Before any renovation occurs those materials need to be addressed by a licensed abatement contractor.
 - Before any abatement contractors can give a proposal for abatement, additional measurements need to be taken to confirm the amount and location of the asbestos.
- She said a second assessment performed for asbestos, lead and mold back in 2017; that it's a fairly recent study.

Her recommendations are as follows:

Nye County does not qualify to use their own Brownfields grant to conduct a phase I site assessment,

because they were the ones who constructed the building back in 1971. However, the state Brownfields program, can conduct another phase I for the hospital district, so that the district will have their own evaluation, which will probably mimic the findings of this one. That would allow eligibility for funding through the county's program, because now you are a separate entity.

She said once the board takes over the building, that will allow you access to the Brownfield's funding available through the county's program, because you are not the responsible party, you did not build the building.

She said as a nonprofit who is taking it over, you would have access to that funding.

-It can be in the form of either additional assessment dollars or you can do abatement using a revolving loan fund, or a portion of that fund can be used for a grant, subject to the coalition members votes.

-You also have access to other programs through the Brownfield's larger initiative; which allows you to do reuse planning. Under re-use planning, if you go forward with the phase I and you join as part of this program, you also have access to a mechanism that allows you to identify other grant funding that will help you accomplish whatever your ultimate goals are for redevelopment of the project. EPA has 33 federal agency partners, including USDA, that help identify resources for you to use. The reuse planning option also allows you to take a look at different foundations that can also assist with funding. So it is a fairly robust program.

Chairman Greber stated her excitement about the summary. She asked if there is a specific company that needs do the reassessment of the asbestos identification and parameters, before the request for proposal can be made.

Eileen Christensen replied that for the Phase I, if you decide to move forward with the Phase I for the hospital, that funding has already been approved by NDEP, if you want to move forward with that. She said that is a no match grant.

She said once that grant is finished, you can use the Nye County Brownfields program to do an additional assessment to determine how much asbestos is there where its located and do additional measurements. That can be part of the assessment grant which is also a no match grant.

The part where it starts to have a match component is when there is abatement or demolition. For example the FBO building, was one that was covered through the Brownfield's revolving loan fund program. The county was not allowed to grant itself any funding, so it took a loan from the revolving loan fund program, to do the demolition of the FBO building, so they could get rid of asbestos, lead based paint and several other issues.

She said that mechanism is available to you as well. She explained there is a 20% match requirement, but there are lots of opportunities to do in kind matching. She said maybe working with the county to waive

tipping fees at the landfill; stating that was how they made up their match for not only that building but the public works buildings.

Chairman Greber asked if the board had any questions.

Secretary / Treasurer Zimmerman asked Dr. Russell Pillers if that fit into his project's timeline.

Russell Pillers answered yes, it fits exact. He went on to explain the general strategy he envisions is to accept the transfer, then do the facility condition assessment. Having the numbers, they can decide to remodel or demolish, then from there look for the funding sources. He explained that he did not know the Phase I assessment had to happen before the transfer.

Secretary / Treasurer Zimmerman asked if the two assessments can happen at the same time.

Eileen Christensen answered Secretary / Treasurer Zimmerman stating that the Phase I and the subsequent study, depending on the time line could feed into your facility condition assessment.

Russell Pillars said that would be information they would want, that he saw the process more sequential. He explained that getting a facility condition assessment through an RFP and getting contracts set for that would take a little bit.

Eileen Christensen said there was no need to go through the assessment; these grants have already been awarded to the state and the county. She stated that her company is the contractor for both the state and the Rural Desert Southwest Brownfields coalition, so they would be the ones doing the assessments.

She said on side note: that one of the reasons she wanted to try to get this grant forward was because she was concerned about the employees she has come here to work. She went on to say that concern was reinforced two weeks ago when one of her employees working on a project in Pahrump broke her leg. She explained the woman had two spiral fractures, the tibia and fibula, and ended up in surgery. She said that it was nice that she was able to go somewhere to get x-rays, so they were prepared for her when they got to Las Vegas. She said if it happened here she would have been worried.

Chairman Greber opened the floor for a motion.

Secretary / Treasurer Zimmerman motioned to proceed with an application to the Nevada Brownfield's program for funding for a Phase I Environmental Site Assessment before accepting the property.

Trustee Kaminski second the motion.

Vice Chair Greber said there was a motion and second, and asked if there were any public comments.

Request for Public Comment:

Sarah Allen, asked what the timeline for the assessments were. She said it's been four years, August 2015, since the hospital closed. She asked about the timeline for the assessments and reports, asking if it was unlimited to use the grants or if there was a timeframe.

Eileen Christensen said those are good questions. She said the assessment grant has a year and half to go, for use of the funding. How long would it take to get the assessment done: the Phase I, probably within the next two weeks. She said the asbestos might take longer because the lady that broke her leg was one of her asbestos assessors, but she has another one. She said it could be another month and a half after the two weeks of the first one.

She said that with the revolving loan fund, from an abatement standpoint, the abatement funding is for a very short time frame, for this first one. However Nye County won a second revolving loan fund grant. She said that if the county doesn't spend the money they have to give it back to the federal government and that is a major reason she is here, to encourage the board to use the funding that's available.

Chairman Greber said there was a motion and a second, and called for the vote. Motion passed 4-0

Item #8, No Action – Presentation, and discussion of USDA Rural Development's Community Facilities loan program; presented by Cheryl Couch, CP Director.

Cheryl Couch, said she believes she emailed the information that she is presenting, but she also brought copies to leave behind for reference.

She showed to the public the Community Facilities Infrastructure Tool Kit. She explained that it is a reference to help guide through the process, once the information has been obtained through various reports, to figure out which path the board goes down, whether it's rehab or tear down. She explained that although it's tailored for USDA Rural Development funding, the information is still pertinent, no matter which funding the board decides on. She recommended using the tool kit while going through the process, to reference options available at each stage. She said she knows her agency is a good option for rural communities based on their rates, terms and affordable financing, but that they are not the only fit. She said the board may have to pull funding through multiple sources. She said that the tool kit would be a great

reference while Dr. Pillers and Eileen are finishing their reports to figure out when to begin speaking to lenders.

Chairman Greber asked if that tool kit was available online.

Cheryl said that it is; that the web address should be in the booklet that she will be leaving behind.

Cheryl Couch then presented the second source of information, called the Guidance Book for Applicants. She explained that it is specific to the USDA community facilities financing and the application process. She explained both information booklets work hand-in-hand, noting the tool kit is a beneficial reference no matter whom the board decides to get financing from.

She also brought and presented the application guide which is a very condensed version of the Guidance Book.

She said the critical items for applying for funding or considering funding are the feasibility reports; physical feasibility and financial feasibility. She said it is too early to decide the financial feasibility because the facility has not been decided upon. She said once that is determined, then the financial feasibility phase will begin.

She said there is a possibility of needing an appraisal. She said that if the facility were secured by a bond then it is not likely to need an appraisal, but there is a possibility. She said if they do require an appraisal, it would be “as improved”.

She said that even though it is premature to talk to her agency about funding at this point she said that all of the work that Eileen with the Brownfield’s grant will be doing will tie into all the information her agency would require to move forward with the application.

She said her company is happy to drive out to help our community reach our goal, that it is the job of her agency to help our board along the way and that conference calls are also a great option if they can’t make the drive.

General Business

Item #9, No Action – Presentation by Renown Health of their July 2019 reconciliation package and reports pursuant to the professional services agreement entered into on December 20th, 2017.

Jessica Thompson, representing Renown Medical group of Tonopah to give brief overview of last month. She said the operation is status quo and that they are operating well.

She said in the past month, the numbers for primary care is highest for this calendar year yet; that they

are seeing more slots being filled. She said the numbers for urgent care, specialty and no-show rate is still about the same.

She has been noticing, in regards to no-shows, several people calling in the morning to make appointments and not showing for their visit time. She said it varies from place to place and that there has not been a solution found for it.

She announced that they are getting new tele-health equipment; that both of the units in the specialty and primary care rooms will be replaced with a grant through Renown. She said the equipment has been ordered, but that it has not been received yet. She said updated cameras will be coming and Kevin is going to present on that. She said all that new equipment is coming from the same grant.

She said flu shots are available in the Clinic, they came in that week. She said they have a limited number, currently, but that they do have the high dose and the regular dose for 6 months and up. She said as long as Lisa Logan is in the clinic, flu shots are currently available at the Clinic; Monday afternoons through Thursday mornings.

Chairman Greber asked if they were available by appointment.

Jessica said that as long as the patient is 18+, walk-ins are available, and as long as their questionnaire is negative, no yes's, they can give you the shot. Those under 18 or individuals with yes's on their questionnaire, need to see the provider and be cleared first.

She said she knows the pharmacy has flu shots as well, and that they are planning a flu-shot clinic, but not until October 25th. She said once she confirms the details of the clinic she will post that information as well.

She spoke with Beth Ennis and says that she is planning her community immunization clinic. She said that will be free to the community at the fire station from 3:30 pm -7 pm, tentatively on October 1st.

Chairman Greber asked if she knew whether the pharmacy is giving injections for patients below age 9?

Jessica said she did not have that information.

Jessica said in regards to the survey results for the month of August, as a reminder the information is only specific for Telehealth done over the computers. She said they got 21 responses in August and that none were negative. She read aloud a couple comments: "The pharmacy needs to be open on Friday"; "My nurse and staff were very nice"; "I adore these girls and Dr. Z"; "Please stay". Jessica said that the only thing she would like to see with the generated report is a break-out through the specialties, so if there is a negative response they can see where it is coming from.

Chairman Greber asked if there are any survey results from Lisa's visits

Jessica said they do not at this point. She said she is trying to get that going. She said it is a computer generated program, and she understands they get emails on it, but she is hitting road blocks trying to get it set up in Tonopah.

Chairman Greber asked about the length of Lisa Logan's contract

Jessica said she was hired in October, and that she did sign a one year contract. She said she doesn't know beyond that, but does not believe she has any intentions of leaving. She said that she seems to have settled in, that she has a following of returning patients and seems to be fitting in well.

Chairman Greber asked Jessica to ask Lisa how long she is going to stay.

Jessica said she will ask her.

Secretary / Treasurer Justin Zimmerman asked if the A/C units in the clinic have been fixed.

Jessica said Lorina got right on it, and they did get fixed. She said the main unit was repaired by a HVAC guy from Pahrump, and the other unit was charged. She said it is hard to tell if they are working because of the weather.

Request for Public Comment:

Sarah Allen, in regards to the no-shows and the operating cost of \$52,800 per month, asked if someone does not show up for their appointment, does the community pay for that, or does Renown absorb that cost.

Jessica said that in the case of a no-show, they do not receive the billable income for that time-slot.

Sarah Allen asked who is paying for that provider to be there. She asked if the community pays for that or does Renown handle the budget. She asked if they send employees home. She suggested making people pay when they don't show. She asked if Renown doesn't want to make people pay for no-shows because the community pays for it or does it come out of Renown's budget.

Jessica said Renown is here to help the community, not turn a profit. She explained they don't want to turn anyone away. She said they do have a no-show policy in Reno, but that policy states that after the second no-show, they get a letter stating that if another no-show occurs they will have to terminate them from that practice due to the cost. She said here in Tonopah, they have extended those numbers out due to the limited services available. She said they are racking up 6-8 no shows before we do that. Jessica explained that Renown does have automated appointment reminders with the capability for patients to cancel if they listened long enough. She said most people don't listen long enough, but that they do have records that they did receive the reminder call.

Sarah Allen said she is in support of doing a closer no-show policy. She said she feels those people not showing up are hurting her family and that it's not right for the community as a whole.

Item #10, No Action – Presentation by Regional Emergency Medical Services Authority of their July 2019 reconciliation package and reports pursuant to the professional services agreement entered into on December 20th, 2017.

Kevin Romero introduced himself as Vice President of REMSA. He referred to the back-up material provided, stating that the monthly invoice had nothing out of the ordinary.

He referred to the community paramedic response page and shared that July 2019 was officially their busiest month on record, with 49 responses. He said they once had 48 responses and the highest next to that was 31 responses.

He then referred to the Hospital Transport numbers and was proud to report that they were able to mitigate most of the long distance transports and had to only transport 13 of those 49 patients. He said this is in line with their goal of avoiding long distance transport, decreasing the volunteer and community paramedic workload, keeping the patients patriated here in Tonopah, and leaving the advanced life support asset available for the high acute calls. He said that was excellent and is expecting that number to maintain.

He referred to the Nurse Help-line calls stating there was a decrease. He said he had a long meeting with a former chairwoman in Orlando, regarding how they would be able to capture those types of calls. He said they did mail out 2,500 refrigerator magnets, initially, when they started the program, and that they may do that again. He said they started a social services event last month, where they handed out the nurse health line 7-digit line and spoke about the program. He said the paramedic who manned that event said there was not a very good show from the community. He said they were able to educate the other service providers about the program. He said that in regards to capturing the Tonopah patients, without removing that 7-digit line, something else will have to be done. He said the board needs to understand that the higher number is not capturing just the area codes they serve.

He said patient satisfaction continues to remain great. Since April 2018, there have been 22 comments, to which he explained is only the community paramedic, not the ambulance service. He said most people comment on their ride and the ambulance service call. He explained the 22 comments are directed towards community para-medicine and what they do at home, and their treatment of patients in home. He said they are looking forward to having a graph of in home visits, but they do not have them yet.

He said they currently have 2 patients enrolled in the community paramedic referral program, thanks to Marie Peterson. He said they do home visits on those patients, and have had 22 visits to date on those patients. He said those home visits keep those patients in good health, especially in cases of congestive heart failure, diabetic emergencies, making sure patients take meds etc,...

Chairman Greber asked a question regarding home visits and enrollment. She asked if there is precedence for an expectant mother to form a relationship with that program in a situation where they are removed from their obstetrician.

Kevin answered all they need is a referral. He said the great thing about the service agreement with the hospital district is that they only need a referral, because their services are subsidized by the hospital district. He said as long as they have a referral from a practitioner, they are able do a home visit.

He reported in regards to the quality report, that they had two mandatory call reviews in July. He said there were both a pediatric and cardiac arrest call and that they review 100% on those calls. He noted that since inception they have had 8 cardiac arrests. The two reviews were positive and very good.

He introduced a new tele-health device. While he was setting up for the presentation, he reminded the board that this new device cost the hospital district nothing and that they received it from a joint grant with Renown Regional Medical Center. He said with this device, they will be able to conduct home visits when the clinic is closed. He explained the device to be a mobile doctor, with the tools and diagnostics to do advance assessments, such as EKG, ultrasound, otoscope, ears, mouth, that the patient can talk to the physician and see the physician. He said there was a meeting with Mt. Grant, to discuss utilizing their emergency physicians to be on the other end of the new tele-health device. He said they could provide service 24 hours a day, 7 days a week, when that clinic is open. He said this is obviously for the low acute patients and that the high acute patients will still be flown out, driven or transported. He said this is for patients with the flu, in need of antibiotics, questions and things of that nature; that they will be able to do a virtual visit, similar to what they do at Renown, only mobile. He said this device is approximately \$40,000 and that it is something for the community to be proud of. He said he is hoping for the media or the paper to share the news on this new tool. He said they are looking at an implementation date of about 3 weeks from today. He said they are in the process of figuring out the software. He explained that they will be able to listen to the patients lung sounds or heart tones, from where the patient is sitting and it transmits to the

device, then to the physician on the other end; and that it will sound better to the physician on the other end than it does to the paramedic on this end, because he can increase volume.

Chairman Greber asked if these devices are being employed by REMSA paramedics elsewhere.

Kevin answered that they are not. He said these devices are intended for the rural areas.

Kevin brought up Washoe County's flu shot program, saying their flu shot program has been augmented to include home bound flu shots. He said they get an allotment from the Washoe County Health District, and this year they have designated 20 of those flu shots for home bound. He said he plans on reaching out to Jessica, Marie, Beth and others in regards to any high risk patients they feel can't get into their clinics to get the flu shot. He said they would get a referral order and get a community paramedic out to their house to administer the flu shot. He said this program worked really well in Washoe County and it is something they've wanted to implement here as well.

Chairman Greber confirmed that there were 20 shots available in Washoe, and asked if that is how many we will have available here.

Kevin said that they were given 100 total flu shots and there are 20 allocated for here. He said 20 should suffice for those high risk, home bound patients.

He said that Community Paramedic Sark Erik will be leaving the company. He said this is the first person they have had leave the company. Kevin said they have flown the open position, and in two days have had a good response in applicants. He said they will vet those applicants and some part-time people who will be considered as well.

It was noted at this point that Trustee Gamble was no longer with us on the telephone.

Item #11, No Action- 1) Update on USDA Grant, presented by Project Manager Dr. Russell Pillers; and 2) presentation of monthly report pursuant to the professional services agreement entered into on October 25th, 2018.

Dr. Russell Pillers addressed the CNRC contract breach first by assuring the community and the public that there is absolutely nothing out of line. He said the board has been up front about a potential contract with CNRC that they have been working on for the past 6 months. He explained that the problem occurred when

someone showed a snapshot of that negotiation to a potential competitor. Dr. Pillers said following these events, he went to Las Vegas to talk to the CNRC face to face about what had happened. He said they told him that they have concerns about the politics in Tonopah. He said he assured them that it would be handled professionally and legally and that the board is protecting their interests as well as theirs. He said that as of now, they do not intend on taking legal action and that they are willing to move forward putting this contract together. Dr. Pillers said that the version of the contract that was leaked barely resembles the version of the contract that exists today. He reminded the public that it doesn't make sense to get upset over certain aspects of the contract during negotiations, because that is how the negotiating process works. He said once it becomes public, that is when it come before the board, and then the public will have the right to look it over and provide input.

Dr. Pillers said that as part of the transition from the county, they required the district to have an inventory done. He said that based on their recommendation, he has contacted an entity, Fidelity Appraisals, and they have given a proposal which is on this agenda. He warned that the inventory may take around a month, and that he asked them to inventory the entire compound and not just the main hospital.

In regards to the title search, Dr. Pillers said that last month's meeting made it clear there are concerns that accepting the hospital from the county represented significant risk to the district for unknown reasons. He explained that one concern was the OSHA action. He said that issue has been closed, and that it shows it has been be closed on OSHA's website. Dr. Pillers said his concern was based on the settlement agreement between Nye County and OSHA: He said OSHA had reduced the fines from \$30,000 to \$17,280. He confirmed that bill had been paid, and said he has the invoices. He said his concern was in the agreement for the reduction of the bill, because there was a stipulation that if the issues were not abated then the fine would revert back to the full amount of \$30,000. He said he had to do research to figure out what exactly needed to be abated. He said based on his findings, the violations that were filed had nothing to do with the building but with Nye County's policies and procedures for their employees. He said that the stipulation required the abatement to be completed within 30 days, but that it was not referring to asbestos remediation, that it referred to a "tune-up" of the policies and procedures for their employees, which was done.

Dr. Pillers said that Cow County could perform a title search for \$300 and that is also on this meeting's agenda. He said that in continuing to address the concern for something that could harm the board in the transition of the property from Nye county, he contacted the board's legal council. He was told by the board's legal council that it is impossible to address an unknown concern and there is no way to guarantee that nothing will come back to bite you. He said that he asked the county to sign a statement saying that during their oversight of the facility, there is nothing else they know of. He said the county refused. He said that he is willing to continue to discuss this statement with Nye county as he believes it to be a fair request, but that he thinks once a clear title is obtained there should be nothing to else to be concerned about.

In regards to the compressor; Dr. Pillers explained that before the hospital closed a very expensive compressor was donated by Round Mountain Gold. Dr. Pillers confirmed the compressor was installed, and that when the hospital closed the compressor disappeared. He said he has confirmed that Round Mountain Gold did not retrieve it, so the missing compressor is still a mystery. He said to his knowledge, it was not approved for removal by anyone.

Dr. Pillers is still working with Korte to prepare the facility assessment. He said they are ready when we are ready, all we need to do is start the process of putting out the RFP.

In regards to the barn renovation; Dr. Pillers said once the ownership of the compound is complete the hospital board will need to remodel the left side of the ambulance barn for REMSA's living quarters. He said the county had a proposal done by an architect, that was very expensive. Dr. Pillers said he doesn't think that it should be that expensive based on the scope of the project and has a meeting with a local contractor to take a look and get another quote.

In regards to the Air Force housing; Dr. Pillers reported that he had a letter from Mr. Clayton Soloman, from the government, and expects to have the documents to sign any day now. He said he received the letter on September 11, 2019. Dr. Pillers said he has started to look for funding for that project, but has nothing to report yet.

In regards to the Johnson residence; Dr. Pillers said it is still in escrow, even though he said he hoped it would be ready to put someone in the residence. He said they are dealing with the "vintage boundary" issue.

In regards to the contract with CNRC; Dr. Pillers said that they are in the final revision phase and the focus now is the final revision to appendix A of services delivered. He explained that the hold-up is in that they are creating something that does not exist in the country. He said the concept of an urgent care plus, where they can receive, stabilize and prepare for transport critical patients; insurance companies do not want anything to do with it. He said they are however, still pushing forward and working with people at the state level to find out what can be done. He said it has been very difficult.

In regards to the monthly report: Dr. Pillers said he spoke with Gabby Cruz, who had proposed to have a free walk-in clinic in the lobby of the jail. He said they are having a hard time getting the necessary technology through the County; but they are close to ready.

Dr. Pillers reminded everyone that his laptop and hard-drive had been put out to the google cloud and the trustees were given access with a link. He said that since the breach, they have closed that access.

Dr. Pillers made a point of comparing this time to being in a tornado; he concluded by saying he is confident that we are heading in the right direction.

Request for Public Comment:

Eileen Christensen, brought up the possibility of a Brownfield's grant for the Air Force housing and said they would just need the Air Force's assessment reports to complete the application.

Dr. Pillers said that there is definitely a need for some abatement on those properties, and that the strategy is to get the transfer finalized first, then he will be looking into finding the funding to make those properties livable.

Chairman Greber said that there was an environmental baseline study done by the Air Force in 2017, and that there was no asbestos found, but that the environmental hazards found mold in 1 or 2 houses, lead-based paint, and mercury in the thermostats; the hazards were found to be minimal. She said she has that report.

Chairman Greber asked Dr. Piller if Clayon gave any timeline when possession would occur once the quitclaims were filed.

Dr. Piller said that Clayon will be getting documents to Chairman Greber to sign any day now and he expects once that happens possession would transfer quickly.

Item #12, For Possible Action– Discussion and deliberation of amendment to section 7.1, relating to travel expenses, of Northern Nye County Hospital District's Personnel Policy.

Secretary / Treasurer Zimmerman said that he updated section 7.1 based on the discussion from last month's meeting. He then read the section out loud to the board:

7.1. Travel Expense Policy

Employees and/or trustees will be either reimbursed or receive advanced payment for reasonable and necessary travel expenses when directly related to the performance of their assigned duties and which are

appropriately authorized. Employees and/or trustees will be reimbursed or may claim payment in advance of travel for necessary meals, mileage, and lodging based on the rates allowed per GSA rates.

Payment of conference registration fees is to be approved by the Board prior to registration.

To obtain reimbursement or advanced payment, employees and/or trustees must submit an expense report on a proper claim form and substantiate the amounts claimed by providing required receipts or proper documentation within five working days following a trip. Reimbursement shall be made only for expenses actually incurred, paid, and authorized.

Prior authorization for reimbursement of travel expenses is preferred. However, in an emergent situation, an employee and/or trustee may seek approval of reimbursement after the fact. The need for emergency travel will have to be substantiated before the Board, prior to reimbursement; all documentation requirements and other standards will apply.

Reimbursement or advanced payment on airfare will be at standard coach class, unless otherwise necessitated by a medical condition, and validated by a medical physician.

NNCHD will not reimburse or otherwise pay any expense that violates commonly accepted standards of sound judgment and good taste. This is a non-exclusive list of non-refundable items:

Northern Nye County Hospital District Personnel Policies

- Fines and avoidable parking tickets
- Towing or impounding fees
- Traffic violations
- Alcoholic beverages
- Personal entertainment
- Tobacco
- Unnecessary or extravagant costs of any kind

Chairman Greber asked if the verbiage or edits have been run past HR.

Secretary / Treasurer Zimmerman said they have not.

Chairman Greber asked if this is the only section in which "Trustees" has been added.

Secretary / Treasurer Zimmerman said this is the only section that has had modifications of any kind.

Trustee Kaminski asked what the proper claim form is.

Secretary / Treasurer Zimmerman said he has the claim form. He said he modified a county form for the NNCHD and can share it.

Chairman Greber mentioned from the last meeting that there were a couple discrepancies on the form for the GSA calculation of the per diem; that it might be something for the board to incorporate.

Secretary / Treasurer Zimmerman made a motion to accept the amendment to section 7.1 relating to travel expenses of the NNCHD personnel policy.

Trustee Kaminski second the motion. The motion passed 3-0.

Item #13, For Possible Action – Discussion and deliberation relating to repaying the deduction from Renown invoice number 10408 in the amount of \$1,256.51 for fiscal year 2017-2018 Business Personal Property Taxes and the additional 6% margin of \$75.39.

Secretary / Treasurer Zimmerman stated that based on the incomplete information submitted, he was not interested in reimbursement.

Trustee Kaminski agreed with Secretary / Treasurer Zimmerman.

Chairman Greber brought up the legal notice's time frame in the contract and was not satisfied with the incomplete nature of the request. She too agreed, and is not in favor of reimbursing those funds. She further explained that this is a prohibited use of funds for a taxing district. She said with this contract, we are not to pay taxes, that this is tax payer funds, and that is clearly spelled out in the contract.

No action was taken.

Item #14, For Possible Action –Discussion and deliberation to approve, amend and approve, or deny terms for occupancy of recently acquired residential property at 149 Central Street in Tonopah by full-time physical therapist with Affiliated Therapy of Las Vegas, Nevada at the Tonopah physical therapy clinic in accordance with the Community Support Program Policy & Procedure, section 8.2.

Chairman Greber said that the Affiliated Therapy director notified her they have hired their full-time physical therapist and that he will be moving to Tonopah with his family to begin work October 1. She suggested, in regards to the terms of the rental agreement, that they charge no rent, and allow the tenants to establish their own utilities in accordance with the board's requirements for the house. She also suggested to allow the tenants to furnish the house. She said she left out the grounds maintenance based on a previous discussion to utilize the Nevada Division of Forestry for weed removal and snow removal. She mentioned that she added a section on parking and automotive maintenance because they expressed a desire to live here permanently. She said there is an ability within Community policy, section 8.2 for the board to extend the term of the rental agreement. She brought the section of the agreement about pets to the board's attention, noting that they were not allowed unless registered service animals or restricted by a tank.

Secretary / Treasurer Zimmerman agreed with the language of the agreement citing NRS 118A.200 which states the absence of written agreement raises a disputable presumption that there are no restrictions by children or pets.

Chairman Greber said that in the lease agreement, the occupancy is limited to immediate family members only. She said that since they are moving their family here, it would not be a revolving medical staff housing.

Secretary / Treasurer Zimmerman noted that waste removal might need to be included with utilities and not included with the no-charge ground maintenance. He agreed with the no-rent aspect, but suggested to have an amount that would be charged for rent in the event the medical provider discontinued service and the board agreed to charge rent. He also wanted to disclose a charge fee for a NSF in the event a check paid for that rent did not clear. He also questioned the necessity of the Additional Clause in section 30 where the tenant could request on-going use of the housing.

Chairman Greber confirmed that Secretary / Treasurer Zimmerman felt section 30 was redundant.

Secretary / Treasurer Zimmerman questioned an aspect of section 41 in which the tenant is prohibited from growing or storing medical marijuana. He questioned whether the board might also prohibit recreational use of marijuana as well. Discussion continued and there was a decision to strike "growing" marijuana.

Trustee Kaminski questioned the term of the agreement.

Chairman Greber explained that would be determined by a case by case basis at the discretion of the district.

Chairman Greber suggested to strike item 30 from the additional clauses based on Secretary / Treasurer Zimmerman's recommendation.

A discussion ensued on the determination of rent to be charged in the contingent event of the tenant no longer providing service.

Secretary / Treasurer Zimmerman referenced NRS 118A.200 and said that he thinks the amount of rent needs to be included in the agreement.

Chairman Greber said she believes they did specify the rent is \$0 and is in accordance with the NRS.

Secretary / Treasurer Zimmerman said he believes it would be fair to the tenant to know ahead of time what that rent would be.

The board agreed to revisit the contract with the suggested revisions at next month's meeting.

Secretary / Treasurer Zimmerman said he would also like to see the inspection report and the parking plan.

Trustee Kaminski asked the square footage for the property. The property was stated to have 3 bedrooms and 1 bath. Dr. Pillers found the square footage at 1,227 sq. ft.

Secretary / Treasurer Zimmerman added notes on sections 22 and 23; concerning the insurance provided by the tenant. He suggested that the board name the amount of insurance required and name the date by which the insurance should be obtained, suggesting 30 days. He also brought up the asbestos disclosure and suggested structuring it similar to the purchase agreement for the house.

At this point Trustee Gamble vocalized his presence on the phone. He said that he was double-tasking with the Storm Area 51 event emergency response and was doing his best be present at both.

Chairman Greber confirmed the tabling of this item and asked if she could notify Affiliated Therapy that they are being considered. The board agreed it was ok to let them know.

Item #15, For Possible Action – Discussion and deliberation to approve Cow County Title to perform a complete title search on the Nye Regional Medical Center.

Chairman Greber said that this was the item referenced in Dr. Pillers presentation.

Trustee Gamble said that he did not see a problem and that this is standard.

Secretary / Treasurer Zimmerman motioned to approve Cow County Title to perform a complete title search on the Nye Regional Medical Center

Trustee Kaminski second the motion. The motion passed 4-0

Item #16, For Possible Action- Discussion and deliberation to approve contracting with Fidelity Appraisals to perform complete inventory, inspection, and certified appraisal of commercial medical machinery, equipment, and other assets at the Nye Regional Medical Center compound, including clinic.

Trustee Kaminski asked if we had the estimate.

Secretary / Treasurer Zimmerman confirmed it is \$25,000; half up-front and half upon completion.

Chairman Greber asked to clarify if they will be finished in a month or if they can start in a month.

Dr. Pillers answered it will be completed in a month, once they start.

Dr. Pillers pointed out that this appraisal will have to be a collaboration with Renown to inventory the clinic as well.

Chairman Greber confirmed that this appraisal has to happen before the deed is transferred, so it all has to happen immediately.

Trustee Gamble motioned to approve contracting with Fidelity Appraisals to perform the complete inventory, of Nye Regional Medical Center compound including the clinic.

Trustee Kaminski second the motion. The motion passed 4-0.

Item #17, For Possible Action-For Possible Action – Discussion and deliberation of the minutes from the July 18, 2019 regular meeting, and the August 16, 2019 regular meeting.

Secretary / Treasurer Zimmerman motioned to approve both sets of minutes.

Trustee Kaminski second the motion. The motion passed 4-0.

Item #18, For Possible Action-Approval of invoices for payment.

Secretary / Treasurer Zimmerman said there was nothing unusual.

Chairman Greber confirmed that this does not include the proposed repayment.

Secretary / Treasurer Zimmerman confirmed that it does not.

Secretary / Treasurer Zimmerman motioned to approve the invoices, as stated.

Trustee Kaminski second the motion.

Request for Public Comment:

Sarah Allen, brought up a question in regard to the September 2nd and 3rd meeting in Las Vegas with CNRC, specifically the flight which cost \$576.96. She pointed out on Allegiant Airlines, for the same day, there was a flight for \$81 if booked the day before and \$75 booked one week in advance. She said that she now understands the nature of the meeting was an emergency meeting and understands more the \$500 ticket. Her next point was about the \$80 rental car upgrade and said she does not believe we should be paying for upgrades. She said especially when it's flu season, \$80 could buy 4 flu shots for under privileged people in our community.

Russell Pillers, for public comment, said that because he is a Platinum member in Hertz's car rental program, the base-rate is very low, and even with the upgrade he was well under the normal rate for that car.

Trustee Kaminski asked what the upgrade was.

Russell Pillers answered that it probably from a mid-size to full-size.

Trustee Gamble commented that based on his experience in the car-rental industry, that with Dr. Pillers diamond status the upgrade is a wash.

Chairman Greber called for a vote after making sure there were no more deliberations.

The motion passed 4-0.

Item #19, No Action- Update on the current status of the fiscal year 2018-2019 budget.

Secretary / Treasurer Zimmerman said this is the last time he will be reporting on that year.

Trustee Kaminski asked what is our fiscal year.

Justin answered that 2018-2019 ended June 30th and the current year is 2019-2020.

Item #20, No Action- Update on the current status of the fiscal year 2019-2020 budget.

Secretary / Treasurer Zimmerman said this is the current year budget and for the remainder of the year there will be just the one budget item. He explained the format of the budget and that he included some comparison tables from last year's budget. He said he plans on doing a similar format for the rest of the budgets.

Trustee Gamble said he really liked the format and that it is easier to follow.

Item #21, No Action- Open Meeting Law Review

None.

Item #22, For Possible Action – Discussion and deliberation to set the next meeting location, time and date.

Secretary / Treasurer Zimmerman said that the next 3rd Thursday is October 17th and that he would be here.

Chairman Greber, Trustee Kaminski and Trustee Gamble all chimed in to say they were available that day as well.

Secretary / Treasurer Zimmerman made a motion to set the next meeting, location, time, and date as October 17th, at 6:00PM in the chambers.

Trustee Kaminski second the motion. The motion passed 4-0.

Item #23, General Public Comment (second)

Horace Carlyle, said that he had one of the documents circulated. He said he has no contact with former Chairwoman Roni Link. He said the document was sent by accident to someone, who then showed it to him. He said that once he read the document he became concerned and notified Tim Sutton and Donna Cox. He said whenever he is concerned about wrong-doing he will always notify authorities. He cautioned the board that he believes the board did not follow the open meeting law on the announcement.

Sarah Allen, said that she wants to let the board to know what an amazing job Marie Peterson has been doing in the community. She pointed out that Marie Peterson is sitting in the back of the room working with Jessica from Renown, trying to bring better services. Sarah said that Marie is working hard, running her office with no additional help. She said that Marie agreed to fit her daughter in the schedule when she was sick. She said she saw another child come in sick as well, and did not turn them away, she stayed late to take them all. She reiterated that this community is lucky to have Marie and her expertise.

Item #24, Announcements (second)

Trustee Gamble said that he would not mind if the board provided Ms. Allen with his email address after the meeting.

Chairman Greber said she had an announcement herself and proceeded to read a prepared statement:

“Morals are your personal compass; how we as individuals conduct ourselves, according to our personal values.

Ethics are governed by laws. For example, if you take a co-worker out to lunch and pick up the tab, there is nothing morally wrong with that. But if you are a professional or official in a similar situation, it could be considered unethical.

As with every other political subdivision of Nye County, Trustees of the Hospital District are held to a high standard of ethics. It is our individual responsibility to monitor our own conduct in accordance with those laws.

On August 15, 2019 an electronic message was sent by former Chairwoman Roni Link to multiple recipients including members of the general public carrying three attachments:

- a file entitled Certificate of Need;
- a file entitled 2016.04.05. Renown Lease Agreement;
- a file entitled Tonopah Draft Contract – July 21, 2019

This email exchange was delivered to the County by a member of the public, and subsequently to the District. The document entitled “Tonopah Draft Contract” was provided in confidence to the Trustees as a part of good-faith negotiations with a request for review and individual inputs to our Consultant, and the express guidance not to discuss this either among ourselves in a manner which would violate OML, or with any other entity.

Ms. Link’s deliberate release of the draft two-party agreement without the knowledge or consent of either party named in it has the potential to put the District at risk for litigation, which could incur expense far greater than it will have taken to address this initial breach.

Another move of questionable ethics involves Ms. Link’s recent travels to Florida to receive an AimHi Award on behalf of the District. Her travel expense request was made to the District on August 16th, 2019. It was her ethical duty to abstain from voting on that matter, which was of obvious pecuniary interest to herself personally; however she failed to do so and proceeded to participate in the vote in violation of Nevada Revised Statute [281A.420]

As a Trustee of the District I intend to file a complaint with the Nevada Commission on Ethics, requesting an investigation into the email matter, as well as, Ms. Link’s failure to abstain from the aforementioned vote. This is not a Board action, and it is not personal. This is business and it is government business.

I will not comment tonight on a subsequent act which was brought to the Board’s attention, in the form of a tip which said simply, ‘A Trustee personally hand-delivered a copy of the draft agreement with CNRC to Renown Clinic’; this matter is under investigation as you are well aware.

Unethical actions will not be overlooked, covered up or tolerated by the District. The precedent must be firmly established. Nobody has the stomach for disciplinary action, but we must have the courage to act, and ensure accountability.”

Chairman Greber closed this section after confirming there were no further announcements.

Item #25, Adjourn.

Meeting adjourned.

Approved this 17th day of October 2019.

A handwritten signature in blue ink, appearing to read "H. Greber", is written over a horizontal line.

Chair