



**MINUTES OF THE NORTHERN NYE COUNTY HOSPITAL DISTRICT BOARD OF TRUSTEES**

**101 Radar Road, Tonopah, NV 89049**

**May 28, 2019**

**6:00 PM**

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Chairwoman Link Called the meeting to order at 6:00PM.

Present: Chairwoman Rhonda S. Link  
Vice Chair: Karmin Greber  
Secretary / Treasurer: Justin Zimmerman  
Trustee: Don Kaminski  
Trustee: Tim Gamble

**Item #1, Pledge of Allegiance.**

Led by Trustee Gamble.

**Item #2, Approval of the Agenda for May 28, 2019. (Non-action Item)**

Secretary / Treasurer Zimmerman suggested the removal of item 5. Chairwoman Link accepted his recommendation.

**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).**

None.

**Item #4, Announcements (first)**

None.

**Item #5, For Possible Action – Emergency Items**

Removed from agenda.

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

None.

**TIMES ITEMS**

**Item #7, 6:00 – For Possible Action – Public Hearing on the Fiscal Year 2019-2020 tentative budget for the Northern Nye County Hospital District; and discussion and deliberation to adopt or amend and adopt the Final Budget for the Northern Nye County Hospital District for Fiscal Year 2019-2020.**

Nye County Comptroller Savannah Rucker presented the budget. She said that the population stated on the budget was something that she and Secretary / Treasurer Zimmerman had discussed. The number appears to be a little low.

Secretary / Treasurer Zimmerman said that this is the first year that the budget document has had the Northern Nye County Hospital District's population listed alone. In previous years the number listed was the population for the whole county. So, while he felt that the number was a bit low, he wanted it to be clear that the number had no bearing on the amount of money to be budgeted. Savannah agreed.

Chairwoman Link asked if the bulk of Net Proceeds money comes from Round Mountain Gold.

Comptroller Rucker said yes.

Chairwoman Link asked if that could vary depending on their operations.

Comptroller Rucker confirmed that it will vary.

Vice Chair Greber asked for clarification on the investment portion of the budget.

Comptroller Rucker said that the Nye County Treasurer's Office is responsible for investing the District's cash in bank as well as the County's cash in bank. Savannah went on to say that investment generates an unrealized gain and loss which is recorded every month, as well as interest income that is deposited into the pooled cash and pooled investment accounts on behalf of all funds that roll into the Nye County financial system.

Vice Chair Greber asked if the investment piece of the budget was the District's contribution to the investment accounts.

Savannah responded that no, that was not the contribution, what is seen on the budget is expected revenue.

Trustee Kaminski said that in 2018 there was a loss. He asked if that was due to bad investments.

Savannah said that the bond market took a beating that year, and bonds are the primary method of investing.

Savannah said that the District has an ending fund balance of \$2.3 million, with plans to use that money for one-time purchases. She went on to say that she has budgeted all of the ending fund balance as well as expected revenue into the Board's services and supplies budget so as not to tie the Board's hands in any way. All of the cash in bank and expected revenue for the coming year can be put to use if the Board sees fit.

Savannah then asked if the Board was interested in making any changes to the budget. There were none suggested.

Savannah also said that she has allowed for a \$97,000.00 ending fund balance for the coming year, meaning that if the District spends every available cent, there will still be \$97,000.00 in the bank at the beginning of fiscal year 2020-2021. She said that is very doubtful that the situation will be that dire as the Board is very good stewards of public dollars.

Comptroller Rucker then summarized the contracts. She said there were some corrections to be made. Larry Trilons needs to be removed and Biowerx needs to be added. Chairwoman Link confirmed. Savannah asked

how much needed to be encumbered for Biowerx. Secretary / Treasurer Zimmerman said that it would need about \$150,000.00 for the coming budget year. Savannah said she'd add that to the schedule before the final draft is sent to D-Tax. She then asked if there were any others that needed to be added.

Vice Chair Greber said that the Board had also entered into a contract with Impact Evaluation and Assessment.

Secretary / Treasurer Zimmerman said that those services had been completed and the contract would terminate before the new year.

Comptroller Rucker said she wouldn't add it if that was the case.

Trustee Kaminski motioned to approve the budget with the amendments stated to the contract portion. Secretary / Treasurer Zimmerman offered his second. Motion passed 5-0.

## **GENERAL BUSINESS**

### **Item #8, No Action – Presentation by Renown Health of their February and March 2019 reconciliation packages and reports pursuant to the professional services agreement entered into on December 20<sup>th</sup>, 2017.**

Jessica Thompson said that she knows Renown is behind on submitting their invoices, but she thinks that will be made current soon. She went on to say that the utilization of the clinic has stayed the same. She said that there were 31 no shows in the month of April. One was a "left without being seen". Four of the no shows were new patients. Seventeen were established patients, and this was their first offence. Two were new patients that had no showed more than twice before, and eight were established patients with multiple no shows on their record. This makes for a total of 11% of appointments becoming no shows. She said that Renown's policy in Reno is that after three no shows the patient would receive a warning letter and a no show after that would result in the patient's removal from the program, and they would have to seek services elsewhere. She said that they are more lenient here as there are so few options. Jessica said they'll get a warning letter here after four no shows and will be removed the program after eight or ten no shows.

Jessica said that she didn't know what to do to decrease this number, Renown utilizes several methods of reminding people of their appointments.

Vice Chair Greber asked if the number of no shows was increasing.

Jessica said no, it is staying steady.

Jessica went on to say that they have started sending out patient satisfaction reports to patients using the telehealth specialty care service, and she hoped that she'd have some results to share with the Board next month.

Trustee Gamble asked how many patients are being seen daily at the clinic.

Jessica said that their provider hours vary so much during the week that it's hard to pin that number down. They only have a provider half a day two days a week and full time the other days, so comparing patient count Monday to Wednesday would show a discrepancy that isn't accurate.

Trustee Gamble asked how many patients they saw on their best day.

Jessica said best day for one provider would probably be sixteen.

Chairwoman Link asked if they are getting orders from other providers for x-rays or labs.

Jessica said yes, they work with Marie Peterson pretty closely and have also received some referrals from Round Mountain Gold.

**Item #9, No Action – Presentation by Regional Emergency Medical Services Authority of their March 2019 reconciliation package and reports pursuant to the professional services agreement entered into on December 20<sup>th</sup>, 2017.**

Secretary / Treasurer Zimmerman asked the Board for a motion to accept new backup from Kevin Romero.

Trustee Gamble made the motion to accept the additional backup and Secretary / Treasurer Zimmerman offered his second. Motion passed 5-0.

Kevin presented the March 2019 report and called for questions.

Trustee Kaminski asked about the two six percent margins. He asked if the Board was paying six percent of six percent. Kevin didn't know and said he'd find out.

Chairwoman Link asked if usage of the Nurse Health Line was increasing.

Kevin said they did see an increase during the winter and flu season months. Kevin said it may be a good idea to advertise the service again. He said the average utilization is nearly that of average 911 calls made.

Secretary / Treasurer Zimmerman asked what the monthly cost of the Nurse Health Line is.

Kevin said he didn't know but would find out and report back.

Secretary / Treasurer Zimmerman noted the decrease in transports and asked if that was the overall goal of REMSA.

Kevin said yes, a decrease there means that local patients are being patriated locally, and that transport service is able to stay in the community and be of further service.

Vice Chair Greber asked if people are transporting themselves.

Kevin said he has no way of knowing that.

Chairwoman Link asked where they were with the community paramedics suturing training.

Kevin said that everything is moving along, but the state EMS director resigned, and they are going to have to get the variance required from the new director. They have not yet met.

Trustee Gamble said that Nick is specifically mentioned again in the patient surveys for his outstanding work.

Kevin said that Nick Liberman, Tonopah community paramedic was just awarded with a special commendation for his amazing care of one of the regions own first responders.

Kevin said that the Board had tied for the award that he nominated it for. He said the community needed to be aware of this award and he wanted to be the first to congratulate the Board.

Vice Chair Greber said that REMSA had been sent a draft modification to the services agreement in place

between the Board and REMSA. She asked if there was a timeframe when the Board might receive a response.

Kevin said that they weren't sent a red lined version and that fact caused a delay. They had to go through the agreement word for word. They are looking to bring something back to the Board soon.

**Item #10, 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 25<sup>th</sup>, 2018.**

Dr. Pillers said that the comprehensive health needs assessment has been finalized and the Board will see it tonight. He also said that he spent a lot of effort on the contract elements for an agreement with Central Nevada Regional Care, formerly known as Tonopah Healthcare Partners. Russell said that he worked with the District's attorney to get the agreement in order, and then sent it to Van for review.

After about a week, Russell went to Vegas to meet with Van and his insurance attorney to review in person. There is a problem with the urgent care plus model that the Board is asking for. Russell said that the insurance companies are saying that an entity can either operate an emergency room or an urgent care, the combination of the two is a problem. He said that the 24-hour activation of urgent care service doesn't seem to be a problem; but the ability to receive transports in where the issues come up.

Trustee Gamble said there are two presentation at work. He said as a medical professional you are obligated to do what you can if someone brings themselves to your facility, verses receiving official transports from first responders. He said he was sure there was something in the new ET3 model that might help.

Chairwoman Link asked if there was the possibility of a variance that would allow this type of facility since the area is so remote.

Russell said that exact effort is being made.

Russell then said that his strategy with KORTE, the group that could perform the facility assessment, is to get the RFQ out for that service as soon as the path forward is clear as to whether or not Nye County will transfer ownership of the hospital campus to the District.

Russell then said that Secretary / Treasurer Zimmerman had referred some medical service providers to him. These are people interested in offering services in the community. Russell said that he is keeping everyone in mind.

Chairwoman Link said that if the Board owned the hospital campus, there would be somewhere to put these people.

Russell said that it will probably still be a long time, either way, before that facility sees a patient due to the fact that it is not up to code. Without the facility assessment, we don't know how much work the facility needs.

Dr. Pillers then said that he was told that the Nye County Sheriff will begin to house ICE detainees in the local jail. He said if that happens, there will be a need to provide medical services, and there is potentially funding available there that could equal the beneficiary of that funding needing less subsidy from the District if the District were to partner with whoever provides those services.

Dr. Pillers then said that there is also the possibility for the District to cover more than one County. He said in his conversations with Van and his lawyer, it was noted that if the District also covered Silver Peak and Dyer that may bolster the Board's ability to provide services since they are part of the District's catchment area. He also said that Goldfield's potential new gold mine and the lithium mines in Silver Peak could equal

substantial funding for the District.

Secretary / Treasurer Zimmerman said that he had read a little about this idea a while ago, and it was his understanding that if the District's boundaries included multiple counties then the governing board of the District would be comprised of commissioners from both counties.

Russell then touched on his six-month report. He said it detailed relationships made, including Jerry Seelig.

Chairwoman Link asked what Jerry's position had been, as he was involved with Prime Care at some point.

Russell said that Jerry was initially appointed by that bankruptcy judge to oversee the bankruptcy, but then he was appointed as the CEO of Prime Care to straighten the situation out. Russell says that the data from that time seems to show an upturn under his guidance. Russell said that Mr. Seelig is of a mind that only he can improve the situation here, and if the Board doesn't involve him and let him drive the bus, then the Board is dropping the ball.

Trustee Gamble asked for the timeframe of Mr. Seelig's involvement.

Russell said 2014 – 2015, and when he left the person that took his place shut the hospital down within a month or two.

Chairwoman Link said Mr. Seelig is also the person that got the medical records contract, which should be wrapped up in the next month or two.

Jessica Thompson said that Jerry was appointed by the court in 2014.

**Item #11, For Possible Action – Presentation of the Comprehensive Community Health Assessment and discussion and deliberation to receive said assessment draft from Impact Evaluation and Assessment Services.**

Margo Teague presented the assessment. She said she was amazed at the size of the district. She said that the Board's service area is 11,685 square miles. Margo went on to talk about how the kinds of jobs and recreational activities that are common here are very rugged and high risk. She worked with local healthcare providers to develop an understanding of what services are currently offered and by whom.

Margo said that when she compared the epidemiological data to the perceptions of people living in the district, their perceptions were spot on. People know what areas they are doing well in and what areas they need to work on.

She then detailed a few ways that the lives of the people living in the community have had to adapt with the closure of the hospital. She mentioned the limited operating hours of the pharmacy also causing change.

One issue she found was that people's perceptions of what services are available are incorrect. She said many of the people she interviewed said that there was no healthcare available, and that certainly is not true. There is also a question about home healthcare. She said in her interviews it was clear that people didn't know if home healthcare or hospice services were available.

Margo also found a lack in long term care. She said many of the people she interviewed said they lived in the community due to family ties. But, what is happening now is that older generations are having to be sent away to be cared for. This inability to spend a full life in the community could lead to families leaving altogether.

She suggested higher training for 911 dispatchers and pushing for the clinical integration with the community paramedics.

Trustee Gamble said he had recently had a conversation with the EMS director and training the 911 dispatchers is on his agenda as well.

Margo went on to say that the District has a high number of kids that claim that they are living with someone with a mental illness. She also said that we have quite a few options for healthcare available to deal with mental illness, so they need to be promoted. She also noted a high percentage of substance abuse, and low fruit and vegetable consumption, as well as high rates of infant mortality and obesity. She suggested picking a few of these areas to focus on improving.

Margo then said that there is also a lack of knowledge on the public's part with regard to the Board. She said it was clear that they didn't know what the Board was or what its aims were.

The amount of work necessary to move forward is beyond the abilities of a volunteer board. She suggested hiring a public health coordinator to help, or perhaps the creation of a regional public health board.

Bringing all of the pieces together to make a difference in these areas the assessment has revealed that need to be worked on is what the community health improvement plan (CHIP) will do. Margo said she'd be happy to put that together if the Board chose to take that option.

Chairwoman Link thanked her for her time and effort.

Secretary / Treasurer Zimmerman said he wondered if Margo would work on the CHIP or if the Board would need to look for another contractor.

Margo said she'd definitely take it on if the Board wanted to move forward with the service.

Secretary / Treasurer Zimmerman said he was confused about what needed to happen next. He said there needed to be a motion to accept the assessment from Margo, but after having hired her to perform this professional service he was uneasy with the idea that now that assessment could be altered by a motion of the Board.

Margo said that she had requested that the agenda item be worded the way it was just in case the Board felt that she had missed an item that they wanted her to revisit or elaborate on.

Vice Chair Greber and Trustee Gamble both said that the assessment was very comprehensive and detailed, and they couldn't see any changes that needed to be made or areas that had been skipped.

Trustee Gamble made a motion to accept the report as final.

Chairwoman Link asked if Margo would be sharing this report with agencies that requested it.

Margo said that the report belongs to the District. If she is contacted by anyone requesting the report she would refer them to Secretary / Treasurer Zimmerman.

Trustee Kaminski seconded the motion, and it passed 5-0.

**Item #12, For Possible Action – Approve, amend and approve, or deny proposal from Affiliated Therapy of Las Vegas, Nevada for support and financial assistance from the District for the start-up and development of their new Tonopah Clinic which is now open for business and treating patients at 400 Howerton Hill Suite B in Tonopah, Nevada.**

Secretary / Treasurer Zimmerman said that Vice Chair Greber had gotten an opinion from Comptroller Rucker on what incentives to give to Affiliated and shared that with the Board. He said that Affiliated had

put some options together, but he told the Board that they had no obligation to do anything, and they didn't have to choose one of the proposed options either, they could invent an entirely new package if they so chose.

Trustee Gamble said every option left him wanting. After looking at Savannah's input, he thought the Board would have more success with the provider if the Board cherry picked items from each option. He suggested \$10,000.00 in start-up costs, a quarter of the salaries less any applicable taxes, and assistance with housing in the amount of \$3,500.00 - \$6,000.00 as a one-time incentive, and a reevaluation in twelve months.

Chairwoman Link asked if Trustee Gamble had calculated what that dollar figure would be?

Tim said that he had but didn't have it with him.

Vice Chair Greber asked Savannah if she had the figure as she thought it was contained in her e-mail.

Comptroller Rucker said in proposal three the annual salaries including expenses would be \$310,000.00 and one quarter of that is \$77,000.00.

Trustee Gamble then said that the total he is proposing, \$10,000.00 for start-up, \$77,000.00 for salaries and \$6,000.00 for housing comes out to \$93,000.00.

Chairwoman Link asked if Secretary / Treasurer Zimmerman had an opinion on that amount.

Justin said he didn't mind the start-up costs, even \$20,000.00 in start-up costs. He also didn't mind the \$6,000.00 for housing. He said he did feel that \$77,000.00 for the wages involved in offering an ancillary service seemed extreme to him.

Vice Chair Greber asked what he would like to offer.

Chairwoman Link said that once the Board makes this offer, every other medical professional will want the same thing.

Secretary / Treasurer Zimmerman also said that he wanted to avoid the issue of creating a wage disparity, as Beth Ennis had cited in a previous meeting.

Vice Chair Greber said the issue of a wage disparity was hard to quantify as the salaries being paid are not an increase for our location, they are the same as other locations.

Secretary / Treasurer Zimmerman said that is correct, unless the Board grants a wage differential. That will be an increase specific to our location.

Vice Chair Greber said that just helps the provider with the wages.

Chairwoman Link asked if a flat monetary figure could be established that we could offer to everyone that comes before the Board.

Justin said he didn't think that would be applicable as the various practices would have different equipment and facility needs, so a standard number probably wouldn't be helpful across the spectrum. Their start-up costs would vary. He also said that he wanted to get out of the business of keeping businesses in business. They need to be self sufficient to have long-term success.

Trustee Kaminski asked if Affiliated had purchased the equipment they took from the hospital campus. Vice Chair Greber said yes.



Trustee Kaminski asked if they owned the equipment or if the Board owned the equipment.

Secretary / Treasurer Zimmerman said that Affiliated owned the equipment they purchased out right. He also said that he wanted it known that Affiliated has already received a great deal of support from the County and the District. There were several County departments involved in the excision and sale of the equipment they purchased and Karmin had spent considerable time shopping them around town to find a location from which to offer services.

Chairwoman Linked asked Savannah for her input.

Savannah said without the vendor present to participate in the discussion, there are endless options. She also said that considering the establishment of precedence is important too. The Board will need reporting and accountability from the vendor no matter what, to make sure that the Board is spending constituent tax dollars appropriately. She said that a one-time cost, is much easier than a long-term subsidy. She did not recommend offering a subsidy, she did like offering housing.

Chairwoman Link asked if the Board would like to table the item.

Vice Chair Greber was opposed to the item being tabled. She suggested one quarter of just the medical professional's salaries, less taxes.

Trustee Kaminski said he'd like to see how many patients they are seeing and if patients are being referred to them.

Marie Peterson offered public comment. She said that as a business owner in the area, she sees their obligation to sustain their own business as important. She said that they need to build a good client base, and bill appropriately to create their own income. She suggested a start-up piece, but not subsidizing long-term. She said they aren't going to make a fortune here. So, are they wanting to help the community out of the goodness of their hearts or are they trying to make easy money with a District subsidy? She stressed that she wasn't telling the Board not to support them at all, physical therapy is an important piece.

Vice Chair Greber said that the community policy the Board just adopted allows for existing businesses to ask for support. The only difference is that Affiliated is asking for 60 months of assistance and the policy only allows for support in the first 36 months of operations. She said she believes that they want to succeed long-term here and the start-up phase is the most high-risk phase of a new business. She also said they are running on a full patient load on the days they are open. She said that elderly care will be huge with this service and so will sports medicine once school starts again.

Dr. Pillers asked if the Board had enough info to make a decision tonight. He said he knows the Board wants to make a decision, but clearly there are a lot of questions. He said he was surprised that Affiliated wasn't present. He asked for the Board to consider tabling the item.

Chairwoman Link said she'd like to see a standardized start-up package developed to make this easier in the future. She said that the Board doesn't have an infinite amount of money and she didn't want to be known as Nye County's cash cow.

Dr. Pillers said that from a consultant's perspective, he whole heartedly agrees with Secretary / Treasurer Zimmerman's recommendation. He likes the simplicity and dependability of having a baseline start-up package, but everyone's start-up costs will be so different that he feels, strategically, they should be dealt with as they come.

Savannah said this was a tough decision as there were so many options. She said she could build sustainability models based on each member's inputs. She also said the item could be tabled, and the vendor's presence at the next meeting could be requested.

Trustee Kaminski said he also liked Secretary / Treasurer Zimmerman's idea. He said he'd be willing right now to offer a start-up dollar amount and invite them back at a later date if they need further assistance.

Secretary / Treasurer Zimmerman agreed. He said he didn't want to table the item. He said that the Board knows now that they cannot just trust that they will be provided with honest figures. He cited recent experiences with other vendors. He suggested requiring a detailed breakdown of what their start-up costs were, before giving any money to cover them. He also cited the issue of precedence. If the Board doesn't require it now and then asks for it from someone else later on, it could be an issue.

Trustee Gamble suggested approving an amount up to a certain dollar amount pending evidence of costs incurred.

Secretary / Treasurer Zimmerman also cautioned the Board on committing to covering 100% of start-up costs.

Trustee Kaminski agreed.

Chairwoman Link said there needed to be some parameters.

Vice Chair Greber said the parameters are contained in the policy just adopted.

Trustee Gamble asked what dollar amount had been allocated to this support project.

Vice Chair Greber said it was 35%.

Secretary / Treasurer Zimmerman asked if that was 35% of budget or 35% of revenue.

Vice Chair Greber said it was 35% of annual revenue.

Secretary / Treasurer Zimmerman said that a really rough number he's been working with, with regard to annual revenue for the District is \$700,000.00 35% of that is \$245,000.00.

Vice Chair Greber said that the Board could comfortably cover the housing costs requested, \$20,000.00 for start-up as a one-time incentive. She also said that covering housing costs doesn't mean that the Board would not move forward with acquiring an asset, because the asset would be an asset of the Board and not necessarily meant specifically for any one party.

Secretary / Treasurer Zimmerman noted that if the Board voted to pay for housing costs for Affiliated, and then also bought a house, Affiliated would specifically not be permitted to use it, as it was one or the other; stay in District owned property at no charge or the District will cover the housing costs for a specific amount of time.

Vice Chair Greber agreed and also said that the housing portion is the only portion of the policy that extends beyond the first 36 months of operation because if the District owned a piece of property, someone might as well be using it.

Trustee Kaminski said that providing housing is part of attracting new providers to the community. He said he had seen in the past certain nurses that were provided free housing that took advantage of it even though they didn't need it, just because it was offered to them. He wanted to make sure any District owned housing was put to its truly best use.

Secretary / Treasurer Zimmerman asked how the \$6,000.00 for housing was calculated.

Vice Chair Greber said that was based on rates at the Sierra Vista apartment complex.

Secretary / Treasurer Zimmerman asked if Affiliated was really going to rent an apartment when they only have staff here three days a week.

Vice Chair Greber said they would be here 5 days a week as soon as the Board decided on the incentive package.

Trustee Kaminski asked if they had the clientele to be open 5 days a week.

Vice Chair Greber and Trustee Gamble both felt that they did.

Trustee Kaminski said that if that was true then there shouldn't be much need of subsidy.

Chairwoman Link agreed with Don's comment.

Trustee Kaminski then said again that he liked what Justin suggested. Give them a one-time payment and have them come back at a later date.

Vice Chair Greber asked Secretary / Treasurer Zimmerman if the one-time payment could include the housing costs.

Justin said that if that was the decision of the Board, then yes it could be included.

Trustee Gamble made a motion to offer an amount up to \$20,000.00 in start-up costs pending evidence of start-up costs and a \$6,000.00 one-time offset to their housing costs, and an invitation to appear before the Board again in 90 days if further assistance is needed.

Secretary / Treasurer Zimmerman offered his second and the motion passed 5-0.

**Item #13, For Possible Action – Discussion and deliberation to approve or deny Biowerx Consulting to engage in negotiations for the possible acquisition by Northern Nye County Hospital District of a home owned by Mr. Todd Johnson at 149 Central Street, Tonopah, Nevada, Assessor's Parcel Number 008-139-11.**

Dr. Pillers shared some specifics of the property with the Board. He said that the home was in great condition with a new washer and dryer, and a small detached garage.

Secretary / Treasurer Zimmerman asked if the Library District had purchased the house between the library and Mr. Johnson's property.

Chairwoman Link said yes.

Trustee Gamble asked if the house was turnkey.

Russell confirmed.

Chairwoman Link noted that the house did not have a foundation.

Russell then showed the Board some interior pictures that were taken by Vice Chair Greber. He then asked if the Board was willing to pursue acquiring the property since not all of the members had walked through it.

Chairwoman Link asked if the detached garage could be utilized.

Vice Chair Greber said it would require some work but could be utilized.

Secretary / Treasurer Zimmerman said he liked the location. There are other government owned lots in the area.

Dr. Pillers then asked if the Board would consider paying cash for the property or would want to finance it. He said that Secretary / Treasurer Zimmerman had mentioned that financing could be good for the District as it has no credit history, this would be an opportunity to begin to build it.

Chairwoman Link asked Savannah to weight in.

Savannah said that typically the County doesn't finance small loans like this. She recommended simply cutting a check.

Chairwoman Link agreed.

Trustee Gamble asked if in the future event of needing greater financing, would the District benefit from building a credit profile now.

Savannah didn't think so being that this was such a small volume loan.

Dr. Pillers asked the Board to consider approving an amount up to a certain dollar amount above the asking price to cover any small and unexpected fees that may come up.

Vice Chair Greber suggested a \$40,000.00 purchase price and covering closing costs.

Trustee Kaminski asked Secretary / Treasurer Zimmerman to look up the sales data from the property next door that the Library District bought, to see if it listed closing costs.

Justin said he'd look but doubted that it would be listed as it couldn't have been used as a comparable sale. There was no sales data listed.

Chairwoman Link asked Secretary / Treasurer Zimmerman is he was fine offering \$40,000.00 plus closing costs.

Justin said that he would be fine with that.

Vice Chair Greber made a motion to approve Biowerx Consulting to engage in negotiations to acquire property currently owned by Todd Johnson at 149 Central St. for the amount of \$40,000.00 plus closing costs.

Secretary / Treasurer Zimmerman offered his second. Motion passed 5-0.

**Item #14, For Possible Action – Discussion and deliberation to submit the application package for the low-cost acquisition of the GSA excess housing known as “Air Force Housing” at 2, 3, 5, 6, & 7 Victoria Road, Tonopah, Nevada.**

Dr. Pillers presented the project. He said that in working on this project, he had submitted letters of interest to the GSA and the full applications are due by June 14<sup>th</sup>. He said that for the most part the applications will probably be cookie cutter from one property to the next.

Russell said that Vice Chair Greber was able to walk through the units and they are in much better shape than they appear to be. He said these are not turnkey. they will require work to put into use. He also said

that property like this can be acquired for various reasons. The reason the Board would utilize is Public Health, and under that reason the GSA will waive 100% of the cost. Russell said that there could be a processing fee or something very small.

Dr. Pillers has received application packages for all five units. He said that the Nevada Rural Housing Authority is also trying to acquire these units. Russell said that there was no risk in applying for the units. He said that he believes that there is funding available to rehab these buildings. There isn't USDA funding available, but he thought maybe through the Pennington Foundation or a private donor, he felt there were possibilities that would result in the District not needing to shoulder that financial burden alone. Dr. Pillers then said that once they are transferred to the District they are the property of the District to do with as the Board chooses. He said that the GSA would not be looking over the District's shoulders.

Trustee Kaminski and Chairwoman Link said that was incorrect.

Trustee Kaminski said that the recipient only has 12 months to put the property into use.

Vice Chair Greber said that the recipient has to respond with a plan for use within 12 months.

Trustee Kaminski then said that if the units are going to be remodeled, the recipient has three years to put them into use, and then the property can only be used for that purpose. He also said that they cannot be resold.

Vice Chair Greber said that they could be sold, with strings attached. She assured the Board that she and Secretary / Treasurer Zimmerman had broken this all down in great detail.

Trustee Kaminski was also concerned with asbestos.

Dr. Pillers then said that when he said that they wouldn't be looking over the recipient's shoulder, he meant in the long term. Ownership would not be shared. Though there were some additional boxes to check first. He asked if the Board wanted to put in the work to submit the complete applications.

Chairwoman Link said she had made a pros and cons list. Among the pros were the low acquisition cost and the clear property lines. Among the cons were asbestos and lead paint and the difficulty of finding someone to do the necessary work, additional utility costs, the duty of managing the property. She also said she'd like to walk through the property.

Trustee Gamble said that 24/7 property maintenance is not always necessary, not everything is an emergency.

Trustee Kaminski said that in his experience on the Town Board, they are only allowed to use licensed contractors, and cannot use simple handymen.

Secretary / Treasurer Zimmerman said that most of the cons on Roni's list are issues that the Board is going to be dealing with on the Johnson property anyway.

Vice Chair Greber said that one of the units is listed by the GSA as not being suitable for use by homeless. She said that in her conversations with the GSA and the Air Force it came to light that the reason for this distinction is that a cat was living in the crawl space of one unit. She said, interiorly that unit isn't in any worse shape than the others. She commented on the amazing condition she found the homes to be in.

Secretary / Treasurer Zimmerman said that he liked these properties more than the Johnson property. He said that he liked the uniformity of these buildings. He said that they will require uniform appliances and furniture which could be bought in bulk to save money. He also said that having a central complex was something he liked. and that these in particular are a pretty straight shot down Air Force Road to the

hospital campus if that ends up being where services are focused. He also said he keeps hearing that that neighborhood is so rough, and he doesn't think it is. There are certainly some bad spots in town, but he didn't think this was one of them. He also said that the commitment wasn't as great as he was sensing everyone thought. He said one unit could be brought online per year if that is what the Board wanted.

Trustee Kaminski said that these units don't have garages.

Secretary / Treasurer Zimmerman said that these lots actually go street to street and most of them do have covered parking in the back, or at least space where it could be easily provided.

Trustee Kaminski was concerned about the streets in winter.

Vice Chair Greber said that the street is well patrolled and plowed because of its proximity to the school, Victoria Street is a bus route.

Dr. Pillers said that there would be property management needed between these units and the Johnson property.

Vice Chair Greber said that acquiring these assets would give the District a stronger position to be able to respond to needs. Right now, the Board has nothing to offer anyone.

Chairwoman Link said that she has asked various medical professionals what incentives they require, and most commonly was simply a place to crash.

Vice Chair Greber said that the units were originally duplexes, some of them could be converted back to duplexes with little effort.

Secretary / Treasurer Zimmerman said that looking down the road in the long-term, hypothetically at some point all of the necessary medical service providers will have homes in the area and won't require housing from the District. A potential use at that time, that he envisioned, was an assisted living complex. He said he sees so much potential with these properties.

Chairwoman Link, Vice Chair Greber and Dr. Pillers all voiced support for this idea.

Vice Chair Greber again said how well these units were built and the great condition they are currently in. She said that these were built at a time when the Air Force wasn't counting pennies.

Secretary / Treasurer Zimmerman said that simply having lot lines that are not in dispute in Tonopah is quite the accomplishment.

Trustee Gamble said that moving forward with the application package didn't obligate the Board to anything, so he saw no issues.

Secretary / Treasurer Zimmerman motioned to move forward with the application packages.

Trustee Gamble offered his second.

Trustee Kaminski said that if Russell moves forward and the GSA requires multiple surveys to be done, he wanted the item returned to the Board.

Russell said of course he would return to the Board if additional costs came up.

Secretary / Treasurer Zimmerman said that regardless, any expenditures would require Board approval. But he said that he would amend his motion if need be. He then amended his motion to move forward with the

application packages and if any expense relating to the application packages greater than \$1,000.00 is discovered the item will be brought back before the Board for further consideration.

Trustee Gamble offered his second again and the motion passed 5-0.

**Item #15, For Possible Action – Discussion and deliberation to approve Nye Regional Medical Center Forward Strategy Document composed by Biowerx Consulting for the purpose of presenting to Nye County Board of County Commissioners as evidence of Northern Nye County Hospital District's plan to utilize the now closed Nye Regional Medical Center and thereby request transfer of ownership of the hospital campus, Assessor's Parcel Number 008-261-56, and all property and related assets from Nye County to the Northern Nye County Hospital District.**

Dr. Pillers said that this derived from his conversation with County Manager Sutton. Mr. Sutton said that it was likely that the Commissioners would transfer the property to the District if there was a plan to keep it from falling into disrepair. Along those lines, Russell created this plan.

Dr. Pillers said that the District would inherit the lease that Renown currently holds.

Trustee Kaminski said that he didn't want the property if Renown retained their lease. He said he didn't like that Renown had exclusive use of the campus.

Vice Chair Greber said that termination of the professional service agreement would also terminate the lease.

Trustee Gamble said that it could also always be renegotiated.

Trustee Kaminski said he would want the ability to install other providers in that facility as the board sees fit. He said it would be wonderful if Renown was going to expand, but they've made it clear that they are not going to.

Secretary / Treasurer Zimmerman said the lease agreement could be renegotiated to reduce their footprint on the campus.

Russell said the maintenance costs vary month to month from \$80,000.00 to \$115,000.00.

Trustee Gamble said most of that is soft costs.

Dr. Pillers then touched on the current project that the County has with the ambulance barn on the property, to make it livable for the community paramedics. He suggested that the District take that project over.

Secretary / Treasurer Zimmerman said that the County has a current contract with REMSA in which the County committed to \$15,000.00 worth of work on that building for this project. He asked if the County wanted to shift that liability to the District and recommended holding them to that agreement.

Vice Chair Greber said that Russell was suggesting that the District take that liability.

Dr. Pillers said he did not know about that agreement. He said that the document could be amended.

Vice Chair Greber suggested taking the liability to incentivize its transfer.

Trustee Kaminski suggested negotiating with the commissioners. He said if we take the \$15,000.00 project then we should ask for the property to the south of the campus that was just surrendered by the Nevada Rural Housing Authority.

Dr. Pillers said that his plan also includes that if the building is determined to be torn down, any of the assets inside would be considered for salvage value and not just thrown away. He then suggested that the document be amended to include that any medication or medical supplies that were to be disposed of would be handled pursuant to any applicable laws governing their disposal.

Marie Peterson offered public comment. She said she'd like to take a tour of the facility. She said she was aware of several pieces of valuable equipment that she wanted to make sure weren't thrown out unknowingly.

Trustee Kaminski motioned to approve the Nye Regional Medical Center Forward Strategy Document as composed by Biowerx Consulting for the purpose of presenting to the Nye County Board of County Commissioners as evidence of Northern Nye County Hospital District's plan to utilize the now closed Nye Regional Medical Center and thereby request transfer ownership of the hospital campus, assessor's parcel number 008-261-56, and all property and related assets from Nye County to the Northern Nye County Hospital District as discussed tonight.

Vice Chair Greber offered her second, and the motion passed 5-0.

**Item #16, For Possible Action – Discussion and deliberation to open a job posting for the position of Administrative Secretary as approved November 15, 2018.**

Secretary / Treasurer Zimmerman said this item had appeared before the Board previously, and he had attached all of the backup viewed at that time.

Trustee Gamble asked if there was a location for this person to work from.

Justin said that there was a tentative location identified. He said that Karmin had worked on an MOU with the Town of Tonopah, and that needed to be finalized first.

Trustee Gamble said he just wanted to make sure there was a location.

Secretary / Treasurer Zimmerman said that there was much more than that. He said there wasn't even a computer for this person to use. All of that would be sorted out before the ad was run.

Trustee Kaminski asked if this was going to be a full-time position.

Justin said that was to be determined tonight.

Trustee Kaminski asked if the duties of the position were determined prior to Dr. Pillers being involved.

Justin confirmed.

Don said that maybe they needed to be revisited then, as there were some duties that possibly could be excluded from the list as Dr. Pillers was doing quite a lot for the Board.

Vice Chair Greber said that Dr. Pillers isn't doing any of the things that Justin is currently handling, and that is the intention of this position.

Secretary / Treasurer Zimmerman said that these duties would also now include the property management aspects of the properties previously discussed tonight, in addition to all of the secretarial duties.

Trustee Kaminski said that the Town keeps their part time people at 19 hours per week to avoid having to pay PERS.

Vice Chair Greber said that she wanted to offer PERS to attract a qualified individual.

Trustee Gamble said that he saw in the future, the workload growing beyond what this person could handle.

Secretary / Treasurer Zimmerman said that he previously didn't support this position, but he said things are changing for him. He is taking on a greater work load in his day job and doesn't have the availability to tend to the myriad intricacies of the Board. He said he is going to need some help.



Trustee Kaminski suggested paying someone just to do the minutes and agendas. He said that if the District acquires the various properties being considered, that person wouldn't be able to handle all of that.

Trustee Gamble said he supported finding someone to help Justin and then looking at an expanded scope later when it is really needed.

Vice Chair Greber said that the Board can't hire someone in a limited capacity and then expand their scope later, the Board will have hired someone without the skillset required.

Trustee Gamble said that he didn't think the Board would be getting the necessary skillset anyway. He said a hospital administrator is not going to work for \$19.00 an hour, and a secretary won't make an effective administrator.

Vice Chair Greber said that the Board wasn't looking for a hospital administrator.

Trustee Gamble said the Board would need a hospital administrator.

Vice Chair Greber said that the Board had previously talked about hiring an operator. She said that the Board will not operate the hospital themselves.

Trustee Gamble said if that path is taken, the Board will end up with what it has now, a closed facility.

Chairwoman Link said that all of the businesses in Town complain about finding and keeping good help.

Vice Chair Greber said that is why she wants PERS included. She said offering that piece allows the District the ability to recruit staff from the County or the School District or the Town, qualified people perhaps looking for greater flexibility than a full-time job; but still earning PERS credit.

Trustee Kaminski joked that if the District poached a Town employee, he wouldn't be happy.

Trustee Gamble said someone with an administrative assistant skillset would not have a property management skillset.

Vice Chair Greber said she didn't see that being an issue and asked why he felt that way.

Trustee Gamble responded that he thought it was unlikely. He also said that he was sure the Board would be dealing with a pharmacy full of medication in the hospital building that would need to be disposed of according to regulation, and this person would know nothing about that, and anyone who did know about that would not work for \$19.00 an hour. He suggested getting Justin the help he needs now and building it up later.

Secretary / Treasurer Zimmerman said that he didn't mind starting small. He said it is true that the District doesn't own any property to be managed yet. He also said that the specialty medical duties that Tim is talking about, he doubts that they will employ someone to do at all. He said he imagined those being contract situations.

Vice Chair Greber asked what hours Justin recommended. She said the initial job posting for was for no less than 19 hours per week and not to exceed 32, so 32 was not a guarantee.

Chairwoman Link asked if the staff member would be working alone if they occupied the space available with the Town.

Justin said he thought so.

Chairwoman Link said she didn't like that idea.

Vice Chair Greber said it was a secure facility in a safe location.

Chairwoman Link said she agreed that Justin needs help and wanted to get it to him straight away.

Karmin suggested no less than 19 hours per week and no more than 32.

Chairwoman Link asked Karmin if she had someone in mind for the position.

Vice Chair Greber said she had spoken to several people the first time this item was considered, who were interested. She said she had spoken to several qualified people who said they would only be interested if it offered PERS.

Secretary / Treasurer Zimmerman said the workload has been sufficient with just what he and Karmin have been working on. It has been 19 hours a week at the bare minimum.

Trustee Kaminski said he understood the workload that just the meeting minutes require, he said the Town struggles with that too and they have several full-time staff members.

Vice Chair Greber said that the minutes have to be presented by a timeframe established by law. They can't be allowed to slip.

Secretary / Treasurer Zimmerman motioned to move forward with advertising the position of Administrative Secretary at a rate of \$19.00 per hour, not to exceed 32 hours per week, & to give the position the standard insurance and PERS package as offered through Nye County.

Vice Chair Greber offered her second. Motion passed 5-0.

**Item #17, For Possible Action – Discussion and deliberation of the minutes from the March 20, 2019 public workshop, and the April 1, 2019 special meeting.**

Vice Chair Greber made a motion to approve both sets of minutes.

Secretary / Treasurer Zimmerman offered his second and the motion passed 5-0.

**Item #18, No Action – Update on the current status of the fiscal year 2018-2019 budget.**

Secretary / Treasurer Zimmerman presented the backup.

Trustee Kaminski said it looked good.

**Item #19, For Possible Action – Approval of invoices for payment.**

Trustee Gamble said there was nothing unexpected included.

Secretary / Treasurer Zimmerman said that they were still missing Renown's invoices, but maybe they would be ready for next month.

Vice Chair Greber motioned to approve the invoices.

Secretary / Treasurer Zimmerman offered his second and the motion passed 5-0.

**Item #20, No Action – Open Meeting Law review.**

Vice Chair Greber said that the presentation she saw today was very good.

Secretary / Treasurer Zimmerman agreed.

Karmin said that it was challenging because the representative from the Attorney General's office said that when in doubt, ask you lawyer or go through your staff to avoid Open Meeting Law violations. She noted that we have no staff and don't have a lawyer present at our meetings like the County does.

Justin said that is tough. The County doesn't meet without a lawyer in the room and the Board doesn't have that luxury.

**Item #21, For Possible Action – Discussion and deliberation to set the next meeting location, time, and date.**

Secretary / Treasurer Zimmerman said that June 20<sup>th</sup> was the next third Thursday. He made a motion to set the next meeting location, date, and time as June 20<sup>th</sup> at 6:00PM in the chambers at 101 Radar Road in Tonopah.

Vice Chair Greber offered her second. Motion passed 5-0.

**Item #22, General Public Comment (second)**

None.

**Item #23, Announcements (second)**

Secretary / Treasurer Zimmerman said that he was going on vacation, leaving in the morning, and would not be checking his e-mail while he was away.

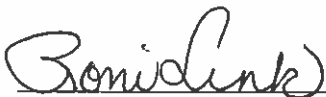
Chairwoman Link asked how long he'd be gone.

Justin said just about a week.

**Item #24, Adjourn.**

Meeting adjourned.

Approved this 18<sup>th</sup> day of July 2019.



Chair

