

**ECTOR COUNTY HOSPITAL DISTRICT  
BOARD OF DIRECTORS  
REGULAR BOARD MEETING  
AUGUST 5, 2025 – 5:30 p.m.**

**MINUTES OF THE MEETING**

**MEMBERS PRESENT:**

David Dunn, President  
Bryn Dodd, Vice President  
Will Kappauf  
Sylvia Rodriguez-Sanchez  
Don Hallmark  
Wallace Dunn  
Kathy Rhodes

**OTHERS PRESENT:**

Russell Tippin, Chief Executive Officer  
Steve Steen, Chief Legal Counsel  
Matt Collins, Chief Operating Officer  
Kim Leftwich, Chief Nursing Officer  
Dr. Timothy Benton, Chief Medical Officer  
John Grigson, Interim Chief Financial Officer  
Grant Trollope, Assistant Chief Financial Officer  
Dr. Jeffrey Pinnow, Chief of Staff  
Dr. Nimat Alam, Vice Chief of Staff  
Kerstin Connolly, Paralegal  
Lisa Russell, Executive Assistant to the CEO  
Various other interested members of the  
Medical Staff, employees, and citizens

**I. CALL TO ORDER**

David Dunn, President, called the meeting to order at 5:30 p.m. in the Ector County Hospital District Board Room at Medical Center Hospital. Notice of the meeting was properly posted as required by the Open Meetings Act.

**II. ROLL CALL AND ECHD BOARD MEMBER ATTENDANCE/ABSENCES**

David Dunn called roll, and all members were present. Don Hallmark moved, and Wallace Dunn seconded the motion to accept the roll call.

**III. INVOCATION**

Chaplain Doug Herget offered the invocation.

**IV. PLEDGE OF ALLEGIANCE**

David Dunn led the Pledge of Allegiance to the United States and Texas flags.

## **V. MISSION/VISION OF MEDICAL CENTER HEALTH SYSTEM**

Wallace Dunn presented the Mission, Vision and Values of Medical Center Health System.

## **VI. AWARDS AND RECOGNITION**

### **A. August 2025 Associates of the Month**

Russell Tippin, Chief Executive Officer, introduced the August 2025 Associates of the Month as follows:

- Clinical – Donna Halbrooks
- Non-Clinical – Jesus Cervantez
- Nurse – Sirena Watts

### **B. Net Promoter Score Recognition**

Russell Tippin, Chief Executive Officer, introduced the Net Promoter Score High Performer(s).

- Deephak Swaminath, M.D.
- Gia Marotta, M.D.
- MCH Healthy Kids Clinic

### **C. Volunteers Recognition**

The 77 members of Junior Volunteer Class of 2025 were recognized, as well as Ms. Faye Smith for her 50,000 hours of volunteering.

This was informational only. No action was taken.

### **D. Samantha Serrano – CMN Recognition**

Sam received the Spotlight Effect award in April at the Children's Miracle Network Children's Hospitals Week in Orlando, Florida. This award was granted to one recipient in the CMN West Region which includes Texas and most of the western region of the United States. The award recognizes her efforts in enhancing the Children's Miracle Network brand visibility and creativity and engagement in her local campaigns.

This was informational only. No action was taken.

### **E. Odessa Downtown Lions Club Presentation**

Ellen Springfield with the Odessa Downtown Lions Group presented MCH with the Best Group award for the 4<sup>th</sup> of July Parade entry.

This was informational only. No action was taken.

## **VII. CONFLICT OF INTEREST DISCLOSURE BY ANY BOARD MEMBER**

No conflicts were disclosed.

## **VIII. PUBLIC COMMENTS ON AGENDA ITEMS**

No comments from the public were received.

## **IX. CONSENT AGENDA**

- A. Consider Approval of Regular Meeting Minutes, July 1, 2025**
- B. Consider Approval of Joint Conference Committee, July 29, 2025**
- C. Consider Approval of Federally Qualified Health Center Monthly Report, June 2025**

Will Kappauf moved, and Wallace Dunn seconded the motion to approve the items listed on the Consent Agenda as presented. The motion carried unanimously.

## **X. COMMITTEE REPORTS**

### **A. Finance Committee**

- 1. Quarterly Investment Report – Quarter 3, FY2025.
- 2. Quarterly Investment Officer's Certification.
- 3. Financial Report for Month Ended June 30, 2025.
- 4. Consent Agenda
  - a. Consider Approval of Advanced Cardiovascular Perfusion Inc. Contract Renewal.
  - b. Consider Approval of Intuitive Surgical DaVinci Robot #1 Annual Services and Simulator Software Renewal.
- 5. Consider Approval of Contingency Purchase of New Histology Cryostats.

Bryn Dodd moved, and Kathy Rhodes seconded the motion to approve the Finance Committee report as presented. The motion carried.

### **B. Audit Committee**

The Audit Committee met on Wednesday, July 30, 2025, at 12:00 p.m. in Conference Room A in Administration. The Committee received a report from Anna Stevens and Jeff Jones with Weaver on the internal audit work that has been performed.

Bryn Dodd moved, and Wallace Dunn seconded the motion to accept the Audit Committee report as presented. The motion carried.

### **C. Executive Policy Committee**

The Executive Policy Committee met on Thursday, July 31 at Noon to review and approve ten (10) MCH policies meeting the committee guidelines. The committee recommends approval of all of the submitted policies as presented.

Don Hallmark moved, and Wallace Dunn seconded the motion to approve the Executive Policy Committee report as presented. The motion carried.

## **XI. TTUHSC AT THE PERMIAN BASIN REPORT**

Dr. Brian Schroeder provided an update on Texas Tech University Health Science Center. This report was informational only. No action was taken.

## **XII. COMMUNITY NEEDS ASSESSMENT**

Kim Leftwich, Chief Nursing Officer, presented the Community Health Needs Assessment for the next three (3) years.

Kathy Rhodes moved, and Bryn Dodd seconded the motion to accept the Community Health Needs Assessment as presented. The motion carried.

## **XIII. CHANGE TO FINANCIAL ACCOUNTS WITH PROSPERITY BANK**

Bryn Dodd moved to remove Steve Ewing and add Stephen M. Steen, Jr. and Matt Collins to all Medical Center Hospital financial accounts, including but not limited to:

Prosperity Account No. XXX0406 (Odessa College)  
Prosperity Account No. XXX1406 (TTUHSC-PB)  
Prosperity Account No. XXX3406 (UTPB)

Kathy Rhodes seconded the motion as presented. The motion carried.

## **XIV. CONSIDER APPROVAL OF EAAS PROPOSAL AND BOARD RESOLUTION**

Matt Collins, Chief Operating Officer, presented the one proposal received in response to the RFP for Thermal System Optimization. ENFRA, LLC submitted the only proposal. EaaS serves to reduce to MCH's utility expenses by investing in energy producing assets and an arrangement with an energy infrastructure partner to monetize thermal energy. The program results in a significant reduction in utility expenses. This savings is then used to fund the construction of energy producing assets and provide access to an elective capital amount.

Steve Steen, Chief Legal Counsel, presented a resolution designating ENFRA, LLC as the successful respondent under the thermal service optimization request for proposal.

**RESOLUTION DESIGNATING ENFRA, LLC AS THE SUCCESSFUL RESPONDENT UNDER THE THERMAL SERVICES OPTIMIZATION REQUEST FOR PROPOSALS, AUTHORIZING STAFF TO NEGOTIATE DEFINITIVE AGREEMENTS WITH SUCH RESPONDENT AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, the Ector County Hospital District (the "District") has been created and organized as a political subdivision of the State of Texas pursuant to the provisions of applicable law, including Chapter 1024, Special District Local Laws Code, as amended;

**WHEREAS**, on June 30, 2025, the District released a Request for Proposals (the "RFP") seeking qualified firms with extensive experience in the management, operation, improvement and optimization of thermal plants and energy assets servicing hospitals and local government entities;

**WHEREAS**, ENFRA, LLC (the "Respondent") submitted a response to the RFP, in a timely manner, that demonstrates their experience and ability to improve, operate and effectively manage the District's thermal system and energy assets including buildings, equipment, and distribution systems;

**WHEREAS**, the District's staff has reviewed Respondent's experience, qualifications, past performance, project approach and compensation proposal and has determined that Respondent's proposal provides the best combined terms to achieve the District's economic and sustainability goals;

**WHEREAS**, the District's staff recommends the selection of Respondent to the Board of Directors of the District (the "Board");

**WHEREAS**, the Board hereby finds and determines that it is a public purpose and in the best interests of the District to move forward with improvements to, and optimization of, the District's thermal system and energy assets as described in the RFP (the "Project"), select Respondent as the successful respondent under the RFP and authorize staff to negotiate definitive Project agreements with the Respondent;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ECTOR COUNTY HOSPITAL DISTRICT:**

**Section 1. Approval of Recitals.** The District hereby finds and determines that the foregoing recitals are true and correct and are hereby incorporated by reference and made a part of this Resolution for all purposes as if the same were restated in full in this Section.

**Section 2. Designation of the Successful Respondent.** The District hereby designates the Respondent as the successful respondent under the RFP and District staff is authorized to negotiate exclusively with the Respondent with respect to the Project.

**Section 3. Officers Authorized to Negotiate Final Commercial Terms and Agreements.** The President and Chief Executive Officer of the District, the Vice President and Chief Operations Officer of the District and the Chief Legal Officer of the District are hereby each designated an "Authorized Officer." Each Authorized Officer and other appropriate officers and agents of the District are hereby authorized and directed, jointly and severally, for and in the name and on behalf of the District, to negotiate final commercial terms and definitive agreements memorializing the Project and any and all other documents, certificates and other agreements, necessary or desirable in connection with the Project, and to do any and all things and take any and all actions which may be necessary or advisable, in their discretion to effectuate the actions which the Board has approved in this Resolution; provided, however, that definitive Project agreements shall be submitted to the Board for approval prior to their execution.

**Section 4. Investment Tax Credits.** To the extent an Authorized Officer determines it is necessary to assure the availability of investment tax credits for the solar energy portion of the Project, such Authorized Officer is authorized to begin construction on the Project by paying for, and/or authorizing the payment of, solar panels to be used in the Project in an amount not to exceed \$2 million prior to definitive Project agreements being approved by the Board and executed by the District. It is expected that any such authorized payment would be reimbursed from funds made available as part of the Project.

**Section 5. Ratification.** All actions heretofore taken by any Authorized Officer or any officer, employee or agent of the District with respect to any matter related to the RFP or this Resolution are hereby approved, confirmed and ratified.

**Section 6. Professionals.** The law firm of Norton Rose Fulbright US LLP is hereby approved and confirmed to serve as special counsel to the District in connection the Project and any associated financing. The Chief Executive Officer is authorized and directed to sign an agreement with such firm reflecting such engagement. RBC Capital Markets is hereby designated to act as underwriter and/or placement agent with respect to any debt financing associated with the Project and any Authorized Officer is hereby authorized and directed to execute or consent to any agreement that is necessary or requested in connection with such engagement.

**Section 7. Effective Date.** This Resolution shall be in force and effect from and after its passage on the date shown below.

**Section 8. No Personal Liability.** No recourse shall be had for payment of any amount authorized by this Resolution or for any claim based on this Resolution, against any Authorized Officer, other officer, board member or employee of the District.

**Section 9. Open Meeting.** It is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public, and public notice of the time, place and purpose of such meeting was given, all as required by the Texas Open Meetings Act.

**APPROVED AND ADOPTED** this 5th day of August, 2025.

**ECTOR COUNTY HOSPITAL DISTRICT**

  
\_\_\_\_\_  
President, Board of Directors

Attest:

  
\_\_\_\_\_  
Secretary, Board of Directors

Wallace Dunn moved, and Don Hallmark seconded the motion to approve and accept the EaaS proposal submitted by ENFRA and the board resolution as presented. The motion carried unanimously.

Note: Ms. Dodd left the meeting after the vote to Consider Approval of EaaS Proposal and Board Resolution. A quorum was still present.

#### **XV. CONSIDER APPROVAL OF 4 CENTRAL INTERMEDIATE CARE UNIT PROJECT**

Matt Collins, Chief Operating Officer, presented the 4 Central Intermediate Care Unit Project for approval. This project will modernize 4 Central Med Surg Unit into a 14 bed Intermediate Care Unit at a budgeted cost of \$16,589,788.00.

Kathy Rhodes moved, and Wallace Dunn seconded the motion to approve the \$16 million project for the 4 Central Intermediate Care Unit as presented. The motion carried.

#### **XVI. PRESIDENT/CHIEF EXECUTIVE OFFICER'S REPORT AND ACTIONS**

##### **A. Provider Recruitment**

A provider recruitment report was provided in the board packet.

This report was informational only. No action was taken.

##### **B. ECISD Convocation**

The information for the ECISD Convocation was provided in the board packet.

This report was informational only. No action was taken.

**C. Diabetes Clinic Update**

The Diabetes Clinic update was provided in the board packet.

This report was informational only. No action was taken.

**D. ACC HeartCARE Center Designation**

The information on the ACC HeartCARE Center Designation was provided in the board packet.

This report was informational only. No action was taken.

**E. ACC Cardiac Cath Lab Accreditation with PCI**

The information on the ACC Cardiac Cath Lab Accreditation with PCI was provided in the board packet.

This report was informational only. No action was taken.

**F. 2025 Certification – ECHD Appraisal Roll**

The 2025 Certification – ECHD Appraisal Roll information was provided in the packet.

This report was informational only. No action was taken.

**G. Medicaid Spending Reductions**

An article on Medicaid Spending Reductions was provided in the board packet.

This report was informational only. No action was taken.

**H. ORMC Discharge**

Information that was provided to MCH by a patient on their discharge instructions from ORMC was provided in the board packet.

This report was informational only. No action was taken.

**I. Board Meeting Streaming**

This report was informational only. No action was taken.

**J. Ad hoc Reports**

No other reports were provided.

**XVII. EXECUTIVE SESSION**

David Dunn stated that the Board would go into Executive Session for the meeting held in closed session involving any of the following: (1) Consultation with attorney regarding legal matters and legal issues pursuant to Section 551.071 of the Texas Government Code; (2) Deliberations regarding



negotiations for health care services, pursuant to Section 551.085 of the Texas Government Code; and (3) Deliberation regarding real property, pursuant to Section 551.072 of the Texas Government Code.

ATTENDEES for the entire Executive Session: ECHD Board members, Will Kappauf, Sylvia Rodriguez-Sanchez, David Dunn, Don Hallmark, Wallace Dunn, Kathy Rhodes, and Russell Tippin, President/CEO, Steve Steen, Chief Legal Counsel, and Kerstin Connolly, Paralegal.

Adiel Alvarado, President of ProCare, presented the ProCare provider agreement to the ECHD Board of Directors during Executive Session. He was excused from the remainder of Executive Session.

Matt Collins, Chief Operating Officer, presented the MCHS Lease Agreement to the ECHD Board of Directors during Executive Session.

Matt Collins, Chief Operating Officer, led the ECHD board in discussions about ECHD property and the possibility of selling it. He was excused from the remainder of Executive Session.

Gingie Sredanovich, Chief Compliance and Privacy Officer, and Staci Ashley, Chief Human Resources Officer, reported to the board about an internal investigation. They were excused from the remainder of Executive Session.

Russell Tippin, President/CEO, led the board in discussion about the Ector County Health Department.

Steve Steen, Chief Legal Counsel, led the board in discussions about the WittKiefer Search Agreement for the Chief Financial Officer.

Russell Tippin, President/CEO, led the board in discussion about streaming the board meetings.

**Executive Session began at 6:43 p.m.**

**Executive Session ended at 7:56 p.m.**

No action was taken during Executive Session.

## **XVIII. ITEMS FOR CONSIDERATION FROM EXECUTIVE SESSION**

### **A. Consider Approval of MCH ProCare Provider Agreements.**

David Dunn presented the following new contracts:

- Timothy Benton, M.D. – This is a new one (1) year Family Medicine Contract.
- Rao Mandalapu, M.D. – This is a new one (1) year Urology Contract.
- Regina Sledge, N.P. – This is a new one (1) year Radiology Contract
- Phuc T., Nguyen, M.D. – This a new three (3) year OB/Gyn Contract.

David Dunn presented the following amendments:

- Kalyan Chakrala, D.O. – This is an amendment to a Gastroenterology Contract.

David Dunn presented the following renewal contracts:

- Katrina Loera, N.P. – This is a three (3) year renewal of a Gastroenterology Contract.

- Sreedevi Godey, M.D. - This is three (3) year renewal of a Family Health Clinic Contract.
- Sindhu Kaitha, M.D. – This is a three (3) year renewal of a Gastroenterology Contract.

Will Kappauf moved, and Don Hallmark seconded the motion to approve the MCH ProCare Provider Agreements as presented. The motion carried.

**B. Consider Approval of MCH Lease Agreement**

David Dunn presented the following MCH Lease Agreement:

- MCH ProCare – Ortho & Rehab, 519 N. Lincoln – This is a 3 year renewal.

Don Hallmark moved, and Will Kappauf seconded the motion to approve the MCH Lease Agreement as presented. The motion carried.

**C. Consider Approval of WittKieffer Agreement**

Will Kappauf moved to approve the WittKieffer Search Agreement as presented., and Don Hallmark seconded the motion. The motion carried.

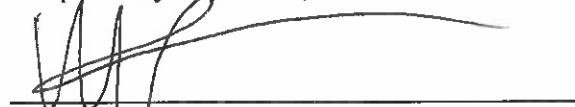
**D. Consider Approval to Sell ECHD Property**

Don Hallmark moved to approve the sale of ECHD Property located on Hwy 191, Sylvia Rodriguez-Sanchez seconded the motion. The motion carried.

**XIX. ADJOURNMENT**

There being no further business to come before the Board, David Dunn adjourned the meeting at 7:57 p.m.

Respectfully submitted,



Will Kappauf, Secretary  
Ector County Hospital District Board of Directors