

**Texana Center  
Board of Trustees  
Minutes  
Date: March 28, 2018**

On the above date the regular meeting of the Texana Center Board of Trustees was held in the Auditorium in Building G at 4910 Airport Avenue in Rosenberg, Texas.

**MEMBERS PRESENT:**

Dianne Wilson, Board Chair  
Anita Christensen, Secretary  
Sue Fagan  
Mary desVignes-Kendrick  
Willie Greer  
Mary Rose Zdunkewicz  
Randy Reichardt  
John Robson

**MEMBERS ABSENT:**

Dennis W. Young, Vice Chair

**STAFF PRESENT:**

George Patterson, Chief Executive Officer  
Amanda Darr, Chief Financial Officer  
Shena Timberlake, Director, Behavioral Healthcare  
Dot Preisler, Director, Human Resources  
Sheree Prather, Director, Development & Community Relations  
Sheri Talbot, Director, IDD Authority and Admissions  
Kevin Barker, Director, IDD Provider Services  
Kate Johnson-Patagac, Director, IDD Specialized Services  
Lori Marcus, Compliance Officer  
Rhonda Hodges, Recording Secretary

**GUESTS:**

Pat Sumner, Fort Bend NAMI  
Michelle Lovelace, Fort Bend Clubhouse  
Maria Luevanos, Member of the Fort Bend Clubhouse  
Larry Davis  
Anne Leder, Volunteer at the Fort Bend Clubhouse  
Carol Harris, Fort Bend NAMI  
Melody Lin, Fort Bend NAMI

Yun Gao, Fort Bend NAMI

I. **CALL TO ORDER, INVOCATION, DETERMINATION OF QUORUM, RECOGNITION OF GUESTS, AND CORRESPONDENCE**

The meeting was called to order at 9:02 A.M. by Dianne Wilson, Chair. Kevin Barker said the invocation. The Board Chair determined there was a quorum present to conduct the meeting. Dianne welcomed guests who were in attendance. There was no correspondence to discuss.

II. **RECOGNITION OF ABSENCES**

Dianne recognized Dennis Young as being absent from the meeting.

III. **PUBLIC COMMENT**

Dianne recognized guests Pat Sumner, Michelle Lovelace, Maria Luevanos, Anne Leder, Carol Harris, Melody Lin and Yun Gao as wanting to make a public comment. Each guest was given 3 minutes to speak to the Board.

Following the comments, Dianne thanked each for attending the meeting and providing their comments.

IV. **APPROVAL OF MINUTES**

- January 24, 2018 – Board of Trustees Meeting

Dianne questioned whether the Board had any additions or corrections to the minutes being submitted from the January 24, 2018 Board of Trustees meeting. There were no questions from the Board. Dianne called for a motion.

A motion was made by Randy Reichardt to approve the minutes as submitted. Mary Rose Zdunkewicz seconded the motion. **Motion Carried.**

V. **THE BOARD WILL CONSIDER AND TAKE ACTION ON THE FOLLOWING ITEMS:**

1. Review and Consider Acceptance of the Planning and Network Advisory Committee (PNAC) Report

Dianne asked Sue Fagan to provide a report on the PNAC meeting which took place on February 28, 2018.

Sue mentioned there were no recommendations for the Board presented at the PNAC meeting.

Dianne thanked Sue and called for a motion to accept the PNAC report.

A motion was made by Sue Fagan to accept the PNAC report as submitted. Willie Greer seconded the motion. **Motion Carried.**

2. Review and Consider Approval of the Purchase of Property Adjacent to the Beasley Group Home

George asked Amanda Darr to present information regarding the property purchase to the Board.

Amanda began her discussion by providing the Board with some background information on the property. She mentioned we have two group homes in Needville which were built in 1995 by the Texas Department of Mental Health and Mental Retardation. During this time the State did a bond issue and built several homes across the State in several communities to be used as small intermediate care facilities for individuals with developmental disabilities which were operated by Central Gulf which was the predecessor organization of Texana. Once Texana came into existence we leased the homes from the State. Texana continued to lease the homes through 2011. During the 81<sup>st</sup> Legislature, the House Bill 2039 was passed which would allow the State to get out of the business of owning the homes and the local communities to manage the services. In June of 2009 the Bill was signed by Rick Perry which would allow the State to transfer ownership of the homes to the local authorities in the area for whatever amount was left on the bond. On January 1, 2011, Texana took ownership of the two group homes in Needville and the BTTC property located in Richmond. This meant Texana was able to take ownership of a total of 5 buildings and 27 acres of land for a total of \$32,000 which equates to \$1.33 per square foot.

Next, Amanda discussed the current situation with the specific group home located at 3618 Beasley Avenue in Needville, Texas. There are two lots located adjacent to the group home which is owned by Fort Bend Precinct One Justice of the Peace, Gary Jannsen. Recently, this owner had a survey done on his adjacent property which revealed that our group home is actually 5 feet over the property line and on his property. After looking into whether or not we could purchase a portion of the property, we found this was impossible due to plat restrictions in the City of Needville which requires the property must no less than 70 feet. Consequently, we

must purchase the entire lot rather than just a part. The total price for the property is \$22,500.

Dianne mentioned that based on the rules, if Texana should ever stop using the house as a group home, ownership of the property would revert back to the State. She would like Texana to contact the State to see if they would relinquish that right since we are purchasing the property due to their error or at some point in time if we ever stop using the property and it is returned to them that the State will have to purchase this property from Texana.

Amanda responded to Dianne by clarifying that the use of the home isn't limited to only being a group home; it just has to be used for some type of community services. She also asked Dianne if we could delay contacting the State regarding the property until a later date if and when it is needed.

Following a brief discussion, Dianne asked if the Board had any further questions. Hearing none, she called for a motion.

A motion was made by Randy Reichardt to approve the purchase of one lot of property adjacent to our group home located at 3618 Beasley Avenue in Needville, Texas for an amount of \$22,500. Mary Rose Zdunkewicz seconded the motion. **Motion Carried.**

**VI. THE BOARD WILL DISCUSS THE FOLLOWING ITEMS WITH NO ACTION REQUIRED:**

**1. FY 2017 Compliance Report**

George mentioned this report was done by Texana's Compliance Manager, Lori Marcus. He mentioned Lori was available for any questions from the Board.

Dianne mentioned it was a good report and thanked Lori for putting it together for the Board.

Mary desVignes-Kendrick questioned if Texana had a process in place for when a complaint is received and whether any disciplinary action is taken with staff members who are found to be guilty. Kate Johnson-Patagoc and Lori Marcus both responded that the majority of abuse and neglect complaints are detected by Texana and typically called in by us. Lori added that if based on information it is determined that our staff didn't act in accordance with Texana's standards; the staff member will be terminated immediately.

There was a brief discussion regarding laptops used by staff in the field and what procedures were place to ensure the data is protected.

Dianne thanked Lori for the report.

## 2. FY 2018 February Financial Report

Dianne asked Amanda to present the Financial Report to the Board.

Amanda discussed the following year to date information for each division:

### Behavioral Healthcare Services:

Amanda mentioned there is a current deficit in the amount of \$134,201 in the month of February. She mentioned this was due to the effects of Hurricane Harvey. Through February we have approximately \$1.4 million dollars of unreimbursed cost associated with our clinic in Wharton and \$355,000 cost associated with our clinic in Columbus. She mentioned the cost in Columbus was insured and that we were working with the Texas Council Risk Management Fund to recoup the majority those costs. We still have year to date \$1.8 million dollars in unreimbursed costs associated with Harvey and with the division only having a deficit in the amount of \$134,201 indicates they are in a pretty good position. She also discussed that the funds which were set aside for the BH Administration offices on Graeber road had to be used to offset our unreimbursed costs from Hurricane Harvey. Amanda completed her review of the BH finances by briefly discussing her work with FEMA to try and get reimbursed for some of our losses.

Mary des-Vignes-Kendrick asked Dianne if the Board could have a discussion on "Disaster Services" by Texana. She would like to have a discussion on "Texana's responsibilities to the Community in a disaster". Dianne agreed this could be done.

### IDD Provider Services:

Amanda mentioned there is a current deficit in the amount of \$459,299 in the month of February. She mentioned there were three major areas which we were having issues with. This first issue which represented about 30% had to do with unbudgeted capital purchases for the installation of Sprinkler systems in group homes which exceeded cost projects and also we were having a failure of the HVAC system at our Rosenberg Learning Center. We will be converting to a traditional HVAC system. Next, she briefly discussed that 32% of the deficit had to do with salary and benefits and problems with holding our staff accountable to standards and filling open positions within the division. She mentioned the last 38 % of the deficit was a revenue

issue. She briefly discussed some of the issues adding to this problem in residential services due to an aging client population with increased health issues.

Kevin added that there was a problem in getting an increase in the level of care for those individuals who are medically involved because the current assessment which looks only at behavioral issues not medical. He feels one of the things they need to focus on is pushing for the medical increase in level of need because we have individuals that are fairly intelligent, but their total care is still paid at a lower level because they can cognitively discuss their level of treatment they physically can't do anything for themselves. This creates an issue by increasing costs in having the staff there, but we aren't covered for it.

**IDD Authority Services:**

Amanda mentioned there is a current favorable amount of \$130,609 in the month of February. She did caution that some of their earnings hit early in the year and that it will reduce later in the year.

**IDD Specialize Services:**

Amanda mentioned there is a current favorable amount of \$1,344,528 in the month of February. She did mention this amount included \$2.9 million dollars of DSRIP funds were earned last year which were paid this year. These funds will not be there next year, so this can be an issue. She briefly discussed problems associated with ECI and the Autism program in Sugar Land.

**Indirect Services:**

Amanda mentioned the \$455,874 reflect an amount we are saving which will be put towards our Fund Balance in accordance with the Board's plan to achieve 90 days of unreserved fund balance by 2020.

**Capital Development:**

Amanda mentioned the \$234,918 in revenue which was raised for our capital campaign for the Fulshear Campus.

Dianne thanked Amanda for her report.

**3. Update on Fulshear Campus Phase I**

George asked Sheree Prather to provide an update of the Fulshear Campus. Sheree began by mentioning a total of 1.6 million dollars was raised for the Fulshear Campus. She briefly discussed some current grant requests which have been submitted. She next discussed working with the City of Fulshear and challenges associated with getting water to the property. George briefly discussed

recent meetings with the City and the goals of breaking ground in May so we could put more pressure on the City for plans to get water to the property.

#### 4. TxHmL Audit

Kevin mentioned there was a recent Audit of the TxHmL program in which the auditors were very complimentary of our staff and programs.

Dianne thanked Kevin and his staff for an exemplary audit.

#### VII. EXECUTIVE SESSION – *The Board went into Closed Executive Session at 10:30 A.M.*

AN EXECUTIVE (CLOSED) SESSION WILL BE HELD FOR THE FOLLOWING PURPOSES:

- Deliberation Regarding Current, Pending, or Anticipated Litigation
  - Ortiz v. Texana Center

#### VIII. RETURN TO OPEN SESSION AND CONSIDER TAKING ACTION ON THE FOLLOWING: *The Board returned from Closed Executive Session at 10:37 A.M.*

- Deliberation Regarding Current, Pending, or Anticipated Litigation
  - Ortiz v. Texana Center

There was no action needed following closed session.

#### IX. NEXT BOARD OF TRUSTEES MEETING

Dianne mentioned the next Board Meeting would take place on May 23, 2018. She also mentioned the meeting could be moved to a location in Fulshear so that they could do a groundbreaking ceremony at the Fulshear Campus following the meeting. Firm details on the date and location for this will be provided at a later date.

#### X. ANNOUNCEMENTS

Dianne reminded the group of the Texas Council Conference which is being held on June 20-22, 2018 at the Sheraton Dallas Hotel – 400 N. Olive Street, Dallas, TX. 75201. She also mentioned we would be having our Board/SLT dinner on that Wednesday night.

#### XI. ADJOURN

Dianne thanked everyone for attending the meeting.

Meeting adjourned at 10:40 A.M.

Respectfully submitted,

A handwritten signature in blue ink that reads "Rhonda Hodges". The signature is written in a cursive style with a long horizontal flourish at the end.

Rhonda Hodges  
Recording Secretary

Approved:

A handwritten signature in blue ink that reads "Dianne Wilson". The signature is written in a cursive style with a long horizontal flourish at the end.

Dianne Wilson      Date  
Board Chair