



**Board of Trustees  
Meeting Minutes  
Date: January 24, 2024**

On the above date, the regular meeting of the Texana Center Board of Trustees was held at 2330 Graeber Road in Rosenberg, Texas.

**Board Members Present:**

Sue Fagan, Board Chair  
Dennis W. Young, Vice Chair (via Zoom)  
John Robson, Secretary  
Willie Greer  
Linda Harnist  
Sarah Hudgins  
Leroy Cerny  
Asim Shah (via zoom)

**Members absent:**

Sheriff Skipper Osborne (Ex Officio Member)  
Lt. Jerome Ellis (Ex Officio Member)  
Toi Blakely Harris

**Staff Present:**

George Patterson, Chief Executive Officer  
Amanda Darr, Chief Financial Officer  
Kevin Barker, Director, IDD Provider Services  
Kate Johnson-Patagoc, Director, IDD Specialized Services  
Dot Preisler, Director, Human Resources  
Sheri Talbot, Director, IDD Authority and Admissions  
Shena Ureste, Director, Behavioral Healthcare

**Staff Absent:**

**None**

**Guests:**

None

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

Sue Fagan, Board Chair, called the meeting to order at 9:00 A.M. Sue asked Kevin Barker to give the invocation. Sue confirmed that there was a quorum for the meeting.



I. PUBLIC COMMENT:

Sarah Hudgins, Board member, provided public comment in her role as the Chair of the Arc of Wharton. She described the successful efforts of the Arc to provide funding to the Texana Center Learning Center at Wharton through August 31, 2024.

II. APPROVAL OF MINUTES

Sue presented the minutes from the October 18, 2023 meeting and asked if the Board if there were any questions or changes needed. Willie Greer was shown as both present and absent, but was absent.

Motion made to approve the minutes by Leroy Cerny and seconded by Dr. Shah. Motion Carried.

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

1. Review and Consider Approval of Financial Audit for the year ended August 31, 2023.

Rebecca Scott, CPA, Audit Partner presented the Texana Center Annual Financial Report for the year ended August 31, 2023. She began by complementing Amanda Darr, CFO, and her team for another excellent audit report. The opinion on page 5 is an unmodified opinion, the highest opinion that can be received. As discussed in Note 1 to the financial statements the Center adopted the GASB Statement 96, Subscription-Based Information Technology Arrangements (SBITA) for the year ended 8/31/2023. Accordingly, a restatement of the beginning net position as of 9/1/2022 is reflected.

The Management and Discussion Analysis Section of the audit on pages 8 – 13, includes comparisons between FY 2023 and 2022.

The Single Audit Section starting on page 61 covers compliance for state and federal awards.

Motion to approve by Dennis Young and Seconded by Willie Greer. Motion passed.

2. Review and Consider Approval to Purchase Property Located at 3027 North Richmond Road, Wharton, Texas.

The property in consideration is located right next to the Wharton BH Clinic, and at one time was connected to the clinic. The clinic was renovated several years ago and a large strip of the original hospital building was removed to create a space between the two buildings. Over the past few years the building next door has become dilapidated and is now an eye sore. The plan is to purchase the structure



for \$15,000 per acre for the land begin receiving bids for the cost of demolition and haul off of the existing structure, which will then be used for additional parking for the clinic.

The recommendation is that the Board of Trustees authorize the purchase of 3027 N. Richmond Road, Wharton, Texas 77488.

- Authorization to purchase 2.5870 acres on 3027 N. Richmond Rd. in Wharton described as WM.KINCHELOE LOT 50A-1, 50A-2 for a price of \$38,805.
- Authorization to demolish the existing dilapidated structure and replace with green space and additional parking. Current bids for this range from \$104,500 - \$200,813.
- Authorization for Amanda Darr, Chief Financial Officer, to sign and execute all documents related to the above actions

Motion to approve by John Robson. Seconded by Leroy Cerny. Motion passed.

### 3. Review and Consider Approval of Construction of New Rosenberg Clinic

Amanda Darr provided an update on the planned construction of the new Rosenberg BH Clinic to be located on a 5.2 acre tract of land located off Airport Avenue, east of FM 2218 in the undeveloped Village Crossing development. The property was purchased in April, 2023 via a cash transaction. In June, 2023 the center engaged BSA Architects for design and development activities. The new 41,877 square foot building will include purpose-built space for primary and specialty teams that are now housed in insufficient space and/or adjacent buildings. The new design includes moving the Texana pharmacy from its current location in Wharton. The next steps include construction bids, permit documents from the City of Rosenberg, and projected construction in July 2025 with completion approximately one year later.

The recommendation is that the Board of Trustees:

- Approve construction of the new Rosenberg Clinic using the \$8,500,000 of committed funds balance.
- Authorize Amanda Darr, Chief Financial Officer, to negotiate the terms and secure a construction loan for \$4.5 million.
- Authorize Amanda Darr, Chief Financial Officer, to sign and execute all documents related to the above actions.

Motion to approve by Willie Greer. Seconded by Dr. Asim Shah. Motion approved

### 4. Review and Consider Approval of PNAC Report



The most recent meeting of the Planning and Network Advisory Committee (PNAC) was held on November 15, 2023. The agenda focused on compliance requirements for the PNAC and preparation for the 89<sup>th</sup> session of the Texas Legislature, which will convene in January, 2025. The committee's recommendation for members of the Board was to work with local and state legislators to address the direct care worker crisis.

Motion to approve by Leroy Cerny. Motion seconded Linda Harnist. Motion approved.

5. Review and Consider Approval of Texana Center Values

Amanda Darr presented a plan to update the center values statement to be Care, Accountability, Respect, and Excellence (CARE). We believe that our values, as well as our mission, should be top of mind for all employees. Creation of the new values is the result of a "brainstorming" session at our September, 2023 Texana Leadership Team meeting, and these values emerged from that session. Subsequently, recognizing that it is the leaders of the organization that drive our organizational culture, the SLT developed a second document to articulate how Texana leaders demonstrate the center's core values by their actions, behaviors and attitudes. One suggestion that was made by the board is to add the word "positive" to the mission statement: To deliver positive life changing service. The updated values will become a part of the Board of Trustees Governing Documents.

Motion approved by John Robson. Seconded by Sarah Hudgins. Motion approved

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

1. 1<sup>st</sup> Quarter FY 2024 Financial Report

Amanda Darr briefly reviewed the first quarter financial, which, is a detailed written document presented at each quarterly meeting of the board. Rather than go through the entire report, she asked that any board members had questions or comments. There were none.

2. HCS and TxHML Audit Results

Kevin Barker updated the board on the following:

- TxHML (Texas Home Living) audit resulted in one finding that contracted dentists were not receiving required annual training on the reporting of abuse, neglect, and exploitation. The center has now met the requirement and will provide a plan of correction to be approved by HHSC.
- HCS (Home and Community Based Services) resulted in six standards not met.



Three standards are related to ensuring that hot water in group homes must be regulated to ensure that they do not exceed 120 degrees. The plan of correction will require assessment of all clients in the homes to ensure that they can independently regulate the hot water temperature. One standard is related to the requirement for clients to be assessed for any risk a person may have by being in restrained. In response, a plan is developed to track completion of assessments of any potential risks with the client's physician. One standard is related to the requirement that the Life Safety Code that requires a smoke detector inside each bedroom of a residential home and in the hallway outside the room. Two homes were not in compliance, and the issue was corrected during the audit. The final standard requires that homes have a door with a lock. One host home companion home did not meet the standard, which was corrected during the audit.

3. Update on Closure of the Missouri City Individualized Skills and Socialization Facility

After much discussion and negotiation with the Arc of Fort Bend, the Missouri City Learning Center was closed on December 29, 2023 since no agreement was made to allow the center to remain open in that location. Clients from that center who chose to remain clients of Texana began attending the Rosenberg Learning Center on January 2, 2024. As required, HHSC was notified of the closure, resulting in ending our license effective January 8, 2024. Currently, 29 clients are being transported to the Rosenberg center. In total, 55 individuals attend that center.

4. Texas AAIDD Recognition of Sheri Talbot

Kevin Barker informed the board that Sheri Talbot was given the AAIDD Texas Leadership award at their conference in Galveston last fall for her work in improving IDD services in Texas. This is a tremendous achievement and very deserving.

5. Update on the Submission of Needs and Capacity Assessments

Shena Ureste updated the board regarding several new funding initiatives. In August 2023, two Needs and Capacity Assessments were submitted, one for the Crisis Center and another for a jail diversion drop off center. In November 2023, we received an award for \$1.5 million for the Crisis Residential Unit, and in October 2023, we received an additional \$2.7 million allocation for private psychiatric bed funding.

In November, we also asked HHSC for approval to move the existing \$1.7 million used for Private Psychiatric Bed (PPB) funding to use for additional funding for the Crisis Center, as the new PPB funding is now sufficient. Approval was granted, and now



using general revenue funds and earned revenue, we should be able to fully fund the crisis center.

In December, the BH Division worked with the following counties and agencies on several new grants:

- Fort Bend County: a new jail diversion drop-off to the Crisis Center for low-level misdemeanor potential charges, non-violent and voluntary individuals. Through the work with FB agencies and courts, we are asking for \$1.5 million, with the county providing \$750,000 cash match required. The Fort Bend Commissioners Court have not yet approved it, but we are hopeful that it will come to fruition.
- Waller County: two new projects – expansion of mental health deputies, using the existing MH deputy for the 25% in-kind match, and a new jail based competency restoration program in the jail. The county is prepared to provide the 25% match for this program.
- Colorado County: expansion of MH deputies, using the existing MH deputy as the 25% in-kind match for two additional MH deputies.
- Sugar Land Police Department: expansion of MH deputies, using the two existing MH deputies as the 100% in-kind match for two additional MH deputies. Fort Bend County supports this grant to assist the existing Fort Bend County Crisis Intervention Team.

V. An Executive (Closed) Session will be held for the following purpose:

1. Consultation with attorney on committee structure in compliance with the Open Meetings Act (Govt. Code 551.071)
2. Personnel Action concerning notice of retirement of Chief Executive Officer (Govt. Code 551.074)

VI. Return to Open Session and Action Taken

1. A committee to conduct the search for the Chief Executive Officer was developed and is comprised of three members of the Board in addition to the Board Chair. The CEO position to be posted by January 25, 2024. Dot Preisler, Human Resources Director, briefed the Board on how the position will be posted on various sites, including the Texas Council website.

VII. NEXT BOARD OF TRUSTEES MEETING

The next Board of Trustees meeting will take place on April 24, 2024.



VIII. ANNOUNCEMENTS

The annual Texas Council Conference to be held at the Grand Hyatt Hotel in San Antonio from Monday, June 17, 2024 through Wednesday, June 19, 2024

IX. ADJOURN

The Texana Center Board of Trustees meeting ended at 1:00 pm.

Minutes Approved:

A handwritten signature in blue ink that reads "Sue Fagan". The signature is written in a cursive style and is positioned above a horizontal line.

Sue Fagan, Board Chair