



Board of Trustees Minutes-Special Meeting
January 22, 2026

The Board of Trustees of Kearney County Health Services met in the Functional Health Room of Kearney County Health Services, 727 East First Street, Minden, Nebraska on Thursday, January 22, 2026. Notice of the meeting was posted at Kearney County Health Services, Hospital, Minden Medical Clinic, Minden Post Office, Minden First Bank and www.kchs.org under Board of Trustees. A Board Packet with an agenda of the meeting, minutes, and other pertinent information was emailed to each board member prior to the meeting.

I. Call to Order and Roll Call

Chairman Dahlgren called the meeting to order at 12:02 PM and called attention to the Public Meeting Laws that are posted in the meeting room.

Present:

Board Members

AJ Dahlgren, Chairman
Stephen Olson, Secretary
Sam Stadler
Jeff Hanson
Andy Grollmes

Other

Rick Wilson, HFG Architecture
Matt Conard, HFG Architecture
Todd Van Deventer, Piper Sandler & Co.
Max Taylor, HFG Architecture *virtually*
Connor Crist, HFG Architecture *virtually*

KCHS Staff

Luke Poore, CEO
Gavin Blum, CFO
Rebecca Cooke, COO
Kendra Brown, Chief Nursing Officer
Danielle Morgan, Director of QA/IC
Mark Klabunde, Director of Pharmacy
Janell Shelton, Director of Primary Care
Anita Wragge, Marketing/Outreach Coordinator
Sarah Halkyard, Director of Radiology
Sue Driver, Director of Laboratory
Brielle Grams, Human Resources Manager
Doug Althouse, MD
Andy Craig, MD
Cade Craig, MD
Diane Jackson, APRN
Kaitlyn Carlson, APRN
Doug Wulf, APRN

II. Discuss Master Planning & Strategy

Present: HFG Architecture & Piper Sandler & Co.

Board members met with members of HFG Architecture and Piper Sandler & Co. to go over the Kearney County Health Services Master Planning Volumes, Trends, and Cost updates. The following topics were discussed:

- a. Data Analysis.

HFG Architecture went over the data analysis provided by KCHS. Most services showed an increase in volume over the past 5 years (with fluctuations). Volume information was shared for the past 5 years for Acute/Swing/Observation, Emergency Department, Physical Therapy and OP Surgery and Procedures. Numbers indicate leadership is moving everyone in the right direction and there are likely to be future growing pains. Looking forward, the hospital appears to be doing well, and with that comes some discomfort as service lines outpace the building's physical ability to accommodate service delivery.

b. Recommendations and Programming

HFG Architecture went over recommendations, project program and visual representations of the differences between existing facility, the 2021 addition remodel and the 2025 proposed department areas. They also went over the key features comparison between existing, 2021 addition remodel and the 2025 replacement. They also presented the group with expanded services opportunities.

c. Cost Opinion & Financing

HFG Architecture presented a cost opinion for the 2025 options. Costs were based on recently completed hospital projects of comparable scope, influenced by current market data.

d. Next Steps

HFG Architecture presented the group with an idea of what the next steps would look like.

e. Debt Capacity Assessment

Piper Sandler & Co. presented the group with a Debt Capacity Assessment and a preliminary ration analysis based on audited financials for fiscal years 2022-2024 and unaudited financials for fiscal years 2025 and 2026. Kearney County Health Services has historically outperformed standalone hospitals by demonstrating strong leverage metrics.

f. Benefit of Medicare Reimbursement

Piper Sandler & Co. shared information on Medicare Reimbursement including preliminary sources and uses and preliminary pro forma debt service coverage analysis with and without reimbursement.

g. Anticipated Project Sizing

Piper Sandler & Co. shared information on anticipated project sizing including preliminary pro forma debt service coverage analysis, preliminary pro forma analysis Sampson/HFG Addition/Remodel and Replacement.

The group held a discussion with questions for HFG Architecture and Piper Sandler & Co.

Action Taken: At 1:01 PM, a motion was made by Andy Grollmes to enter into Executive Session for Legal. The motion was seconded.

Voting Aye: Stadler, Dahlgren, Hanson, Grollmes, Olson.
Motion Carried.

End of Executive Session: At 2:13 PM, a motion was made by Stephen Olson to end Executive Session.

Voting Aye: Stadler, Dahlgren, Grollmes, Olson, Hanson.
Motion Carried

III. Other Comments/Communications

The next regular meeting will be Wednesday, February 4, 2026 at Noon in the Functional Health Meeting Room.

IV. Adjournment

The meeting Adjourned at 2:14 PM.

AJ Dahlgren, Chairman

Stephen Olson, Secretary