



KEARNEY COUNTY
HEALTH SERVICES

Board of Trustees
MINUTES of Special Meeting
March 3, 2021

A special meeting of the Governing Board of Kearney County Health Services met in the Functional Health Room of Kearney County Health Services, 727 East First Street, Minden Nebraska, Wednesday, March 3, 2021. The notice of the meeting was posted at Kearney County Health Services, Hospital, Minden Medical Clinic, and the Minden Post Office. Notice of the meeting was announced by CEO, Luke Poore several days prior to the meeting.

I. Call to Order and Roll Call

Chairman Dick McBride called the meeting to order at 12:04 pm and called attention to the public meeting laws that are posted in the meeting room. Present

Board Members

Jeff Hanson
Stephen Olson
Sam Stadler
Dick McBride-Chairman
Clark Abrahamson

KCHS Staff

Luke Poore, CEO
Gavin Blum, CFO
Rebecca Cooke, Dir of Professional Services
Kendra Brown, CNO-Acute Care
Lenny Ginder, Plant / Maintenance Supervisor
Connie Jorgensen, Administrative Assistant

Others

Connor Crist & Tim Dudte – HFG Architecture

II. Roll Call: Chairman, Dick McBride, called the meeting to order at 11:36 pm. Roll call was taken. Introduction was made to the HFG Staff.

III. Reason for the meeting: Discussion on HFG's outcomes for Master Planning of KCHS. Connor Crist, HFG, opened the discussion with reminding the group that this was not the final plan, or a recommended project, but a draft of what the future could bring 20 years from now to make sure plans optimizes the future of the facility.

Overall the facility looks good, interior colors, finishes, and represents a good message to the community.

Highlights of HFG's Department areas:

- Offices good but scattered. Lab is too small, needs second draw station.
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- Imaging and ER great but located right in the middle of traffic areas. ER is not set up for major events.
- Dietary and Laundry, good but aged.
- Acute Care rooms are spacious designed well. Pharmacy too small and questioned if compliant to USP regulations. The area would make a great med room.
- IT has good aspects but needs to be in one area.
- Materials management against regulations with IV storage.
- Surgery suite needs to start over to be compliant with temperature and humidity regulations and straight flow to sterile processing.
- RHC good functionality design. Needs to be sprinkled.
- Senior Life Solutions may need room for expansion.
- Maintenance various needs with chillers / boilers efficiency especially with piping that was not improved with 2009 – 2013 remodeling.
- All areas have potential HIPAA concerns.

Overall Concerns

- ✓ Electrical: Any future work size needs to be improved, add separate transfer switches and electrical panels need dedicated space. More LED lights would benefit utility costs. Generator is on mass load but age is good. If more expansion will need to be replaced for bigger one.
- ✓ Fire Protection: Recommended all areas be under sprinkler system. Clinic is not.
- ✓ Parking: Currently 124. With expected growth need more like 200.
- ✓ Finding and getting to ER. Public needs to see there is someone around to help
- ✓ Nurse call system needs to have one system
- ✓ Plumbing: We have a combined fire protection and domestic water entrance. State requires them to be separated. To comply with Legionella regulations we need to increase water temperature to 140-145 from 125 degrees. There was concern with the 4" service line compared to 6"
- ✓ Ancillary services have increased in the last 5 years 20%. We need to allow room for growth and better public and staff flow.

Questions: Steven Olson asked if it had to be a continuous construction or could it be done in phases? For example, a portion now, and a portion in the future? Lenny questioned where the helipad could be located. – (Stay in current location)

Suggestions – Ideas

- ✓ To keep Hospital functioning, demo everything from dietary over.
- ✓ Move ER, Imaging and Pharmacy into Surgery area.
- ✓ Administration moves to Specialty Clinic and Cardiac Rehab space.
- ✓ Surgery move towards imaging space or old LTC and Hinterlong Space.
- ✓ Delivery Dock over in North East Corner
- ✓ Look into getting more land to the East more favorable
- ✓ Increase parking

Estimated Cost

\$17.68 Million for Construction with 2-3% figured for inflation with \$4.5 Million for Equipment: Total \$22.2 Million
New Build estimated at \$26 -27 Million with adding more property.

HFG will provide the printed 100+ page review with the Board members. With no further discussion the meeting was adjourned at 1:17 pm.

Chairman, Dick McBride

Secretary, Clark Abrahamson