

**NUECES COUNTY HOSPITAL DISTRICT  
BOARD OF MANAGERS  
Board Legislative Committee - Regular Meeting  
Tuesday, January 24, 2023 at 11:45 AM**

**AGENDA**

**1. WELCOME**

**2. ROLL CALL OF COMMITTEE MEMBERS**

\_\_\_ Arthur Granado, Chairman  
\_\_\_ Vishnu V. Reddy, M.D.  
\_\_\_ Judge Mariana Garza

**3. CALL TO ORDER, ESTABLISHMENT OF QUORUM, MEETING POSTING CONFIRMATION, AND CLOSED MEETING NOTICE**

A. Call to order.

B. Establish quorum.

C. Confirm posting of Meeting's public notice in accordance with Texas Open Meetings Act, Texas Government Code, Chapter 551.

D. Public notice is hereby given that the Committee may elect to go into Closed Meeting session(s) at any time during the meeting to discuss any matter(s) listed on the agenda when so authorized by the provisions of the Open Meetings Act, Texas Government Code, Chapter 551.

**4. PUBLIC COMMENT** - Persons attending in-person and wishing to comment on any item(s) on the agenda or any subject within the Committee's responsibilities must sign-in on the "Agenda Item Request to Speak" form provided at the entrance of the Committee meeting room at least five (5) minutes prior to commencement of the meeting. Persons attending via audio or video conference and wishing to comment on any item(s) on the agenda or any subject within the Committee's responsibilities must verbally notify the presiding officer of their desire to comment when the officer calls for public comment from those attending via audio and video conference. Commenters shall limit their comments to three (3) minutes, except that Commenters addressing the Committee through a translator shall limit their comments to six (6) minutes.

**5. CONSENT AGENDA** - The Consent Agenda consists of those agenda items which are routine, administrative in nature, not in need of separate attention, and which a Committee member has not requested be discussed separately. If requested to be discussed separately, that agenda item will be removed from the Consent Agenda by the presiding officer to the Regular Agenda and discussed as a part of the Regular Agenda at the appropriate time. All

remaining items listed under the Consent Agenda will be voted upon in a single vote:

- A. Approve Legislative Committee Regular Meeting minutes of December 13, 2022. 3

**6. REGULAR AGENDA** - The Regular Agenda consists of those agenda items which are non-routine, not administrative in nature, or otherwise in need of separate attention. Each Regular Agenda item will be voted upon separately if action is required:

- A. Receive information on 88th Texas Session Legislative Agenda. 6  
**(INFORMATION)**

- B. Discuss and consider recommending an amendment or amendments to 88th Texas Session Legislative Agenda. **(ACTION)**

**7. ADMINISTRATOR'S BRIEFING:**

A. Next scheduled regular Committee meeting (meeting's date, time, and location subject to change):

- 1. Next Meeting: February 28, 2023, 11:45 AM in NCHD Board of Managers Meeting Room at 555 North Carancahua Street, Room 950-A, Corpus Christi, Texas 78401.

**8. ADJOURN**

**MINUTES  
BOARD OF MANAGERS  
NUECES COUNTY HOSPITAL DISTRICT  
LEGISLATIVE MEETING  
DECEMBER 13, 2022**

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The Nueces County Hospital District Board of Managers met at 11:30 a.m., Tuesday, December 13, 2022 in the NCHD Board Room at 555 N. Carancahua, Suite 950 – A Corpus Christi, Texas.

**HOSPITAL DISTRICT REPRESENTATIVES:**

Jonny F. Hipp	Administrator/CEO
Belinda E. Chism	Assistant Administrator, Administrative Services
Donna Littlefield	Director, Accounting & Finance
Mary Esther Guerra	Assistant County Attorney
Melissa Quintanilla	Executive Assistant/Human Resources
Carmina Hernandez Moreno	Administrative Assistant

**OTHERS PRESENT:**

Dom Dominguez	Christus Spohn Health System
Barbara Canales	Nueces County Judge
Eric Evans	CCMC – via Zoom
Hilda Dalfonso	CCMC – via Zoom
13617611400	CCMC ph # - via Zoom
Chris IP address: 64.140.30.162	- via Zoom

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**1. WELCOME**

**2. ROLL CALL OF COMMITTEE MEMBERS**

\_Y\_ Arthur Granado, Chairman  
\_Y\_ Vishnu V. Reddy, M.D.  
\_X\_ Mariana Garza, J.D.

**MINUTES  
BOARD OF MANAGERS  
LEGISLATIVE MEETING  
DECEMBER 13, 2022**

**3. CALL TO ORDER, ESTABLISHMENT OF QUORUM, MEETING POSTING  
CONFIRMATION, AND CLOSED MEETING NOTICE**

A. Call to order – Mr. Arthur Granado, Chairman  
The meeting was scalled to order by Mr. Granado at 11:40 a.m.

B. Establish quorum – Mr. Granado.  
A quorum was present with two members in attendance.

**Arthur Granado, Chairman – PRESENT  
Vishnu V. Reddy, M.D., Member - PRESENT  
Mariana Garza, J.D., Member - ABSENT**

C. Confirm posting of Meeting's public notice in accordance with Texas Open Meetings Act, Texas Government Code, Chapter 551.

D. Public notice is hereby given that the Committee may elect to go into Closed Meeting session(s) at any time during the meeting to discuss any matter(s) listed on the agenda when so authorized by the provisions of the Open Meetings Act, Texas Government Code, Chapter 551.

**4. PUBLIC COMMENT** - Persons attending in-person and wishing to comment on any item(s) on the agenda or any subject within the Committee's responsibilities must sign-in on the "Agenda Item Request to Speak" form provided at the entrance of the Committee meeting room at least five (5) minutes prior to commencement of the meeting. Persons attending via audio or video conference and wishing to comment on any item(s) on the agenda or any subject within the Committee's responsibilities must verbally notify the presiding officer of their desire to comment when the officer calls for public comment from those attending via audio and video conference. Commenters shall limit their comments to three (3) minutes, except that Commenters addressing the Committee through a translator shall limit their comments to six (6) minutes.

**Judge Barbara Canales**

**5. REGULAR AGENDA** - The Regular Agenda consists of those agenda items which are non-routine, not administrative in nature, or otherwise in need of separate attention. Each Regular Agenda item will be voted upon separately if action is required:

**MINUTES  
BOARD OF MANAGERS  
LEGISLATIVE MEETING  
DECEMBER 13, 2022**

A. Discuss and consider recommending adoption of legislative agenda for 88th Texas Session (2023). (*ACTION*)

**Motion by Dr. Reddy as recommended by Mr. Hipp, as follows:  
L 1,2,3 & 4 off the table. L 5 adopt and pursue.  
L 6 & 7 pursue through State Association or Coalition of  
Hospital Districts. S 1-5 recommend action to support through  
State wide Association or Coalition of Hospital Districts.  
Seconded by Mr. Granado.  
MOTION CARRIED.**

**6. ADJOURN**

**Motion to adjourn by Mr. Granado.  
Motion by Dr. Reddy and seconded by Mr. Granado.  
Meeting adjourned at 12:01 p.m.**

By: \_\_\_\_\_

\_\_\_\_.B. No. \_\_\_\_\_

AN ACT

relating to the operations and administration of the Nueces County Hospital District.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter C, Chapter 281, Health and Safety Code, is amended by adding Section 281.061 to read as follows:

Sec. 281.061. NUECES COUNTY HOSPITAL DISTRICT; BROKER AGREEMENTS AND FEES FOR SALE OF REAL PROPERTY. (a) In this section:

(1) "Broker" means a person licensed as a broker under Chapter 1101, Occupations Code.

(2) "District" means the Nueces County Hospital District.

(b) Except as provided by Subsection (c), the Nueces County Hospital District may contract with a broker to sell a tract of real property that is owned by the district.

(c) The district may not contract with a broker who is related within the third degree of consanguinity, as determined under Chapter 573, Government Code, to:

(1) a member of the board of hospital managers of the

district; or

(2) a public official who serves on the Nueces County Commissioners Court.

(d) The district may pay a fee if a broker produces a ready, willing, and able buyer to purchase a tract of real property.

(e) If a contract made under Subsection (b) requires a broker to list the tract of real property for sale for at least 30 days with a multiple-listing service used by other brokers in the county in which the real property is located, the district, on or after the 30th day after the date the property is listed, may sell the tract of real property to a ready, willing, and able buyer who is produced by any broker, including a broker described by Subsection (c), using the multiple-listing service and who submits the most advantageous offer.

(f) The district must post a notice of intent to sell the real property in a newspaper of general circulation, not less than once, at least 14 days before the date the district accepts an offer produced by a broker.

(g) The district may sell a tract of real property under this section without complying with the requirements of Section 272.001, Local Government Code.

(h) The tract of real property may not be sold for less than

fair market value of the tract of real property. The fair market value is determined by an appraisal obtained by the district.

SECTION 2. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2023.

# County of Nueces



**ROBERTO G. HERNANDEZ**  
Commissioner  
Precinct 1

**JOHN MAREZ**  
Commissioner  
Precinct 3

**JOE A. GONZALEZ**  
Commissioner  
Precinct 2

**CONNIE SCOTT**  
County Judge  
Nueces County Courthouse, Room 303  
901 Leopard Street  
Corpus Christi, Texas 78401-3697

**BRENT CHESNEY**  
Commissioner  
Precinct 4

## COMMISSIONERS COURT RESOLUTION

**(In Support of legislation authorizing the sale of the Nueces County Hospital District property through a real estate broker)**

**WHEREAS**, the sale of Nueces County Hospital District property is competitively bid pursuant to section 271.001 of the Texas Local Government Code; and

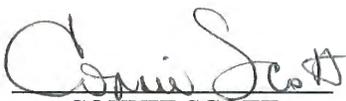
**WHEREAS**, the Nueces County Hospital District Board is desirous of having additional options for sale of property consistent with procedures afforded other hospital districts in Texas, specifically sale through a real estate broker; and

**WHEREAS**, sale of real property through a real estate broker would be an additional option and allow for publishing of property in a multiple-listing service viewed by other real estate brokers.

**NOW, THEREFORE, BE IT RESOLVED, THAT THE COMMISSIONERS COURT OF NUECES COUNTY**, does hereby express its support for legislation authorizing the sale of Nueces County Hospital District property through a real estate broker.

**DULY ADOPTED BY VOTE OF THE COMMISSIONERS COURT OF NUECES COUNTY, TEXAS, ON THIS THE 4TH DAY OF JANUARY, 2023.**

  
\_\_\_\_\_  
**ROBERTO G. HERNANDEZ**  
Commissioner, Precinct 1

  
\_\_\_\_\_  
**CONNIE SCOTT**  
County Judge

  
\_\_\_\_\_  
**JOHN MAREZ**  
Commissioner, Precinct 3

  
\_\_\_\_\_  
**JOE A. GONZALEZ**  
Commissioner, Precinct 2



  
\_\_\_\_\_  
**BRENT CHESNEY**  
Commissioner, Precinct 4

ATTEST:   
\_\_\_\_\_  
**KARA SANDS**, County Clerk

# Caller Times

PART OF THE USA TODAY NETWORK

NUECES COUNTY HOSPIT  
 555 N CARANCAHUA STE 950  
 CORPUS CHRISTI TX 78401--083

<u>Account</u>	<u>AD#</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
1243913	0005562269	87.45	\$0.00	\$87.45	Invoice	\$0.00	\$87.45

Sales Rep: OMedrano

Order Taker: OMedrano

Order Created 01/17/2023

<u>Product</u>	<u># Ins</u>	<u>Start Date</u>	<u>End Date</u>
CCT-caller.com	1	01/19/2023	01/19/2023
CCT-Corpus Christi Caller-Times	1	01/19/2023	01/19/2023

\* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Text of Ad: 01/17/2023

**NOTICE OF INTENT TO INTRODUCE A BILL IN THE TEXAS LEGISLATURE** Pursuant to the Constitution and laws of the State of Texas, this is to give notice of intent to introduce in the 88th Legislature of the State of Texas, Regular Session, a bill relating to the use of a broker for the sale of real property by the Nueces County Hospital District. The costs for the publication of this Notice were paid by Nueces County Hospital District.