

**NUECES COUNTY HOSPITAL DISTRICT
BOARD OF MANAGERS
Board Legislative Committee - Regular Meeting
Tuesday, April 25, 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. 3

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. ANNOUNCEMENT ON DISCLOSURE OF CONFLICTS OF INTEREST. Any Conflicts of Interest or Appearance of a Conflict of Interest with items on this agenda shall be declared at this time. Members with conflicts will refrain from voting and are asked to refrain from discussion on such items. Conflicts discovered later in the meeting shall be disclosed at that time.

5. 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.

6. **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 March 7, 2023. 8

7. **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, as amended. (*INFORMATION*) 11

B. Receive information on select Bills in the 88th Texas Session relating to or affecting Hospital Districts. (*INFORMATION*) 17

8. **ADMINISTRATOR'S BRIEFING:**

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

1. Next Meeting: Tuesday, May 23, 2023, 11:45 AM in NCHD Board of Managers Meeting Room at 555 North Carancahua Street, Room 950-A, Corpus Christi, Texas 78401.

9. **ADJOURN**



Kara Sands

Nueces County Clerk
901 Leopard St #201
Corpus Christi, TX 78401

Main: (361)888-0580

Receipt: 20230421000035

Date: 04/21/2023

Time: 09:28AM

By: Regina C

Station: CLERK02

Status: DUPLICATE COPY

<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>
1	Public Notice	PBN	2023000179	4	\$0.00	
				Order Total	(1)	\$0.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>		
1				\$0.00		
				Total Payments	(1)	\$0.00
				Change Due		\$0.00

HOSPITAL DISTRICT BOARD LEGISLATIVE
COMMITTEE MEETING

For more information about the County Clerk's office and to search property records online, please visit <http://www.nuecesco.com/county-services/county-clerk>



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HOSPITAL DISTRICT BOARD LEGISLATIVE
COMMITTEE MEETING

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RECEIVED

APR 21 2023

KARA SANDS
CLERK OF THE COUNTY COURT
NUECES COUNTY, TEXAS

NOTICE OF PUBLIC MEETING

NUECES COUNTY HOSPITAL DISTRICT

BOARD OF MANAGERS

**Board Legislative Committee - Regular Meeting
Tuesday, April 25, 2023 at 11:45 AM**

Location:

**Board of Managers Meeting Room, 555 N. Carancahua Street, Room 950-A, Corpus
Christi, Texas 78401**

MEETING IN-PERSON AND VIA VIDEOCONFERENCE

The Nueces County Hospital District (“NCHD”) Board of Managers or a Committee thereof as specified above will hold a meeting on the date and at the time and location shown above. The agenda item(s) for this meeting are set forth on the accompanying page(s); agenda item(s) are not necessarily considered in the order listed.

On September 1, 2021, Governor Abbott rescinded the suspension of certain Rules of the Texas Open Meetings Act which had allowed meetings to be conducted entirely virtually. The NCHD Board of Managers meeting will be conducted in-person and also via videoconference. Public participation will be available in-person as well as via videoconference as allowed under the Open Meetings Act. It is the intent that a quorum of the Board of Managers will be physically present at the location posted in this meeting notice. Any member of the Board of Managers participating by videoconference shall be visible and audible to the public whenever the member is speaking; Board member participation by audio only is no longer permitted. Although the meeting will be open to the public during the open portions of the meeting, any member of the public wishing to observe the meeting virtually and to participate virtually in public comment, may do so through the virtual meeting link shown on this meeting notice below, as well as the Nueces County Hospital District’s website.

Meeting materials are available via NCHD’s BoardBook meeting management system at: <https://meetings.boardbook.org/Public/Organization/1886>.

Attend via Videoconference, Join Zoom Meeting:

<https://nchdcc-org.zoom.us/j/5746765992?pwd=T2RVWFBBpZGJYdHYyQmp1VUdZeUc3Zz09>

Meeting ID: 574 676 5992

Passcode: 195957

**NUECES COUNTY HOSPITAL DISTRICT
BOARD OF MANAGERS
Board Legislative Committee - Regular Meeting
Tuesday, April 25, 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. ANNOUNCEMENT ON DISCLOSURE OF CONFLICTS OF INTEREST. Any Conflicts of Interest or Appearance of a Conflict of Interest with items on this agenda shall be declared at this time. Members with conflicts will refrain from voting and are asked to refrain from discussion on such items. Conflicts discovered later in the meeting shall be disclosed at that time.

5. 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.

6. 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 March 7, 2023.

7. 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, as amended. (*INFORMATION*)

B. Receive information on select Bills in the 88th Texas Session relating to or affecting Hospital Districts. (*INFORMATION*)

8. ADMINISTRATOR'S BRIEFING:

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

1. Next Meeting: Tuesday, May 23, 2023, 11:45 AM in NCHD Board of Managers Meeting Room at 555 North Carancahua Street, Room 950-A, Corpus Christi, Texas 78401.

9. ADJOURN

**MINUTES
BOARD OF MANAGERS
NUECES COUNTY HOSPITAL DISTRICT
LEGISLATIVE MEETING
MARCH 7, 2023**

The Nueces County Hospital District Board of Managers met at 11:45 a.m., Tuesday, March 7, 2023 in the NCHD Board Room at 555 N. Carancahua, Suite 950 – A Corpus Christi, Texas.

HOSPITAL DISTRICT REPRESENTATIVES:

Jonny F. Hipp	Administrator/CEO
Belinda Espinoza	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:

LaShae Kuykendall	Collier, Johnson & Woods, P.C.
Brigid Cook	Collier, Johnson & Woods, P.C.
Dominic Dominguez	CEO, Christus Spohn Health System
Victor Quiroga	Specialized Public Finance, Inc.
Burt Moorehouse	Aransas Terminal Company
Dr. Shah Islam	CSHS Board of Trustees Place 3 – via Zoom
Andrea Kovarik	MHID – via Zoom
Mark Hendrix	MHID – via Zoom
Aaron Diaz	Deputy Director of Mental Health Progs. – via Zoom

1. WELCOME

2. ROLL CALL OF COMMITTEE MEMBERS

Y Arthur Granado, Chairman
Y Vishnu V. Reddy, M.D.
X Judge Mariana Garza

**MINUTES
BOARD OF MANAGERS
LEGISLATIVE MEETING
MARCH 7, 2023**

**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 called to order by Mr. Granado at 11:48 a.m.

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

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

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No one to speak in public comment.

6. 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

**MINUTES
BOARD OF MANAGERS
LEGISLATIVE MEETING
MARCH 7, 2023**

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 minutes:
 - 1. Regular Meeting of January 24, 2023; and
 - 2. Special Meeting of February 21, 2023.

7. 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:

**Consent Agenda Approved. Motion by Dr. Reddy
and seconded by Mr. Granado. MOTION CARRIED.**

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

8. ADMINISTRATOR'S BRIEFING:

- A. Next scheduled regular Committee meeting (meeting's date, time, and location subject to change):
 - 1. Next Meeting: Tuesday, March 28, 2023 at 11:45 AM in NCHD Board of Managers Meeting Room at 555 North Carancahua Street, Room 950-A, Corpus Christi, Texas 78401.

9. ADJOURN

**Motion to adjourn by Mr. Granado seconded by
Dr. Reddy. Meeting adjourned at 11:57 p.m.**

By: Herrero

H.B. No. 4844

Substitute the following for H.B. No. 4844:

By: Rosenthal

C.S.H.B. No. 4844

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the use of a broker for the sale of real property by the
3 Nueces County Hospital District.

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

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

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

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

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

14 (3) "Fair market value" means the price that a
15 property would bring in an arms-length transaction when offered for
16 sale by a person who wishes, but is not obliged, to sell the
17 property and when bought by a person who is under no necessity of
18 buying the property. The value shall be determined as if the
19 property were available for immediate possession and for use for
20 any reasonable purpose.

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

24 (c) The district may not contract with a broker who is

1 related within the third degree of consanguinity or affinity, as
2 determined under Chapter 573, Government Code, to:

3 (1) a member of the board of hospital managers of the
4 district; or

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

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

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

18 (f) The district must post a notice of intent to sell the
19 real property in a newspaper of general circulation, not less than
20 once, at least 30 days before the date the district accepts an offer
21 produced by a broker.

22 (g) The district may sell a tract of real property under
23 this section without complying with the requirements of Section
24 272.001, Local Government Code.

25 (h) The district may not sell a tract of real property under
26 this section for less than the fair market value of the tract of
27 real property, as determined by an independent appraisal prepared

1 by an appraiser certified under Chapter 1103, Occupations Code, and
2 obtained by the district in accordance with Subsection (j).

3 (i) The district may not sell a tract of real property under
4 this section to a buyer who:

5 (1) is related within the third degree of
6 consanguinity or affinity, as determined under Chapter 573,
7 Government Code, to:

8 (A) a member of the board of hospital managers of
9 the district;

10 (B) a public official who serves on the Nueces
11 County Commissioners Court; or

12 (C) the broker for the sale; or

13 (2) has a business or financial relationship with a
14 member of the board of hospital managers of the district or a public
15 official who serves on the Nueces County Commissioners Court that
16 could reasonably be expected to materially and adversely affect the
17 judgment of the member or public official.

18 (j) The district may not obtain an appraisal under
19 Subsection (h) from an appraiser who is related within the third
20 degree of consanguinity or affinity, as determined under Chapter
21 573, Government Code, to:

22 (1) a member of the board of hospital managers of the
23 district; or

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

26 SECTION 2. This Act takes effect immediately if it receives
27 a vote of two-thirds of all the members elected to each house, as

C.S.H.B. No. 4844

1 provided by Section 39, Article III, Texas Constitution. If this
2 Act does not receive the vote necessary for immediate effect, this
3 Act takes effect September 1, 2023.

Texas Legislature Online Actions

Bill: HB 4844

Legislative Session: 88(R)

Author: Herrero

Actions: (descending date order)

	Description	Comment	Date ▼	Time	Journal Page
H	Committee report sent to Calendars		04/18/2023		
H	Committee report distributed		04/17/2023	03:40 PM	
H	Comte report filed with Committee Coordinator		04/17/2023		1589
H	Reported favorably as substituted		04/12/2023		
H	Committee substitute considered in committee		04/12/2023		
H	Considered in public hearing		04/12/2023		
H	Left pending in committee		04/05/2023		
H	Testimony taken/registration(s) recorded in committee		04/05/2023		
H	Committee substitute considered in committee		04/05/2023		
H	Considered in public hearing		04/05/2023		
H	Scheduled for public hearing on . . .		04/05/2023		
H	Referred to County Affairs		03/23/2023	12:03 PM	858
H	Read first time		03/23/2023		858
H	Filed		03/10/2023		

Texas Legislature Online Actions

Bill: SB 2056

Legislative Session: 88(R)

Author: Hinojosa

Actions: (descending date order)

	Description	Comment	Date ▼	Time	Journal Page
S	Referred to Local Government		03/21/2023		529
S	Read first time		03/21/2023		529
S	Filed		03/09/2023		
S	Received by the Secretary of the Senate		03/09/2023		

88th Texas Legislative Session (Regular)

Monitoring the following Bills as of April 21, 2023 :

- HB 446 by Craddick, et al. - Relating to the terminology used in statute to refer to intellectual disability and certain references to abolished health and human services agencies. (Companion SB 332)
- HB 492 by Craddick, et al. - Relating to the creation and operation of a mental health services district by the Midland County Hospital District of Midland County, Texas, and the Ector County Hospital District.
- HB 1372 by Harris, et al. - Relating to the tort of public nuisance. (Companion SB 1034)
- HB 1489 by Tepper, et al. - Relating to the issuance of certificates of obligation by local governments.
- HB 3001 by Goldman - Relating to purposes for which certificates of obligation may be authorized.
- HB 3002 by Goldman - Relating to the authority of certain political subdivisions to issue certificates of obligation.
- HB 4172 by Price - Relating to the authority of the governing body of a hospital district to vote for candidates for director of the appraisal district in which the hospital district participates.
- SB 332 by Kolkhorst, et al. - Relating to the terminology used in statute to refer to intellectual disability and certain references to abolished health and human services agencies. (Companion HB 446)
- SB 1034 by Middleton - Relating to the tort of public nuisance. (Companion HB 1372)
- SB 2332 by Kolkhorst - Relating to the operations of hospital districts in counties with a population of at least 190,000 persons.
- SB 2337 by Middleton - Relating to an election to approve the issuance of bonds or other debt.