



**Minutes of Special Called Board Meeting
Dawson County Hospital District
June 29, 2026**

Members Present: David Sanderson, Board President Steven Hatchett, Board Vice-President
Mike Johnson, Board Member Leslie Hawkins, Board Member

Members Absent: Nicky Chapman, Board Secretary (via conference call) (voting)

Guests Present: Renae Thomas, President for Thomas & Thomas Financial Management Services; Aaron Milligan, Certified Public Accountant (CPA) for Blue & Company, LLC; Emile Lege, Senior Associate and Site Selection and Incentives Advisory for Kroll, Incorporated; Mary Elizabeth Davis, Reporter for Lamesa Press Reporter

Staff Present: Freddy Olivarez, Chief Executive Officer; Mark Woolery, Chief Financial Officer; Diane Sherrill, Director of Nursing and Registered Nurse; Cynthia Maria Vasquez, Human Resources Director; and Sara Del Busto, Recording Secretary

- 1. Call to Order:** David Sanderson, Board President, called the meeting to order at 8:30 a.m., with the above-mentioned members, staff and guest present.
- 2. Invocation:** The invocation was given by David Sanderson, Board President.
- 3. Pledge of Allegiance:** The pledge of allegiance was given by David Sanderson, Board President.
- 4. Public Comment Session:** The Board of Directors entered Public Comment Session pursuant to the provisions of the Texas Open Meetings Act Government Code Section 551.001(4)(B) at 8:31 a.m.
 - A.** The Board of Directors received no public comments.
 - B.** David Sanderson, Board President, adjourned the Public Comment Session at 8:31 a.m.

5. Old Business:

- A. Administration of Oath of Office to New Board Members** – Sara Del Busto, Recording Secretary and Notary Public of the State of Texas.

1. Oath of Office for Steven Hatchett, Precinct 4

6. New Business:

- A. Receive Presentation and Consider for Possible Action to Approve Resolution of Tax Abatement Agreement by and between Dawson County Hospital District dba Medical Arts Hospital and Mesquite Creek Wind, LLC** – David Sanderson, President of the Board.

David Sanderson introduced to the board Emile Lege, Senior Associate and Site Selection and Incentives Advisory for Kroll, Incorporated, to present the Tax Abatement project for Mesquite Creek Wind. Emile Lege presented to the board a company background and the history of the Mesquite Creek Wind project. Emile Lege presented to the board the proposed project timeline, details, and site plan, key considerations for Medical Arts Hospital, and next steps. Emile Lege, Senior Associate and Site Selection and Incentives Advisory for Kroll, Incorporated facilitated discussion with the Board of Directors on the project, pilot payment program, nameplate capacity, project agreements, decommissioning, and future discussions. No action was taken by the board.

- B. Receive and Take Action on Audit Report for year ended March 31, 2025** – Durbin & Company, LLP.

David Sanderson presented to the board Durbin & Company to present audit reports. Aaron Milligan, Director and Certified Public Accountant with Durbin & Company, LLP presented to the board the audit report results for Dawson County Hospital District for fiscal year ending March 31, 2025. Aaron Milligan presented to the board the firm merger to Blue & Company, LLC. Aaron Milligan presented to the board the summarized financial results of the audit reports in a slide show presentation. Aaron Milligan, Director and Certified Public Accountant with Blue & Company, LLC facilitated discussion with Freddy Olivarez, Chief Executive Officer; Renae Thomas, President, Thomas & Thomas Financial Management Services; and the Board of Directors on GASB Statement No. 101 compensated absences, non-capital financing activities, and key ratios. No action was taken by the board.

7. Consent Agenda:

- A. Approval of Minutes:** Action will be taken to approve the minutes of the Special Called Board Meeting held May 26, 2026.

B. Medical Staff Report:

- 1. Receive report from Medical Staff representative.**
- 2. Take action on any credentialing recommendations.**

C. Report of Officers and Committees:

- 1. Receive and take action on the payments for the month of May 2026 Accounts Payable** – Renae Thomas, President, Thomas & Thomas Financial Management Services.

Motion made by Steven Hatchett to accept the Consent Agenda, and seconded by Leslie Hawkins. Motion carried unanimously.

8. Administrative Report:

A. Freddy Olivarez, Chief Executive Officer – Freddy Olivarez, Chief Executive Officer presented to the board the following:

1. Freddy Olivarez presented to the board the annual Health Insurance Portability and Accountability Act (HIPAA) training and Cybersecurity training and forms for completion;
2. Freddy Olivarez announced to the board the Auxiliary Luxury Linen Sale fundraiser was a success with majority of employees purchases. Freddy Olivarez presented to the board the Auxiliary utilizes funds raised to supports project or equipment needs of the hospital district;
3. Freddy Olivarez presented to the board the Medical Arts movie night summer party for employees and their families was a success with a good turnout;
4. Freddy Olivarez presented to the board the Community Engagement Committee is conducting a Keurig raffle fundraiser to help with their efforts to support community engagement events;
5. Freddy Olivarez presented to the board the Medical Arts Hospital has received Google reviews of one negative review and one positive five star rating review;
6. Freddy Olivarez presented to the board Medical Arts partnered with Vitalant to host a successful blood drive on Tuesday, June 16, 2026 in the blood mobile. There was a good turnout with additional walk-in donations received;
7. Freddy Olivarez presented to the board the first employee of the month for May 2026 is Angelia Salazar with Dietary. Freddy Olivarez expressed congratulations to Angelia Salazar for outstanding service and care provided;
8. Freddy Olivarez presented to the board the Community Engagement Committee facilitated bags for local senior citizens centers for Mother's day and Father's day;
9. Freddy Olivarez presented to the board that Medical Arts Senior Leaders volunteered at the Dawson County Senior Citizens Center to deliver meals to local senior citizens as part of the Meals on Wheels program;
10. Freddy Olivarez announced to the board the Dawson Medical Foundation will conduct a golf tournament fundraiser event on Thursday, September 17, 2026.

9. Report of Officers and Committees:

A. Receive and take action on the Financial Reports for the month of May 2026 –

Renae Thomas, President, Thomas & Thomas Financial Management Services.

Renae Thomas presented the May 2026 financial reports to the board.

Renae Thomas, President, Thomas & Thomas Financial Management Services, facilitated discussion with Freddy Olivarez, Chief Executive Officer, Diane Sherrill, Director of Nursing and Registered Nurse; and the Board of Directors about June and summer month statistical trends, financial trends, cash collections, electronic medical records (EMR) systems and technological advancements, accounting processes, chargemaster update, and payors. After discussion was held a motion made by Steven Hatchett to approve the financial reports for May 2026, and seconded by Mike Johnson. Motion carried unanimously.

10. New Business:

A. Election of Governing Body Officers for the 2026 - 2027 Fiscal Year for Chairman, Vice Chairman, and Secretary – David Sanderson, President of the Board.

David Sanderson presented the election of governing body officers for the 2026-2027 fiscal year for President, Vice President, and Secretary. David Sanderson announced the current governing body officers. David Sanderson presented to the board the formal process for election of governing body officers. David Sanderson opened the election of governing body officers for the 2026-2027 fiscal year beginning with election of the Board Chairman. Mike Johnson presented a motion to keep the governing board officers the same as they are: David Sanderson as Chairman, Steven Hatchett as Vice Chairman, Nicky Chapman as Secretary, and seconded by Leslie Hawkins. No further nominations or motions were received. Motion was carried unanimously.

B. Receive for Review/Completion Statement of Confidentiality, Conflict of Interest Questionnaire and Disclosure Forms – Sara Del Busto, Recording Secretary.

David Sanderson presented to the board the Statement of Confidentiality, Conflict of Interest Questionnaire and Disclosure Forms. No action was taken by the board.

11. Executive Session: Enter into Executive Session pursuant to Texas Health & Safety Code Section: 161.032/compliance reports; and Texas Government Code Sections 551.074/personnel matters; 551.071/consultation with attorney regarding legal issues related to personnel.

A. The Board of Directors of Dawson County Hospital District now convenes in Closed Session the date is June 29, 2026 and the time is 10:09 a.m.

B. Enter into Executive Session pursuant to the above cited authorities:

1. Personnel Matters – Freddy Olivarez, Chief Executive Officer.

2. Consultation with Attorney – Craig Carter, Attorney of Jackson & Carter, PLLC.

C. The Board of Directors of Dawson County Hospital District now adjourns its Closed Session and will return to Open Session. The date is June 29, 2026 and the time is 11:10 a.m.

12. Old Business:

A. Receive and Take Action on Chief Executive Officer Contract Amendment – Bonus Structure – David Sanderson, President of the Board.

David Sanderson presented a deferment to the board for the Chief Executive Officer contract amendment for bonus structure.

13. Adjournment: There being no further business, the meeting was adjourned by a motion made by Leslie Hawkins. Mr. David Sanderson, President of the Board, adjourned the meeting at 11:13 a.m.