

**WILLACY COUNTY HOSPITAL DISTRICT
BOARD OF DIRECTORS MEETING
Tuesday, August 19, 2025
Willacy County Hospital District Office
1623 South 15th Street
Raymondville, Willacy County, Texas**

DIRECTORS PRESENT:

Rosa Lee Pedraza, President
George Mukhar, Vice President
Albino S. Cantu, Jr.
Jaime Salazar
Ashley N. Dominguez
Michelle Rodriguez-Zamarron, RN-BSN

DIRECTORS ABSENT:

Ilene F. Nyquist , Secretary-Treasurer (Excused)
Mr. Ariel Rebeles (Excused)
Maria Guadalupe Pruneda-Garza (Excused)

OTHERS PRESENT

Martha C. Acevedo, RHIA, WCHD Staff

GUEST

Mrs. Nida Garcia

CALL TO ORDER

With a quorum being duly noted, the August 19, 2025 meeting of the Board of Directors of the Willacy County Hospital District (WCHD) was called to order at 6:07 p.m. by Rosa Lee Pedraza, President.

- A) **Absences** - Directors Ilene F. Nyquist, Mr. Ariel Rebeles, and Maria Guadalupe Pruneda-Garza were not present and noted to be excused.
- B) **Public Comment(s)** - Other than the above noted guest, Mrs. Nida Garcia, there was no other public audience in attendance. Mrs. Garcia was welcomed to the meeting by those present.

MINUTES

The minutes of the July 15, 2025 meeting of the Board of Directors of the Willacy County Hospital District were included with meeting packets. Minutes had also been mailed to directors along with this meeting's agenda.

A motion was made and duly seconded to approve the minutes of the July 15, 2025 meeting as submitted, with no additions, deletions, or corrections. Vote was unanimous

in the affirmative.

FINANCIAL ITEMS

- A) **July 2025 Financial Statement** - Reported by Ms. Acevedo. Question was asked on the appreciation and depreciation of accounts.

A motion was made and duly seconded to approve the July 2025 financial statements as reported. Vote was unanimous in the affirmative.

- B) **Report of Tax Revenues** - Tax revenues for June 2025 were received on July 16, 2025. The total collected was noted to be incorrectly reported and was verbally corrected. Total monthly revenue for current tax year and penalties and interest for prior years were reviewed. The percent of collected for the 2025 fiscal year thus far is 94.89% (99.54% for prior fiscal year). Year-to-date fees for tax assessor/collector and tax attorney are within budgeted amount.

- C) **Updated Draft of Preliminary Budget for Fiscal Year (FY) End 09/30/2026** - Ms. Acevedo reviewed changes to the draft of the preliminary budget proposed for use during FY ending 09/30/2026 presented at the July 2025 meeting. She stated the final 2025 certified Willacy County Appraisal District (WCAD) values report was received on 08/14/2025 showing the effective tax rate calculated at 0.02364. Additional changes were recommended by the Board – to increase Line 48, #5041-0 Audit and Line 60 #5220-0 Office Furniture/Equipment, by \$2000 and \$1000, respectfully. It was the consensus of the Board to utilize the effective tax rate of 0.02364 as calculated on the 2025 Tax Rate Calculation Worksheet.

- D) **Fiscal Year End 2025 Budget Amendments** - An increase of \$1892 (from \$16,000 to \$17,892) to *Expense #5041-0 Audit* was requested to current fiscal year ending 09/30/2025 Budget.

A motion was made and duly seconded to approve the budget amendment of increasing *Expense #5041-0 Audit* for fiscal year ending 09/30/2025 from \$16,000 to \$17,892, as presented. Vote was unanimous in the affirmative.

- E) **Investment Policy** - Ms. Acevedo brought to mind the Investment Policy was reviewed and amended on March 25, 2025 to add, "Investments under Texas Public Funds Investment Act: Chapter 2256:016 Texas Government Code", to allow for the participation in local government investment pools/entities. Also approved was the recommendation from legal counsel to designate the district administrator and the Executive Board (president, vice-president, & secretary-treasurer) as appointed authorized representatives of the Hospital District. No

WCHD Board of Directors Meeting
August 19, 2025
Page 3 of 5

other changes or recommendations were made to the Policy.

A motion was made and duly seconded to approve the Willacy County Hospital District's Investment Policy for use during the ensuing year. Vote was unanimous in the affirmative.

LAS DOS PALMAS PARTNERSHIP FARM LEASE RENEWAL

Ms. Acevedo informed the Board she had been in contact with Mr. Gary Palousek of Las Dos Palmas Partnership regarding the farmland lease agreement due to expire on 08/31/2025. She stated Mr. Palousek has indicated he is in agreement to extend the year-to-year lease for an additional year (65 acres at \$75.00 per acre).

Information on Texas farmland rental rates published by the United States Department of Agriculture National Agricultural Statistics Service was provided. Discussion held.

A motion was made and duly seconded to renew the Hospital District's year-to-year lease with Las Dos Palmas Partnership at the same rate for an additional year effective 09/01/25 through 08/31/2026. Vote was unanimous in the affirmative.

ESTIMATES FOR REPLACEMENT OF BOARD MEETING ROOM CENTRAL AIR-CONDITIONING

The two estimates received were provided to the Board for their review.

The first was received from Mr. Aaron Diaz of A&A HVAC, LLC of McAllen, Texas for a new 2.5 ton complete system and included price estimates for two brands, Rheem for \$6400 and Payne for \$5050). Warranty is one (1) year on labor and 10 years manufacturer's warranty on all major parts (compressor, coils, motors). Maintenance was quoted as, "\$150 plus depending on circumstances". Mr. Diaz did send an update to his original quote stating, "There is a shortage, but did find another system, a Goodman for the same price".

A second estimate was received for preventative maintenance only to both units from Mr. Esteban De Leon of Harlingen, Texas. He did an inspection of the meeting room unit and stated the unit is in very good condition and does not recommend replacement and felt the unit is losing its refrigerant and pointed out the dryer, a part on the meeting room outside condenser, where the unit's refrigerant is most likely seeping out of due to the appearance of corrosion and recommended its replacement as soon as possible. He also recommended routine preventative maintenance for both units (meeting room and administrative office). His fee is \$85 per hour plus materials and estimated approximately three (3) hours to replace the dryer and performance of preventative maintenance to both units. Mr. De Leon is self-employed and also employed by an air-conditioning company.

WCHD Board of Directors Meeting
August 19, 2025
Page 4 of 5

Discussion held. Question was asked as to how long it had been since either unit (meeting room and office) had received preventative maintenance. Ms. Acevedo to contact Mr. Diaz on the price of the Goodman as he did not indicate the price of which machine the price was similar to, and, to contact Director, Mr. Ariel Rebeles, on the brands mentioned for his opinion. It was the consensus of the Board to table this item to the next regularly scheduled Board Meeting.

ADMINISTRATIVE ITEMS/REPORTS

- A) **Indigent Health Care Program Annual Review** - An overview of the Willacy County Hospital District's Indigent Health Care Program (WCHD-IHCP) was given including the processes of application requests and eligibility determination based on household composition, residency, resources, and income. The WCHD-IHCP's income limit has continued at 49% of the Federal Poverty Level (FPL) since August 2023 and most recently approved by the Board on April 15, 2025. Required basic health care services and optional services were reviewed.

The exclusion of 4. *Counseling Services* in the optional health care services section was discussed. Noted was Medicare and Medicaid's focus on mental health in 2026. Question was asked on the benefits outlined by the State's Indigent Health Care Program guidelines compared to the services provided by Tropical Texas Behavioral Health. Also discussed was whether Tropical Texas Behavioral Health planned to provide services in Willacy County through a satellite clinic, and if so, when.

It was the consensus of the Board to table this item for the next regularly scheduled Board Meeting pending additional information.

- B) **Indigent Health Care Program Monthly Utilization Report** - Indigent Health Care Program's current enrollment, indigent care and prescription expenditures (payments), provider referrals, and applications requested during the month of July 2025, as well as prior year's information was reviewed. No questions or comments were received.

At the conclusion of the business portion of the meeting, Director, Mr. Albino S. Cantu, Jr. announced he is submitting his letter of resignation which was read aloud by Board President, Rosa Lee Pedraza. Mr. Cantu was asked and he responded he has served since September 2011, almost 14 years next month. All present thanked Mr. Cantu for his dedication to Willacy County as demonstrated by the number of years he has served on the Board.

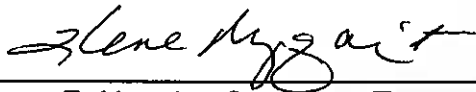
Mr. Cantu stated he had been in contact with Mrs. Nida Garcia who has indicated she was willing to serve on the Board whom he invited to the meeting. Mrs. Garcia was

WCHD Board of Directors Meeting
August 19, 2025
Page 5 of 5

present at today's Board meeting (as noted above) and did reiterate her interest in serving on the Board of Directors of the Willacy County Hospital District.

Ms. Acevedo stated formal approval of the resignation and appointment will be placed on the next scheduled monthly Board meeting in September.

There being no further business to discuss, with the consensus of the Board, a motion was made and duly seconded to adjourn the meeting. Meeting adjourned at 7:35 p.m.

A handwritten signature in cursive script, appearing to read "Ilene Nyquist", written over a horizontal line.

Ilene F. Nyquist, Secretary-Treasurer