

# Seminole's Allocations Flourish

## Comptroller's Report Shows City Continues with Strong Economy

AUSTIN — The business economy within the City of Seminole continues to thrive, according to the latest figures from the Texas Comptroller's Office.

On Wednesday, it was released from the Comptroller's Office that the City of Seminole would receive a sales tax allocation payment of \$134,843.74 from the State of Texas for sales transactions which occurred within the community dur-

ing the month of October.

That allocation payment, according to state figures, was 24.13 percent higher than a December 2011 allocation payment received by the City of Seminole.

Year-to-date, the City of Seminole has received \$1.63 million in allocation payments, which is also 23.89 percent higher than year-to-date payments from one year ago.

"We're excited to see these kinds

of numbers," said Tommy Phillips, City Administrator for the City of Seminole. "(The numbers) show that we are continuing to see growth within our community, and with growth comes added business and business opportunities."

Texas Comptroller Susan Combs on Wednesday, said state sales tax revenue in November was \$2.34 billion, up 13.1 percent compared to November 2011.

"Gains across major sectors boosted state sales tax revenue," Combs said. "Collections were strong in sectors such as retail trade, manufacturing, oil and natural gas, construction and telecommunications."

Combs will send December local sales tax allocations totaling \$552 million to cities, counties, transit systems and special purpose taxing districts, up 15.5 percent compared to December 2011.

Wednesday's sales tax allocation payment to the City of Seminole, according to State figures, were down slightly from last month's payment of \$149,670.41, which was based off of sales transactions during the month of September.

Seminole's \$149,670.41 November payment was also a 14.66-percent increase from November 2011, which saw the City of Seminole receive \$130,530.07 in allocation

payments. Last year, the City of Seminole had received \$1.31 million in sales tax allocation rebates from the State of Texas, according to state figures.

In Gaines County's other incorporated community, Seagraves, sales tax allocation payments continued to show a decline.

The City of Seagraves, according to Wednesday's report, received an allocation payment of \$17,953.96 from the State Comptroller's Office, which was down from \$21,515.05 received by the community one year ago -- a 16.55 percent decrease.

Year-to-date, the Seagraves community has received \$238,265.45 in allocation payments, which is down 17.52 percent from one year ago, which saw the City of Seagraves with \$288,878.89 in allocation payments.

# SHD: A Revisit Financing for Expansion/Renovation Slated

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through the proposed project.

"Those are savings you can put back toward the hospital district for various improvements or additional needs, which in turn would help better serve your patients," said Mike McDaniel, a representative with McKinstry in their October presentation.

Following the October presentation, McKinstry officials conducted a full-energy study of the SHD's campuses and facilities, as well as a design and pricing period for the board's possible final approval in Monday's meeting.

A preliminary Energy Cost Index conducted by the company as part of their proposal to SHD officials, showed the Memorial Hospital campus was operating at a cost of \$1.80 per sq ft, while the district's Assisted Living Center operated at a cost of just over \$1.20 per sq ft.

"For a hospital facility this size, and for this age, that's about where you should be without any energy savings upgrades," said McDaniel. "However, with energy saving upgrades, we could cut that cost down considerably less per square foot than what you're paying now."

The Energy Cost Index showed the district's Home Health Offices operated at a cost of \$1.20 per sq ft, while the Seminole Family Medi-

cal Clinic (Dr. Michael Q. Watson's office building), was operating at a cost just under \$1.00 per sq ft. The SHD's records storage facility, in the study, was operating at a cost of just over 80-cents per sq ft.

SHD officials, in the mid-October meeting, stated they spent \$20,000 in electricity in the month of September for the Seminole Hospital District, and an additional \$8,000 in water services.

"We could help cut those costs down considerably," said McDaniel.

In addition to Monday's agenda item, SHD and McKinstry officials are also anticipated to discuss finance options for a proposed expansion/renovation project being eyed by hospital district officials to the Memorial Hospital campus.

Two weeks ago, SHD Directors agreed to spend \$700,000 with McKinstry officials to see the company to begin working on design and financing options to potentially add 40,000 to 45,000 sq ft of new facilities to the Memorial Hospital campus, as well as potential renovations to the medical campus' existing facilities.

David White, Director of Construction Services in Texas for McKinstry, said in the late November meeting that estimates for the proposed project would be in the

neighborhood of "\$20-to-\$25 million."

"Our job is to get identify what you specifically want and need for your facility and to piece it together much like a jigsaw puzzle, to make sure it all fits together and flows the way it should," said White. "It's your hospital. Our job is to come in and fit facilities to your specific needs."

The \$700,000 fee will cover the company's costs of design/development for the proposed expansion project through the Board's final decision on the project, which is projected to come in April, according to company officials.

White, in the Nov. 26 meeting, stated McKinstry would "immediately" begin working with SHD Administration and Board officials with a scope of their project and were preparing to assist the district in a possible May 2013 general obligations bond election, one of a couple of routes the district could choose in financing the project.

The SHD's other financing option could be the issuance of Certificates of Obligations, which would not require SHD voter approval.

Described as their Phase II proposal through preliminary facility needs discussions with local hospital district officials, McKinstry representatives proposed the addition of a new emergency room facility at

the hospital campus, which would expand from its current four room floor plan to an eight room service center.

Included in the expansion would be four ER patient rooms, one cardiac room, two trauma rooms, one ISO room, two storage rooms, three treatment rooms, and four urgent care rooms. In addition, the ER facility would see an enlarged waiting area -- with a capacity of 35-to-40 people -- and separate entrances for ambulances and patients/visitors.

Preliminary expansion talks include the construction of new, larger Obstetrics/Labor and Delivery rooms, two new operating rooms, two new recovery rooms, four staff offices for the OR department, new radiology facilities with room for CT, MRI, Mammography and R&F machinery, and renovations/repurposing existing space within the Memorial Hospital campus.

The proposed additions, according to White's presentation, would

see the expansion of facilities to the south and west of the Memorial Hospital campus' current emergency room facilities, as well as the addition of a second floor to the campus' two patient wings.

The additions, according to both hospital district and McKinstry officials, will not add additional patient rooms to the local district, which is classified as a "Critical Access Hospital" and may have no more than 25 patient beds, according to Medicare reimbursement guidelines.

Also on Monday, SHD officials will consider the following agenda items:

- 2012 financial audit;
- consider financing resolution with Government Capital for Energy Conservation Retrofit; and
- routine items pertaining to SHD regular business, which includes minutes from the board's previous meeting, employee recognition, CEO report and financial/statistical reports.

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## Death Notices

**KEEL**  
**Funeral services for J.D. Keel**, age 71 of Seagraves, were held Friday, December 14, 2012 at First Assembly of God Church in Denver City at 2 p.m. with Rev. Ronnie Lundsford officiating. Burial followed in Gaines County Cemetery at Seagraves. All services were under the direction of Boyer Memorial Chapel, in association with Boyer Funeral Home of Seminole. Mr. Keel passed away December 12, 2012 and was born June 6, 1941.

**ROBERTSON**  
**Funeral services for Alice Robertson**, age 67 of Plains, were held Thursday, December 13, 2012 at First Baptist Church in Plains at 2:00 p.m. with Reverend Patrick Hamilton officiating. Burial followed in Plains Cemetery. Services were under the direction of Boyer Memorial Chapel in association with Boyer Funeral Home of Seminole. Mr. Robertson passed away December 9, 2012 and was born June 16, 1945.

# Excellence in Core Values 2012 Awards



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