

**MINUTES**  
**STATE HEALTH FACILITIES COUNCIL**  
**Initiated in the Lucas State Office Building, Room 523**  
**Meeting Conducted Via Zoom**

**Wednesday, October 20, 2021**

**ELECTRONIC MEETING**

This electronic meeting of the State Health Facilities Council was held in accordance with Iowa Code section 21.8 entitled “Electronic Meetings.” The Code states that a governmental body may conduct a meeting by electronic means only if circumstances are such that a meeting in person is impossible or impractical and access is provided to the public. An in-person meeting of the Council to handle this agenda was impractical due to the schedules of the Council members and the resources of the Department. The meeting was initiated in room 523 of the Lucas State Office Building and was conducted via Zoom, which offered both video conferencing and conference call capabilities. Notices and agendas were posted in the Lucas State Office building, on the Department’s web site under the Certificate of Need Program, on the IDPH calendar and on the Iowa.gov public calendar.

**9:00 AM Roll Call**

**MEMBERS PRESENT:** Dr. Harold Miller, Chair; Kelly Blackford; Aaron DeJong; Brenda Perrin; and Jake Porter

**STAFF PRESENT:** Becky Swift (present in the conference room)

**OTHER STAFF PRESENT:** Jordan Esbrook, Counsel for the State

**OTHERS PRESENT:** Joe Heitritter, Corey Nelson, and Karen Bentson, Sioux Center Health; Alissa Smith, Katie Cownie and Adam Freed, Dorsey & Whitney, LLC; Luke Leyden, UIHC; Craig Sieverding, Nate Esser and Brandy Water, The Iowa Clinic Surgery and Endoscopy Center; and Aaron Cohen, Carla Mahler, Kelli Rokusek, and Michelle Pendleton, Black Hawk Nursing and Rehabilitation d/b/a Pillar of Cedar Valley

**I. APPROVAL OF MINUTES OF PREVIOUS MEETING (August 31, 2021)**

A motion by Perrin, seconded by Porter, to approve the minutes of August 31, 2021, carried unanimously by voice vote.

## **II. PROJECT REVIEW (Cost Overrun)**

1. Sioux Center Health Royale Meadows, Sioux County - Re-review of a project approved 10/24/2019 for a 32 bed SNF expansion at a cost of \$8,002,566. Cost over-run of \$904,290. (11.3% of the approved \$8,002,566)

Staff report by Becky Swift. The applicant was represented by Joe Heitritter, Corey Nelson, and Karen Bentson, Sioux Center Health and Alissa Smith, Dorsey & Whitney LLC. The applicant made remarks and answered questions posed by the Council. A motion by Perrin, seconded by DeJong, to approve the cost overrun carried 5-0.

## **III. EXTENSION OF PREVIOUSLY APPROVED PROJECTS**

1. Sioux Center Health Royale Meadows, Sioux Center, Sioux County - 32 bed skilled nursing facility expansion  
\$8,002,566. (Approved 10/24/2019; Second Extension Request)

Staff report by Becky Swift. The applicant was represented by Joe Heitritter, Corey Nelson, and Karen Bentson, Sioux Center Health and Alissa Smith, Dorsey & Whitney, LLC. A motion by Perrin, seconded by Porter, to grant a six (6) month extension carried 5-0.

2. University of Iowa Hospitals and Clinics, Iowa City, Johnson County – Acquisition of a new linear accelerator  
\$3,350,340 (Approved 10/22/2020; First Extension Request)

Staff report by Becky Swift. The applicant was represented by Luke Leyden, UIHC. A motion by Perrin, seconded by DeJong, to grant a three (3) month extension carried 5-0.

3. Birkwood Village of Charles City, LLC, Charles City, Floyd County - Development of a 40 bed nursing facility  
\$8,000,000 (Approved 10/22/2020; First Extension Request)

Staff report by Becky Swift. The applicant was represented by Adam Freed, Dorsey & Whitney, LLC. A motion by DeJong, seconded by Blackford, to grant a 12 month extension carried 5-0.

4. The Iowa Clinic Surgery and Endoscopy Center, West Des Moines, Dallas County - Establishment of Cardiac Catheterization Services (2 labs)  
\$4,150,000 (Approved 10/21/2020; First Extension Request)

Staff report by Becky Swift. The applicant was represented by Craig Sieverding, Nate Esser, and Brandy Waters, The Iowa Clinic and Alissa Smith, Dorsey & Whitney, LLC. The applicant made remarks. A motion by Perrin, seconded by Blackford, to grant a 12 month extension carried 5-0.

5. Forest Ridge Youth Services, Gruver, Emmet County - Establishment of a 12-bed Psychiatric Medical Institute for Children (PMIC)  
\$200,000 (Approved 10/21/2020; First Extension Request)

Staff report by Becky Swift. The applicant was represented by Katie Cownie, Dorsey & Whitney, LLC. A motion by Blackford, seconded by Porter to grant a 12 month extension carried 5-0.

#### **IV. DETERMINATION OF NON-REVIEWABILITY AND THE DEPARTMENTS RESPONSE**

The purpose of the Council's review under this portion of the agenda is to determine whether it affirms the Department's determination that a project is or is not subject to review under Iowa Code chapter 135. The Council will not hold a public hearing under this portion of the agenda.

1. Shenandoah Medical Center, Shenandoah, Page County – Modernization of the Medical Center including the construction of a cancer center attached to the existing facility

Staff report by Becky Swift. A motion by DeJong, seconded by Perrin to affirm the Department's determination carried 5-0.

#### **V. PROJECT REVIEW**

1. Black Hawk Nursing and Rehabilitation LLC d/b/a Pillar of Cedar Valley, Waterloo, Black Hawk County- Addition of eight (8) ICF/ID beds  
\$650,000

Staff report by Becky Swift. The applicant was represented by Katie Cownie, Dorsey & Whitney, LLC and Aaron Cohen, Carla Mahler, Kelli Rokusek, and Michelle Pendleton, Pillar of Cedar Valley. The applicant made a presentation and answered questions posed by the Council. A motion by DeJong, seconded by Perrin, to enter exhibits presented by the applicant in support of oral testimony into the record carried unanimously by voice vote.

Bob Lincoln, Elevate Housing Foundation, an affected party in support made remarks.

There were no affected parties in opposition.

A motion by Perrin, seconded by Porter, to Grant a Certificate of Need carried 5-0.

#### **VI. FUTURE MEETING PLATFORM**

A brief discussion was held about the platform for future CON meetings, the options of which are on-line, in-person or a hybrid of the two. Council members weighed in about their preferences as well as the pro's and con's of each platform. Council members shared the view that longer meetings or meetings with contested applications might work better with an in-person meeting, while shorter meetings worked well on-line. Further discussion will be held by staff and the Council Chair to determine next steps.

The Chair reminded Council members that there is a brief CON meeting scheduled via conference call on Monday, January 10, 2021 at 9:00 am. Swift will send the agenda and conference call instructions in early January.

The Chair also noted that the next regular meeting of the Council would be held on February 9 and/or 10 most likely via Zoom.

A motion by Perrin, seconded by DeJong, to adjourn carried unanimously by voice vote.

The meeting adjourned at 10:37 am.