

**Tulare Local Health Care District
Board of Directors Meeting
Wednesday, October 27, 2021, 6:30 PM
Evolutions Plaza Conference Room
1425 E. Prosperity Ave., Tulare, CA
(Use Prosperity Avenue entrance on north side of Plaza)**

Electronic participation will be available via Zoom Webinar link/phone number below.

Zoom Webinar link and call in information¹:

<https://us06web.zoom.us/j/88292548639?pwd=MWMrb2oxSWczSVdRd055N0tFQVRsdz09>

You can also dial in using your phone

United States: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592

Webinar ID: **882 9254 8639**

Passcode: **904266**

Special notice to individuals with disabilities:

Please email kmelendez@tulareregional.org or call [\(559\) 685-3879](tel:5596853879)
in order to request any reasonable modification or accommodation as may be needed
to observe or participate in this meeting telephonically/electronically.

Availability of Public Records.² All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the board members will be available for public inspection at TLHCD Administrative Offices, Construction Trailer, 869 North Cherry Street, Tulare, California at the same time that the public records are distributed or made available to the board members.

¹ Pursuant to Government Code Section 54953(e) (as amended by AB-361), when a legislative body holds a meeting during a proclaimed state of emergency and either (a) state or local officials have imposed or recommended measures to promote social distancing, or (b) the board of the local agency, by majority vote within the last 30 days, has determined that, as a result of said emergency, meeting in person would present imminent risks to the health or safety of attendees, certain provisions of the Brown Act respecting notice, quorum and accessibility requirements applicable to meetings of local legislative bodies are modified to accommodate overriding public health concerns. A physical location for public participation in the October 27, 2021, regular meeting of the Board of Directors will therefore be provided on a limited occupancy basis. To avoid unintentional transmission of COVID-19, interested members of the public are encouraged to observe and participate in this meeting telephonically or electronically using the information provided above. Any member of the public requiring assistance in accessing these offsite technologies should email Kathy Melendez at kmelendez@tulareregional.org or call [\(559\) 685-3879](tel:5596853879) at least three (3) hours prior to the scheduled commencement of this meeting.

² Due to present restrictions related to COVID-19, the District is operating under a modified schedule. Please call [\(559\)685-3879](tel:5596853879) or email kmelendez@tulareregional.org to arrange viewing access to documents.

AGENDA

Tulare Local Health Care District Board Members:

Kevin Northcraft	President	District 4
Mike Jamaica	Vice President	District 2
Phil Smith	Treasurer	District 1
Xavier J. Avila	Secretary	District 5
Vacant	Director	District 3

1. **Call to Order**
 - a. Roll Call
 - b. Welcome/Introductions
 - c. Pledge of Allegiance

2. **Public Comment:** The public may comment on any item of public interest within the jurisdiction of the Tulare Local Healthcare District Board of Directors. In the interest of time and equal opportunity, speakers are requested to observe a 3-minute maximum time limit (subject to change at the Chair's direction). In accordance with the Brown Act, if a member of the public addresses an item not on the posted agenda, no response, or action on the item may occur during the meeting.

3. **Announcements – Board**

4. **Consent Agenda**
 - a. 9/22/2021 Regular Board Meeting Minutes
 - b. 9/24/2021 Special Board Meeting Minutes
 - c. 10/14/2021 Special Board Meeting Minutes
 - d. 10/20/2021 Special Board Meeting Minutes
 - e. 10/21/2021 Special Board Meeting Minutes

5. **Tulare Hospital Foundation – Jan Smith, Executive Director**

6. **Evolutions Fitness & Wellness Center**
 - a. Gym Status Update – Jayne Presnell, Executive Director
 - b. Transition Update – Sandra Ormonde, District CEO
 - i. Discussion and Action to Approve Proposal for Gym Management Consulting Services
 - 1) Jim Thomas Fitness & Sports Management Consulting – Jim Thomas
 - 2) Cooper Wellness Strategies – David L. Evans, Vice President
 - ii. Update on Energy Audit Proposals
 - iii. Discussion and Potential Action Related to Gym Ownership Transition
 - 1) Transitioning Employees from EVO Management to TLHD

7. **Adventist Health Tulare – Sheri Pereira, Site Administrator**

8. **Adventist Health Tulare Capital Improvements Update – Sandra Ormonde, CEO**
 - a. NPC-2 Emergency Lighting
 - b. NPC-2 Exit Lighting
 - c. Miscellaneous Projects – Arc Flash Survey

9. **Tower Construction Committee – Phil Smith, Committee Chair**
10. **Hospital Tower Project**
 - a. Update on Tower Projects – Roy Magdaleno, Project Manager
 - i. Discussion and Action to Approve Proposal for Installation of Storm and Overflow Drains on the First Floor of the Tower
 - b. Discussion and Action Related to Presentation of Statement of Qualifications and Selection of Inspector of Records
 - i. TYR, Inc. – Youssef Sobhi, President and Senior Inspector
 - c. Discussion and Action Related to Presentation of Statement of Qualifications and Selection of Architectural Services Firm
 - i. Mangini Associates, Inc. – Ryan Morrelli, Principal Architect
 - ii. Davis Stokes Collaborative, P.C., Architects – Willie O. Stokes, President and Principal Architect
11. **Discussion and Action Related to Review of Proposals Received in Response to Request for Proposals for Medical Office – Randy Dodd, Dodd Consulting**
12. **Discussion and Action on Resolution 905 Declaring Certain Medical and Non-Medical Equipment as Surplus Property**
13. **Discussion and Action to Approve Request to Amend Records Retention and Destruction Schedule – Kathy Melendez, Executive Administrative Assistant**
14. **Discussion and Action Related to Redistricting Services and Public Hearing Requirement – John Chism, Cooperative Strategies**
15. **Status Update of Request for Lease Proposals No. 36C26120R0097 for Veterans Administration Facility – Sandra Ormonde, CEO**
16. **Discussion and Action Related to Continuation of Remote Attendance Accommodations (by Zoom) in Accordance with AB 361 – Jason O. Howard, General Counsel**
17. **Discussion and Action to Approve Proposal for Security Services – Sandra Ormonde**
18. **Chief Executive Officer Report**
 - a. Property Management Update
 - i. Leases
 - ii. Property Repairs
 - b. IT Update
 - c. Project Manager Recruiting Effort Update
 - d. CEO Recruiting Effort Update
 - e. District 3 Director Vacancy Update
 - f. Unclaimed Property

19. **Financial Report**
 - a. Discussion and Action to Approve TLHCD Financial Statements – October 2021
 - b. Cash Report Update – October 21, 2021
 - c. Audit Status

20. **Suspend Open Session – Recess to Closed Session**

21. **Closed Session**
 - a. Potential Litigation (pursuant to Ca. Govt. Code § 54956.9).
 - b. Conference with Legal Counsel – Existing litigation (pursuant to Ca. Govt. Code § 54956.9):
 - i. In re Tulare Local Healthcare District dba Tulare Regional Medical Center – United States Bankruptcy Court Eastern District of California Case No. 17-13797
 - c. Instructions to designated representative related to real property commonly known as Lots 24, 26 and 35 of the Tulare Medical Center located on North Cherry Street in Tulare (pursuant to Ca. Govt. Code § 54956.8)
 - d. Instructions to designated representative related to leases of real property located in Evolutions Plaza at 1425 E. Prosperity Avenue (pursuant to Ca. Govt. Code § 54956.8)
 - e. Instructions to designated representative related to real property at 890 N. Cherry Street, formerly Microcorre Diagnostic Lab (pursuant to Ca. Govt. Code § 54956.8)
 - f. Discussion and Action on public employee appointment of Chief Executive Officer (*pursuant to Govt. Code § 54957(b)(1)*)
 - g. End closed session

22. **Reconvene Open Session – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1**

23. **Adjournment – Next regular meeting scheduled for 6:30 PM on Wednesday, November 17, 2021, at Evolutions Plaza, Conference Room.**