

**Tulare Local Health Care District  
Board of Directors Meeting  
Wednesday, July 28, 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 information<sup>1</sup>:**

<https://us06web.zoom.us/j/81449932166?pwd=WHZNNjVPME9Bcmo3Y1R0ZTIzdk9jZz09>

**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: 814 4993 2166

Passcode: 501435

**Special notice to individuals with disabilities:**

Please email [kmelendez@tulareregional.org](mailto:kmelendez@tulareregional.org) or call [\(559\) 685-3879](tel:(559)685-3879) 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.**<sup>2</sup> 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, Annex Lab Building, 2nd Floor, 869 North Cherry Street, Tulare, California at the same time that the public records are distributed or made available to the board members.

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<sup>1</sup> Pursuant to Executive Order N-29-20 dated March 17, 2020, in order to further combat the spread of the COVID-19 virus, California Governor Gavin Newsom has temporarily suspended certain provisions of the Brown Act respecting notice, quorum and accessibility requirements applicable to meetings of local legislative bodies. In accordance with said Order—a copy of which will be made available upon request—and related recommendations by the CDC, a physical location for public participation will be provided on a limited occupancy basis for the July 28, 2021, regular meeting of the Board. 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](mailto:kmelendez@tulareregional.org) or call [\(559\)685-3879](tel:(559)685-3879) at least three (3) hours prior to the scheduled commencement of this meeting.

<sup>2</sup> Due to present restrictions related to COVID-19, the District is operating under a modified schedule. Please call [\(559\)685-3879](tel:(559)685-3879) or email [kmelendez@tulareregional.org](mailto: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
Senovia Gutierrez	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. 6/23/2021 Regular Board Meeting Minutes
  - b. 7/14/2021 Special Board Meeting Minutes
  
5. **Tulare Hospital Foundation Update – 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 Potential Action Related to Gym Management Consulting Services
    - ii. Discussion and Potential Action Related to Gym Ownership Transition
  - c. Discussion and Action Related to Child Care Facility Shade Structure
  
7. **Adventist Health Tulare Update – Sheri Pereira, Site Administrator**
  
8. **Adventist Health Tulare – Capital Improvements**
  - a. NPC-2 Emergency Lighting
  - b. NPC-2 Exit Lighting
  - c. Miscellaneous Projects
  
9. **Discussion and Potential Action Related to District Real Properties Sales/Use/Development Opportunities – Randy Dodd, Dodd Consulting**
  - a. Update
  - b. Discussion and Action Related to Request for Proposals for Medical Office Space

10. **Tower Construction Committee – Phil Smith, Committee Chair**
  - a. Update
  - b. Discussion and Potential Action Related to Committee Liaison Proposed Discussions with Adventist Health Regarding Tower Buildout
11. **Discussion and Action Related to Request for Qualifications for Inspector of Record**
12. **Discussion and Action Related to Tower Construction Committee’s Recommendation Regarding Direct Hire and/or Contract Project Manager(s)**
  - a. Project Manager Job Description
  - b. Direct Hire Project Manager
  - c. Interim Contract Project Manager
13. **Discussion and Potential Action Based on Status Update of Request for Lease Proposals No. 36C26120R0059 for Veterans Administration Facility**
14. **Discussion and Action Related to Independent Consulting Contracts Renewal:**
  - a. Dan Heckathorne
  - b. Randy Dodd
15. **Presentation by General Counsel Regarding Adventist Health Purchase Options under Current Lease – Jason O. Howard**
16. **Discussion and Action Related to Establishing Cell Phone Policy for Board Directors**
17. **Discussion and Action Related to Request for Proposal for Demography/Redistricting Services**
18. **Discussion and Action on Resolution 903 Declaring Certain Medical and Non-Medical Equipment as Surplus Property**
19. **Discussion and Action Related to Removal of Evaporative Cooler/Exhaust System at Real Property Located at 890 N. Cherry Street**
20. **Chief Executive Officer Report**
  - a. Property Management Update
    - i. Leases
    - ii. Property Repairs
  - b. IT Update
  - c. Tower Update
  - d. District Office Relocation Update
21. **Financial Report**
  - a. Discussion and Action to Approve TLHCD Financial Statements – June 2021
  - b. Cash Report Update – July 22, 2021
  - c. Budget FY2021-22 status
22. **Suspend Open Session – Recess to Closed Session**

23. **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*
    - ii. *Tulare Local Health Care District v. Bruce R. Greene, et al.*, Superior Court for the State of California for Tulare County Case No. 278333
  - c. 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)
  - d. Instructions to designated representative related to lease of real property located at 890 N. Cherry Street (pursuant to Ca. Govt. Code § 54956.8)
  - e. End closed session
24. **Reconvene Open Session – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1**
25. **Adjournment – Next regular meeting scheduled for 6:30 PM on Wednesday, August 25, 2021, at a location to be determined**