

**Tulare Local Health Care District
Board of Directors Meeting
Wednesday, June 23, 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://zoom.us/j/97713473652?pwd=VDZ0bGswaXNlZk5xL2pSdzdhYXh3UT09>

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: 977 1347 3652

Passcode: 221523

Special notice to individuals with disabilities:

Please email 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.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, 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.

¹ 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 June 23, 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 or call [\(559\)685-3879](tel:(559)685-3879) 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:(559)685-3879) or email kmelendez@tulareregional.org to arrange viewing access to documents.

MINUTES

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**
President Northcraft called the meeting to order at 6:33PM.
2. **Public Comment:**
None.
3. **Announcements – Board**
None.
4. **Consent Agenda**
 - a. 5/24/2021 Special Board Meeting Minutes
 - b. 5/26/2021 Regular Board Meeting Minutes
Motion was made by Xavier Avila and seconded by Phil Smith to approve the minutes as presented. Motion approved 5-0.
5. **Tulare Hospital Foundation Update – Jan Smith, Executive Director**
Jan Smith thanked all those in attendance at the forum last evening. She felt that, due to the conflicting City Council meeting, it was not well attended but the 30 in attendance seemed positive about their experience. Another forum is being planned soon, possibly the Senior Center, to include citizens on the west side of town and another at the Galaxy Theater. Another Tower tour was provided to 14 doctors and residents this morning. They were excited that construction will resume and liked the layout. Some residents offered to be included in future tower tours to help in promoting the project. Smith reported that the Foundation will be entered into the Tulare County Fair Parade and also will be an exhibitor at the Fair along with Adventist Health. Smith announced that the Foundation continues to purchase equipment for the tower. Smith invited the Board and citizens to their annual “It’s a Girl Thing” on Sunday, August 8 at Country M Ranch. Smith again thanked the Board for their continued support.
6. **Evolutions Fitness & Wellness Center**
 - a. Gym Status Update – Jayne Presnell, Executive Director – Presnell reported 34 new memberships, attendance has flattened to about 3,500 guests per week versus 8,000 per week pre-Covid, the gym is now open until 10PM and they will begin opening on Sundays in mid-July. Evolutions is facing staffing challenges but will be interviewing new staff soon. All areas of the gym are open to guests, i.e., spa, pool, etc.
 - b. Transition Update – Sandra Ormonde, District CEO – It appears the transition of Evolutions to the District will happen soon. Only one pay period remains before funds are exhausted. Once exhausted, the PPP forgiveness application can be submitted.

- c. Discussion and Action Related to Child Care Facility Shade Structure – Presnell has received one bid for \$32,000 and is waiting on another contractor to respond.
7. **Adventist Health Tulare Update – Sheri Pereira, Site Administrator**

Sheri Pereira reported that the Hospital is doing quite well. Pereira reported on ER volumes. The transfer rate in June was only 2.5% of patients with the others either hospitalized or discharged home; a new Marketing employee has been hired; new OB Nurse Manager has been hired; new specialists have been hired for the clinics including a Vascular Surgeon, Nurse Practitioner specializing in neurology, Chiropractor, and Family/Medical Doctor specializing in Obstetrics. Coming soon is a Podiatrist.
8. **Adventist Health Tulare – Capital Improvements**
 - a. NPC-2 Emergency Lighting – Emergency lighting and exit lighting is complete. Documents now need to be submitted to OSHPD to complete the project.
 - b. NPC-2 Exit Lighting
 - c. Miscellaneous Projects – The IT archive project is moving along. Other projects such as the kitchen remodel are on hold until the NPC-2 projects are complete.
9. **Update on District Real Properties Sales/Use/Development Opportunities – Randy Dodd, Dodd Consulting**

Randy Dodd updated the Board and provided information on the differences between a design build or design bid-build project. Dodd suggested the design bid-build type of project would be in the best interest of the District.
10. **Discussion and Action to Approve Proposal for Demolition of 591 E. Merritt and 979 N. Gem**

Motion was made by Xavier Avila and seconded by Senovia Gutierrez to approve the proposal for demolition as presented. Motion approved 5-0.
11. **Discussion and Action to Approve Proposed Insurance Coverages for the TLHCD for FYE June 30, 2022 – Rachelle Taylor and Brett Buchannan, Marsh McLennan Agency**

Motion was made by Phil Smith and seconded by Senovia Gutierrez to approval insurance renewal with a modification of property deductible increase to \$100,000. Motion approved 4-1 (Xavier Avila voting no)
12. **Tower Construction Committee Update – Phil Smith, Committee Chair**

Phil Smith gave an overview of the last Tower Construction meeting.
13. **Discussion and Action on Resolution 902 Declaring Certain Medical and Non-Medical Equipment as Surplus Property**

Motion was made by Senovia Gutierrez and seconded by Mike Jamaica to approve Resolution 902 as presented. Motion approved 5-0.
14. **Discussion and Action to Approve Extension of Listing Agreement with Craig Smith & Associates, Inc., related to the Real Property on North Cherry Street, commonly referred to as Tulare Medical Center Lots 24, 26 and 35**

Motion was made by Xavier Avila and seconded by Phil Smith to approve the listing agreement with a date modification of December 19, 2021. Motion approved 5-0.

15. **Discussion and Action Related to Request for Lease Proposals No. 36C26120R0059 (supersedes 36C26121R0063) for Veterans Administration Facility**

Sandra Ormonde reported she received new information on the RLP from the VA: (1) extending the due date to July 16, 2021, (2) the facility must be a single-tenant occupancy building, and (3) proof of financing for tenant improvements is required.

Motion was made by Phil Smith and seconded by Xavier Avila to authorize the CEO to move forward in responding to the VA's Request for Lease Proposal. Motion approved 3-2 (Northcraft and Gutierrez voting no)

16. **Discussion and Action Related to District Office Relocation**

Motion was made by Xavier Avila and seconded by Phil Smith to approve the temporary relocation of district offices to the modular building as presented. Motion approved 5-0.

17. **Discussion and Action Related to Establishing Cell Phone Policy for Board Directors**

Motion was made by Xavier Avila and seconded by Senovia Gutierrez to authorize Phil Smith use of a District cell phone. Motion approved 4-0 (Phil Smith abstained). Staff will come back to the Board next month to review a Cell Phone Policy.

18. **Discussion and Action to Approve Cost of Living Adjustment to the Chief Executive Officer Salary**

Motion was made by Mike Jamaica and seconded by Senovia Gutierrez to approve a cost of living adjustment of the CEO salary as presented. Motion approved 5-0.

19. **Chief Executive Officer Report**

- a. Property Management Update
 - i. Leases – All leases are current. Microcorre Lab is transitioning due to the passing of Dr. Walter.
 - ii. Property Repairs – No major repairs at this time. Ge is performing normal maintenance.
- b. IT Update – Staff will be able to go into the Cloud soon.
- c. Tower Update – Bird netting has been destroyed. Ormonde will look into whether it is needed.
- d. Redistricting Update – Melendez advised that she is working on the RFP and should have a proposal for review at the July meeting.
- e. Board and Staff Training – Melendez advised that staff have completed Sexual Harassment training. Directors are not required to complete this training.

20. **Financial Report**

- a. Discussion and Action to Approve TLHCD Financial Statements – May 2021
Motion was made by Mike Jamaica and seconded by Phil Smith to approve the financial report as presented. Motion approved 5-0.
- b. Cash Report Update – June 17, 2021 – Ormonde gave an overview of the cash report.
- c. Budget FY2021-22 status – It was the consensus of the Board to hold a special meeting for a Budget Study Session on August 17, 2021.

21. **Suspend Open Session at 9:31 PM – Recess to Closed Session**

22. **Closed Session**

- a. Potential Litigation (*pursuant to Ca. Govt. Code § 54956.9*).
- b. Conference with Interim 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 real property at 1425 E. Prosperity Avenue commonly known as Evolutions (*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 lease of real property located at 890 N. Cherry Street (*pursuant to Ca. Govt. Code § 54956.8*)
- f. End closed session at 10:00 PM

23. **Reconvene Open Session at 10:00 PM – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1**

Nothing to report.

24. **Adjournment at 10:01 PM– Next regular meeting scheduled for 6:30 PM on Wednesday, July 28, 2021, at a location to be determined**