

**Tulare Local Health Care District  
Board of Directors Meeting  
Wednesday, July 22, 2020 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 link/phone number below.**

**Zoom Meeting link and call in information<sup>1</sup>:**

<https://zoom.us/j/2771572997>

**You can also dial in using your phone**

United States: [+1 253 215 8782](tel:+12532158782) Use Meeting ID: [277 157 2997](tel:2771572997)

**Special notice to individuals with disabilities:**

Please email [sormonde@tulareregional.org](mailto:sormonde@tulareregional.org) or call [\(559\) 685-3465](tel:5596853465) 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, 2<sup>nd</sup> 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 22, 2020 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 Sandra Ormonde at [sormonde@tulareregional.org](mailto:sormonde@tulareregional.org) or call [\(559\) 685-3465](tel:5596853465) 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 [\(559\) 685-3465](tel:5596853465) or email [sormonde@tulareregional.org](mailto:sormonde@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
Senovia Gutierrez	Secretary	District 3
Xavier J. Avila	Director	District 5
Steve Harrell	Treasurer	District 1

- 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. 6/24/2020 Regular Board Meeting Minutes
  
- 5. Nomination Procedures and Election Timeline, and Requests for Nominations, for November 3, 2020 Election for Two Seats on the TLHCD Board (District 2 and District 4)**
  
- 6. Evolutions Update – EVO Management**
  
- 7. Tulare Hospital Foundation Update – Jan Smith**
  
- 8. Adventist Health Tulare Update – Sheri Pereira, Site Administrator**
  
- 9. Adventist Health Tulare – Capital Improvements**
  - a. NPC-2 Emergency Lighting Construction Administration Services
    - i. Discussion and Action to Approve Construction Administration Services Amendment Number 4 to Kluger Contract 19-105
    - ii. Discussion and Action Determining Financial Responsibility
    - iii. Discussion and Action to Approve Adventist Health Payment of Project Expenses as Offset Against Rent Pursuant to the Lease
  - b. NPC-2 Emergency Lighting Project Management Services
    - i. Discussion and Action to Approve Project Management Services Proposal
    - ii. Discussion and Action Determining Financial Responsibility
    - iii. Discussion and Action to Approve Adventist Health Payment of Project Expenses as Offset Against Rent Pursuant to the Lease
  - c. NPC-2 Exit Lighting

- d. Tower Chillers
- e. IT Server Room AC Upgrade
- f. Miscellaneous Projects

**10. Update on 4-acre Parcel Adjacent to Evolutions – Kent McNiece, RGH Manager, LLC**

**11. Tower Funds Committee Update**

**12. Discussion and Actions Related to Independent Consulting Contracts to:**

- a. Approve Consulting Agreements
  - i. Dan Heckathorne
  - ii. Randy Dodd
- b. Authorize District CEO to Execute Addenda to Consulting Agreements for Projects of Defined Scope to Specific Project/Aggregate Cost Limits
- c. Approve First Addendum to Consulting Agreement between TLHCD and Randy Dodd to Provide Property/Business Development Services

**13. Discussion and Action to Approve Modification of Listing Agreement with Craig Smith & Associates, Inc. and Zeeb Commercial related to the real property at 1425 E. Prosperity Avenue commonly known as Evolutions**

**14. Discussion and Action to Approve Resolution 892 Authorizing Investment of Monies in the Local Agency Investment Fund**

**15. Chief Executive Officer Report**

- d. Property Management Update
  - i. Leases
  - ii. Property Repairs
  - iii. Security
- e. Evolutions IT Update
- f. Tower
- g. Staff Update
- h. Office Relocation Sites Update

**16. Financial Report**

**Discussion and Action to Approve Financials:**

- a. TLHCD Internal Financial Statements – June 2020
- b. Cash Report Update – July 17, 2020

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

**18. 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, Kevin Northcraft, related to 4 acres real property contiguous to but not a part of the 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 real property at 1425 E. Prosperity Avenue commonly known as Evolutions (pursuant to Ca. Govt. Code § 54956.8).
- e. 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).
- f. End closed session.

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

**20. Adjournment – Next regular meeting scheduled for 6:30 PM on Wednesday, August 26, 2020 at location to be determined**