

**Tulare Local Healthcare District  
Board of Directors Meeting  
Wednesday, May 24, 2023, 6:00 PM  
Administrative Offices, Modular Building  
842 N. Gem Street  
(Northeast corner of Terrace and Gem Street)**

**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/88585340884?pwd=SDUwenJ5MlhYOWhZRxc3SzMzVjhxQT09>

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

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

Meeting ID: 885 8534 0884

Passcode: 112092

**Special notice to individuals with disabilities:**

Please email [cwatkins@tulareregional.org](mailto:cwatkins@tulareregional.org) or call [\(559\) 656-1301](tel:559-656-1301)  
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.** 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, will be available for public inspection at TLHCD Administrative Offices, Modular Building, 842 North Gem Street, Tulare, California, at the same time the public records are distributed or made available to the majority of the board members.

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<sup>1</sup> A Zoom Webinar link to this meeting is being provided for the convenience of members of the public desiring to view this meeting remotely. Any member of the public requiring assistance in the use of any offsite/remote viewing technology should email Christie Watkins at [cwatkins@tulareregional.org](mailto:cwatkins@tulareregional.org) or call 559-656-1301 at least three (3) hours prior to the scheduled commencement of this meeting. Under the Americans with Disabilities Act of 1990 (ADA), a qualifying person may further request that the District provide a disability-related modification or accommodation for said person to participate in any public meeting of the District. Such assistance includes alternative formats for the agendas and agenda packets used for any public meetings of the District. Requests for assistance shall be made in person or in written form to the Tulare Local Healthcare District at 842 North Gem Street, Tulare, CA 93274, or by telephone at (559) 656-1301. Requests made under the ADA must be received at least 48 hours prior to a scheduled public meeting.

# AGENDA

May 24, 2023

## **Tulare Local Healthcare District Board Members:**

Kevin Northcraft	President	District 4
Mike Jamaica	Vice President	District 2
Xavier J. Avila	Secretary	District 5
Jevon Price	Treasurer	District 3
Kathy Nesper	Director	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. 04/26/23 Regular Board Meeting Minutes
  
5. **Finance Committee Update**

Discussion and Action to Approve Financials:

  - a. TLHCD Internal Financial Statements – April 2023
  - b. Evolutions Internal Financial Statements – April 2023
  - c. AH line-of-credit payoff
  - d. Foundation and TLDC EVO loan payoffs
  - e. Fixed asset policy
  
6. **Tulare Hospital Foundation Update – Jan Smith, Director of Philanthropy**
  
7. **Adventist Health Tulare Update – Sheri Pereira, Site Administrator**
  
8. **Evolutions Fitness & Wellness Center – Jayne Presnell, Executive Director**
  - a. Additional Projects Update as Desired by Board or Noted by Staff
  
9. **Proclamation of Appreciation Presented to Dennis A. Mederos**
  
10. **Proclamation of Appreciation Presented to Stephen C. Harrell**

11. **Discussion and Action Regarding the HVAC Proposal for Evolutions from New England Sheet Metal and Mechanical, Co. – Nancy Overstreet, Project Manager/Randy Dodd, CEO**  
The Board to consider the proposal for repair and replacement costs for HVAC equipment over time, rather than immediate replacement of all.
12. **Discussion and Potential Action Regarding the Environmental Engineering Services from Provost & Pritchard for the Tulare Local Healthcare District Hospital Expansion Project – Nancy Overstreet, Project Manager/Randy Dodd, CEO**  
Board to consider the proposal of services for the Stormwater Pollution Prevention Plan (SWPP) Amendment and site observations in accordance with the 2009 Construction General Permit.
13. **Discussion and Potential Action Regarding the Proposal from DSC Architects Existing Hospital Kitchen Piping Refresh/Plumbing Revisions – Nancy Overstreet, Project Manager/Randy Dodd, CEO**  
The Board to consider the proposal from DSC Architects to take the existing plumbing revision through HCAI for permitting and then into construction. The previous design will be refreshed with revisions to meet the current code for the Hospital Kitchen cooking line.
14. **Chief Executive Officer Report**
  - a. Property Management Update
    - i. Leases
    - ii. Property Repairs Update
    - iii. HCAI Requirements
    - iv. Sale/Use of Properties Update
    - v. Projects
      - 1) Asphalt Update for Tower parking lots
      - 2) Engie Solar for Evolutions Fitness & Wellness Center
  - b. Investment Update
  - c. Additional Projects Update as Desired by Board or Noted by Staff
15. **Certificate of Appreciation to Maria Elena Grijalva for being a National Kidney Foundation Award Honoree**
16. **Closed Session**
  - a. Potential Litigation (*pursuant to Govt. Code § 54956.9*) (one item).
  - b. Conference with Legal Counsel – Existing litigation (*pursuant to Govt. Code § 54956.9*):
    - i. Tulare Local Healthcare District v. Bruce R. Greene, et al., Superior Court for the State of California, County of Kern, Case No. BCV-19-103514.
    - ii. The People of the State of California v. Dr. Yorai Benzeevi et al., Superior Court for the State of California, County of Tulare, Case No. VCF401053A/B/C.
  - c. Conference with agency-designated representatives (Kevin Northcraft and Jevon Price) on labor negotiations regarding Chief Executive Officer position (*pursuant to Govt. Code § 54957.6*).
  - d. End Closed Session.
17. **Reconvene Open Session – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1.**

18. **Adjournment – Next regular meeting is scheduled for 6:00 PM on Wednesday, June 28, 2023, at the Administrative Offices, Modular Building, Northeast corner of Terrace and Gem Street.**