

**Tulare Local Health Care District  
Board of Directors Meeting  
Wednesday, June 29, 2022, 6:30 PM  
Administrative Offices, Modular Building  
869 N. Cherry Street, Tulare, CA  
(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/87362772526?pwd=MEJIM0pGQWE0M2h2emlSWk5PalFFUT09>

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

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

Webinar ID: 897 8495 6794

Passcode: 982882

**Special notice to individuals with disabilities:**

Please email [cwatkins@tulareregional.org](mailto:cwatkins@tulareregional.org) or call [\(559\) 685-3465](tel:559-685-3465)  
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, 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.

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<sup>1</sup> 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 June 29, 2022, 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 Philip Smith at [psmith@tulareregional.org](mailto:psmith@tulareregional.org) or call 559-685-3465 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 or email [psmith@tulareregional.org](mailto:psmith@tulareregional.org) to arrange viewing access to documents.

# MINUTES

June 29, 2022

## **Tulare Local Health Care District Board Members Present:**

Kevin Northcraft	President	District 4
Xavier J. Avila	Secretary	District 5
Margaret Fidler	Treasurer	District 3
Brandon Taylor	Director	District 1

## **Absent:**

Mike Jamaica	Director	District 2
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### **1. Call to Order**

President Northcraft called the meeting to order at 6:32 PM.

### **2. Public Comment**

None.

### **3. Board Announcements**

Marmie Fidler – shared that Mission Oak High School students and teachers put together a monument to be installed at the fairgrounds to commemorate the return of the Japanese during WWII. It was very nicely done.

### **4. Consent Agenda**

The motion was made by Xavier Avila, seconded by Marmie Fidler, to approve the consent agenda with a correction. Motion approved 4-0-1.

### **5. Hospital Tower Construction Committee**

Nancy Overstreet gave a brief overview of several projects, including awnings and generators. Ms. Overstreet shared the approved changes to the Tower drawings with the group. Mr. Smith commented on the new and revised Tower Construction Committee Charter; we will bring it forward at the next Board meeting.

### **6. Tulare Hospital Foundation Update**

CEO Smith commented the Festival of Trees is scheduled for November 18<sup>th</sup> at the Veterans Memorial Building.

### **7. Evolutions Fitness & Wellness Center**

Jayne Presnell shared gym memberships have increased by 58 in June. Then continued with additional property status updates, including tree pruning, replacing the carpet, and previously used conference room rental contract. It was recommended Mr. Howard review the agreement.

**8. Nomination Procedures and Election Timeline, and Requests for Nominations, for November 8, 2022 Election for Three Seats on the TLHCD Board (Districts 1, District 3, and District 5)**

CEO Smith advised Districts 1, 3, and 5 are up for reelection; at this time the current board members will be running for reelection.

**9. Discussion and Possible Action regarding the Proposed Evolutions Project – Includes planned solar project, energy savings components, potential parking lot, and HVAC work.**

Philip Smith commented that there was progress made during the working group session today, and there will be another follow-up working group session held. Roy Nelson commented regarding additional financing options for the project. It was recommended a public hearing be held at the following board meeting. A motion was made by Marmie Fidler, seconded by Xavier Avila to call for a public hearing in July at the regular board meeting and empower the staff to get a proper notice out. Approved 4-0-1.

**10. Discussion and Possible Action to Approve Proposed Insurance Coverages for TLHCD for FYE June 30, 2023 – Marsh & McLennan Agency**

CEO Smith shared that insurance increased by 20%. Chairman Northcraft noted that time is needed to review the policy as presented. Mr. Smith advised we can extend the policy for one month. Mr. Northcraft suggested the item be tabled to the July Board meeting or a special meeting if needed. A motion was made by Kevin Northcraft, seconded by Xavier Avila to table the proposed insurance coverages for TLHCD. Approved 4-0-1.

**11. Discussion and Action with regard to retaining services of Wulff, Hansen & Co. on a project-specific basis – Philip Smith.** Wulff, Hansen & Co. specializes in revenue bonds and refinancing and handled the district's last bond refinance. Roy Hansen summarized that what is being proposed is a municipal advisory agreement that will cover general services and projects that are being contemplated by the district, as specific projects are being financed there will be additional addendums. The presentation today covers the regular agreement and the solar addendum. A motion was made by Marmie Fidler, seconded by Xavier Avila to approve the municipal advisory agreement between Wulff, Hansen & Co., and TLHCD. Approved 4-0-1.

**12. Chief Executive Officer Report**

a. Property Management Update

- i. Potential Tenant Update: There is a potential interest in the surgical facility at Evolutions, and Tulare County may be interested in the Microcore building.
- ii. 922 Cherry Street Project Update: Engaged with a prospective tenant build to suit
- iii. IT Upgrade: Transitioning away from Adventist

- iv. Employee Retirement Plans: TLHCD is exempt from CalSavers at this time
- v. Landscape Project with the University of California Extension Master Gardener Program: Mr. Northcraft noted Adventist has a program with the Master Gardener at their Hanford campus.
- vi. Initial budget proposal: Initial budget proposal will be prepared for presentation at the July meeting.

**13. Financial Report**

A motion was made by Marmie Fidler, seconded by Brandon Taylor to approve the Financial Statements for Evolutions and TLHCD as presented. Approved 4-0-1.

**14. Suspend Open Session – Recess to Closed Session 8:05 PM**

**15. Closed Session 8:09 PM**

- 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 Kern County Case No. BCV-19-103514
- b. Instructions to designated representative related to real property at 1425 E. Prosperity Avenue commonly known as Evolutions (*pursuant to Ca. Govt. Code § 54956.8*)
- 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. Discussion and Potential Action regarding public employee evaluation of Chief Executive Officer (*pursuant to Govt. Code § 54957(b)(1)*)
- e. End closed session

**16. Reconvene Open Session 8:35 PM – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1.**

Nothing to report.

**17. Adjournment at 8:40 PM– Next regular meeting is scheduled for 6:30 PM on Wednesday, July 27, 2022, at the Administrative Offices, Modular Building, Northeast corner of Terrace and Gem Street.**

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Xavier Avila, Board Secretary

