

**Tulare Local Health Care District  
Board of Directors Special Meeting  
Tuesday, August 17, 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/88056775059?pwd=bVINeDVGRGpEekxUSlgyYmFPbzIJZz09>

**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: 880 5677 5059

Passcode: 495140

**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 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 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 August 17, 2021, special 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.

## 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**  
Vice President Mike Jamaica called the meeting to order at 6:38PM.
2. **Public Comment:**  
Citizen Alex Gutierrez commented on the two recent news articles from the Tower Construction Committee. Gutierrez reported that Kaweah Delta is experiencing high patient capacity and requested the status and number of hospitalizations due to COVID-19 from Adventist Health.
3. **Announcements – Board**  
None.
4. **Budget Study Session**
  - a. FY 2021-22 Budget Study Session - Operating, Capital & Cash Flow Budgets – Sandra Ormonde, Chief Executive Officer  
CEO Ormonde reviewed in draft form the operating budget, capital budget and statement of cash flows with the Board. It was noted that these projections do not include Evolutions. Discussion was had regarding Line item 56 from the capital budget, Tower, in whether or not to expend funds to landscape the Cherry Street frontage or invest monies into the development of a new building for doctor offices. Ormonde advised the parking lot along Cherry Street will be placed in the next budget year. In reference to Line item 60, it was requested by Northcraft to pull Gym HVAC from the capital budget while he investigates energy options for Evolutions. Staff will bring this item to the Board's regular meeting on August 25 for further review.
5. **Discussion and Potential Action Related to District Real Properties Sales/Use/ Development Opportunities – Randy Dodd, Dodd Consulting**
  - a. Update: Dodd provided financing options for development of the Merritt property and an update to the Board in regards to the importance and development of medical offices along the perimeter of the hospital. The total development investment is approximately \$1.2 million.
  - b. Discussion and Action Related to Request for Proposals for Medical Office Space

Motion was made by Xavier Avila and seconded by Senovia Gutierrez to approve in form with allowance to modify proposal prior to distribution by staff, Dodd and Howard. Motion approved 5-0.

6. **Discussion and Action Related to Salary Range of Project Manager – Sandra Ormonde, Chief Executive Officer**

Motion was made by Xavier Avila and seconded by Kevin Northcraft to authorize CEO to negotiate salary with an approved pay range for the Project Manager position at \$85,000-\$100,000/annually. Motion approved 5-0.

7. **Discussion and Action Related to Request for Qualifications for Architect of Record – Sandra Ormonde, Chief Executive Officer**

Motion was made by Xavier Avila and seconded by Kevin Northcraft to approve in form with allowance to make moderate changes by staff, Dodd and Howard. Motion approved 5-0.

8. **Suspend Open Session at 8:28 PM – Recess to Closed Session**  
9. **Closed Session at 8:33 PM**

- 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. End closed session at 9:05 PM

10. **Reconvene Open Session at 9:06 PM – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1**

Nothing to report.

11. **Adjournment at 9:06 PM – Next regular meeting scheduled for 6:30 PM on Wednesday, August 25, 2021, at Evolutions Plaza, Conference Room.**