

**Tulare Local Health Care District
Board of Directors Regular Meeting
Wednesday, August 25, 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://us06web.zoom.us/j/83739233348?pwd=bVJpWEdkTDg5QWpPakRmTk00Z052UT09>

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: **837 3923 3348**

Passcode: **915865**

Special notice to individuals with disabilities:

Please email kmelendez@tulareregional.org or call [\(559\) 685-3879](tel:5596853879)
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, 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.

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 August 25, 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:5596853879) 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:5596853879) 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 (Zoom)	Director	District 3

1. **Call to Order**

President Kevin Northcraft called the meeting to order at 6:40PM.

2. **Public Comment**

Citizen Alex Gutierrez was inquiring on a previous question posed regarding the Covid resurgence in Tulare County and what the current census is at Adventist Health Tulare. Gutierrez stated the hospital should provide better marketing to the public about their daily census for transparency purposes. Gutierrez also inquired about a lease contract for the Tower with Adventist Health.

3. **Announcements – Board**

Vice President Jamaica advised he met with Adventist Health to discuss what projects the District is moving forward with, the demolition of buildings and the construction of a new medical office building. Treasurer Phil Smith reported that he is investigating investment opportunities for the District. Northcraft reported on the informative tower tour he made with Gary Sutherlin in his discussion with Adventist Health. Executives said they believe any medical office space would be viable. Northcraft feels the District has a good rapport and partnership with Adventist Health.

4. **Consent Agenda**

a. 7/28/2021 Regular Board Meeting Minutes

b. 8/17/2021 Special Board Meeting Minutes

Motion was made by Xavier Avila and seconded by Phil Smith to approve the consent agenda as presented. Motion approved 5-0.

5. **Tulare Hospital Foundation – Jan Smith, Executive Director**

In absence of Jan Smith, Kevin Mooney reported the Foundation will not have a booth at the County Fair due to the increase in Covid cases and the community forum scheduled for August 26 will be rescheduled. The Festival of Trees “Gatsby Christmas” is expected to be held in November but will pivot to a virtual event should the need arise.

6. **Evolutions Fitness & Wellness Center**

a. Gym Status Update – Jayne Presnell, Executive Director: Director Presnell reported that memberships have increased by 60 over last month with some memberships on “freeze” due to Covid, daily check-ins have increased to 4,440 per week; Presnell reported that, since the opening of In & Out, traffic has increased but they are well organized.

b. Transition Update – Sandra Ormonde, District CEO

i. Discussion and Potential Action Related to Gym Management Consulting Services: Ormonde reported that she is waiting on two additional proposals.

- ii. Discussion and Potential Action Related to Gym Ownership Transition: Ormonde advised she is getting contracts in place. The PPP has been repaid and there is no further obligation. Ormonde will work on a transition timetable for next month's meeting.
 - c. Discussion and Action Related to Child Care Facility Shade Structure – Jayne Presnell, Evolutions Executive Director: Presnell has made contact with USA Shade and is awaiting a response.
 - d. Discussion and Action Related to Energy Proposal – Kevin Northcraft: Motion was made by Kevin Northcraft and seconded by Phil Smith to authorize staff to solicit other companies for proposals. Motion approved 5-0.
- 7. **Adventist Health Tulare – Sheri Pereira, Site Administrator**
 Sheri Pereira reported that Med/Surg is open and busy; Emergency Department is seeing 100 visits daily; the 6 ICU beds are full; Rapid Care is closed but patients can go to the Hillman Clinic; more specialties are coming to Tulare such as Chiropractic, Orthopedics, Pediatrics, and Podiatry and are seeking Obstetrics. In response to a citizen request, Pereira announced there were 9 Covid patients today and the daily census is approximately 25 in Med/Surg and 6 in ICU.
- 8. **Adventist Health Tulare Capital Improvements Update – Sandra Ormonde, Chief Executive Officer**
 - a. NPC-2 Emergency Lighting
 - b. NPC-2 Exit Lighting
 - c. Ormonde advised the Board that NPC-2 lighting is complete with the exception of the exit route signage and a couple of speakers that need to be replaced. Once this is completed, OSHPD can sign off and Adventist Health can start its other projects.
 - d. Miscellaneous Projects: No update.
- 9. **Tower Construction Committee – Phil Smith, Committee Chair**
 Director Smith briefed the Board on the last meeting held by the Tower Construction Committee. The next committee meeting is scheduled for September 14.
- 10. **Discussion and Action to Approve Request for Qualifications for Inspector of Record, as Recommended by Tower Construction Committee – Sandra Ormonde, Chief Executive Officer**
 Motion was made by Phil Smith and seconded by Xavier Avila to approve the Request for Qualifications for Inspector of Record as presented. Motion approved 5-0.
- 11. **Discussion and Action Related to Project Manager Hiring Process and Timeline**
 Ormonde reviewed the process timeline and advised that the goal is to have the new Project Manager on board by mid-December.
- 12. **Status Update of Request for Lease Proposals No. 36C26120R0059 for Veterans Administration Facility**
 CEO Sandra Ormonde apprized the Board of the latest information received from the VA. Ormonde reported that the VA did not award the lease proposal and will be reissuing a new RLP next Wednesday. The VA is still not considering a build to suit project. Avila stated that the District should reconsider and show interest. It was the

consensus of the Board to give direction to CEO to respond to the VA with an expression of interest. Ormonde advised this does not bind the District, it only shows interest.

13. Chief Executive Officer Report

- a. Property Management Update
 - i. Leases – All leases are current.
 - ii. Property Repairs – Facility repairs have been minimal.
- b. IT Update – Update is complete and staff will begin working from the cloud soon.
- c. Tower Update – Morris Levin & Son has been working on pipe relocation in the ED area.
- d. District Office Relocation Update – Ormonde reported that staff moved into the construction trailer on August 16.
- e. Redistricting Update – RFPs are due August 30.
- f. Real Properties Sales/Use/Development Opportunities Update – Dodd stated that RFP for medical office building at Gem and Merritt will go out on August 30 and are due September 30. Kathy Melendez updated the Board on the demolition progress at 591 Merritt, 979 Gem, and 922 Cherry.

14. Financial Report

- a. Discussion and Action to Approve TLHCD Financial Statements – July 2021
Motion was made by Xavier Avila and seconded by Phil to approve financial statements as presented. Motion approved 5-0.
- b. Cash Report Update – August 19, 2021: Ormonde reviewed the report with the Board.
- c. Discussion and Action to Approve TLHCD FY 2021-22 Operating Budget and Cash Flow
Motion was made by Mike Jamaica and seconded by Phil to approve the operating budget and cash flow with the condition of changing Tower capital budget to \$200,000.
- d. Audit Status
Ormonde advised that the trial balance should be going to the auditor this week, expecting audit completion by September and will report to the Board in October.

15. Suspend Open Session – Recess to Closed Session at 8:24 PM

16. Closed Session at 8:30 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
- c. End closed session at 8:49 PM.

17. Reconvene Open Session 8:51 PM – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1

Nothing to report.

18. **Adjournment at 8:51 PM – Next regular meeting scheduled for 6:30 PM on Wednesday, September 22, 2021, at Evolutions Plaza, Conference Room.**

DRAFT