

**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**

Kevin Northcraft called the meeting to order at 6:37 pm.

**2. Public Comment:**

None

**3. Announcements – Board**

Xavier Avila was shocked at the numbers presented for COVID today by Tulare County, just shy of 500. Would like to know how the hospital is doing. He feels like the conspiracies are down playing the seriousness regarding COVID. We need to step up as a healthcare District and play a role by answering questions or posting a video.

Senovia Gutierrez says it is our responsibility to wear a mask. Take responsibility for you and your family.

Mike Jamaica is apprehensive about schools opening up.

Steve Harrell no comment.

Kevin Northcraft says when the statistics are reported it seems like its talking about people we don't know, but more and more of us are now becoming aware of it happening around us. It is serious.

**4. Consent Agenda**

- a. 6/24/2020 Regular Board Meeting Minutes

Steve Harrell made a motion to approve the Consent Agenda. Senovia Gutierrez seconded the motion. Approve 5-0.

**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)**

Nominations for District 2 & 4 are open until August 7<sup>th</sup>.

**6. Evolutions Update – EVO Management**

Currently Closed.

**7. Tulare Hospital Foundation Update – Jan Smith**

Tulare Hospital Foundation is offering free estate planning.

**8. Adventist Health Tulare Update – Sheri Pereira, Site Administrator**

Adventist Health Tulare is now caring for COVID patients. Their sister hospital is full. They are sending severe cases to Hanford. If a patient comes in for other reasons, but tests positive they can still care for them. New services at the hospital include inpatient

dialysis, mammography, and Dexa. The TeleNeurology will be starting on August 8<sup>th</sup>. They have a new Medical Director who will be overseeing their residency program. Residents won't be starting until July 2021. They are paving the way. The CIP projects are the Rapid Care which should be complete in August 2020. The rural health Clinic is scheduled to be complete in October 2020. A physician's network multispecialty that will start with primary care in endocrinology which will begin in September 2020. Babies to date are at 108 girls and 99 boys. In June they had a record month with 184 surgeries. They are doing elective surgeries in Tulare.

Senoiva Gutierrez asked for further clarification from Sheri.

-Adventist Health Tulare reports to The Department of Public Health. They rely on them to report to the public. Numbers change from day to day so they do not report on COVID numbers.

Kevin asked about the safety of other patients in the hospital.

-COVID is not airborne and must be transmitted in a droplet. The COVID patients are in one area. It makes it easier on the nurses as well.

Xavier mentioned that there was a 9 hour wait at Sierra View in Porterville. He feels like people in our community are not taking it serious. He has heard how Sierra and Kaweah are doing, but he would like to know how Tulare is doing?

-Tulare is doing fine. With the 4 hospital network it makes it nice because they have the capability to move staff and patients when necessary. From entrance to registration and seeing a doctor the ED admittance times are averaging 10 min or less. Patients are being seen, assessed and treated very quickly.

Alex Gutierrez asked about Adventist only having one infectious disease doctor and if this is the only type of doctor that can see COVID patients. Also asked about PPE and ventilators. He also wanted to know if there were currently any COVID patients in the hospital.

-The hospitalists can see COVID patients as well, it's just a bonus to have the infectious disease control doctor available. When COVID first hit and there was a huge shortage of PPE, but now there is not. There are ventilators at every site and because they are part of a network those ventilators can be moved around if necessary. She did not provide exact numbers on ventilators, but there are plenty. She said they have had, and they will have COVID patients, but she will not report on exact numbers because the numbers can change at any given point.

## **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

Steve Harrell made a motion to approve the Kluger Amendment for \$19,100.00. Xavier Avila seconded the motion. Approved 5-0.

- ii. Discussion and Action Determining Financial Responsibility

Xavier Avila made a motion to determine the financial responsibility as TLHCD. Mike Jamaica seconded the motion. Approved 5-0.

- iii. Discussion and Action to Approve Adventist Health Payment of Project Expenses as Offset Against Rent Pursuant to the Lease

Xavier Avila made a motion to approve Adventist Health payment of project expenses as offset against rent pursuant to the lease. Steve Harrell seconded the motion. Approved 5-0.

- b. NPC-2 Emergency Lighting Project Management Services
  - i. Discussion and Action to Approve Project Management Services Proposal

Mike Jamaica made a motion to approve the G.L. Bruno change order for \$12,110.04. Steve Harrell seconded the motion. Approved 5-0.

- ii. Discussion and Action Determining Financial Responsibility

Steve Harrell made a motion to determine the financial responsibility as TLHCD. Mike Jamaica seconded the motion. Approved 5-0.

- iii. Discussion and Action to Approve Adventist Health Payment of Project Expenses as Offset Against Rent Pursuant to the Lease

Xavier Avila made a motion to approve Adventist Health payment of project expenses as offset against rent pursuant to the lease. Steve Harrell seconded the motion. Approved 5-0.

- c. NPC-2 Exit Lighting  
Should be wrapped up next week.
- d. Tower Chillers  
Completed the 3<sup>rd</sup> floor chillers, running in test mode, next step is removing temp chiller.
- e. IT Server Room AC Upgrade  
Release of the specialized equipment is on schedule. All city permits are approved. Installation of some of the smaller equipment is in the works. Expect to be 50% complete by the end of next week. Waiting on the computer room AC unit to arrive. Anticipated completion is end of August.
- f. Miscellaneous Projects  
Archive project in place. We've had different accounting and software systems that are no longer active. We are having to pay someone to extract the data and archive it.

- 10. Update on 4-acre Parcel Adjacent to Evolutions – Kent McNiece, RGH Manager, LLC**  
4-acre parcel is in escrow. Kent provided the Board with updates regarding the progress. There are changes to the site plan that require an increased expense and he is asking the Board to cover the extra cost. Will be added to the next agenda.

**11. Tower Funds Committee Update**

Work in progress for last 3 months. Tried to get in contact with the Governor's office, but due to COVID they are busy. Looking for additional grant writer proposals. The

information given by Christine was very well presented. Certain grants may require matching funds. Need to look into working with Jan Smith on fundraisers. Three RFP's will be sent out.

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

a. Approve Consulting Agreements

i. Dan Heckathorne

Senovia Gutierrez made a motion to approve the contract for Dan Heckathorne. Xavier Avila seconded the motion. Approved 5-0.

ii. Randy Dodd

Xavier Avila made a motion to approve the contract for Randy Dodd. Senovia Gutierrez seconded the motion. Approved 5-0.

b. Authorize District CEO to Execute Addenda to Consulting Agreements for Projects of Defined Scope to Specific Project/Aggregate Cost Limits

Xavier Avila made a motion to approve the District CEO to execute addenda with a limit of \$25k/project/consultant and an aggregate of \$50k/consultant. Senovia Gutierrez seconded the motion. Approved 5-0.

c. Approve First Addendum to Consulting Agreement between TLHCD and Randy Dodd to Provide Property/Business Development Services

No action needed.

**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**

Senovia Gutierrez made a motion to approve the extension until 01/2021. Xavier Avila seconded the motion. Approved 5-0.

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

Senovia Gutierrez made a motion to approve Resolution 892. Xavier Avila seconded the motion. Approved 5-0.

**15. Chief Executive Officer Report**

d. Property Management Update

i. Leases

AH is current on lease payments.

ii. Property Repairs

VA – Need to repair doors, and carpet.

Evolutions – GE made AC repairs.

- iii. Security
    - 1 guard/shift overlapping, cost is cut in half.
- e. Evolutions IT Update  
Completed.
- f. Tower  
Looking at getting bids to finish the basement. \$50k to get permanent power.  
Fence has been moved.
- g. Staff Update  
Offer was accepted by Mayra Rodriguez.
- h. Office Relocation Sites Update  
Repairs to construction trailer will cost ~\$2-3k.

**16. Financial Report**

**Discussion and Action to Approve Financials:**

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

Senovia Gutierrez made a motion to approve the financial reports. Mike Jamaica seconded the motion. Approved 5-0.

**17. Suspend Open Session - 8:18 P.M.**

**18. Closed Session - 8:26 P.M.**

- 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 - 9:17 P.M. – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1**

Board approved temporary COVID-related 10% reduction in rent for tenants operating non-essential line of business.

Board approved \$10,000 offset against proceeds of 4-acre parcel sale in consideration for developer's construction of service pad.

- 20. Adjournment - 9:20 P.M. – Next regular meeting scheduled for 6:30 PM on Wednesday, August 26, 2020 at location to be determined.**

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