

**Tulare Local Health Care District  
Board of Directors Meeting  
Wednesday, April 28, 2021, 6:30 PM  
Evolutions Plaza Conference Room\*  
1425 E. Prosperity Ave., Tulare, CA  
(Use Prosperity Avenue entrance on north side of Plaza)**

**\* Due to technology upgrade in progress to address a technical issue, this meeting may be held at an alternate location, to be determined by District staff, if necessary. In any event, the District shall post the final meeting location on its website at <https://tularelocalhealthcaredistrict.org> by no later than Tuesday, April 27, 2021 at 5 p.m. PST.**

**Electronic participation will be available via Zoom Webinar link/phone number below.**

**Zoom Webinar link and call in information<sup>1</sup>:**

<https://zoom.us/j/92645432888?pwd=d3pUZjk1ZFh1UVV2QjEzTThUOGJoUT09>

**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: **926 4543 2888**

Passcode: **140969**

**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 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 April 28, 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](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.

## AGENDA

### **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**
  - 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**
  - a. Update on LAFCO Call to Vote for the Appointment of an Independent Special District Representative to the Countywide RDA Oversight Board
  
4. **Administer Oath of Office to Philip Smith, Director District 1**
  
5. **Consent Agenda**
  - a. 3/24/2021 Regular Board Meeting Minutes
  
6. **Tulare Hospital Foundation Update – Jan Smith, Executive Director**
  
7. **Evolutions Fitness & Wellness Center**
  - a. Gym Status Update – Jayne Presnell, Executive Director
  - b. Transition Update – Sandra Ormonde, District CEO
  
8. **Adventist Health Tulare Update – Sheri Pereira, Site Administrator**
  
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 006R to Kluger Contract 19-105
    - ii. Discussion and Action Determining Financial Responsibility
    - iii. Discussion and Action to Approve Adventist Health Payment of Project Expenses as Offset Against Rent Pursuant to the Lease
  - b. NPC-2 Exit Lighting
  - c. IT Server Room AC Upgrade
  - d. Miscellaneous Projects

10. **Update on District Real Properties Sales/Use/Development Opportunities – Randy Dodd, Dodd Consulting**
11. **Tower Construction Committee Update – Phil Smith, Committee Chair**
12. **Discussion and Action on Resolution 901 Declaring Certain Medical and Non-Medical Equipment as Surplus Property**
13. **Discussion and Action to Approve Request to Amend Records Retention and Destruction Schedule**
14. **Discussion and Action to Approve Extension of Lease with Sequoia Institute of Surgical Services, Inc. Related to the Certain Commercial Space Located at 1425 E. Prosperity Avenue, Tulare**
15. **Discussion and Action Related to Request for Lease Proposals No. 36C26120R0063 for Veterans Administration Facility**
16. **Chief Executive Officer Report**
  - a. Property Management Update
    - i. Leases
    - ii. Property Repairs
    - iii. Sales/Use of Properties Update
  - b. IT Update
  - c. Tower Update
  - d. Redistricting Update
  - e. Board and Staff Training
17. **Financial Report**

**Discussion and Action to Approve Financials:**

  - a. TLHCD Internal Financial Statements – March 2021
  - b. Cash Report Update – April 21, 2021
18. **Suspend Open Session – Recess to Closed Session**
19. **Closed Session**
  - 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 related to 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 leases of real property located in Evolutions Plaza at 1425 E. Prosperity Avenue (*pursuant to Ca. Govt. Code § 54956.8*)
  - e. Staff Evaluation
    - i. *Public Employee Performance Evaluation of District CEO* (pursuant to Ca. Govt. Code § 54957(b)(1))
  - f. Discussion and Action on public employee matter (*pursuant to Ca. Govt. Code § 54957*)
  - g. End closed session
20. **Reconvene Open Session – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1**
21. **Adjournment – Next regular meeting scheduled for 6:30 PM on Wednesday, May 26, 2021, at a location to be determined**