

**Tulare Local Health Care District  
Board of Directors Meeting  
Wednesday, November 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/83831113553?pwd=TklpT0dGNFd2cUVCeW10QzlaZDBBZz09>

**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: 838 3111 3553

Passcode: 255063

**Special notice to individuals with disabilities:**

Please email [kmelendez@tulareregional.org](mailto: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.**<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 November 17, 2021, 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 Kathy Melendez at [kmelendez@tulareregional.org](mailto:kmelendez@tulareregional.org) or call [\(559\)685-3879](tel:5596853879) 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:5596853879) 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
Vacant	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. Chief Executive Officer Selection
  
4. **Discussion and Potential Action Related to Resignation of Philip Smith, District 1 Director, Posting of Notice of Vacancy, and Determination of Period for Submitting Letters of Interest**
  
5. **Consent Agenda**
  - a. 10/27/2021 Regular Board Meeting Minutes
  - b. 11/5/2021 Special Board Meeting Minutes
  - c. 11/10/2021 Special Board Meeting Minutes
  - d. Discussion and Action Related to Continuation of Remote Attendance Accommodations (by Zoom) in Accordance with AB 361
  
6. **Legislation Update on Issues and Opportunities Related to Healthcare and Wellness – Representative Devon Mathis**
  
7. **TLHCD Financial Audit Report FYE June 30, 2020**
  - a. Presentation and Approval of Financial Audit FYE June 30, 2021 – Rick Jackson, C.P.A., JWT and Associates, LLP
  
8. **Tulare Hospital Foundation – Jan Smith, Executive Director**
  
9. **Adventist Health Tulare – Sheri Pereira, Site Administrator**
  
10. **Adventist Health Tulare Capital Improvements Update – Sandra Ormonde, CEO**
  - a. NPC-2 Emergency Lighting
  - b. NPC-2 Exit Lighting

- c. Arc Flash Survey
  - d. Miscellaneous Projects
11. **Update on Redistricting Services – Josh Chism, Cooperative Strategies**
  12. **Evolutions Fitness & Wellness Center**
    - a. Gym Status Update – Jayne Presnell, Executive Director
    - b. Transition Update – Sandra Ormonde, District CEO
      - i. Discussion and Action to Approve Proposal for Energy Audit Services – Sandra Ormonde, CEO
  13. **Tower Construction Committee – Phil Smith, Committee Chair**
  14. **Hospital Tower Project**
    - a. Update on Tower Projects – Roy Magdaleno, Project Manager
    - b. Discussion and Action to Approve DSC Architects Proposal for Architectural Services – Sandra Ormonde, CEO
  15. **Update on District Real Properties Sale/Use/Development Opportunities – Randy Dodd, Dodd Consulting**
  16. **Discussion and Action to Approve Chief Executive Officer Employment Agreement**
  17. **Previous Board Action Regarding District 3 Vacancy**
    - a. Discussion and Action to Ratify Vote Taken by Board at the November 10, 2021, Special Meeting Regarding Reopening of Submission Period for District 3 Vacancy
    - b. If Required, Discussion and Potential Action Regarding Appointment of District 3 Director
    - c. If Required, Discussion and Action on Further Steps Regarding District 3 Vacancy
  18. **Discussion and Action to Approve Lease Agreement with Re.Vive Tan and Spa for Property Located at 1449 E. Prosperity Avenue, Tulare, California**
  19. **Discussion and Action to Approve Proposal to Separate AT&T Services from 922 N. Cherry Street**
  20. **Chief Executive Officer Report**
    - a. Property Management Update
      - i. Leases
      - ii. Property Repairs
    - b. IT Update
    - c. Project Manager Recruiting Effort Update
    - d. Unclaimed Property
    - e. Status Update of Request for Lease Proposals No. 36C26120R0097 for Veterans Administration Facility
    - f. American Rescue Plan Act Funds Requests to City and County

21. **Financial Report**
  - a. Discussion and Action to Approve TLHCD Financial Statements – October 2021
  - b. Update on FY 2021-22 Quarter 1 Budget and Cash Flow Review
  - c. Cash Report Update – November 11, 2021
  
22. **Suspend Open Session – Recess to Closed Session**
  
23. **Closed Session**
  - 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. 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
  
24. **Reconvene Open Session – Public Report of Action Taken in Closed Session (If Necessary) pursuant to Government Code 54957.1**
  
25. **Adjournment – Next regular meeting scheduled for 6:30 PM on Wednesday, December 15, 2021, at Evolutions Plaza, Conference Room.**