

TEHACHAPI VALLEY HEALTHCARE DISTRICT
BOARD OF DIRECTORS MEETING
SPECIAL

MINUTES

116 W E Street
Tehachapi, CA 93561
October 2, 2020
12:30pm
Conference Line: 351-888-6527

Board Present: Mike Nixon, President; Sam Conklin, Vice-President; Duane Moats, Treasurer; Christine Sherrill, Secretary; William Steele

Staff Present: Caroline Wasielewski, District Manager; Scott Nave, Counsel

I. CALL TO ORDER

President Mike Nixon called the SPECIAL meeting to order at 12:30 pm

II. FLAG SALUTE

III. NEW BUISNESS

A. Solar Layout Proposal

Board President Mike Nixon reviewed and explained the new layout proposal from ENGIE. Bill Steele made a motion to approve the new layout. Christine Sherrill seconded. Mr. Moats commented that there seemed to be no loss of parking. The Board also inquired as to how much power will these panels cover. The representatives from Engie said they will cover 75% of the cost without battery backup. There were no additional questions. Fady Ghobrial, Engie, explained the next steps were to get them approved by the City of Tehachapi. Scott Nave, TVHD Legal Counsel asked if the design change would require a new CEQA study. Shay Ohrel and Fady Ghobrial stated the city does not need any additional CEQA documents. Mr. Nave recommended that Engie contact K&S, the consultants and find out that not additional surveys are needed for the new layout. The TVHD board is satisfied with the current Mitigated Negative Declaration. The Board moved to give General Manager Wasielewski approval to send out all appropriate notices and take all necessary actions concerning the Mitigated Negative Declaration previously presented to the Board. The Board voted to approve the presented solar layout pursuant to the Master Facilities Lease.

MSA; Call to Question 5-0; APPROVED

B. Ad Hoc Committee Direction - Discussion

Mike Nixon proposed that he and William Steele will represent TVHD on an Ad Hoc committee with people from Adventist Health. The committee will discuss issues that have to do with any potential partnerships between the two entities and plans for the old hospital building.

The TVHD Board are all in agreement to demolish the old building. Mr. Moats expressed his concerns on the asbestos removal. Ms. Wasielewski explained that most companies will do the removal along with the demolition. Scott Nave explained that a CEQA study will be needed on the property after the demolition, which must be publicly bid. Since the total project will be over \$1 million a design build model can be used. Mr. Nave recommended terminating the existing architectural contract and focus on demoing the building. The Board will need to decide if the project will be a design build or a public works project. The board discussed next steps. The building must be knocked down. There must be a conceptual design, a CEQA study must be conducted and funding must be determined.

Mike Nixon mentioned different types of bonds. There are General Obligation bonds which are based on the asses value of land. A Parcel Tax is a set amount per property no matter what the value. This option is disfavored by the community and seen as unfair. Lastly, Revenue Bonds are secured by District Revenue and could be secured by the ad valorem property tax. Also no need for voter approval.

Mr. Nixon spoke more about revenue bonds and thought they could be an option for TVHD and the construction of a new building. There would be a need for an underwriter, a financial analyst and bond counsel. Scott Nave will have a fact sheet for the Board to review at the next Board meeting. General Manager Wasielewski will speak with CFO Chet Beedle about revenue bonds as well.

VI. ADJOURNMENT

Meeting adjourned at 1:12 pm

Respectfully,



Christine Sherrill
Secretary