

**TEHACHAPI VALLEY HEALTHCARE DISTRICT  
Strategic Planning Committee**

**October 10, 2024, 12:30pm**

**Tehachapi Valley Healthcare District Office**

**116 W F Street, Tehachapi, CA 93561**

**Join on your computer, mobile app or room device**

[Click here to join the meeting](#)

Meeting ID: 268 102 961 858

Passcode: rTYj7v

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only)**

[+1 347-566-2771,,142055430#](#) United States, New York City

Phone Conference ID: 142 055 430#

[Find a local number](#) | [Reset PIN](#)

---

**AGENDA**

**I. CALL TO ORDER**

**II. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

This time is reserved for persons to address the Board of Directors on matters not on the agenda over which the District has jurisdiction. Time is limited to 3 minutes per speaker. The Board of Directors can take no action on your presentation. Any person desiring to speak on an item on the agenda will be given an opportunity to do so prior to the committee acting on the item.

**III. MINUTES APPROVAL**

A. Approval of September 12, 2024 Strategic Minutes

**IV. NEW BUSINESS**

A. Property Appraisal E and F Street

**V. OLD BUSINESS**

A. Business Plan

B. Grants

**VI. BOARD COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

**VII. ADJOURNMENT**

**TEHACHAPI VALLEY HEALTHCARE DISTRICT**  
**Strategic Planning Committee - Special**  
**September 12, 2024**  
**116 West F Street**  
**Tehachapi, CA 93561**  
**12:30pm**

**Board Members Present:** Lydia Chaney, Christine Sherrill

**Staff Present:** Peggy Mendiburu, CEO

**Guests:** None

**Transcribed by:** Peggy Mendiburu

Approval: \_\_\_\_\_ Date: \_\_\_\_\_

**I. CALL TO ORDER**

Director Chaney called the meeting to order at 12:31pm

**II. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

None

**III. APPROVAL OF MINUTES**

Approved August 15, 2024 Strategic minutes: **MSA: Sherrill/Chaney**

**IV. NEW BUSINESS**

A. Business Plan

- Director Sherrill provided a few examples of business plans to keep us on track with our goals and cost. Peggy provided updates on some of the items listed and will utilize the template.
  - The Guild Building. Peggy to check agreement to see if TVHD is responsible for the electrical.
  - Assisting Adventist with hospital fixes/updates such as showers, parking lot, wall to Imaging Pavilion. Peggy checking with Adventist on cost of wall but believes it is approximately \$800K.
  - Peggy to check into cost of some properties for closed session.

**V. OLD BUSINESS**

A. Grants

- Director Chaney would like to assist students that are utilizing the nursing program or other medical careers locally with Cerro Coso to promote keeping them in our community. She will reach out to director on information.
- Director Sherrill would like to assist local animal entities such as: Have a Heart, Fixin Feral Felines, and Marley's Mutt.
- Per Peggy, \$15,000 is set aside for grants/community outreach this fiscal year. We could start with three \$5000 grants.

**VI. CEO Report (attached)**

No update.

**VII. BOARD COMMENTS ON BUSINESS NOT APPEARING ON THE AGENDA**

None.

**VIII. ADJOURNMENT**

Meeting adjourned at 1:15pm

09/12/24 Strategic Minutes

P. Mendiburu

# Tehachapi Valley Healthcare District

## BUSINESS PLAN

	Product/Service/Property	Activity	Updates	Funding/Revenue/Expenses	Timelines
2	Old Hospital buildings and sheds	Improve utilization of old Hospital Purchasing Department and sheds	10/07/24 – Waiting on sizing of generators		
3	Old Hospital – parking lot	Utilize ER parking lot for Mtn. Festival Parking or yard sales	10/07/24 – already doing this; the Chamber asked if they could utilize the parking lot east of current office for handicap parking for Apple Festival. I have received their liability certificate. 10/07/24 – ER parking lot is at 50% of useful life remaining. I will research cost to repave.	\$0.00	
4	E Street Clinic	Relocate Rural Health Clinic to provide additional space	10/07/24 – Walked West Valley with Adventist and provided documents on building. I have provided them three months on decision, until 12/19/24 for review of RHC guidelines.		
5	Guild Property	Possible electrical safety issue	10/07/24 – Per lease agreement, Adventist is responsible for electrical. Evaluate condition of electrical system in Guild Building to assure safe.	AH cost	
6	West Valley	Increase occupancy	10/07/04 – See #4		
7	F Street Property	Improve curb-side appearance	Look into Xeroscape front yard vs		

Tehachapi Valley Healthcare District

BUSINESS PLAN

	Product/Service/Property	Activity	Updates	Funding/Revenue/Expenses	Timelines
		and decrease water	Astroturf		
9	New Hospital	Lots	10/07/04 – Closed session item.		
10	TVHD Garden	Purchase Storage Shed and continue lease to THRG	10/07/24 – I purchased shed for \$4000. Delivery scheduled for next week 10/07/24 – THRG has not been tending to the garden. We have two more years on use agt with THRG.	\$4000	
11	Grant Program	Three grants for students in the health science programs	09/12/24 – Lydia to contact Cerro Coso. Three grants \$5,000 for students of Cerro Cos Community College in Tehachapi enrolled in the health sciences. 10/07/24 – Donations to animal care entities. \$2K each?	\$15,000	Calendar year 2025
13	Storage Rental Units	Empty the mini-storage rental unit	Look into hiring student part-time scan documents and move remaining documents to F Street office.	Savings of about \$2600 per year	
14	Portable Generators x2	Move at least one generator from offsite to TVHD property	10/07/24 – Reached out to Valley Power who is going to provide me a	\$0.00	

Tehachapi Valley Healthcare District

BUSINESS PLAN

	Product/Service/Property	Activity	Updates	Funding/Revenue/Expenses	Timelines
			maintenance schedule; size is 218” L, 94”W x 109”High. Need to measure shed.		
15	AH Hospital Improvements	Enclose Imaging Pavilion Walkway or showers, new parking lot for Medical Office Building	10/07/24 – Waiting on Jenny to provide cost of walkway...I’m estimating \$800K; this would be the first project.	Approximately \$800K	

DRAFT