

**TEHACHAPI VALLEY HEALTHCARE DISTRICT
BOARD OF DIRECTORS MEETING**

Date: May 16, 2023

**Place: Tehachapi Valley Healthcare District Office
116 W E Street
Tehachapi, CA 93561**

Time: 10:00 AM

Audio Call: 1-347-566-2771 ID: 932899372#

Teleconference: [Click here to join the meeting](#)

Director Steele joining from: Holland America/Princess Juneau Office
151 Mill Street, Juneau, AK, 99801

AGENDA

I. CALL TO ORDER

II. FLAG SALUTE

III. 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 Board of Directors acting on the item.

IV. CONSENT AGENDA

The following items are considered routine and non-controversial by District Staff and may be approved by one motion. If a member of the Board or audience wishes to comment or ask questions on an item, it will be moved to New Business or Reports.

A. Approval of Minutes

- | | |
|---|-------|
| 1. Board Meeting, April 18, 2023 Approval of Minutes | Tab 1 |
| 2. Receive and File, Community Outreach Committee April 11 2023 | Tab 2 |
| 3. Receive and File, Finance Committee, April 12, 2023 | Tab 3 |
| 4. Receive and File, Strategic Committee, March 14, 2023 | Tab 4 |

V. OLD BUSINESS

- | | |
|---------------------------------|-------|
| A. Resolution Director Benefits | Tab 5 |
|---------------------------------|-------|

VI. NEW BUSINESS

- | | |
|---|-------|
| A. CEQA Review of Revised Adventist Solar Project | Tab 6 |
| B. Appointment of Members to the Southeast Kern Healthcare JPA and Quad Healthcare Consortium | |

VII. REPORTS

- | | |
|---|-------|
| A. Adventist Health Tehachapi Valley Update – Edward Martin | |
| B. TVHD CEO Report | Tab 7 |

VIII. BOARD COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

IX. CLOSED SESSION:

A. CEO Performance Evaluation

X. ADJOURNMENT

NOTICE TO THE PUBLIC

PUBLIC COMMENT PERIOD FOR REGULAR MEETINGS

Members of the public may comment on any item on the agenda before the Board takes action on it. The public may also comment on items of interest to the public that is within the subject matter jurisdiction of the Board; provided, however, the Board may not take action on any item not appearing on the agenda unless the action is otherwise authorized by law. Any person addressing the Board will be limited to a maximum of three (3) minutes so that all interested parties have an opportunity to speak.

COPIES OF PUBLIC RECORDS

All writings, materials, and information provided to the Board for their consideration relating to any open session agenda item of the meeting are available for public inspection and copying during regular business hours at the Administration Office of the District at 116 W E St., Tehachapi, California.

COMPLIANCE WITH ADA

This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the Americans with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (Cal. Gov't Cod. § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting, should contact the Executive Office during regular business hours by phone at 661-750-4848, or in person at the District's Administrative Office at 116 W E St., Tehachapi, California.

TAB 1

**TEHACHAPI VALLEY HEALTHCARE DISTRICT
MINUTES OF THE BOARD OF DIRECTORS MEETING
April 18, 2023, 10:00am**

I. CALL TO ORDER

President Nixon called the meeting to order at 10:00am.

Directors Present: Duane Moats, Mike Nixon, William Steele, Carl Gehricke

Others Present: Peggy Mendiburu, CEO, Lisa Hughes, Business Manager; Scott Nave, Legal Counsel (via call), Pat Doody, Tehachapi Loop; Terry Delamater; Director Chaney present as guest only via call

II. FLAG SALUTE

President Nixon led the flag salute.

III. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

Terry Delamater spoke regarding possibility of an indoor swimming facility. Cost for 20K square foot facility with differing pools (occupational therapy,, sport, leisure) is averaged at \$8M. Building a community pool falls within TVHD's mission of promoting and improving quality of life and healthcare in Tehachapi.

Action: Terry to present at next Strategic Planning Meeting.

IV. CONSENT AGENDA

A. Approval of Minutes

1. Board Meeting. March 21, 2023
2. Receive and File, Community Outreach Committee, March 14, 2023
3. Receive and File, Finance Committee, March 15, 2023

Consent agenda items approved. **MSA: Steele/Moats – 4-1 (Chaney Absent)**

V. OLD BUSINESS

A. Director Benefits

Tabled.

B. Bank Accounts (Peggy)

Researching a better interest rate for district funds.

Action: Approved Peggy and Finance Committee researching different banks with better interest rates.

VI. NEW BUSINESS

A. Strategic Planning Committee Change in Directors

Director Steele will be in Alaska this summer. Mike Nixon requested Lydia Chaney replace Director Steele. **Action: Per Counsel, no board action**

required. Peggy to note in minutes at next Strategic Planning meeting.

VII. REPORTS

A. Adventist Health Tehachapi Valley Update (Edward Martin)

- In final stages of opening PT on Green Street. We are waiting for CDPH site visit. A ribbon cutting ceremony is being planned and all invited to attend. It is understood there is interest in returning the current PT building back to TVHD.
- General Surgeon Wagner has joined the Adventist team. She will be here seven days on in Tehachapi and seven days outside of Tehachapi.
- Looking at ways to expand care in East Kern (Rosamond). Counsel Nave commented on assistance from California City councilmember Karen Macedonio. It could also be worth it to revitalize Quad. If questions, Dan Steeber can call Scott.

B. TVHD Report (Peggy Mendiburu)

- Attached.
- Scott added that members from the TVHD Board for the two JPAs to begin dissolving process.

VIII. BOARD COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

- Director Steele commented that he will be leaving for Alaska until September with cruise line as a dock agent.

ADJOURNMENT

President Nixon adjourned the meeting at 10:31am

Approved on the ___ day of May 2023.

Lydia Chaney, Secretary

TAB 2

Tehachapi Valley Healthcare District
Community Outreach Committee Meeting
Minutes
April 11, 2023
116 W E Street, Tehachapi, CA
12:00 PM

I. CALL TO ORDER

Director Steele joined meeting via conference call from Intermountain Health – Cedar City Hospital, 1303 N. Main St, Cedar City, Utah, 84721 at 347-566-2771
Director Steele called the meeting to order at 12:00pm

II. PRESENT

Director William Steele, Director; Lydia Chaney, Director; Peggy Mendiburu, CEO; Lisa Hughes, Business Manager; Pat Doody, Tehachapi Loop Newspaper

PUBLIC COMMENTS

None

III. APPROVAL OF MINUTES

The March 14, 2023 minutes were approved. **MSA: Chaney/Steele**

IV. OLD BUSINESS

A. Community Garden Fence Quotes (Lisa Hughes)

John Brookes quote is the only one obtained. Lisa has reached out to two other companies. One did not respond and the other does not do commercial fencing. **Action: Peggy to reach out to another contractor for another quote. If quote not obtained, Director Steele asked to move forward with fencing. Lisa to contact the City regarding water on parcel.**

B. Access License with Humanitarian Relief Group (Peggy Mendiburu)

License approved by Board. Waiting for Humanitarian Relief Group to sign.

C. AED Cost and Supply Cost (Steele/Hughes)

Lisa provided Peggy with types of AED for the office, which she selected. Lydia commented that Cerro Coso has a EMT program and maybe there is an opportunity for collaboration. **Action: Lydia to provide Peggy with Cerro Coso contact. Lisa and Bill to meet regarding books and cost.**

V. NEW BUSINESS

A. Tehachapi Resource Conservation District (Peggy)

Peggy is volunteering with the Tehachapi Conservation Resource District (TCRD) and is considering applying for their board opening. Director Steele encouraged participation. Peggy notified committee that she will be donating \$100 towards tree planting at local schools.

VI. REPORTS

A. TVHD Outreach Updates (Peggy)

See attachment.

B. Adventist Updates

No AH representative present.

VII. BOARD COMMENTS NOT APPEARING ON THE AGENDA

Lisa Hughes: The Tehachapi Mountain Quilters will not be utilizing property for Mountain Festival as tent cost is four to five thousand dollars. They will buy a booth.

VIII. ADJOURNMENT

Director Steele adjourned the meeting at 12:24pm

Minutes approved by: _____
William Steele

TAB 3

TEHACHAPI VALLEY HEALTHCARE DISTRICT
FINANCE COMMITTEE MINUTES
April 12, 2023
116 W E Street
Tehachapi, CA 93561
12:30 PM

Board Members Present: Duane Moats, Carl Gehricke

Staff Present: Peggy Mendiburu, CEO, Lisa Hughes, Business Manager

Transcribed by: Peggy Mendiburu

Approval: _____ Date: _____

I. CALL TO ORDER

Director Moats called the Finance Committee Meeting to order at 12:30pm

II. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

None

III. APPROVAL OF MINUTES

March 15, 2023 minutes approved. **MSA: Gehricke/Moats**

IV. REPORTS

A. Finance Reports March 2023

1. Peggy reported net income at negative \$16,563.20 with YTD positive at \$381,148.91. We are meeting budget. Director Moats commented that the Wells Fargo statement was not in packet. Lisa Hughes provided during meeting.
2. American Express
Report reviewed and accepted.
3. Petty Cash
Report reviewed and accepted.

V. OLD BUSINESS

A. Tehachapi Humanitarian Group – Community Garden Fence Quotes

1. Lisa confirmed Brooks quote remains the same. Lisa reached out to two other contractors. One did not call back and other said he did not do commercial fencing. **Action: Peggy to obtain another quote.**

VI. NEW BUSINESS

A. Director Benefits Review (Peggy)

United Health bill rose significantly due to a director's spouse being added to insurance in error. Peggy presented rates and cost projections should each board member be added to medical insurance along with their spouses, which would be approximately \$22K per month. Although currently not an issue, it could become one with new board members coming on in the future. Committee recommended against adding spouses at no cost as not financially feasible for

the district. **Action: Peggy to bring cost projections to next Board meeting when resolution is to be voted on.**

- VII. BOARD COMMENTS ON BUSINESS NOT APPEARING ON THE AGENDA
1. Peggy reported expense of filling sink hole at the TVHD parking lot and the PT parking lot at \$3800.
 2. Peggy to work with Adventist Health to take over Healthland contract cost in entirety and move to QuickBooks.
 3. Peggy reported on request from Board President Mike Nixon, feasibility in moving from Bank of Sierra to Valley Strong. Discussion of moving Wells Fargo funds to LAIF account. **Action: Peggy to discuss with Scott if Wells Fargo funds are transferable due to bond rules.**

VIII. **ADJOURNMENT**

Meeting adjourned at 1:15pm

TAB 4

TEHACHAPI VALLEY HEALTHCARE DISTRICT
STRATEGIC PLANNING
MINUTES
March 16, 2023
12:30 pm

Board Members Present: Mike Nixon, Lydia Chaney (in Steele’s absence)

Staff Present: Peggy Mendiburu, CEO

Guest Present:

Transcribed by: Peggy Mendiburu

Approval: _____ **Date:** _____
Mike Nixon, Chair

COMMITTEE ACTIONS AND DIRECTION SHOWN IN CAPS AND BOLD

- I. **CALL TO ORDER**
- II. **PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**
None
- III. **APPROVAL OF MINUTES**
 - A. February 16, 2023, Strategic Minutes approved. **MSA: Chaney/Mendiburu**
- IV. **NEW BUSINESS**
 - A. District Borrowing Percentage
Committee reviewed Counsel Nave’s memo regarding District rules on borrowing. Discussion of percentage the District could utilize as retail. Original budget was \$1M to \$1.5M from reserves. **Action: Peggy to inquire with counsel and bring borrowing memo to Board meeting under CEO report.**
 - B. Parking Lot
Sink hole in TVHD parking lot and the Physical Therapy parking lot. Peggy getting quote on cost to fix.
- V. **OLD BUSINESS**
 - A. TVHD Emergency Action Plan Draft
Not discussed.
 - B. Strategic Plan Goals
 - 1. Community Center:
 - Director Nixon prefers the plan of building facing Curry with five units for future offices or retail. **Action: Peggy to inquire with Counsel if any percentage of revenue can be commercial versus health care.**
 - Director Chaney inquired about timeline of building. Per Mike, looking at one year or less to begin.

- Peggy confirmed original budget at \$1.6M. Discussion of borrowing for project. Counsel provided borrowing options and restrictions as a district (see new business)
- Peggy brought forward discussion of other options such as selling the land or building in phases and starting on smaller scale.

C. Strategic Plan Goals

1. Reviewed goals. **Action: Peggy to bring draft goals to Board meeting per Nixon.**

VI. **REPORTS**

None

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

None.

VIII. **Adjournment**

The meeting adjourned at 1:09pm.

TAB 5

RESOLUTION NO.

A RESOLUTION OF THE BOARD OF DIRECTORS OF
TEHACHAPI VALLEY HEALTHCARE DISTRICT
AMENDING THE BYLAWS REGARDING
DIRECTOR BENEFITS

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TEHACHAPI VALLEY
HEALTHCARE DISTRICT as follows:

WHEREAS, the Board of Directors of Tehachapi Valley Healthcare District has adopted Bylaws that include provisions regarding Director benefits; and

WHEREAS, the Board desires to amend the Bylaws regarding Director benefits;

NOW, THEREFORE, BE IT RESOLVED that:

1. Section 7(b) of the Bylaws is amended as follows:

(b) Benefits.

Directors are entitled to certain specified benefits as follows:

- (1) Group medical coverage at the District's cost for active directors, but not their dependents, **and dental and vision benefits under the District's plans for directors and spouses at the District's cost. Dependents may participate on a self-pay basis as permitted by the District's plan as authorized by law.**
- (2) Group medical, vision and dental plan coverage at the District's cost for retired Directors and their dependents if the Director first assumed office before January 1, 1995, and has served at least 12 consecutive years.
- (3) Group medical, vision and dental plan coverage, but not term life insurance, at the Director's cost, for retired Directors and their dependents if the Director is not eligible for District payment and if permitted by the District's health plan.

2. This amendment will take effect June 1, 2023.

3. Except as expressly stated herein, the Bylaws are readopted without change.

PASSED, APPROVED AND ADOPTED on May 16, 2023.

President

ATTEST:

Secretary

Benefit Sheet

UnitedHealthcare		
Select Plus Platinum 5/250/20% (CV-QR)		
(Broad Network)		
Benefit	In Network	Out of Network
Individual Ded	\$250	\$1,000
Family Ded	\$500	\$2,000
Individual OOP Max	\$3,500 (incl ded)	\$7,000 (incl ded)
Family OOP Max	\$7,000 (incl ded)	\$14,000 (incl ded)
Co-insurance	20%	50%
Lifetime Max	Unlimited	Unlimited
PC/Specialist	\$5/\$50 ded waived	50% after ded
Adult Preventive Care	No charge	Not covered
Child Preventive Care	No charge	Not covered
Pre/Postnatal Care	No charge/\$5 ded waived	50% after ded
Physical Therapy	\$5 ded waived	50% after ded
Chiropractic Care	\$5 ded waived; 24 visits/yr	50% after ded; 24 visits/yr
Inpatient Hospital	20% after ded	50% after ded
IP Physician/Surgeon	20% after ded	50% after ded
Maternity Delivery/IP	20% after ded	50% after ded
Mental Health IP	20% after ded	50% after ded
Substance Abuse IP	20% after ded	50% after ded
Outpatient Facility	20%/40% after ded (ASC/Hospital)	50% after ded; \$760 max/date of service
OP Physician/Surgeon	20% after ded	50% after ded
Lab/X-Ray	Lab-20%/40% after ded (FS/Hospital); X-ray-20% after ded	Lab-Not covered; X-ray-50% after ded
Advanced Radiology	20%/40% after ded (FS/Hospital)	50% after ded
Mental Health OP	\$5 ded waived	50% after ded
Substance Abuse OP	\$5 ded waived	50% after ded
Emergency Room	\$150 + 20% after ded	Paid as in-network
Ambulance	20% after ded	Paid as in-network
Urgent Care	\$50 ded waived	50% after ded
Rx Tier 1	\$5 ded waived	Not covered
Rx Tier 2	\$40 ded waived	Not covered
Rx Tier 3	\$85 ded waived	Not covered
Rx Tier 4	25% ded waived; \$250 max/script	Not covered
Rx Mail Order	2.5x retail copay	Not covered
Home Health Care	20% after ded; 100 visits/cal yr	50% after ded; 100 visits/cal yr
Skilled Nursing	20% after ded; 100 days/benefit period	50% after ded; 100 days/benefit period
Infertility Treatment	Not covered	Not covered
DME	20% after ded	50% after ded
Hospice Services	20% after ded	50% after ded
Pediatric Vision	No charge/20% ded waived (exam/hardware); 1 pair/cal yr	50% ded waived (exam/hardware); 1 pair/cal yr
Pediatric Dental	No charge	50% after ded

Use of this site constitutes acceptance of HealthConnect's Terms of service and Privacy Policy. The rates and benefits displayed within are for discussion and estimation purposes only and is not a substitute for an insurance quote prepared by an insurance carrier. Final benefits and rates must be based on insurance carrier confirmation and final enrollment. Page 17

Table Rates

Zip:93561 (Kern) 03/01/23 Monthly

UnitedHealthcare

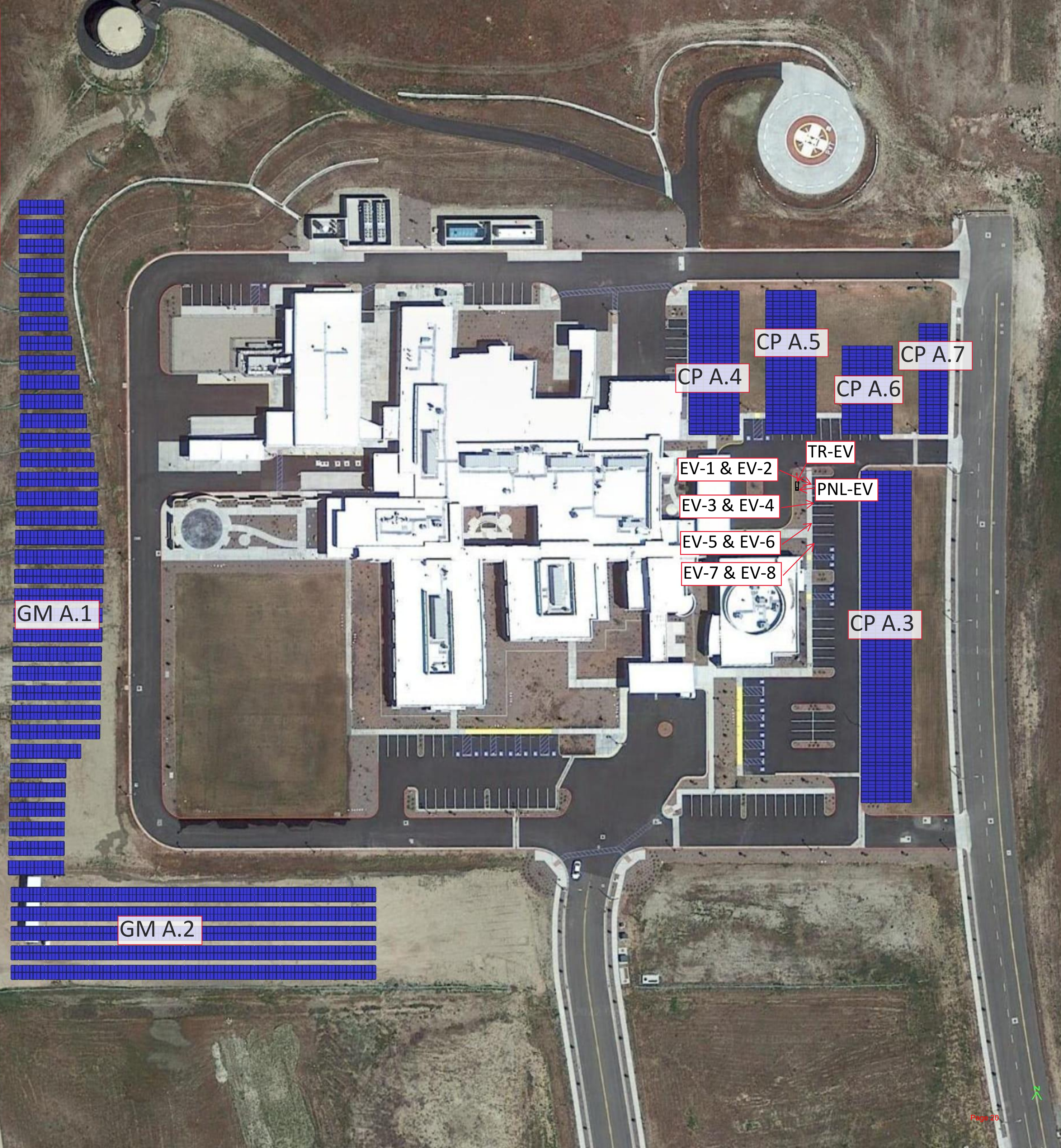
Region 14

Age	Select Plus Platinum 5/250/20% (CV-QR)
0 -14	369.46
15 -15	402.30
16 -16	414.85
17 -17	427.41
18 -18	440.93
19 -19	454.46
20 -20	468.46
21 -21	482.95
22 -22	482.95
23 -23	482.95
24 -24	482.95
25 -25	484.88
26 -26	494.54
27 -27	506.13
28 -28	524.97
29 -29	540.42
30 -30	548.15
31 -31	559.74
32 -32	571.33
33 -33	578.57
34 -34	586.30
35 -35	590.16
36 -36	594.03
37 -37	597.89
38 -38	601.76
39 -39	609.48
40 -40	617.21
41 -41	628.80
42 -42	639.91
43 -43	655.36
44 -44	674.68
45 -45	697.38
46 -46	724.43
47 -47	754.85
48 -48	789.62
49 -49	823.91
50 -50	862.55
51 -51	900.70
52 -52	942.72
53 -53	985.22
54 -54	1031.10
55 -55	1076.98
56 -56	1126.72
57 -57	1176.95
58 -58	1230.56
59 -59	1257.12
60 -60	1310.73
61 -61	1357.09
62 -62	1387.52
63 -63	1425.67
64 -99	1448.85

This report doesn't include rider rates in the premium.

TAB 6

AH - Tehachapi
1100 Magellan Dr.
Ground Mount: 910.4 kW
Carports: 592.9 kW
Total: 1.50 MW



TAB 7 NOT AVAILABLE