



# Mark Twain Health Care District

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**Regular Meeting of the Board of Directors  
Wednesday, March 18, 2015  
7:30-10:00a.m. in Classroom 2  
San Andreas, CA**

## **Un-Approved Minutes**

### Mark Twain Health Care District Mission Statement

Through community collaboration, we serve as the stewards of a community health system that ensures our residents have the dignity of access to care that provides competent, professional and compassionate healing.

- 1. Call to order:** The meeting was called to order by President Peter Oliver, MD at 7:31am.
- 2. Roll Call:** Present were Peter Oliver, MD; Ken McInturf, Lin Reed, MBA, OTR/L; and Ann Radford, FNP. Randy Smart, MD arrived at 8:30am.
- 3. Approval of Agenda:** **Action:** Approval of the agenda was moved by Mrs. Reed, seconded by Mrs. Radford and the motion passed 4-0.
- 4. Public Comment on matters not listed on the Agenda:**

Marti Crane recapped the Valley Springs Friends of the Library's 17<sup>th</sup> Annual Melodrama depicting a hospital scene.

Bill McManus representing Citizens Against Legal Marijuana (CALM) requested the Board's awareness and support of the affects marijuana has on our youth and of the need for education. Firman Brown expressed his concern for property values relating to unregulated marijuana grows. Mr. McManus will provide fact sheets and information at a later date.

Kyle Rootsart, Pharm.D. of Kelly's Drug Store offers free classes for adult and teen diabetes and obesity. George Fry related he had taken the classes with success.

- 5. Consent Agenda:** **Action:** The Board asked to pull items A. and B. then Mrs. Reed moved for approval, seconded by Mrs. Radford and the motion passed 4-0.

A. Minutes of February 25, 2015: Dr. Oliver requested correction to his statement in item 8. MTHCD Reports, Section C. wherein Dr. Oliver requested review of the following: Real Estate consultant, building contractor, architect ~~legal and home owner lease agreements~~. Mrs. Reed moved for approval as corrected. Seconded by Mrs. Radford and the motion passed 4-0.

B. Approval of January 2015 Financial Statements: JR Krieg, Controller, explained the cash flow report as a new item in the financial report. Mr. Doss suggested the cash flow report is helpful but can be tricky to interrupt depending on the time of the year. It was requested projects be listed individually. Dr. Oliver requested CAM (Common Area Maintenance Charges for suites 3 & 4) be added to the Renters and Leases Report. Mrs. Reed moved, seconded by Mr. McInturf for approval and the motion passed 4-0.

C. Correspondence:

- The Volunteer Center: (2-18-2015) Thank you for Golden Health Award.
- Sierra Hope: (3-10-2015) Thank you for Golden Health Award.
- Harmony Ranch, Inc. (3-10-2015) Thank you for Golden Health Award.

**6. Unfinished Business:**

A. Telehealth MOU Update: Nothing to report because the Mark Twain Medical Center Board has not met yet this month. Referred to the April meeting.

B. Physician Education Forum: Referred to the April meeting with a possible date set for June 3<sup>rd</sup>.

**7. MTHCD Reports:**

A. ACHD February Update: Mrs. Reed reminded the Board of the April 13-14 Legislative Day and the Annual meeting in May. Administration will book these events for the Board Members.

B. Golden Health Awards Update – February 6, 2016: The venue has been booked and Mr. Doss will be meeting with past nominees for an evaluation. Mrs. Radford stated Mrs. Campana and family wanted to thank the MTHCD for a wonderful evening. Dr. Oliver suggested the Golden Health Awards be added to the Ad Hoc Public Funds Request (see item 9.B.)

C. ACHD Certification Process Update: Mrs. Reed stated there would be a meeting today on this matter.

D. Executive Director Report by Mr. Doss:

- Liability Insurance Policy: Mr. Doss provided a portion of the MTHCD Insurance Policy pertaining to Executive Liability, Entity Liability and Employment Practices Liability for the Board's information.
- Sierra Lode Star Health and Wellness: The updated add will be rerun this year but will consider plans for a new layout for next year.

- Local Agency Formation Commission (LAFCO): The last LAFCO review was 2005. The Board will be getting updates

E. Presidents Report by Dr. Oliver:

- MTMC Corp. Board Letter: The March 3, 2015 letter from the MTHCD addressed to Dr. Bill Griffin, Chairman of the Board for the Mark Twain Medical Center Corp. was delivered to start the discussion leading to the renewal of the lease between the two agencies. Nov. 2015 is the target date for the review and revisions of current lease in preparation of lease extension. Mr. Marks suggested the Mark Twain Medical Center Board representative meet with the MTHCD Ad Hoc Committee to review the lease language in preparation for the vote of the people in the general election of 2016.
- Scholarship Project: Mr. Doss expects to receive scholarship applications from the two local high schools in the near future.

F. MTMC Corp. Board: Mr. Marks and Mr. McInturf confirmed there was nothing new to report because the Mark Twain Medical Center Corp Board had not met this month yet.

**8. New Business:**

- A. Discussion led by Attorney, Michael Dean of Meyers/Nave on the Procedures for Property Acquisition Pursuant to Lease: Mr. Dean explained portions of the MTHCD Lease as amended by the Sixth Amendment. He also explained the differences between “other premises” and “additional premises”
- Angels Camp Property: Mr. Dean described the Stanislaus St. property as “other premises” and how the law differs if the District builds and leases the property vs selling the property. Mr. Marks mentioned the Corp. Board may want to consider purchasing the property.
    - Key considerations are market value for sale of property, below market value with future agreement or lease.
  - Public Works process, prevailing wage and bidding process.

## **9. Ad Hoc Committee Reports:**

### A. Real Estate:

- USDA loan update: Gary Hicks of G.L. Hicks Financial, LLC explained the pre-application process that has been submitted for the VS Project. While the District should consider other loans the USDA is well suited to the needs of the District because it has the best financial terms with 100% financing, a fixed rate, financing for 30-40 yrs., interest rates currently are 3.78%. The interest rate is fixed based on 2 dates (1) the date of approval; (2) date loan is funded. USDA is a good group to work with because their doc's are clean and he has had good luck working with the representatives. A question was asked about the concern of this funding year ending Sept. 30th. If the loan is not in position by Sept 30th then it would be in consideration for "possible" funding the following year. Mr. Hicks expects to hear about the pre-app in about 2 weeks. Mr. Hicks and Mr. Dean discussed what would be the best lease option and the pledge of revenue for the life of the loan. Mr. Dean has 4 weeks to consider contract language. The MTMC Corp. Board meets next week. The MTHCD admin will draft a letter to the MTMC Corp. Board asking for consideration regarding leasing of the proposed Valley Springs Medical Center Project.
- Mr. Doss will be meeting with the USDA representative tomorrow for a site walk. He will also be meeting with Greg Thompson, owner, of the shopping center across Hwy 26 to include him in the process. Mr. Doss also expects to get Calaveras County Planning Department feedback next week.
- Valley Springs Project update: **Action**: Construction in Progress. Mr. Doss requested authorization to create a construction in progress fund for the Valley Springs Project with a cap of \$50,000.00. This fund would include expenditures for, but not limited to, traffic and engineering studies, permit applications and site surveys as needed. Mrs. Reed moved for approval. The motion was seconded by Dr. Smart and passed 5-0.

### B. Public Funds Request:

- Mrs. Reed and Mrs. Radford are meeting today to discuss the Public Funds Request taking into consideration the sample policy of Sequoia Health Care District, The Golden Health Awards and language for 501 (c) 3:

## **10. Study Session Topics:** None

## **11. Board Comment and Request for Future Agenda Items:**

Mrs. Reed asked about the Strategic Plan which is usually done in Feb or Mar. This item was referred to the April meeting.

Dr. Smart asked Mr. Dean about the (FPPC) California Fair Political Practices Commission Conflict of Interest Training. Mr. Dean stated it is due every two years and can be done through his office or on-line.

Mr. McInturf thanked Mr. Hicks for attending the meeting.

Mrs. Redford requested the letter addressed to the MTMC Corp Board be cc: to each MTHCD Board member.

**12. Closed Session:** (none)

**13. Reconvene to Open Session:**

A. Report of Action (if any) taken in Closed Session: (none)

**14. Next Meeting:** Wednesday, April 22, 2015

**15. Adjournment:** Moved by Mr. McInturf and seconded by Mrs. Radford the meeting was adjourned at 10:07am by a 5-0 vote.

Un-Approved Minutes 2015-03-18