



Mark Twain Health Care District

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Special Meeting of the Board of Directors

Tuesday November 15, 2016

7:30a.m.

Mark Twain Medical Center Classroom 1
San Andreas, CA

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 high quality, professional and compassionate health care".

1. Call to order:

The meeting was called to order by President, Lin Reed at 7:42am.

2. Roll Call:

Present for roll call was Lin Reed, MBA OTR/L; Ken McInturf; Randy Smart, MD, Ann Radford, FNP and Susan Atkinson, MSW.

3. Approval of Agenda: Action

Mr. McInturf moved to approve the agenda. Ms. Radford gave her second. The motion passed with a 5-0 vote.

4. Public Comment on matters not listed on the Agenda:

Hearing none.

Ms. Reed introduced Debbie Sellick as the newly elected soon to be Board member.

5. Ad Hoc Real Estate

A. Work Order With Aspen Street Architects: Action

- Consideration of an Aspen Street Architect work order in the amount of \$6,000 (estimated) cost to produce a new schematic design of approximately 8,500 sq. ft. for the Valley Springs Rural Health Clinic.

Dr. Smart: To keep the VS Clinic on track it was necessary to have this special board meeting. A project time-line prepared by Project Manager, Pat Van Lieshout was passed out for review and discussion. Emphasis was placed on the necessity to be in contract to meet the USDA loan deadline of September 28, 2017. It is necessary to have Aspen Street Architects prepare a schematic (it is not a blueprint or a building plan) to reflect a smaller scope for the project.

Discussion: Currently the Valley Springs Clinic is housed in a leased (expires June 2019) space of 5,000 sq. ft. (approx.). USDA had originally approved a project of 18,000 sq. ft. to provide for specialty clinics. Now the focus is on providing general care at the clinic with specializing services provided at the main campus (a hub and spoke concept). Today's recommendation is to consider a schematic for 8,500 sq. ft. (ref. pkt pg. 4 in a neutral color). The schematic also includes an additional 1,500 sq. ft. (ref. pkt pg. 4 in blue) for future expansion. This schematic would reflect a one-story building instead of a two-story. This configuration would max out the proposed building pad. It is too expensive to add a second story later however additional build-out could be accomplished on an adjoining pad.

Mr. Van Lieshout: USDA is not familiar with the modular concept so prefers a stick-built building. By reducing the square footage to a 10,000 sq. ft. the stick-built is more consistent with the USDA money lines.

Dr. Smart: The MTMC Corp Board will need to earmark \$1.2 million per conditions of the USDA loan. Mr. Diehl will discuss with CFO, Chris Roberts and report back.

Another Board decision will be to fund \$400K (approx.) in up-front soft costs for architect fees. These fees usually include drawings, construction bidding, civil and engineer fees. This expense should be reimbursed by USDA but have no timeline.

Ezra Ivey / Aspen Street Architects: Their contract is to follow. To date his firm has only charged for services rendered and suspects there are funds still on account.

Ms. Reed: Requested financial projection reports to review the status of the District's finances. She also requested the ad hoc Real Estate Committee contact Gary Hicks, USDA, to discuss conditions of the loan and pending due date(s) of costs.

Mr. Van Lieshout: In case the time-line for the building portion has fallen behind the District could go to bid for the site work to satisfy the USDA deadline requirement.

Ms. Reed: Requested staff to include time-line information in future Board pkts.

Dr. Smart moved to approve the work order with Aspen Street Architects. Ms. Atkinson gave a second and it passed 5-0.

Mr. McInturf asked for update on the surplus of the VS Rental property and an appraisal. Staff expects to have the surplus resolution on the Dec. 16th Board Meeting Agenda. The Appraisal process had to be restarted with anticipation of completion prior to the Dec. 16th meeting.

6. Board Comment and Request for Future Agenda Items:

Dr. Smart: When the (Nov. 8, 2016) General Election canvass is completed the newly elected Board members can be sworn in however the election of officers cannot take place before Jan. 2017.

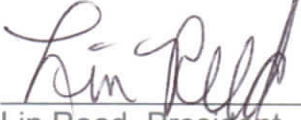
Dr. Smart: Dec. 16th will be Mr. McInturf's last meeting but he has agreed to stay on the ad hoc Real Estate Committee as well as the Golden Health Awards Committee.

7. Next Meeting:

- December 16, 2016

8. Adjournment:

Mr. McInturf moved to adjourn. Ms. Atkinson gave a second and it passed 5-0. The meeting was adjourned at 8:36am


Lin Reed, President