

Chief Executive Officer  
Louis Ward, MHA



Mayers Memorial Hospital District

**Board of Directors**  
Beatriz Vasquez, PhD, President  
Abe Hathaway, Vice President  
Laura Beyer, Secretary  
Allen Albaugh, Treasurer  
Jeanne Utterback, Director

Board of Directors  
**Strategic Planning Committee**  
**Minutes**

February 11, 2019 – 12:00 pm  
Boardroom (Fall River Mills)

*These minutes are not intended to be a verbatim transcription of the proceedings and discussions associated with the business of the board's agenda; rather, what follows is a summary of the order of business and general nature of testimony, deliberations and action taken.*

**1 CALL MEETING TO ORDER:** The meeting was called to order at 12:03 pm on the above date.

**BOARD MEMBERS PRESENT:**

Allen Albaugh, Chair  
Beatriz Vasquez, PhD, President

**STAFF PRESENT:**

Louis Ward, CEO  
Ryan Harris, COO  
Travis Lakey, CFO  
Pam Sweet, Board Clerk

**Community Members Present**

Dave Lupton with Porter Consulting

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**2 CALL FOR REQUEST FROM THE AUDIENCE – PUBLIC COMMENTS OR TO SPEAK TO AGENDA ITEMS**

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**3 APPROVAL OF MINUTES**

3.1 A motion/second carried; committee members accepted the minutes of January 15, 2019 Vasquez/Albaugh **Approved All**

**4 Facility Master Plan Update**

- The Board has been alerted that we are looking at all the buildings the district owns: how they can be used and what needs to be done to bring the up to OSHPD 3 code.
- 1<sup>st</sup> focus is on the Burney annex.
  - On 2/25/19, we expect to have a minimum investment amount to bring a clinic to Burney
  - We need to determine if we move forward and if so, how do we pay for it
  - Should be able to answer the question Is this the right building for this project
  - Next step will be to determine a rough estimate of what the project will cost
- Retail pharmacy is progressing fine.
  - Aside from purchase of the building, we have only a minimal investment in the project
  - We need to put together a budget the Board can look at
- Riverview House will be a sleep house for on-call staff. Will replace the Long Street house.
  - We had intended a minimally invasive re-do of the house, but electrical, plumbing and insulation problems have expanded the project
- Dave Lupton answered questions about the new building project
  - We got a late start and winter weather has caused the project to fall further behind. Estimate we are 45 days behind schedule
  - There have been change orders to meet USDA requirements. The cost of which will mostly come out of the contingency.
  - Meeting next week to do due diligence on removal of the 1953 building and discuss logistics
    - There is some asbestos in the flooring, but no lead paint in the building
    - Removal of the building is a “change orders,” so Layton could conceivably back out of the project

- We have until April 1<sup>st</sup> to file for an extension that would give us until 2022 to demolish the building
- USDA approved pay requests for October through January
- In 2030, the plumbing, electrical and mechanical requirements will impact the entire building. All of those services originate in the SNF building

**5 ADMINISTRATIVE REPORT**

- Meeting with SEMSA this afternoon
  - There is a pathway for them to continue doing ground transport and an opportunity to base the helicopter at the airport in Fall River
  - Be thinking about what to do about equipment if SEMSA does leave the area.
    - MMHD owns 2015 and 2007 ambulances, as well as a 1989 ambulance
      - Committee requests more info on the 2007 and 1989 ambulances
    - We also have 1<sup>st</sup> right of refusal on a 2017 ambulance owned by SEMSA
- HVAC Systems:
  - Ryan has a call in with Chico State to do a free energy audit which will tell us if we are eligible for low interest loans
  - All the Fall River HVAC systems are from the 1980's to early 1990's. We can no longer get parts for them
  - Worst case scenario is \$1.56 million to replace all the Fall River HVAC systems
    - There will be a significant engineering cost to get a quote
  - Burney HVAC systems are from about 1994 and we can still get parts for them, so they can be fixed.
- Laundry is up and going
  - Haven't got final from the County yet. The design was signed off on, but a new inspector said we need an ADA bathroom
  - Aramark is still delivering until 3/7/19

**6 OTHER INFORMATION/ANNOUNCEMENTS: None**

**7 ADJOURNMENT – 1:17 pm**