



BOARD OF DIRECTORS BOARD OF DIRECTORS

Luis Avila, President
Becky Campo, Vice-President
Timothy Benefield, Secretary
Anne Stokman, RN, Treasurer

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BOARD OF DIRECTORS MEETING MINUTES
Monday, August 17, 2023 @ 6:00 pm

1. **Call to order at 6:01 PM** by President Luis Avila
2. **Pledge of Allegiance**
3. **Roll Call**
 - Directors Present:** President, Luis Avila
Treasurer, Anne Stokman
Secretary, Timothy Benefield
 - Directors Absent:** Vice President, Becky Campo (Arrived @ 6:02 pm)
 - Staff Present:** CEO, Karin Freese
Ambulance Director, Paul Willette
Health Center Manager, Suzie Benitez
Financial Accounting Manager, Maria Reyes Palad
Clinical ED & QI Manager, Jim Whitworth
Clerk of the Board/HR Manager, Cheryle Pickle
 - District Legal Council:** Dave Ritchie, Cole Huber, LLP
 - Members of the Public:** none

We have a quorum.
4. **Reading of the District's Vision, Mission, and Value Statements:**
 - Vision:* "A locally cultivated, healthier community."
 - Mission:* "To provide, promote, and partner in quality healthcare for all."
 - Values:* "Compassion – Commitment – Excellence"
5. **Public Comment Period**

None
6. **Declarations of Conflict** [Board members disclose any conflicts of interest with agenda items]

None
7. **Approval of Agenda:**
 - M/S/C: To approve the agenda as posted.**
 - Directors Stokman/Benefield
 - Ayes:** Directors Avila, Stokman, Campo, Benefield
 - Nays:** None
 - Abstain:** None
 - Motion: Passed**
8. **Consent Calendar*** [Routine committee reports, minutes, and non-controversial items]
 - A. *Regular Board Meeting Minutes – July 31, 2023
 - M/S/C. Approve the Consent Calendar.**
 - Directors Benefield/ Stokman
 - Ayes:** Directors: Avila, Stokman, Campo, Benefield
 - Nays:** None
 - Abstain:** None
 - Motion: Passed**

9. **Closed Session Entered at 6:05 PM**

Gov't Code section 54956.8 Conference with Real Property Negotiator
Property: APN 000-131-024-008

Gov't Code § 54956.9 Existing Litigation
Case CV-21-003566 Stanislaus County
Parente & Parente v. Del Puerto Health Care District

10. **Reconvene to Open Session – Report of Closed Session**

No reportable action was taken; instructions were given to staff.

11. **Regular Calendar*** *[Members of the public may address the Board as the Board considers each item. Each speaker is allowed a maximum of five minutes.]*

A. No Items were moved from the consent calendar.

B. **Review Proposals and Award Contract for Development Impact Fee Nexus Study.**
No action was taken; instructions were given to staff—the item was tabled to the August 28, 2023 meeting.

C. **Review and Approve Building Cash Flow Through December 2023**
Ms. Freese presented an updated estimate for the building project and cash flow projection through November 2025 and requested authorization for all expenses identified through December 2023.

M/S/C. Approve expenses associated with the RFQ, RFP, and Design-Build contract drafting with a maximum limit of \$263,043 and empower the CEO to procure all necessary services to facilitate the RFQ, RFP, and Design-Build Contract drafting process by Directors Stokman/Campo.

Ayes: Directors: Avila, Stokman, Campo, Benefield

Nays: None

Abstain: None

Motion: Passed

D. **Review Proposals and Award a Contract for D-B Construction Legal Services**
After a review of two proposals from qualified legal firms and a discussion among board members and staff, the following action was taken:

M/S/C. Approve and engage the law firm of Austin Murphy to provide legal counsel related to the Design-Build Construction project, including legal review of the RFQ, RFP, and Design-Build Contract by Directors Benefield/Stokman.

Ayes: Directors: Avila, Stokman, Campo, Benefield

Nays: None

Abstain: None

Motion: Passed

E. **Adopt Resolution 2023-14 Authorizing Purchase of Real Property**

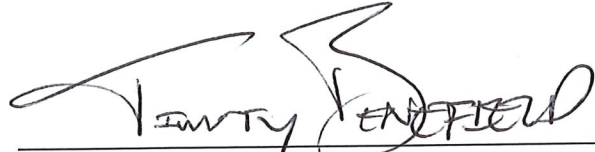
M/S/C. to adopt Resolution 2023-14 authorizing the purchase of Real Property by Directors Benefield/Campo.

Ayes: Directors: Avila, Stokman, Benefield
Nays: None
Abstain: Campo
Motion: Passed

- 12. Upcoming Regular Board and Standing Committee Meeting Dates Information**
- | | |
|---------------------------------------|-------------------------------------|
| Finance – Wed, Sep 20, 2023 @ 8:00 AM | Board – Mon, Sep 26, 2023 @ 6:00 PM |
| Finance – Wed, Oct 25, 2023 @ 8:00 AM | Board – Mon, Oct 30, 2023 @ 6:00 PM |
| Finance – Mon, Nov 27, 2023 @ 4:30 PM | Board – Mon, Nov 27, 2023 @ 6:00 PM |

- 13. Adjourn @ 7:55 PM**

Respectfully Submitted:



Timothy Benefield, Board Secretary

12/11/23

Date Signed