



BOARD OF DIRECTORS

Becky Campo, President

Luis Avila, Vice-President

Ma Traore, Secretary

Sylvia Ramirez, Treasurer

Reyna Gomez, Director

PO Box 187, Patterson, CA 95363

Phone (209) 892-8781 Fax (209) 892-3755

BOARD OF DIRECTORS' MEETING MINUTES

Monday, September 29, 2025 @ 6:00 PM

1. **Call to Order** at 6:02 PM by President Becky Campo
2. **Pledge of Allegiance**
3. **Roll Call**

Director's Present: President Becky Campo
Secretary Ma Traore
Treasurer Sylvia Ramirez
Director Reyna Gomez

Directors Absent: Vice-President, Luis Avila

Staff Present: CEO, Karin Freese
Chief Medical Officer, Dr. Rodriguez
Ambulance Director, Paul Willette
Human Resources Manager, Robert Trefault
Health Center Manager, Suzie Benitez
Health Center Assistant Manager, Jennifer Gurski
Financial Accounting Manager, Maria Reyes

District Legal Council: Dave Ritchie, Cole Huber, LLP

Members of the Public: City Mayor Michael Clauzel, Mike Willet, Fernando Ulloa, Tim Benefield, Roger Benitez, Chester Haley, Cheryl Huckaby, John Otones, Elaine Otones, Marsha Bionta, Sherril Lex, six additional individuals who did not sign in

4. **Reading of the 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** - None
7. **Approval of Agenda**

Motion: To approve the agenda as presented.

M/S: Ramirez/Gomez

Ayes: Campo, Traore, Ramirez, Gomez

Nays: None

Abstain: None

ACTION



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Absent: Avila

Motion: Passed

8. Town Hall Meeting & Board Engagement on Master Plan Progress and Design Direction

HDR Architects – Master Plan Update

HDR Architects presented updates on the master plan for each building project:

- **Las Palmas Development** – Proposed as a mixed-use rental property, designed with articulated structures ranging from two to three stories.
- **Senior Living Facility** – Planned as a two-story building, featuring an awning along the courtyard side to enhance outdoor usability.
- **DPAC (Administration & Ambulance Headquarters)** – Currently at 50% schematic design. Proposed amenities include a kitchen and offices connected to a central courtyard.
- **Community Mental Health Clinic & Rural Health Clinic** – To be housed in a single building with access to natural surroundings, emphasizing patient and staff safety and comfort, with a covered arcade at the entrance.
- **Hospital & Medical Office Building** – Designed with a modern approach, featuring two floors and an awning wrapping around the structure.

Following HDR Architects' presentation, the floor was opened for public questions.

- **Sherril** inquired about the Senior Living project, specifically requesting clarification on the projected number of units to be developed. **Dr. Freese** provided an explanation that a total of 100 units is anticipated with independent, assisted, memory care, and skilled nursing being phased in over the years as the medical workforce in Patterson grows.
- **Shevan** (joining via Zoom) asked about the project timeline. **Dr. Freese** directed Shevan to the district's website for the relevant information.
- **Marsha** asked which projects are prioritized for construction. **Dr. Freese** stated that DPAC and the Community Mental Health Clinic (CMHC) and Rural Health Clinic (RHC) are the top priorities. DPAC, serving as the administration and ambulance headquarters, will include a community room open for public use. CMHC and RHC will be constructed with support from the \$27.0 million Behavioral Health grant received.
- **Cheryl** from Patterson Chamber of Commerce inquired about the management of retail rental spaces, noting that these are not connected to healthcare operations. **Dr. Freese** responded that the retail spaces will serve as an outside revenue source in the form of investment income and that the district will collaborate with the development center to manage these rental properties. **Cheryl** then asked about procedures in case of running out of rooms. **Dr. Freese** explained that patients with severe or traumatic cases would be referred to nearby primary hospitals. She also noted that there is an opportunity for medical practitioners and third-party payers to open facilities and lease space from the district.
- **Michael Clauzel**, City of Patterson Mayor, shared his vision for a hospital dating back to 2022. He expressed the city's full support and gratitude for the project and indicated willingness to advocate for it at the federal and state levels if necessary.
- **Director Campo**, Board President, reflected on her experience as a former city mayor, emphasizing that community support is essential and expressing ongoing gratitude for that support.



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- **Dr. Freese** closed the open forum by thanking HDR Architects for their presentation.
- 9. **Consent Calendar*** *[Routine committee reports, minutes, and non-controversial items]* **ACTION**
 - A. *Accept Finance Committee Meeting Minutes – August 13, 2025
 - B. *Accept Finance Report and Warrants – July 31, 2025
 - C. *Accept Finance Report and Warrants – August 31, 2025
 - D. *Approve Board of Directors Special Meeting Minutes – September 8, 2025
 - E. *Accept Written Department Reports – 1. Admin, 2. Ambulance, 3. Health Center, 4. HR
 - F. *Adopt Policy 2501 *Ambulance Non-Covered and Uninsured Patient Billing (AB 716)*

Motion: Approve the Consent Calendar as presented.

M/S: Traore/Ramirez

Ayes: Campo, Traore, Ramirez, Gomez

Nays: None

Abstain: None

Absent: Avila

Motion: Passed

10. **Regular Calendar**

- A. ***Any Consent Calendar items moved to the Regular Calendar** - None
- B. **Proposal to hold Annual Appreciation Dinner at The Old Water Office**
Staff Report: Staff proposed hosting the Annual Appreciation Dinner at **The Old Water Office** to support a local business venue. The event is intended for Health Center staff, Board members, and the Management Team, with an estimated attendance of 54–70 guests. The dinner package, service charges, and facility fees are included in the budget, with a total estimated cost of \$5,000.

Motion: Approve the Annual Appreciation Dinner at The Old Water Office, with a total budget of \$5,000 with a no host bar.

M/S: Ramirez/Gomez

Ayes: Campo, Traore, Gomez, Ramirez

Nays: None

Abstain: None

Absent: Avila

Motion: Passed-Roll Call Vote

- C. **Proposal to Hold Two Board Meetings Each Month**
Staff Report: Staff recommended that the Board consider having two regular meetings per month with the volume and complexity of ongoing and upcoming initiatives. This would allow for more efficient and effective Board governance, more focused agendas, and improved community transparency and engagement during the critical period of District growth.



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Motion: Adopt a second Board monthly meeting on the second Monday of the month.

M/S: Gomez/Traore

Ayes: Campo, Traore, Ramirez, Gomez

Nays: None

Abstain: None

Absent: Avila

Motion: Passed

D. Review of RFPs and selection for CEO Salary Survey

Dr. Freese presented a comparison analysis of the five (5) proposals received, with the criteria and scores clearly tabulated. Advantages and disadvantages were highlighted for each proposal, with particular focus on the two highest scorers, Grant Thornton and Mercer. A list of consultants who declined to participate is also available for reference.

Motion: Selected Grant Thornton as the consultant for the CEO Compensation Study and authorized the CEO to finalize a professional services agreement not to exceed \$19,610.

M/S: Ramirez/Gomez

Ayes: Campo, Traore, Ramirez, Gomez

Nays: None

Abstain: None

Absent: Avila

Motion: Passed-Roll Call Vote

E. Diagnostic Imaging and Consideration for FY 2025-26 Strategic Planning

DISCUSSION ONLY

Dr. Freese presented the historical background of the Diagnostic Imaging discussion, ongoing since 2007, including past partnerships with RadNet, Merced Open Imaging, Modesto Advanced Imaging, and Valley MRI, and the challenges encountered over time. These experiences led to consideration of interim alternatives such as transportation partnerships, investing in DPHC transportation services, regional collaboration with imaging providers, mobile imaging services, agreements with a diagnostic imaging partner, and long-term planning. An annual potential loss of \$160,000 in imaging operating costs was noted if the current approach is pursued. Director Campo requested to keep the imaging discussion on the agenda to inform the community of the district's challenges, and further exploration with specialized firms and a local group of radiologists was recommended.

11. Director Correspondence, Announcements, Comments, Future Agenda Items - None

12. Recessed to Closed Session at 7:38 PM *[Board of Directors may recess to closed session to discuss certain matters as legally permitted. Any action taken shall be reported in open session.]*



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A. Health Care District Trade Secret (Health & Safety Code 321069(c)(2))

To initiate a new district service or program or add a district health care facility and, if prematurely disclosed, create a substantial probability of depriving the district of a substantial economic benefit.

B. Public Employment Employee Performance Evaluation (Government Code § 54957)

Title: Chief Executive Officer

13. Return to Open Session at 8:50 PM – No reportable action. Direction was given to staff.

14. Upcoming Regular Board and Standing Committee Meeting Dates

Finance: Wed, Oct 22-8:30 AM, DPHC Conf Rm

Finance: Wed, Nov 19-8:30 AM, DPHC Conf Rm

Finance: Wed, Dec TBD-8:30 AM, DPHC Conf Rm

Board: Mon, Oct 13 -7:00 PM, City Hall

Board: Mon, Oct 27-6:00 PM, City Hall

Board: Mon, Nov 10-7:00 PM, City Hall

Board: Mon, Nov 24-6:00 PM, City Hall

Board: Mon, Dec 8-7:00 PM, City Hall

Board: Mon, Dec 15-6:00 PM, PM, City Hall

15. Adjourn at 8:52 PM

Respectfully submitted:

Ma Traore, Secretary

Date Signed