



BOARD OF DIRECTORS

Becky Campo, President

Luis Avila, Vice-President

Ma Traore, Secretary

Sylvia Ramirez, Treasurer

Reyna Gomez, Director

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DEL PUERTO HEALTH CARE DISTRICT

Board of Directors Meeting Minutes

Monday, February 24, 2025 @ 6:00 pm

City Hall, 1 Plaza Circle, City Council Chambers

REGULAR MEETING

1. **Call to Order** at 6:00 PM by Board President, Becky Campo

2. **Pledge of Allegiance**

3. **Board of Directors Roll Call**

4. **Reading 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** *[Members of the public may address the Board on any issues on the Consent Calendar and items not listed on the agenda that are within the purview of the District. Comments on the agenda are made when the Board considers each item. Each speaker is allowed a maximum of five minutes. Board members may not comment or act on items not on the agenda.] None*

6. **Swearing in for Zone 2 Board Director, Reyna Gomez, Elected on January 27, 2025**

The Oath of office was conducted by the Board Clerk.

7. **Presenting the H.O.S.T. House with a donation check of \$9,333.33, approved by the Board on December 16, 2024.**

The CEO presented a check for \$9,333.33 to HOST representatives, explaining that the amount represents one month of operating expenditure for the HOST house. Karin also highlighted the district's interest in helping community members optimize their health through better circumstances, emphasizing the importance of the donation to HOST's operations. Stanislaus County Supervisor Chance Condit expressed support for HOST, announcing that the county has dedicated \$56,000 to HOST, with the first payment of \$14,000 already distributed.

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

9. **Approval of Agenda**

M/S/C: To approve the agenda as presented.

Directors Avila/Traore

Ayes: Directors: Campo, Avila, Traore, Ramirez, Gomez

Nays: None

Abstain: None

Motion: Passed

10. **Consent Calendar*** *[Routine committee reports, minutes, and non-controversial items]*

A. *Approve Regular & Special Board Meeting Minutes – Jan 27, 2025

B. *Accept Finance Committee Meeting Minutes – Jan 22, 2025

C. *Accept Finance Reports and Warrants – Nov 2024, Dec 2024 and Jan 2025

D. *Adopt Resolution 2025-01A: Amended Declaration of Exempt Surplus Property

- E. *Adopt Policy #2141 – Public Works Procurement
- F. *Adopt Policy #3405 – Bereavement Leave
- G. *Adopt Policy #3472 – Health Center Employee Attendance
- H. *Adopt Policy #3473 – Employee Pre-Placement and Annual Tb Testing
- I. *Adopt Policy #3442 – Paid Time Off Donation for Employee Hardship
- J. *Approve Resolution 2025-08: FY2024 Net Income Allocation to Reserve Fund Accounts
- K. *Accept Written Department Reports – Admin, Ambulance, Health Center, Human Resources

M/S/C. Approve the Consent Calendar.

Directors Ramirez/Gomez

Ayes: Directors: Campo, Avila, Traore, Ramirez, Gomez

Nays: None

Abstain: None

Motion: Passed

11. **Regular Calendar**

- A. **Any Consent Calendar items moved to the Regular Calendar*

No Items were moved from the consent calendar.

- B. Presentation by Paradigm Research and Dr. Rodriguez on Policy for Patient Research
Presentation by Paradigm Research and Dr. Rodriguez: Dr. Rodriguez and representatives from Paradigm Research presented their request to access patient records for clinical research. They assured the board of HIPAA compliance and patient consent requirements. The board discussed the importance of patient privacy and consent. They emphasized the importance of informed consent and the ability for patients to withdraw at any time.

M/S/C. Approve the Paradigm Clinical Research-Modesto and Dr. Rodriguez to allow PCr-M access for clinical research studies.

Directors Avila/Traore

Ayes: Directors: Campo, Avila, Traore, Ramirez, Gomez

Nays: None

Abstain: None

Motion: Passed-Roll Call Vote

- C. Adopt Res 2025-07 Del Puerto Health Care District Revenue Bonds, Series 2025
The board authorized the sale of bonds to purchase land and build an ambulance administration center, with the sale contingent on completing due diligence and confirming the project's feasibility. The bonds will have an interest rate based on the one-year treasury rate plus 1.85%, set at the time of sale. Refinancing through the Cal Mortgage Loan Insurance program is expected between October and March 2026.

M/S/C. Adopt Resolution 2025-07 authorizing the bond for Property Purchase Short-Term Loan

Directors Traore/Ramirez

Ayes: Directors: Campo, Avila, Traore, Ramirez, Gomez

Nays: None

Abstain: None

Motion: Passed-Roll Call Vote

- D. Adopt FY 24-25 Mid-Year Budget Revision
The Finance and Accounting Manager presented the mid-year budget revisions, which included adjustments for new costs, additional or unforeseen events, and the sale of Keystone C. The net positive adjustment was \$275,000.

M/S/C. Approve the revised FY24-25 Budget as discussed
Directors Gomez/Traore
Ayes: Directors: Campo, Avila, Traore, Ramirez, Gomez
Nays: None
Abstain: None
Motion: Passed-Roll Call Vote

- E. Civil Engineering RFP Review, Recommendation, and Award of Contract
The board approved a proposal from North Star for civil engineering services related to the master planning process, with a contract not exceeding \$50,000. The scope includes due diligence, boundary, topographic, and Alta surveys. North Star was selected based on their expertise, local knowledge, project alignment, and cost-effectiveness, offering the most competitive proposal.

M/S/C. Accept the proposal for Civil Engineering Services for the property purchase and Master Planning process from North Star not to exceed \$50,000.
Directors Ramirez/Avila
Ayes: Directors: Campo, Avila, Traore, Ramirez, Gomez
Nays: None
Abstain: None
Motion: Passed-Roll Call Vote

12. **Recess to Closed Session at 7:04 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.]*

Conference with Real Property Negotiations (§ 54956.8)
Property: APN: 048-047-012-000
Agency Negotiation: David Ritchie, Karin Freese
Negotiating Parties: Walgreens
Under Negotiation: Land Use Restrictions

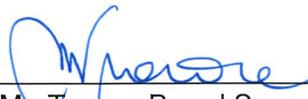
13. **Returned to Open Session at 7:40 PM – Report of Closed Session – No reportable action, directions were given to staff.**

14. **Director Correspondence, Comments, Future Agenda Items**
None

15. **Upcoming Regular Board and Standing Committee Meeting Date** Information Only
- | | |
|---------------------------------|--|
| Finance – Wed, Mar 26 @ 8:00 AM | Board – Mon, Mar 31 @ 6:00 PM, City Hall |
| Finance – Wed, Apr 23 @ 8:00 AM | Board – Mon, Apr 28 @ 6:00 PM, City Hall |
| Finance – Wed, May 21 @ 8:00 AM | Special Board – Mon, May 19 @ 6:00 PM, City Hall |

16. **Adjourn at 7:45 PM**

Respectfully Submitted:



Ma Traore, Board Secretary

05/19/25

Date Signed

