



BOARD OF DIRECTORS
Luis Avila, Zone 1-Director
Anne Stokman, Zone 2-Director
Ma Traore, Zone 3-Director
Sylvia Ramirez, Zone 4-Director
Becky Campo, Zone 5-Director

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SPECIAL BOARD OF DIRECTORS MEETING MINUTES
Monday, January 13 2025 @ 6:00 PM

1. **Call to order @ 6:00PM** by Zone 2 Director, Anne Stokman

2. **Pledge of Allegiance**

3. **Roll Call**

Directors Present: Zone 1 Director, Luis Avila
Zone 2 Director, Anne Stokman
Zone 3 Director, Ma Traore
Zone 4 Director, Sylvia Ramirez
Zone 5 Director, Becky Campo

Staff Present: CEO, Karin Freese
Ambulance Director, Paul Willette
Clinical Education Manager, Jim Whitworth
Health Center Manager, Suzie Benitez
Health Center Assistant Manager, Jennifer Gurski
Human Resources Manager, Robert Trefault
Financial Accounting Manager, Maria Reyes-Palad
Board Clerk/District Executive Secretary, Jasmine Sanchez

District Legal Council: Dave Ritchie, Cole Huber, LLP

Members of the Public: Jessica Wilkinson, Patterson Irrigator
Reyna Gomez

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**

The HR manager gave a brief announcement about the Grand Opening of the Imaging Center scheduled for January 29th. Del Puerto Health Care Center will now be providing x-ray services.

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 presented.

Directors Campo/Avila

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

Nays: None

Abstain: None

Motion: Passed

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

- A. *Approve Finance Committee Minutes – Oct 28, 2024

Director Campo pulled this item for discussion.

- B. *Accept Written Department/Committee Reports – Ambulance (including
Legislation), Ambulance, Health Center, Human Resources.

M/S/C. Approve the Consent Calendar.

Directors

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

Nays: None

Abstain: None

Motion: Passed

9. Regular Calendar

- A. *Any Consent Calendar items for discussion*

Item 8A. pulled for discussion.

- B. Declaration of Exempt Surplus Property Resolution APN 021-088-010

In California, public entities must follow the Surplus Land Act or meet exemptions when disposing of property, notifying the Housing and Community Development Department accordingly. Special districts have more flexibility if the land is used for purposes aligned with their mission, such as healthcare.

M/S/C. Approve the Consent Calendar.

Directors Avila/Stokman

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

Nays: None

Abstain: None

Motion: Passed-Roll Call Vote

- C. Resolution 2025-02: Sale of District Property – APN 021-088-010

Consistent with board direction, staff has worked with a realtor and received an offer of \$2 million for the purchase price.

M/S/C. Approve the Consent Calendar.

Directors Ramirez/Campo

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

Nays: None

Abstain: None

Motion: Passed-Roll Call Vote

- D. Property Purchase Resolution – APNs 048-047-028-000 & 048-047-027-000 & 048-047-018-000 & 048-047-007-000 & 048-047-008-000 & 048-047-012-000

The district plans to purchase 27.5 acres at the corner of Ward Ave. and 9th Ave. for \$7.2 million, funded through a short-term loan until a long-term construction loan is secured from the California Health Agency. The loan will be backed by the district's property tax revenue, and the district is working with municipal advisors to ensure it meets the financial requirements. This land will be used to develop a medical park to support the growing healthcare needs of the Patterson and Westside community.

M/S/C. Approve the Consent Calendar.

Directors Traore/Stokman

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

Nays: None

Abstain: None

Motion: Passed-Roll Call Vote

E. Property Purchase Resolution – APN 048-048-007-000

The district is purchasing 10.2 acres on the north side of Las Palmas for \$3,113,233, funded partly by the sale of district property recently approved by the board and from district reserves. This project will complement the medical park by including amenities like mixed-use commercial and residential spaces, as well as independent senior living.

M/S/C. Approve the Consent Calendar.

Directors Campo/Traore

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

Nays: None

Abstain: None

Motion: Passed-Roll Call Vote

F. HMA Proposal for Ambulance Variable Rate Range Program

Health Management Associates (HMA) proposes to assist Del Puerto Health Care District in determining eligibility and facilitating participation in the 2024 Voluntary Rate Range Program (VRRP). Their work will involve assessing available funding, engaging with managed care plans (HPSJ and Health Net), and supporting the submission of required documentation. If the district is not eligible, it will only incur costs for the initial investigation, but if successful, the program could generate an additional \$300,000 annually from Medi-Cal transports. The risks include potential rejection by the managed care plans or a lack of available program funds, but no extra costs would be incurred if the program isn't viable. HMA's total fee for this service is capped at \$35,000.

M/S/C. Approve the Consent Calendar.

Directors Campo/Traore

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

Nays: None

Abstain: None

Motion: Passed-Roll Call Vote

G. Director Resignation, Promotion of Open Seat and Appointment Process

The CEO announced the resignation of Zone 2 Board Director Anne Stokman, effective February 1, 2025. She also stated the opening seat and the process of

appointing a new board member. An Ad Hoc committee of selecting the new board member was put into place. Director Luis Avila and Ma Traore will be responsible for the interviews and selection of a candidate.

H. Imaging Services Update – Tentative Grand Opening

Grand opening will be held Wednesday, January 29, 2025 at 12:00 PM at the Health Center.

10. Director Correspondence, Comments, Future Agenda Items

None

11. Upcoming Regular Board and Standing Committee Meeting Dates Information Only

Finance – Wed, Jan 22 @ 6:00 PM

Board – Mon, Jan 27 @ 6:00 PM City Hall Chambers

Finance – Wed, Feb 19 @ 6:00 PM

Board – Mon, Feb 24 @ 6:00 PM City Hall Chambers

Finance – Wed, Mar 26 @ 6:00 PM

Board – Mon, Mar 31 @ 6:00 PM City Hall Chambers

12. Adjourned @ 6:36 PM

Respectfully Submitted:



Ma Traore, Board Secretary

02/24/25

Date Signed: