

**PACIFIC COMMUNITIES' HEALTH DISTRICT
REGULAR MEETING MINUTES OF THE BOARD OF DIRECTORS**

Monday, December 20, 2021

PRESENT: Ralph Breitenstein, MD, Chairperson
Aimee Thompson, Vice Chairperson
David Long, MD, Secretary
Bonnie Saxton, Director at Large
Chris Carlson, Treasurer

ALSO, PRESENT: Jim Shepherd, Legal Counsel
Sam Jones, VP of Patient Care
Jon Conner, Facilities Director
Lisa Ely, Recorder
Lesley Ogden, MD, CEO
Kathryn Doksum, District Finance Manager
Jane Russell, COO
Julie Manning, VP-Mktg-PR-Comm Hlth

CALLED TO ORDER: Chairperson Ralph Breitenstein, MD, called the regular monthly meeting of the Board of Directors to order at 3:58 p.m.

CITIZEN COMMENTS: No members of the public were present for comments.

CONFIRMATION OF AGENDA ITEMS: Chairperson Ralph Breitenstein, MD, requested confirmation of the meeting agenda. No changes or additions needed.

APPROVAL OF MINUTES: After review of the November 15, 2021, Regular Board Meeting minutes, Ralph Breitenstein, MD, requested approval with amendment to change the month of October to November for review of minutes.

Chairperson Ralph Breitenstein, MD, requested a motion. Bonnie Saxton moved to approve the minutes. David Long, MD, seconded. Motion carried by unanimous voice vote.

PRESENTATIONS:

Samaritan Perception Survey – Julie Manning presented a Community Benchmark Survey PowerPoint to the Board. This survey was conducted by random digit dial over a two-week period in May by Riley Research and is part of Samaritan's organizational road-map goals for this year:

- Methodology: 550 random samples via cell phone and landlines interviews, including 50 Spanish, were conducted over a two-week period in May 2021 for Linn, Benton, and Lincoln County residents. Total margin of error Sample size was weighted in representative of county population and total margin of error: +/- 4.2%.
- Results Overview: comparatively overall more favorable than previous surveys, overall ratings were higher and more similar levels of positive favorable responsible across the three counties; Many fewer residents are seeking care outside the region (three county area) for specialists/specialties; Nine in 10 residents agree that Samaritan has a positive reputation, which is up from 2018. Additionally nearly three-fourth thought Samaritan contributes in a positive way beyond its role as a health care provider and a high percentage agree that Samaritan can be trusted to do the right thing.
- Key Questions and Comparative Results:
 - There were 20 to 25 questions. Residents expressed high overall satisfaction (from 1 to 10) for Samaritan Health (compared to 2018) with a mean of 8.2 compared to 7.8. Because it is a random sample, not all may have been patients.

- Residents are also very likely to recommend Samaritan to a friend or family – 7.9 compared to 7.7 mean in 2018.
- Dramatically fewer residents are seeking health care outside the region: 2011, 2018, 2021 – from 16% to 3% in 2021.
- For respondents who sought a new/different clinician in the past year, only 15% had been looking for a new clinician. Of those, 54% said Samaritan was their first choice for a care provider; Reasons for not choosing Samaritan: Quality of Services, availability of specialist/services, or organizational issues.
- For those who sought out a new provider we asked how long the wait time was to get into first appointment. About 59% felt the wait time was good or excellent.
- Perception of Samaritan’s quality of care remains strong: For primary and specialty and to the degree to metropolitan, the numbers are staying about the same.
- Samaritan’s reputation and its overall contribution to the community are increasingly favorable and growing number of respondents said Samaritan can be trusted to do the right thing.

Key take aways from the survey: Samaritan’s medical services are highly regarded by the community, continues to have a strong and growing bond of trust within the region. Very few residents have negative perceptions, although a number of mostly younger residents lack awareness of the organization. Those less satisfied with wait times for appointments were those with children and Spanish speakers as primary language. And in addition, how do people receive information: Social media are growing sources for information about Samaritan, with traditional media (i.e. newspapers, television) declining.

- **Gray’s Web Design** – Lisa Gray: Not Available at this time.

MONTHLY REPORTS/QUARTERLY REPORTS

FINANCIAL REPORTS: Kathryn Doksum, District Finance Manager, presented the November financial reports for review and approval as follows: Check Register, Balance Sheet; Trend Analysis for the PCHD General Fund; and Trend Analysis for the Debt Service Fund.

Chairperson Ralph Breitenstein, MD, requested a motion to approve the financials. David Long, MD, moved to accept. Chris Carlson seconded. Motion carried by unanimous voice vote.

Bank signature cards: Updated cards for new board members are needed. Recently the bank’s computerized signing system was not working so physical copies presented today need to be completed.

LEGAL REPORT FROM COUNSEL: Jim Shepherd indicated he has been working on the litigation between Neenan and Samaritan, which has been filed today. Contract has been reviewed and has the following: Breach of contract, breach of warranty, two negligence claims, and a nuisance claim. Intent is to have this litigation filed and then to work with arbitration service in Portland and participate in mediation as scheduled on March 31, 2022. If that is not successful, it will be litigated and can potentially go on for a couple of years or more. The hope is to receive funds for material repair costs, the work to replace it, and time loss during repairs for patient care/services. Amendment to Lease and Operating Agreement: Samaritan and PCHD Counsel have -updated the lease with an extension of 15 years and revised property tax allocation. In addition, update the last paragraph, Line 2. in the Amendment by replacing the word “profitability” with “operating margin.”

Chairperson Ralph Breitenstein, MD, requested a motion to approve the amendment with requested changes to the Lease and Operating Agreement. Bonnie Saxton moved to approved. Chris Carlson seconded. Motion passed with unanimous voice vote.

HOSPITAL REPORT: Dr. Ogden provided an update of the following:

Omicrom – OAHHS predicting upwards of 2,000 beds will be needed for the surge starting in January and going through February. SHS is refining surge plans and will consider if changes will be needed in PPE, pushing boosters – any and everything we can do.

The Walk-In Clinic and Occupational Medicine Clinic – Successfully relocated to the former Apple Peddler building and opened on December 6. An open house and ribbon cutting was held December 2.

Hiring and Retention – The system has already spent \$5-6 million on salaries. Increased hard-to-recruit compensation including medical assistants as well as other service positions, expanded hiring bonuses to more categories and increased bonuses for other positions. Lots of focus on creative ways to improve, retain and focus on labor.

Announcement – Dr. Ogden stated that she was awarded the National Organization of State Office of Rural Health Community Star award for the State of Oregon. At the event she learned what amazing things are being done by rural health care leaders across the nation, despite the pandemic.

In addition, Dr. Ogden also reviewed the SPCH Quality & Service Excellence statistics for the following: Inpatient, Emergency Room, Primary Care Clinics, Specialty Clinics, Support Services, Community Partnership, Sustainability, and Employee Engagement.

SYSTEM UPDATE: Not available at this time.

CONSTRUCTION PROJECTS: Jon Conner indicated that the Walk-In and Occupational Clinics are completed and ramped up. There are few landscaping items to be completed. The modular building was removed last week. Patching in parking lot for the water supply and sewer trench will be completed by Newport Road and Driveway in the middle of January.

BOARD ITEMS/ADMINISTRATIVE REPORTS:

- **Water Systems Consulting, Inc.:** Designation of Agent, **Resolution 22-02**, for request to have board chair, Dr. Breitenstein designated as an authorized agent to sign on behalf of the District for the purpose of obtaining financial assistance for the Hazard Mitigation Grant Program.

*Chairperson Ralph Breitenstein, MD, requested a motion to approve **Resolution 22-02** as presented. Aimee Thompson moved to approve. Bonnie Saxton seconded. Motion passed with unanimous voice vote.*

- **Audit Presentation:** Signe Grimstad, CPA, reported she has completed the Pacific Communities Health District June 2021, Audit Report and indicated a clean opinion. Grimstad proceeded review the Audit packet by noting changes and updates in the report, which contained the following:
 - **Financial review**, which included an Independent Auditors Report, Management’s Discussion and Analysis, Basic Financial Statements of combined Government-wide and Fund Financial Statements, Statement of Net Position and Governmental Funds Balance Sheet, Statement of Activities and Governmental Funds Statement on Revenues, Expenditures and Changes in Fund Balance, and a review of Notes to Financial Statements.
 - **Required supplemental review** of Major Fund, which included: Statement of Revenues, Expenditures and Changes in Fund Balance, Budget and Actual, and General Fund.
 - **Other supplemental review** of Major Fund included: Schedule of Revenues, Expenditures and Changes in Fund Balance, Budget and Actual, Debt Fund and Capital Projects Fund. In addition, a Summary of Real and Assessed Market Values, and Consolidated Tax Rates within the District.
 - **Compliance review**, which included Independent Auditor’s Report Required by Oregon State Regulations.

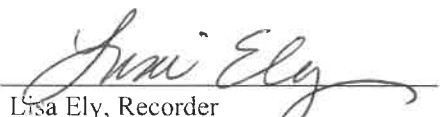
Chairperson Ralph Breitenstein, MD, requested a motion to approve the Audit as presented. David Long, MD, moved to approved. Bonnie Saxton seconded. Motion passed with unanimous voice vote.

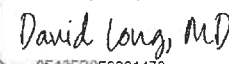
- **Energy Trust Rebate:** The hospital building performed better than expected for energy usage. A conservation rebate check has been received from Central Lincoln PUD the amount of \$309,543.59.
- **Air Handler Update:** The hospital is designed for life safety in regard to emergency lighting and equipment. In August the hospital experienced an actual power loss event, and everything went well during that event. However, should there be an event of power loss for an extending period of time, it would be ideal to continue to have power and lighting in additional areas to continue patient care.
Upgrades would include: Power and lighting to the Orthopedic Clinic and the Women's Health Clinic minor procedure rooms, Surgery Department minor procedure rooms, and upgrade the two air handlers that serve the 1988 building so that Pharmacy's clean room can continue to function with air cooling as well as the Lab for emergency outlets and air cooling for equipment. The two air handlers that serve the 1988 building currently do not have emergency power. Stantech Electrical Engineering designed the electrical portion of the building and can easily perform the upgrade, which should not be more than \$150K.
Proposal to the Board: Would it be possible to utilize some of the energy trust rebate to upgrade the building for emergency power and lighting?
The PCHD Board agreed to allow up to \$150K to be provided for hospital upgrade. Conner will review the construction package and bring more information back to the Board.

Chairperson Ralph Breitenstein, MD, requested a motion to approve up to \$150K to be provided for emergency power and lighting upgrades. Bonnie Saxton moved to approved. David Long, MD seconded. Motion passed with unanimous voice vote.

- **STARS Facility Update:** The District and Hospital continue to look at opportunities for a building to remodel for a Samaritan Treatment & Recovery Services Center in Lincoln County. Starting a facility from scratch could cost as much as \$8M or more. Concept/Proposal to the PCHD Board: The District would purchase and own a building and the PCHD and SNLH Foundations would provide fundraising and contribute to any necessary remodels. A stakeholder group has been formed and includes Lincoln County, Siletz Tribe, and other municipalities.

Meeting adjourned: 5:31 p.m.


Lisa Ely, Recorder
PACIFIC COMMUNITIES HEALTH
DISTRICT

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David Long, MD
PACIFIC COMMUNITIES HEALTH
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