

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

Tuesday, July 19, 2022

PRESENT: Aimee Thompson, Chairperson
Ralph Breitenstein, MD, Member at Large
Bonnie Saxton, Treasurer
Chris Carlson, Vice Chair

ALSO, PRESENT: Jim Shepherd, Legal Counsel
Kathryn Doksum, District Finance Manager
Catherine Macnab, Facilitator/Recorder
Carrie Connelly Health District Attorney
Tia Cavender
Ursula Marinelli, Director Foundation
Jon Conner, Facilities Director
Karla Clem, Foundation
Lesley Ogden, CEO

CALLED TO ORDER: Chairperson Aimee Thompson, called the regular monthly meeting of the Board of Directors to order at 4:04 p.m.

CITIZEN COMMENTS: There were no citizens present at the meeting.

CONFIRMATION OF AGENDA ITEMS: Chairperson Aimee Thompson, requested confirmation of the meeting agenda. No changes or additions needed.

APPROVAL OF MINUTES: After review of the June 21, 2022, regular Board Meeting minutes, Aimee Thompson, requested approval.

Chairperson Aimee Thompson requested a motion to approve the June 21, 2022, meeting minutes. Bonnie Saxton moved to approve the minutes. Chris Carlson seconded. Motion carried by unanimous voice vote.

**Resolution 23-2 STARS CONSTRUCTION MANAGER AND GENERAL CONTRACTOR (CM/GC)
RESOLUTION:**

Chairperson, Aimee Thompson convened a joint meeting of the Pacific Communities Health District Board and the Local Contract Review Board regarding a hearing for the joint resolution of the Pacific Communities Health District Board and Local Contract review Board exempting the substance use disorder facility project from competitive bidding requirements and directing the use of an RFP and Construction Manager and General Contractor (CM/GC) alternate contracting methods.

Chairperson Aimee Thompson opened the public hearing at 4:20 p.m. for comments regarding the adoption of resolution 23-2 to exempt the STARS construction from competitive bidding and directing use of a Construction Manager and General Contractor (CM/GC) alternative method of contracting. As no citizens were present to comment, the hearing proceeded.

The staff reports to this point are being incorporated into the sharing record.

The use of a CM/GC is a helpful approach that allows an architect to work with a construction expert on a construction project in an effort to bring a project in on time and under budget. Jon Conner, Facilities Director

reported that traditionally this would be a design, build, bid project. This exemption for the CM/GC will instead utilize an RFP to solicit and evaluate contractor qualifications to make selections based off and bring them on board early for the design process, before undertaking project construction. The CM/GC will be involved in the design project and will give us recommendations for project scheduling, supplies and a pre-construction bid for the project.

Exhibit A outlines the findings that support the resolution pursuant to required statutory provisions and elements that need to be addressed and evaluated before exempting the project from the standard design bid build approach. After the project, a required post-project evaluation will be conducted.

As indicated on both the notice and resolution, the hearing is being held during a joint meeting of the PCHD Board and the District's Local Contract Review Board. The PCHD made a request for the exemption.

Chairperson Aimee Thompson closed the Public Hearing at 4:32 p.m.

Chairperson Aimee Thompson requested a motion to approve Resolution 23-02 on behalf of both the PCHD Board and the Local Contract Review Board. Bonnie Saxton moved to approve Resolution 23-02. Ralph Breitenstein seconded. Motion carried by unanimous voice vote.

Chairperson Aimee Thompson, adjourned the Local Contract Review Board meeting at 4:38 p.m.

Chairperson Aimee Thompson requested a motion to approve the execution of the contract as issued with the architect RFP and authorize Board Chair Thompson to sign the contract on behalf of the PCHD Board. Ralph Breitenstein moved to approve the contract and requested signing authorization. Bonnie Saxton seconded. Motion carried by unanimous voice vote.

EMERGENCY TRANSFER DATA: Lesley Ogden, CEO reported that the SHS system continues to suffer from patient transfer issues. Total ED system transfer data identified that in 2021 we had a bump up in transfers and predict an increase in 2022 transfers. Inpatient transfer volumes are decreasing due to lack of beds to transfer patients to, causing us to care for patients who in previous years would have been transferred out. The bulk of transfers come from our critical access hospitals. Breakout by year PCH shows an increase of transfers due to pandemic and decrease in numbers in Lincoln County. Almost 60% of our patients go to GSRMC. Average time from time transfer order placed to time patient time patient moved show a growing problem with PacWest transfers. SHS has an RFI out for other companies to determine where and how they can provide support.

PCHD WATER RESILIENCY PROJECT FUNDING: Aimee Thompson, Chairperson reported that a proposal was being made by Dig Deep Research to help secure funding for the emergency water storage project. Dig Deep has identified viable funding pursuits open to PCHD. Optimizing the true funding potential will require a long-term strategic effort that stages funding requests to more than one agency. This includes breaking out projects into phases to secure funds for both planning and construction phases. A loan would provide more funding for the project and a portion of the loan may be forgiven. We will not have to commit to anything regarding the loan until we have heard back from the FEMA grant.

Chairperson Aimee Thompson requested a motion to approve moving forward with the Dig Deep proposed scope as presented. Ralph Breitenstein moved to approve the proposal. Bonnie Saxton seconded. Motion carried by unanimous voice vote.

MONTHLY REPORTS/QUARTERLY REPORTS:

FINANCIAL REPORTS: Kathryn Doksum, District Finance Manager, presented the June 2022, 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 Aimee Thompson requested a motion to approve the financials. Chris Carlson moved to approve. Bonnie Saxton seconded. Motion carried by unanimous voice vote.

LEGAL REPORT FROM COUNSEL: Jim Shepherd reported that there is a fully endorsed fourth addendum concerning the Apple Peddler. Samaritan lawsuit against Neenan for the mediation date remain on November 30 and December 14, 2022. There has been a request for relative humidity additional testing at the hospital.

FOUNDATION AND STARS FUNDING REPORT: Ursula Marinelli reported the following funding projects for the STARS project financial support:

Gala planned for Dec. 10, 2022 @ CHE

- o The \$500k American Rescue Plan Act request was approved in June!
- o Received \$98k+ in corporate and individual pledges
- o City of Waldport committed \$2351 (\$1 per resident); Toledo committed \$15k
- o Meeting with Newport set for Aug. 10 re \$18k/year from opioid settlement money
- o NLHD budgeted \$1 million-plus for projects (MRI is priority)
- o Submitted federal appropriations request for \$1 million from SPCH
- o Oregon Health Authority – SUD-specific on hold indefinitely and the funding appears to be going to support the state hospital in Salem.
- o Lobbying state reps and senators for financial support from other state sources. Senate process starts sometime in August. Doug Boysen is poised to assist with funding requests.
- o Submitting letters of inquiry to Roundhouse Foundation, Marie Lamfrom Charitable Foundation, Siletz Tribal Charitable Contribution Fund, The Collins Foundation, Ford Family Foundation, Oregon Community Foundation, and MJ Murdock

HOSPITAL REPORT: Lesley Ogden, CEO reported.

SPCH was awarded the Gold Plus Get with the Guidelines award. We have won this award many years in a row. The metrics for this award are very stringent. Our agreement with Providence has assisted in making this possible but our staff and providers are instrumental in meeting all the standards at SPCH.

Starting in July, SPCH is offering PET-CT weekly on Wednesdays. The services will grow from there to meet our community's needs. We can do up to 6 scans a day and retain patients from the coast at SPCH. Most of the PET-CT scans were going to the valley so this will be a great convenience. The scanner won't be moved more than once a week due to charges for the moves. We are trying to hire an aide as the technicians need patient assistance to support their work.

Oregon Hospital CEO's met last week and discussed Oregon's hospital systems goals, resources, and labor needs. Working on understanding value-based payments systems. Doug Boysen is the 2023 President of the Oregon Hospital Association.

In addition, Lesley Ogden, CEO also reviewed the Samaritan Pacific Health Services (SPHS) Quality & Service Excellence statistics for the following: Inpatient, Emergency Room, Primary Care Clinics, Specialty Clinics, Support Services, Community Partnership, Sustainability, and Employee Engagement.

CONSTRUCTION/ FACILITIES UPDATE: Carrie Connelly reported that the architect contract has been awarded to Clark Kjos. There was a modification that broke down the scope into phases and if the board is satisfied with cost estimates, then the design phase can be started.

Jon Conner presented the Emergency Power Upgrade Project Budget. The Board had previously authorized \$150,000.00 but the project came in at \$219,126.00. Western States is the only agency that is qualified to do the work that we need in our area.

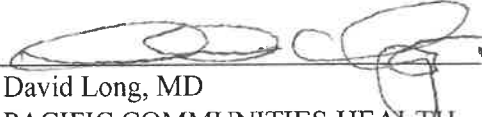
Chairperson Aimee Thompson requested a motion to approve authorization of the Emergency Power Upgrade Project Budget. Ralph Breitenstein moved to approve the proposal. Bonnie Saxton seconded. Motion carried

by unanimous voice vote.

The transit station project will be starting in September.

Meeting adjourned: 5:18 p.m.

Catherine Macnab, Recorder
PACIFIC COMMUNITIES HEALTH
DISTRICT



David Long, MD
PACIFIC COMMUNITIES HEALTH
DISTRICT