

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

**Tuesday, January 17, 2023**

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

**ALSO, PRESENT:** Jim Shepherd, Legal Counsel                      Kathryn Doksum, District Finance Manager  
Jon Conner, Facilities Director                      Karla Clem, Sr. Development Specialist  
Sam Jones, VP. Pt. Care Svcs.                      Kimberly Burt, Facilitator/Recorder  
Tia Cavender, Dig Deep

**ABSENT:** Lesley Ogden, VP. CEO, SNLH  
Ursula Marinelli, Director Foundation  
Doug Boysen, President-CEO-SHS

**CALLED TO ORDER:** Chairperson, Aimee Thompson called the Board of Directors meeting to order at 4:00 pm.

**CITIZEN COMMENTS:** No citizens present.

**CONFIRMATION OF AGENDA ITEMS:** Chairperson, Aimee Thompson requested confirmation of the meeting agenda. Due to scheduling conflicts, the agenda topics may need to move as presenters arrive.

**APPROVAL OF MINUTES:** After review of the December 20, 2022 regular board meeting minutes, the following correction needs to be made to the legal report in regards to the Neenan litigation case:

Should be, "They failed to assign their accounts of liability to their subcontractors."

*Chairperson, Aimee Thompson requested a motion to approve the December 20, 2022, meeting minutes with the correction made to the legal report. Motion carried by David Long, seconded by Chris Carlson and approved by unanimous voice vote.*

**DIG DEEP UPDATE:** Dig Deep gave a presentation regarding the State of Oregon revolving loan fund and timetable for continuing the application process with the City of Newport. The Board discuss continuing retaining Dig Deep for services to help with water applications. Their fees will be presented at the next meeting.

**MONTHLY REPORTS/QUARTERLY REPORTS:**

**FINANCIAL REPORTS:** Kathryn Doksum presented the December 2023 financial reports for approval as follows: Check Register, Balance Sheet Draft, Trend Analysis for the PCHD General Fund, and Trend Analysis for the Debt Service Fund.

*Chairperson, Aimee Thompson requested a motion to approve the December 2022 Financials as presented. Motion carried by Chris Carlson, seconded by David Long and approved by unanimous voice vote.*

**LEGAL REPORT FROM COUNSEL:** Jim Shepherd provided updates for the following:

OB Recruiting – This has been a difficult position to fill because there aren't many providers available, especially who want to come to a rural area. OBGYN's are being trained to work with robotics and is not something available here on the coast. This is the same issue we have with finding Urologists. Jane shared the preliminary information she has on the topic.

**SHS SYSTEM UPDATE:** Doug Boysen provided a report on recent activities system wide.

**Focus:** Number one focus right now is the system wide hospital capacity issues. Review of the OHA website shows ED boarders statewide peaked (353) but has been trending down the last six days and is at 264.

We will continue to work on increasing primary care and behavioral health access across the state. Sweet Home Clinic/Urgent Care Clinic – will be in the same building as the OSU student health building.

**Projects:**

Sweet Home – New Primary and Urgent Care Clinics

Oregon State Facility going up next to the football stadium and will be in the same building as OSU's student health.

IHN CCO Clinic (new) – The name hasn't been finalized but it is in the planning stages and endorsed by the SHS Board. This is slated to go next to the hospital in Albany. There is a greater need for alternative clinic hours. Physicians will be under a different compensation plan. Anticipate that his model will be successful.

**Employee Recruitment and Turnover:** Turnover is higher than pre-pandemic but improving. Netting positive employees (retaining more than losing).

Financial Performance: Most of the biggest systems that we benchmark against are in the red, however the SHS system is operating in the black. Operating margin for next year is a .8% and with the non-operating income a 1.1%. A system our size really should be at a 3% yearly but with all the challenges we are going to be conservative this coming year.

Governor Elect: We will work with her successfully to make access better and healthcare thriving in Oregon. She has named James Schroeder as the next OHA Interim Director.

Staff Illnesses: Each day GSRC is easily seeing around 25 RN's calling in sick. RSV is plateauing. Covid isn't really moving. Flu has continued to ramp up. We have extended premium pay to April for RNs when they are willing to cover those shifts.

**CONSTRUCTION/ FACILITIES UPDATE:** Jon Conner provided STARS update

The transit shelter pad is scheduled for the 1<sup>st</sup> week of January and should be wrapped up by the 3<sup>rd</sup> week of January. Emergency Power Upgrade should be completed by end of February pending the arrival of the transfer switch.

Schematic design is complete.

Aimee has signed the pre-construction agreement with Gerding.

Construction should start in June 2023 then 12 months of construction.

**ABBEY STREET PROPERTY UPDATE:** Scheduled to close on January 6<sup>th</sup>. The current tenants are looking for a new house to rent. By law the tenants are allowed 90 days notice after we close on the house.

Bonnie requested approval to have an electrician inspect the Abbey Street property.

*This requested a motion to have an electrician inspect the house. Motion carried by Ralph, seconded by David Long and approved by unanimous voice vote.*

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

January 17, 2023

- Neenan litigation: Tomorrow, Jan. 18 will be the second attempt at mediation. Jim asked that Aimee and Ralph be available in case there needs to be a decision made to accept or decline settlement.
- Biggs Street Properties: The addendum has been drafted to make Biggs Street properties rent free. A vote is requested to accept the addendum.

*Bonnie Saxton made the motion to accept the addendum, seconded by David Long and approved by unanimous voice vote.*

**FOUNDATION AND STARS FUNDING REPORT:** Karla Clem, Sr. Development Specialist, provided the update.

- Just over \$5.7M has been committed to the STARS project.
- We will be approaching the City of Lincoln City for a grant of \$200,000 to be disbursed over a two-year period.

**HOSPITAL REPORT:** Jane Russell, COO highlighted the SPCH report which included the most recent update on Influenza, RSV and how we are addressing the continuing ED boarding numbers, patient discharge delays and, CEO, Lesley Ogden's meeting with Sen. Ron Wyden before the recent Town Hall mtg at OCCC.

In addition, Jane covered 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, Employee Engagement, and the Kudos reports (Sept. – Nov. 2022).

**SHS SYSTEM UPDATE:** No SHS report this month.

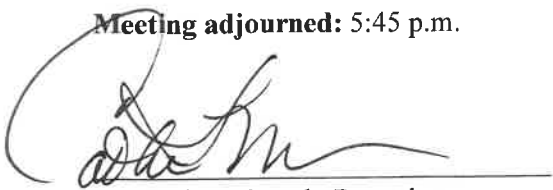
**CONSTRUCTION/ FACILITIES UPDATE:** Jon Conner provided an update for the following:


- Bayview building – Jon and Chris Carlson will walk through the building with Dustin Capri and Joseph Lease.
- Abbey Street property – As soon as the hazmat survey is complete and we receive the report, Jon will get an estimate for demolition.

**FEMA Update:**

- FEMA grant – We hope to hear something by March. If we are approved the process may take up to a year or so before being finalized.
- BIL Funding – The City of Newport has been approved at state level.
- State Revolving Loan Fund – Since the loan is for less than \$10M, PCHD should qualify for the full 49% requested.

**Meeting adjourned: 5:45 p.m.**

  
Catherine Macnab, Recorder  
PACIFIC COMMUNITIES HEALTH  
DISTRICT

  
David Long, MD  
PACIFIC COMMUNITIES HEALTH  
DISTRICT