

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

Tuesday, October 18, 2022

PRESENT: Aimee Thompson, Chairperson
Chris Carlson, Vice-Chair – corrected 11.16.22
Ralph Breitenstein, MD, Member at Large
Bonnie Saxton, Treasurer
David Long, MD, Secretary

ALSO, PRESENT: Jim Shepherd, Legal Counsel Ursula Marinelli, Director Foundation
Jon Conner, Facilities Director Catherine Macnab, Facilitator/Recorder
Sam Jones, VP. Pt. Care Svcs.

ABSENT: Kathryn Doksum, District Finance Manager

CALLED TO ORDER: Chairperson Aimee Thompson, called the regular monthly meeting of the Board of Directors to order at about 4:05 pm.

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 September 20, 2022, regular board meeting minutes, there were no needed changes.

Chairperson Aimee Thompson requested a motion to approve the September 20, 2022, meeting minutes. Motion carried, seconded and approved by unanimous voice vote to accept September 20, 2022 minutes as presented.

WATER PROJECT UPDATE: Ralph Breitenstein went over the Dig Deep Due Diligence Process document prepared by Dig Deep and requested feedback on how/who should do the due diligence phase for all the necessary agreements needed for the city. Dig Deep (Tia) can provide this service as hired consultants on a month-to-month basis, \$5,000 per month and would be an extension of previous scope of work.

Motion carried and seconded to approve hiring Dig Deep as consultants as presented in the attachment.

CM/GC AWARD RECOMMENDATION: Jon Connor provided an update on the two proposals. The RFPs were scored, Gerding Builders had 377 and Lewis had 327, out of a possible 400. Based on prior experience working with Gerding Builders and their higher score, Jon's team recommends Gerding to be awarded the contract and requested a vote.

Motion carried, seconded and approved by unanimous voice vote to award Gerding Builders the contract as proposed in their RFP.

Notifications to all RFPs will go out Oct. 19.

TRANSIT SHELTER UPDATE: Jon Connor provided an information update on the shelter. Regarding permits/budget, there was an additional \$1,000 incurred due to the need to hire Civil West Engineering to do a 'legal description' of the property. Backstory: The city originally told Jon he would only need a 'right of way' permit. In

early October when checking on status of that permit, he was told he needed a building permit. After discussion with Joseph Lease and Darek, an alternate decision to go with an easement to the city was made and a building permit would not be needed. This was the less expensive option to getting a building permit.

Dimensions: Pad is 12'Lx7'W. Shelter is 9'10" Lx5'5" W

GEOTECH PROPOSAL FOR BIGGS ST. PROPERTY: Jon Connor provided a review of FEI's Proposal for Geotechnical Investigation memo dated 10/14/22 and requested approval to move forward with their bid.

*Chairperson Aimee Thompson requested a motion to approve FEI's proposal as presented.
Motion carried, seconded and approved by unanimous voice vote to accept FEI's bid and scope of work as presented.*

Informational: Aimee shared there is a citizen living at 306 NE 59th St., Newport who is interested in selling her property to us. PCHD is not interested, Aimee will follow-up with Darek.

URGENT CARE CLINIC PAINTING ESTIMATE: Jon Connor provided the estimate provided by Most Wanted Painters, Inc., \$14,800.

There are two lease agreements: Apple Peddler Co. and SPHS. Based on the agreements it sounds like SPHS should be covering the cost and a discussion should be had with them before requesting special approval to move forward with this project.

MONTHLY REPORTS/QUARTERLY REPORTS:

FINANCIAL REPORTS: Kathryn Doksum was not able to attend the meeting but did provide the financials and the vote to accept will be held at the next meeting, 11/15/2022.

LEGAL REPORT FROM COUNSEL: Jim Shepherd provided an update on the Neenan case. Depositions are still taking place. Mediation is still scheduled for the end of November with a back-up date in December. Arbitration will be in 2023.

FOUNDATION AND STARS FUNDING REPORT: Ursula Marinelli reported on the updated pledges for the STARS project.

Ursula has been in discussion with Jayne Romero regarding who will be the named recipient of the \$500k from the American Rescue Plan Act (ARPO). Once this is decided there will have to be an agreement signed and will be paid on invoice. Ursula believes PCHD will be the recipient since they are named on the contract with the contractors and ultimately the owners of the building.

HOSPITAL REPORT: Lesley Ogden, CEO highlighted the various topics from the Samaritan Pacific Communities Hospital (SPCH) report which included the Coastal STARS project update and the overwhelming support by SPCH employees. Additional highlights included the negative impact of the current election and media coverage on the hospital industry, the recent trip Lesley and Marty Cahill took DC to talk with Oregon legislators and the pending unannounced DNV reaccreditation survey to occur before the end of the year.

In addition, Lesley 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, Employee Engagement, and the Kudos report.

CONSTRUCTION/ FACILITIES UPDATE: Jon Conner provided STARS Updates

Now that Oregon has adopted the FGIs, Jon will be working with Compliance to determine if a Certificate of Need of need will be required.

Housing for students: The students do not currently pay rent or utilities, are not tenants and won't be living in housing facilities long term.

Bonnie Saxton moved to request PCHD not charge rent to students, Samaritan continue to pay utilities and that it does not hold up progress on the STARS program. Motion carried, seconded and approved Saxton's motion by unanimous voice vote.

Meeting adjourned: approximately 5:40 p.m.

Kimberly Burt, Recorders
PACIFIC COMMUNITIES HEALTH
DISTRICT

David Long, MD
PACIFIC COMMUNITIES HEALTH
DISTRICT