

MINUTES
Los Medanos Community Healthcare District
Board Meeting

Monday January 14, 2008
6:30p.m. – Board Room

1. Call to Order

The meeting of the Los Medanos Community Healthcare District was called to order by President Eva Vera at 6:30 p.m.

2. Roll Call

Present: Eva Vera, President
Marilyn Condit, Vice President
Joe Rubi, Secretary
Jess Reyes, Treasurer
J. Vern Cromartie

Also Present: Colin Coffey, Attorney
Barbara Kee, Recording Secretary

3. Approval of Minutes of the Board Meeting of December 14, 2007 – Action Item #071201

Director Cromartie requested a correction to the motion for Item 14 stating that this item be “tabled” or continued to a future Board meeting, rather than removed from the agenda. The Secretary was directed to research the meeting tape and make the change to the December 14 minutes, if appropriate.

A motion was made by Director Condit, seconded by Director Rubi, to approve the minutes, pending confirmation of this change. The motion was approved by the following vote:

Ayes: Directors Rubi, Condit, Vera, Reyes, Cromartie
Noes: None
Abstain: None

4. Public Comments

Mike Lengyel, member of the public, addressed the Board and expressed congratulations to Board members on their new appointments.

5. Financial Reports

- November 2007 – Action 070102
- December 2007 – Action 080103

Director Rubi stated that he is concerned that the District's financial statement is intermingled with grants paid to other sources, and he would like to see this separated out. He suggested that some of the District's money be invested into a program to provide for a better financial return. He requested a meeting with the bookkeeper and accountant to discuss these issues and help to educate him on certain financial procedures.

A motion was made by Director Condit, seconded by Director Rubi, to approve financial statements for November and December 2007.

Director Cromartie commented that he would like to have a better idea of where the District stands to date in terms of the annual Budget.

Director Reyes stated he would like the accountant to report on the status of the \$350,000 reserve account. He is concerned about deficit spending, and would like clarification concerning this year's budget and the ability for the District to move money around.

Members of the Board agreed that they would like to have these issues clarified and also, how they might look for growth of the reserve account.

The President called for a vote on the motion:

Ayes: Directors Rubi, Condit, Vera, Cromartie

Noes: None

Abstain: Director Reyes

6. Pittsburg/Bay Point Access Project – Lynn Baskett

Lynn Baskett, Vice President/Executive Director, John Muir Community Health Alliance, addressed the Board, and referenced a letter, dated November 29, 2007 discussing the Access Project proposal for 2008-2009. She highlighted points in the proposal, stating that the collaborative agencies have worked to develop an innovative approach to increasing the appropriate utilization of the partnership's existing health care resources. There are provisions in the proposal to encourage the two target communities to work together to bridge cultural gaps regarding common issues, concerns, and needs.

Ms. Basket discussed the proposed budget, and addressed a question raised at the previous Board meeting concerning the total amount requested over a two-year period. She addressed the Board's question regarding the Health Education Specialist position, and clarified that this is not an administrative position, but rather, a position that works directly with the resident leaders to coach and mentor and to facilitate the community dialog for action process.

Ms. Baskett introduced Viola Hunt from La Clinica, Robin Poppino-Kuntz from Planned Parenthood, Connie James and Tiambe Mashama from County Health Services.

In response to Director Cromartie's request to define "community driven" and "resident driven," Ms. Baskett stated that she uses the terms interchangeably. She clarified that resident leaders receive more training and focus and, therefore, serve to supplement the connection that promotoras and health conductors already provide the community.

Connie James addressed the Board and further discussed the term "community driven dialog", stating that when the staff works with residents, they ask the resident directly what they feel the barriers are to accessing services – not only with the County, but also with Planned Parenthood, La Clinica, and John Muir. The staff is used only for support and to help them to identify who they need to speak to regarding certain issues.

Ms. Mashama, County Health Services, responded to questions by Board members relative to the program origination and what specific aspect of the community played a direct role in developing the proposal.

Ms. James responded to questions regarding the budget and which other agencies are being approached for funding, stating that that they are also going to be approaching Kaiser. Also, Community Health Services has applied to do some of the health access work through Community Develop Block Grants.

Ms. Baskett responded to questions by the Board regarding the program proposal and amount the District would be able to offer.

Ms. James urged the Board to think beyond what is in front of them this evening, and also to consider potential community partnerships, as well as benefits to the District.

Members of the Board expressed a need for more discussion and answers to questions before taking action on this issue.

Attorney Colin Coffey clarified that this program can have various partnership structures and suggested that the Board may wish to discuss a specific proposal for

funding/implementation. He suggested that this be explored prior to scheduling for action at a future committee or Board meeting.

Director Cromartie suggested that the District's Outreach Committee might be an appropriate body to review this proposal.

Ms. Baskett stated that she would contact the Board President regarding a meeting to discuss a partnership structure and other issues the Board may wish to discuss.

It was the consensus of the Board to continue this item for further discussion at the next regular Board meeting and/or a Board Outreach Committee meeting.

Mike Lengyel, member of the public, urged that the Board move forward with this proposal as he believes this is a service to help overcome health and cultural barriers.

7. Implementation and Funding of AED Program – Pam Dodson – Action #080104

Pam Dodson, Contra Costa County Health Services Emergency Medical Department, stated that she assists with coordination of the 911 system. Ms. Dodson explained that her role is to share information on the value of the program. She stated that approximately 900 people per day in the United States die from sudden cardiac arrest, and public access to defibrillation would significantly reduce this statistic. She presented a demonstration of how a defibrillator works.

Director Condit stated that it is proposed that the District acquire ten defibrillators and cabinets, for a total of approximately \$15,000.

Director Cromartie expressed concern regarding a potential conflict of interest involving a decision to spend money involving the County when two County employees serve on the LMCHD Board.

Ms. Dodson addressed Director Cromartie's concern, stating that the County Emergency Medical Department's role is "gatekeeper" when dispatch calls are received. She clarified that LMCHD would be purchasing the units from a vendor -- not from the County.

Director Reyes stated that even with training he would be reluctant to use the devices due to the threat of a law suit. Ms. Dodson addressed this concern, stating that individuals are protected from law suits under the Good Samaritan Act.

A motion was made by Director Vera, seconded by Director Rubi, to approve an expenditure of \$15,000 for the purchase of ten defibrillators and cabinets. The motion was approved by the following vote:

Ayes: Directors: Rubi, Condit, Vera
Noes: Directors: Reyes, Cromartie
Abstain: Director: None

7. Disposition of 2/3 Acre Parcel Bordering East Leland and Loveridge Avenues – Action #080104

Director Condit pointed out that the issue of this property arose when the District was notified in December by the Police Department that the property was in violation of an ordinance and needed to be cleaned up by a certain deadline.

Stephen G. Harris, Director of Planning and Evaluation for Contra Costa County Health Services, stated that when the County leased the District property, there were a number of parcels identified for sale to offset the District's debt. One parcel was not identified to be sold, which is the 2/3 acre under discussion. He proceeded to outline the location of the property. Additionally, there is a strip of land in the County's lease that the developer of parcels bordering East Leland and Loveridge is requesting to take possession of.

The County is requesting that the 2/3 acre be transferred to the County lease, with the condition that anything built on this property must be health related, in accordance with the County and the District's mission.

Attorney Coffey responded to Director Cromartie's question regarding the County's right to sub-lease this property and where the District would stand upon termination of the County's lease. He stated that the property would be returned to the District upon lease termination.

A discussion ensued between the attorney and Mr. Harris regarding the status of the six-foot easement adjacent to the Masoudi property, as well as the 2/3 acre property. The attorney affirmed that the District is past any danger of encountering bankruptcy issues relative to this property.

President Vera stated that she has contacted some landscaping firms for bids to maintain the property, and she would report back to the Board at its next meeting.

Mr. Masoudi, owner and developer of the property on Leland and Loveridge Avenues, addressed the Board. He stated that he has agreed to landscape the six-foot strip and maintain the property indefinitely and to keep the County's sign in place. However, he would like to have this legalized, and he is willing to pay attorney fees and title company expenses. Mr. Masoudi stated that he is additionally interested in purchasing the 2/3 acre property from the District for future development.

The issue of property use was discussed. Attorney Coffey stated that if the Board so directs him, he would research background information concerning previous land use discussions with the City.

A motion was made by Director Reyes, seconded by Director Cromartie, to continue discussion of this matter to the next Board meeting, and to direct the attorney to review background information concerning this property, and request President Vera to obtain bids for landscaping. The motion was approved by the following vote:

Ayes: Directors: Rubi, Condit, Vera, Reyes, Cromartie

Noes: Directors: None

Abstain: Director: None

9. LMCHD Bylaws Article V, Section 2, Re: Committee Appointments, and Article II, Section 3 Re: Compensation – Action #080104

Attorney Colin Coffey presented a proposal to be used as a model for language to include in the Bylaws concerning Standing Committees. The Board at its November 2007 meeting adopted Section 1, General Provisions, and Section 2, Ad Hoc Committees. LMCHD Bylaws do not currently address duties of individual standing committees. The Board has requested to address Section 3, Standing Committees, and specifically, committee structure, including duties and membership composition.

The attorney explained that when all members of the Board sit on a committee, it is treated as a Board Study Session or Committee of the Whole, and must abide by Brown Act requirements. He additionally clarified that the two members appointed to serve on selected committees are delegated the authority to make decisions at the committee level – other Board members may attend the meetings, but may not be involved in the decision-making process.

The Board discussed issues of voting and recording minutes at study sessions. The Attorney reaffirmed that committees may vote by simple majority or consensus; however, the formal vote should be conducted at a full Board Meeting. Also, minutes of committee meetings should be maintained.

Mike Lengyel, citizen, presented written suggestions for Board consideration to include with Bylaws revisions. This information was noted and will be filed.

Director Condit proposed that the Fit Fest Committee be designated as a community event and no compensation be attached for Board member attendance.

A motion was made by Director Vera, seconded by Director Condit, to continue discussion of this agenda item at a Board Study Session, and to schedule the matter for action at the next Board Meeting, along with consideration of 2008 Committee Appointments. The motion was approved by the following vote:

Ayes: Directors: Rubi, Condit, Vera, Reyes, Cromartie
Noes: Directors: None
Abstain: Director: None

10. Committee Recommendations re: 2008 Grant Proposals – Action #0-80106

A motion was made by Director Condit, seconded by Director Vera, to approve a Grant of \$10,000 to Lions Center for the Visually Impaired. The motion was adopted by the following vote:

Ayes: Directors: Rubi, Condit, Vera, Reyes, Cromartie
Noes: Directors: None
Abstain: Director: None

A motion was made by Director Reyes, seconded by Director Cromartie to approve a partial grant to Stoneman Village in the amount of \$5,000. The motion failed by the following vote:

Ayes: Directors: Reyes, Cromartie
Noes: Directors: Rubi, Condit, Vera
Abstain: Directors: None

A motion was made by Director Rubi, seconded by Director Condit, to approve a grant to Stoneman Village for \$20,000. The motion was approved by the following vote:

Ayes: Directors: Rubi, Vera, Condit
Noes: Directors: Reyes, Cromartie
Abstain: Directors: None

A motion was made by Director Condit, seconded by Director Rubi, to approve a grant to Food Bank of Contra Costa and Solano for \$10,000. The motion was adopted by the following vote:

Ayes: Directors: Rubi, Condit, Vera, Reyes, Cromartie
Noes: Directors: None
Abstain: Director: None

A motion was made by Director Cromartie, seconded by Director Rubi, to approve a grant to Contra Costa Crisis Center for \$10,000. The motion was adopted by the following vote:

Ayes: Directors: Rubi, Condit, Vera, Reyes, Cromartie

Noes: Directors: None

Abstain: Director: None

A motion was made by Director Condit, seconded by Director Vera, to approve a grant to Community Clinic Consortium for \$10,000. The motion was adopted by the following vote:

Ayes: Directors: Rubi, Condit, Vera, Reyes, Cromartie

Noes: Directors: None

Abstain: Director: None

A motion was made by Director Reyes, seconded by Director Cromartie, to approve a grant to STAND for \$7,000. The motion was adopted by the following vote:

Ayes: Directors: Vera, Reyes, Cromartie

Noes: Directors: Rubi, Condit

Abstain: Director: None

A motion was made by Director Condit, seconded by Director Vera, to approve a grant to Wellness Community Support Group for \$10,000. The motion was adopted by the following vote:

Ayes: Directors: Rubi, Condit, Vera, Reyes, Cromartie

Noes: Directors: None

Abstain: Director: None

11. Ad hoc Committee Recommendations Re: CEO/Executive Director Position and Process for Recruitment – Action #0709007

Director Cromartie stated that this committee has not met since its last meeting, and he would like to request that Mt. Diablo Health Care District be invited to attend a future Ad hoc Committee meeting to share their proposal for the CEO position.

Attorney Coffey responded to concerns expressed by Director Reyes regarding hiring consultants without undergoing a competitive process. He explained that legal Conflict of Interest laws address only financial relationships in hiring practices. Also, the State of California does not require mandatory competitive processes for professional services.

It was the consensus of the Board to continue this matter to the February Board Meeting.

12. Authorize Administration/Board Consultant Services for LMCHD – Action #071208

A motion was made by Director Rubi to hire former employee Thais Towney to work as a consultant and receive a stipend for attendance at specific committee meetings. This motion died for lack of a second.

13. Board Comments

- Director Reyes requested to have a Board member oversee scheduling of committee meetings
- Director Cromartie stated that he would like to have a letter sent to those organizations that did not receive grant funding offering an opportunity to come to a Board meeting to present reasons why they should receive funding.

14. Adjournment

There being no further business to come before the Board in Open Session, the meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Barbara Kee
Board Recording Secretary