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**Regular Meeting of the Board of Directors**

**Wednesday, October 14, 2015**

**7:30-9:00a.m.**

**Mark Twain Medical Center Classroom 3**

**San Andreas, CA**

**Approved Minutes**

Mark Twain Health Care District Mission Statement

**“Through community collaboration, we serve as the stewards of a community health system that ensures our residents have the dignity of access to care that provides high quality, professional and compassionate health care”.**

**1.** **Call to order:** Dr. Oliver called the meeting to order at 7:30am.

**2.** **Roll Call:** Present for roll call was Peter Oliver, MD; Ken McInturf; Randy Smart, MD and Ann Radford, FNP. Lin Reed joined the meeting from 10390 Kasten St., Mendocino, CA 95460, by phone (209) 329 2974.

**3.** **Public Comment on matters not listed on the Agenda:** Hearing none.

**4. County of Calaveras Permit Process Update:** Mr. Doss provided Addendum No. 2 to Commercial Property Purchase Agreement and Joint Escrow Instructions Re: La Contenta Plaza APNs 073-049-002, 003,004,005,006 and 073-047-001) for the Board to review.

After discussion it was determined that item No. 41 (Due Diligence Review) and No. 43, (Financing) were 100% complete.

Regarding item No. 42 (Governmental Approvals) the only remaining item pertains to Caltrans. A traffic study is in progress. Reference was made to the Caltrans’ Right of Way Contract – State Highway item No. 12 regarding encroachment without restriction onto State Route 26 as described. If there are any sidewalk requirements requested by Public Works they will be negotiated by Aspen St Architects and brought to the Board.

Aspen St. Architect will represent the District if there are any Caltrans recommendations or conditions to be met. There is budget to cover such possible recommendations.

Mr. Doss introduced Nate Morgan and Bob Bliss from Aspen Street Architects who addressed the Boards’ questions and then gave a proposed timeline of events moving forward with the VS Clinic Project.

Mr. Morgan expects the traffic study to be sent to the Planning Department in mid Nov. and Kittelson & Associates, Inc. has been selected to conduct this study. This process will need approx. 4-6 weeks for completion.

The Valley Springs project has received favorable governmental department responses. However after the governmental departments respond there will be a 30-day public hearing process.

Before the project is sent to the Planning Commission his firm will receive a staff report. They will address or mitigated any items in the staff report and submit to the Planning Commission on or about Jan 2016. The Board can expect the bidding process to take 30-60 days.

The purchase is in consideration of all structures on the property including a home that has a month-to-month tenant. Mr. Doss indicated there is clear language how the District (landlord) will proceed with the tenant however all considerations will be brought to the Board.

**5. USDA Loan Update**: Mr. Doss made reference to the USDA Letter of Conditions regarding the availability of funds in the amount of $6,782.000 as well as the Request for Obligation of Funds and Letter of Intent to Meet Conditions which has Mr. Doss’s signature as approved by Resolution 2015-05.

The Board should expect a great deal of post-loan approvals and supervision throughout the project. So much so a third party manager will be necessary to provide support for the timeliness of the project.

**6 Purchase of Valley Springs Property**: Action. Dr. Oliver called for any remaining questions of the public but heard none. The Board members indicated all their questions had been answered. The Revised Resolution 2015-06 was brought forward for consideration for the purchase of the VS Property.

* **Revised Resolution 2015-06: Real Property Acquisition in Valley Springs:** Ms. Reed moved the Revised Resolution 2015-06 be approved. The motion was given a second by Mr. McInturf and it passed by a 5-0 rollcall vote.

Mr. Doss anticipates the possibility of escrow to close prior to the October 28th meeting.

**7. Board Comment and Request for Future Agenda Items:** Dr. Smart would like to see some information or have a speaker on the subject of Rural Critical Access Hospitals.

**8**. **Next Meeting:** Wednesday, October 28, 2015

**9**. **Adjournment:** Ms. Radford moved and Mr. McInturf seconded the meeting be adjourned**.** The meeting was adjourned at 8:40am by a 5-0 vote.

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President, Peter Oliver Secretary, Lin Reed