



SPECIAL MEETING AGENDA

**EAST KERN HEALTH CARE DISTRICT BOARD OF DIRECTORS
9300 N LOOP BLVD, CALIFORNIA CITY, CA 93505**

Mission Statement: "Building health, well-being, and resiliency"

July 18, 2023 5:00 pm (Hybrid meeting)

A Quorum of the Board will be present in person.

Possible alternate meeting location:

Director LaMiya Patrick may be present and participating from the following location, as per Brown Act requirements for remote meetings.

Ridgecrest Regional Hospital
Bella Sera
Conference Room
1081 N China Lake Blvd
Ridgecrest CA 93555

Participate in the meeting via Zoom by clicking on the link below:

<https://us02web.zoom.us/j/81582795749?pwd=KytUaFpvTWVLR2l1RXBkZmQzZStmdz09>

Meeting ID: 815 8279 5749

Passcode: 194708

If you wish to access the meeting by telephone, please dial
1 669 900 6833 US (San Jose), enter the meeting ID, and then press # (pound).

Public comments may be made through teleconference when prompted by the Chair during the public comment period. Public comments may also be provided by emailing eastkernhealthcaredistrict@gmail.com in advance of or during the meeting. Please indicate "PUBLIC COMMENTS" in the subject line.

If you have difficulty connecting to the teleconference line, please call (213) 640-9355 or email eastkernhealthcaredistrict@gmail.com.

PLEDGE OF ALLEGIANCE / INVOCATION

ROLL CALL

CALL TO ORDER

APPROVAL OF AGENDA

Motion _____ Second _____

Action _____

PUBLIC COMMENT

Members of the public are welcome to address the Board on any matter not on the Agenda and over which the Board has jurisdiction. If you wish to speak, please state your name for the record, and limit your comments to three (3) minutes.

PUBLIC PRESENTATIONS/COMMUNITY ANNOUNCEMENTS

CONSENT CALENDAR

CC1: Approve warrants

Pages 4-6

- A. Vendor checks
- B. ACH payments
- C. Debit card payments

CC2: Approval of Minutes

- A. Minutes from 07/05/23 Special Meeting

Pages 7-9

APPROVAL OF CONSENT CALENDAR

Motion _____ Second _____

Action _____

CLOSED SESSION

CS1: CONFERENCE WITH REAL PROPERTY NEGOTIATIONS

(GOVERNMENT CODE SECTION 54956.8)

PROPERTY ADDRESS: 9300 N LOOP

AGENCY NEGOTIATOR: ALEX LEMIEUX, DISTRICT COUNCIL

NEGOTIATING PARTIES: BARTZ ALTADONNA HEALTHCARE

UNDER NEGOTIATION: PRICE, TERMS, OR BOTH

CS2: CONFERENCE WITH REAL PROPERTY NEGOTIATIONS

(GOVERNMENT CODE SECTION 54956.8)

PROPERTY ADDRESS: 9300 N LOOP

AGENCY NEGOTIATOR: ALEX LEMIEUX, DISTRICT COUNCIL

NEGOTIATING PARTIES: RIDGECREST REGIONAL HOSPITAL

UNDER NEGOTIATION: PRICE, TERMS, OR BOTH

REPORT OUT FROM CLOSED SESSION

ALEX LEMIEUX, DISTRICT COUNCIL

CONTINUING BUSINESS

**CB1: EKHCD PROPERTY APPRAISAL AND RENTAL MARKET INFORMATION
CONTRACT APPROVAL
8051/8101 BAY AVE; 9278 N LOOP, 9300 N LOOP, 9350 N LOOP.**

Pages 10-11

Motion _____ **Second** _____

Action _____

CB2: PROTECTIVE FENCING - 8051/8101 BAY AVE.

Page 12

Motion _____ **Second** _____

Action _____

DISTRICT UPDATES

PRESIDENT’S COMMENTS - K. Macedonio

STAFF UPDATES

FACILITIES UPDATE - R. Macedonio

FUTURE AGENDA ITEMS

DIRECTOR COMMENTS, AB 1234

ADJOURNMENT

Motion _____ **Second** _____

Action _____

Next Regular Meeting: 08/01/23 (Hybrid meeting)

9300 N Loop Blvd, California City, CA 93505 (and via Zoom), 5:00 pm

“Pursuant to Government code section 54954.2(a), any request for a disability-related modifications or accommodation, including auxiliary aids or services, that is sought in order to participate in this agendized public meeting should be directed to the District’s office at (760) 373-2804 at least 48 hours prior to said meeting.”

Date Agenda posted:

Agenda posted by:

DATE: July 18, 2023

VENDOR PAYMENT LIST

Board approval _____

VENDOR	MEMO LINE	AMOUNT
Aleshire & Wynder, LLP	2023 – 0630 – 76847 General Retainer	\$1200.00
Crossbolt Electric	#307, Light fixture replacement 9278 and 9300 N Loop, parts order	\$1200.00
Fence Masters	2023 – 0716, #71923, 9278, 9300 and 9350 N Loop	\$1850.00
Frontier	2023 – 0628 to 0727, 9300 N Loop, 760-373-2804-102413-5	\$182.59
Kern County Auditor/Controller/County Clerk	2023-24 LAFCo operating costs	\$85.00
Southern California Edison	2023 – 0607 to 0709 8000222683, 9300 N Loop, \$1253.82 8001112753, 8100 Aspen Mall, \$252.03 8001112989, 8100 Aspen Mall #B, \$94.25	\$1600.10
Spectrum Business/Time Warner Cable	2023 – 0701 to 0731, 12631881070123 8052/8101 Bay Ave, \$257.96 9300 N Loop, \$144.98	\$402.94
		7 CHECKS, TOTAL \$ 6520.63

DEBIT CARD		
Cal City TV & Appliances	2023 – 0709, #758, TV stand assemble and replace	\$125.00
USPS	Certified mail of documents to Tim Winn, 70151660000102443884. \$8.13 1 Roll (100) Forever Stampa, \$63.00	\$71.13
		2 DEBITS. \$196.13 TOTAL



SUMMARY OF PROCEEDINGS
BOARD OF DIRECTORS - EAST KERN HEALTH CARE DISTRICT
9300N LOOP BLVD, CALIFORNIA CITY, CA 93504 (Hybrid)
SPECIAL MEETING
JULY 05, 2023, 5:00pm
"Building health, well-being, and resiliency."

1. Pledge of Allegiance led by R. Macedonio

2. Roll Call - Directors

DIRECTORS PRESENT:

R Foley, R Macedonio, K Macedonio

DIRECTORS ABSENT:

L Patrick (unexcused absence)
 L Peralta (unexcused absence)

3. Meeting called to order

05:06:35

4. Approval of Agenda

05:07:35

R Macedonio, L Peralta

4 - 0, 1 Absent

4 Ayes, R Macedonio, L Patrick, L Peralta, K Macedonio

1 Absent

R Foley (unexcused absence)

5. Public Comment - None

05:08:20

6. Community Announcements

05:08:50

Patti Orr from Mojave Desert News gave some community announcements.

7. Consent Calendar

All items on the Consent Calendar are considered routine, non-controversial and will be approved by (1) motion if no Director, Staff, or public member wish to comment or ask questions. Public comments are limited to (3) minutes. Roll call vote required.

CC1-A: Approve Vendor Checks - (\$1,868.15)

CC1-C: Approve Debit payments - (\$14.99)

CC2: Approval of Minutes from 05/16/23 meeting

Approval of Consent Calendar

05:14:08

R Macedonio, L Patrick

4 - 0, 1 Absent

4 Ayes, R Macedonio, L Patrick, L Peralta, K Macedonio

1 Absent

R Foley (unexcused absence)

8. Continuing Business

05:14:50

CB1: CCFPPC CONFLICT OF INTEREST (COI) STATEMENT

A Lemieux gave a status update. No action taken at this meeting.

CB2: LIGHTING REPAIR/REPLACEMENT, N LOOP PROPERTIES

Approval of repair/replace bid (estimate 307) from CrossBolt Electric for \$2,600.00

05:21:20

L Patrick, L Peralta

4 - 0, 1 Absent

4 Ayes, R Macedonio, L Patrick, L Peralta, K Macedonio

1 Absent

R Foley (unexcused absence)

CB3: MANDATED COMPLIANCE SB1383

K Macedonio gave a status update. No action taken at this meeting.
Will be brought back for consideration at July 15th meeting.

05:23:30

CB4: SDRMA INSURANCE CLAIM 8980-01 FEBRUARY 16, 2022

K Macedonio gave a status update. No action taken at this meeting.

05:24:40

CB5: QUAD HEALTHCARE CONSORTIUM

K Macedonio gave status update.

Dissolution of the Quad Healthcare Consortium will continue.

05:26:20

CB6: KERN COUNTY EOS HAZARD MITIGATION PLAN UPDATE

K Macedonio gave update, asked board for approval for 26 staff hours spent on this task. A Lemieux remarked that a separate Board action is not required to authorize staff time.

05:27:30

9. New Business

05:33:15

NB1: REQUEST FOR EXCUSED ABSENCE DIRECTOR LAMIYA PATRICK

Item pulled from Agenda. Excused absence request cancelled.

10. District Updates

05:39:50

PRESIDENT’S COMMENTS

None.

STAFF REPORTS

None.

11. Facilities Report - R Macedonio

05:40:10

R Macedonio gave maintenance status update on both properties, re: trash bin issues, public dumping of refuse, possibly installing fencing around bins, and landscape maintenance.

(There is a brief interruption from 5:42:40 - 5:44:44 when there was a power outage.)

12. FUTURE AGENDA ITEMS

05:50:40

L Patrick: New EKHCD IDs and Business Cards, CPR Training

R Macedonio: Fencemasters, Luciano for Bay St landscape maintenance.

13. ADJOURNMENT

05:56:52

R Macedonio, L Peralta

4 - 0, 1 Absent

4 Ayes, R Macedonio, L Patrick, L Peralta, K Macedonio

1 Absent

R Foley (unexcused absence)

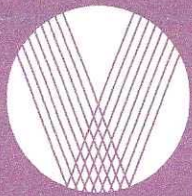
PASSED, APPROVED AND ADOPTED on this _____ Day of _____ 20____

SIGNED:

K. Macedonio, President

L. Peralta, Secretary

SEAL



Valbridge

PROPERTY ADVISORS

NORTH AMERICA'S LARGEST INDEPENDENT COMMERCIAL VALUATION FIRM

COMPANY SNAPSHOT

- Offices: 80+
- Professionals: 675+
- MAI-Designated Appraisers: 200+
- Affiliated Real Estate Brokerages
& Investment Companies: 0

CORE SERVICES

- Multi-Family
- Right-of-Way
- Healthcare
- Industrial
- Retail
- Office
- Estate
- Special Purpose

STRENGTHS

- No Brokerage
- One Company
- No Investment Company
- Single Point of Contact

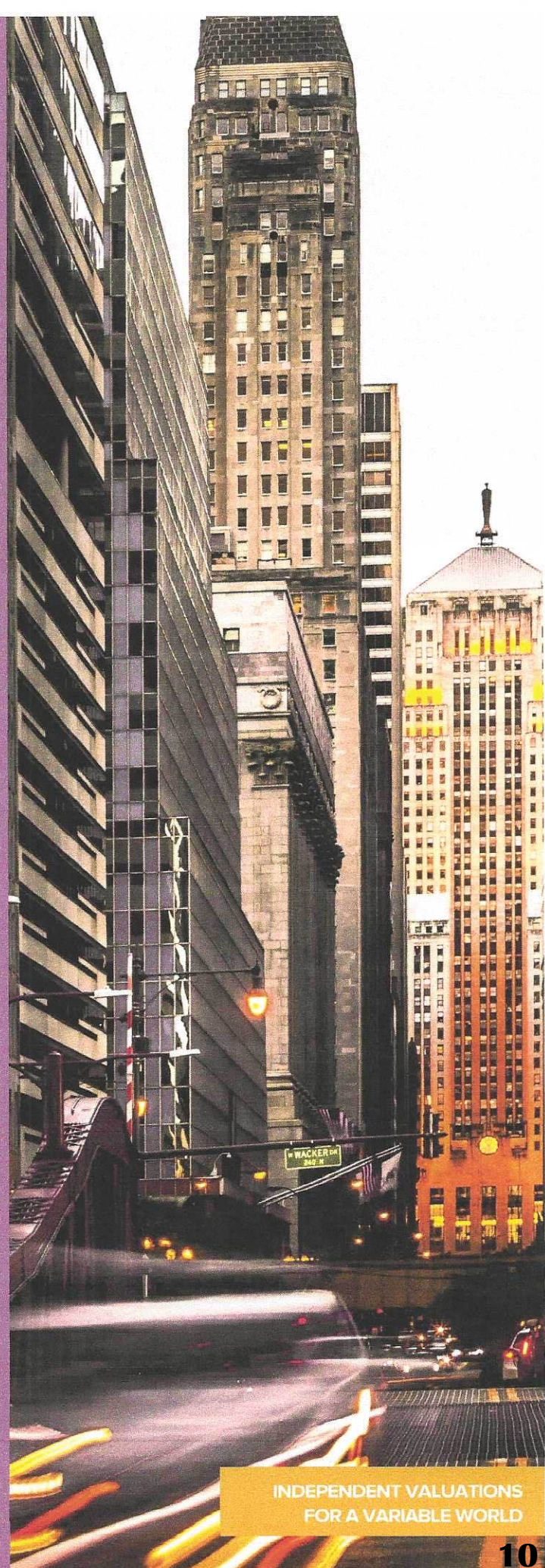
EDUCATION

- MAI Designation held by 200+ Valbridge appraisers
- Other designations held: AI-GRS, CRE, ASA, CVA, CMEA, CCIM, MRICS, SGA

REFERENCES

- Apple
- Costco
- Verizon
- AT&T
- Prudential
- Google
- Bank of America
- Chemical Bank
- J.P. Morgan Chase
- Waste Management
- USPS
- Citibank
- Safeco
- Metlife
- Goldman Sachs

valbridge.com



INDEPENDENT VALUATIONS
FOR A VARIABLE WORLD

FW: Appraisal Request for 8101 Bay Ave & 9300 N Loop Blvd, California City

Karla Caro <kcaro@valbridge.com>

Tue, Jul 11, 2023 at 3:20 PM

To: Karen Macedonio <directormacedonio@ekhcd.org>, Front Office <frontoffice@valbridge.com>

Hi Karen,

Please see our fee breakdown:

We will be appraising 3 different properties...maybe all in one report. Maybe 2 or 3 reports

Vacant land	\$2,000
N Loop office + excess land	\$4,000
<u>Bay office (appraised before)</u>	<u>\$3,000</u>

Total: \$9,000

If you have any further questions, please let me know.

Best,



Karla Caro

Client Director

Valbridge Property Advisors | [Central California](#)

FENCE MASTERS

KAREN'S

CELL 760-267-1912

Billing INVOICE 7/423

7030 MENDIBURO RD. CALIFORNIA CITY, CA 93505

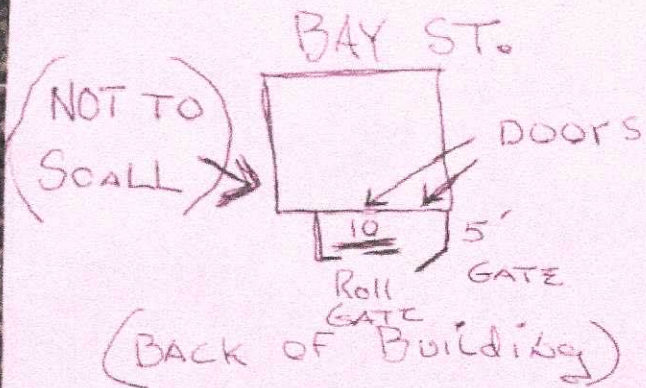
OFFICE (760) 373-7750 CELL (760) 382-0606 marv_hernandez@yahoo.com

CA LICENSE #737289

Date: 7-15-23 TIME _____ R/W _____ C/L 6' F/Y _____ B/Y _____ GATES: (2)

Name: EAST KERN HEALTH DISTRICT Address: 8051 BAY

Phone: KAREN MACEDONIO email: _____
(DIRECTOR)



① 10' Roll GATE
IN FRONT OF Double
DOORS & ② Swing GATE
By SMALL DOOR

Roll GATE → \$575⁰⁰
Swing Gate → \$225⁰⁰
22 FT OF 6' FENCING → \$440⁰⁰

TOTAL \$1240⁰⁰