



Regular Meeting Agenda - Measure C Committee  
Monday, September 16, 2024 - 1:00 pm  
Mendocino Coast Healthcare Foundation Office,  
130 N. Main Street, Fort Bragg CA.

The supporting materials for items 3b) and 4a), were not complete at the time this agenda was posted. They will be made available to the Committee and public as soon as available, and will be posted on the District's website.

Meeting documentation for this agenda is available at:  
<https://www.mendocinoChCd.gov>

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Join Zoom Meeting

<https://zoom.us/j/9210401893?pwd=SEgPY1JBNUZvSEVIYotYnM9iTdhzdzo9&omn=93494019922>

Meeting ID: 921 040 1893

Passcode: 634678

## CONDUCT OF BUSINESS

### 1. OPEN SESSION

1a. Roll Call: Jim Hurst - Chair, Gabriel Maroney - Member, Dr. Diane Harris - Member  
Jessica Grinberg - Member.

### 2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

This portion of the meeting is reserved for people desiring to address the Measure C committee on any matter not on this agenda, which is within the subject matter jurisdiction of the Committee. Time is limited to 3 minutes per speaker with a 20-minute total time limit for all comments. The Measure C committee can take no action on your presentation but can seek clarification of the points made in your presentation or comments. If general public comment exceeds the 20 minute time limit, members of the public who have not had the opportunity to speak on items not on this agenda will have the opportunity to do so after the business on the agenda is concluded. The public is invited to comment on each agenda item as it is announced by the Chair. The same 3 minutes per speaker apply.



### 3. REGULAR CALENDAR

3a) Consideration and approval of draft minutes of the 4/23/2024 Special Meeting minutes.  
Recommended Action: Approve draft minutes of the 4/23/2024 Special Meeting minutes.

Attachments: *Draft Minutes of the 4/23/2024 Special Meeting*

3b) Receive and file Official Record of Measure C Receipts, Capital Expenditures and Fund Balance, to date.

Attachments: *Official Record of Measure C Receipts, Capital Expenditures and Fund Balance, to date.*

### 4. REPORTS

4a. Receive and consider Chair's Report, and Annual Measure C Reporting, Jim Hurst.  
Recommended Action: Discuss report content and provide staff direction.

Attachments: *Chair's Report, 9/16/24*

### 5. ADJOURNMENT

The next regular meeting of the Measure C committee will be held on \_\_\_\_\_, at 1:00 pm, at the District Office, 775 River Drive, Adventist Health Mendocino Coast Hospital, Fort Bragg, Ca.

Dated: September 13, 2024

*Katharine D. Wylie*

Katharine Wylie, MS Ed  
Agency Administrator, MCHCD

## **MEASURE C - INTRODUCTION AND PURPOSE**

**MINUTES OF THE PROCEEDINGS**  
**MEASURE C COMMITTEE SPECIAL MEETING OF THE**  
**MENDOCINO COAST HEALTH CARE DISTRICT**

April 23, 2024

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**CONDUCT OF BUSINESS**

**1. OPEN SESSION**

**1a. Call to Order, 4:09pm**

Roll Call: Jim Hurst - Chair, Gabriel Maroney - Member, Dr. Diane Harris - Member, and MCHCD CFO Wayne Allen and Board liaison Sara Spring, were present. There are 2 committee member vacancies.

**2. PUBLIC COMMENT FOR ITEMS ON THE AGENDA**

None.

**3. REGULAR CALENDAR**

3a) The amended minutes of the 01/22/2024 Measure C Regular Meeting were approved by a vote of 3:0.

3b) The amended minutes of the 02/05/2024 Measure C Special Meeting minutes were approved by a vote of 3:0.

3c) The 4/30/24 Measure C Fund cash receipts and disbursements and receipts record was approved and a recommendation for adoption by the Mendocino Coast Health Care District Board of Directors by a vote of 3:0.

3d) Items, from the 4/17/24 Adventist Health Improvements list, (specifically: a Vacuum pump replacement, \$500,000; ED/LAB Automatic Transfer Switch, \$1,700,000; and the OR's and Surgical Area Flooring Repairs, \$58,810 - totaling \$2,258,810) were determined to comply with Measure C spending criteria by the Measure C committee by a vote of 3:0, and the committee recommended approval by the Mendocino Coast Health Care District Board of Directors. After the Board approval, Adventist Health can release the \$2,258,810 from their designated bank account titled Improvements Fund.

Items from the November 2023 Adventist Health Improvements list, (Specifically: Regulatory Deferred Maintenance, \$329,631; PSB-Single HVAC Replacement, \$58,800; and AHMC Lab Equipment Replacement, \$1,038,000 - totaling \$1,426,431) and contributions towards a new ambulance were tabled to a subsequent Measure C Special committee meeting, date to be determined.

#### 4. COMMITTEE MEMBER REPORTS

None.

#### 5. ADJOURNMENT

The meeting was adjourned at 5:20 pm by a vote of 3:0.

The next regular meeting of the Measure C committee will be held on September 13, 2024, at 1:00 pm, at the District Office, 775 River Drive, Adventist Health Mendocino Coast Hospital, Fort Bragg, Ca.

Dated April 23, 2024

Katharine Wylie, Agency Administrator.

MENDOCINO COAST HEALTH CARE DISTRICT  
STATEMENT OF CASH RECEIPTS DISBURSEMENTS

Measure C- Parcel Tax Revenue Account	FYE Ended June 30, 2019		
	Actual	Sub-Total	Total
<b>1. CASH ON HAND- MEASURE C CHECKING</b>			
[Beginning] October 15, 2018			\$100
<b>2. CASH RECEIPTS</b>			
(a) <u>Tax Collections</u>			
01-14-2019	\$946,294		
04-26-2019	\$653,803		
Subtotal- Tax Collections		\$1,600,098	\$1,600,098
(b) <u>Less: Tax Rebates</u>			
02-28-2019	(\$18,144)		
04-03-2019	(\$5,040)		
04-17-2019	(\$1,584)		
05-30-2019	(\$1,152)		
06-07-2019	(\$1,296)		
Subtotal- Tax Rebates		(\$27,216)	(\$27,216)
<b>3. NET CASH TAX RECEIPTS</b>			
[2a + 2b = 3]			\$1,572,882
<b>4. TOTAL CASH AVAILABLE</b>			
[Before cash out] (1 + 3)			\$1,572,982
<b>5. CASH PAID OUT</b>			
(a) <u>Project Expenses</u>			
Meditech IT Upgrade	(\$700,000)		
Subtotal- Project Expenses		(\$700,000)	(\$700,000)
<b>6. TOTAL CASH INCREASE (DECREASE)</b>			
[Total- (#3 minus #5)]			\$872,882
<b>7. CASH- MEASURE C CHECKING</b>			
[Ending] June 30, 2019			\$872,982

MENDOCINO COAST HEALTH CARE DISTRICT  
STATEMENT OF CASH RECEIPTS and DISBURSEMENTS

Measure C- Parcel Tax Revenue Account	FYE Ended June 30, 2020		
	Actual	Sub-Total	Total
<b>1. CASH ON HAND- MEASURE C CHECKING</b>			
[Beginning] July 01, 2019			\$872,982
<b>2. CASH RECEIPTS</b>			
<u>(a) Tax Collections</u>			
08-20-2019	\$119,016		
12-17-2019	\$886,840		
05-31-2020	\$612,726		
Subtotal- Tax Collections		\$1,618,582	\$1,618,582
<u>(b) Less: Tax Rebates</u>			
07-19-2019	(\$4,608)		
07-24-2019	(\$288)		
08-09-2019	(\$1,296)		
12-04-2019	(\$864)		
12-19-2019	(\$576)		
Subtotal- Tax Rebates		(\$7,632)	(\$7,632)
<b>3. NET CASH TAX RECEIPTS</b>			
[2a + 2b = 3]			\$1,610,950
<b>4. TOTAL CASH AVAILABLE</b>			
[Before cash out] (1 + 3)			\$2,483,932
<b>5. CASH PAID OUT</b>			
<u>(a) Project Expenses</u>			
ED & Surgery Flooring	(\$56,088)		
Nitrous Manifold	(\$24,650)		
OOGIQ E10 Ultrasound	(\$136,568)		
NCFHC	(\$314,564)		
ED	(\$314,564)		
Labor & Delivery	(\$314,564)		
Subtotal- Project Expenses		(\$1,160,998)	(\$1,160,998)
<b>6. TOTAL CASH INCREASE (DECREASE)</b>			
[Total- (#3 minus #5)]			\$449,952
<b>7. CASH- MEASURE C CHECKING</b>			
[Ending] June 30, 2020			\$1,322,934

MENDOCINO COAST HEALTH CARE DISTRICT  
STATEMENT OF CASH RECEIPTS and DISBURSEMENTS

Measure C- Parcel Tax Revenue Account	FYE Ended June 30, 2021		
	Actual	Sub-Total	Total
<b>1. CASH ON HAND- MEASURE C CHECKING</b>			
[Beginning] July 01, 2020			\$1,322,934
<b>2. CASH RECEIPTS</b>			
(a) <b><u>Tax Collections</u></b>			
09-15-2020	\$109,060		
12-28-2020	\$873,091		
04-23-2021	\$603,127		
Subtotal- Tax Collections		\$1,585,278	\$1,585,278
(b) <b><u>Less: Tax Rebates</u></b>			
07-15-2020	(\$3,168)		
07-24-2020			
08-09-2020			
12-04-2020			
12-19-2020			
Subtotal- Tax Rebates		(\$3,168)	(\$3,168)
<b>3. NET CASH TAX RECEIPTS</b>			
[2a + 2b = 3]			\$1,582,110
<b>4. TOTAL CASH AVAILABLE</b>			
[Before cash out] (1 + 3)			\$2,905,044
<b>5. CASH PAID OUT</b>			
(a) <b><u>Project Expenses</u></b>			
AutoTransfer Switch	(\$660,000)		
Medical Air Replacement	(\$283,001)		
HVAC- Surgery & Central Sterile Supply	(\$424,250)		
Fire Sprinkler	(\$35,502)		
Roof Repair- Patient Support Building	(\$375,997)		
3 D Mammography- Facility Remodel	(\$163,788)		
Surgery- ESU Machine & Force Triad Ligature	(\$29,898)		
Surgery- Medical Waste Device	(\$41,903)		
Radio System- Emergency Management	(\$30,365)		
Ambulance Replacement Unit	(\$180,774)		
Subtotal- Project Expenses		(\$2,225,478)	(\$2,225,478)
<b>6. TOTAL CASH INCREASE (DECREASE)</b>			
[Total- (#3 minus #5)]			(\$643,368)
<b>7. CASH- MEASURE C CHECKING</b>			
[Ending] June 30, 2021			\$679,565

MENDOCINO COAST HEALTH CARE DISTRICT  
STATEMENT OF CASH RECEIPTS and DISBURSEMENTS

Measure C- Parcel Tax Revenue Account	FYE Ended June 30, 2022		
	Actual	Sub-Total	Total
<b>1. CASH ON HAND- MEASURE C CHECKING</b>			
[Beginning] July 01, 2021			\$679,565
<b>2. CASH RECEIPTS</b>			
(a) <u>Tax Collections</u>			
08-26-2021	\$111,679		
12-29-2021	\$866,428		
04-14-2022	\$598,098		
Subtotal- Tax Collections		\$1,576,205	\$1,576,205
(b) <u>Less: Tax Rebates</u>			
10-19-2021	(\$5,040)		
Subtotal- Tax Rebates		(\$5,040)	(\$5,040)
<b>3. NET CASH TAX RECEIPTS</b>			
[2a + 2b = 3]			\$1,571,165
<b>4. TOTAL CASH AVAILABLE</b>			
[Before cash out] (1 + 3)			\$2,250,730
<b>5. CASH PAID OUT</b>			
(a) <u>Project Expenses</u>			
Subtotal- Project Expenses			
<b>6. TOTAL CASH INCREASE (DECREASE)</b>			
[Total- (#3 minus #5)]			\$1,571,165
<b>7. CASH- MEASURE C CHECKING</b>			
[Ending] June 30, 2022			\$2,250,729



MENDOCINO COAST HEALTH CARE DISTRICT  
STATEMENT OF CASH RECEIPTS and DISBURSEMENTS

Measure C- Parcel Tax Revenue Account	FYE Ended June 30, 2023		
	Actual	Sub-Total	Total
<b>1. CASH ON HAND- MEASURE C CHECKING</b>			
[Beginning] July 01, 2022			\$2,250,729
<b>2. CASH RECEIPTS</b>			
(a) <u>Tax Collections</u>			
08-19-2022	\$110,233		
12-29-2022	\$864,953		
04-13-2023	\$609,130		
Subtotal- Tax Collections		\$1,584,316	\$1,584,316
(b) <u>Less: Tax Rebates</u>			
02-03-2023	(\$720)		
04-13-2023	(\$12,183)		
Subtotal- Tax Rebates		(\$12,903)	(\$12,903)
<b>3. NET CASH TAX RECEIPTS</b>			
[2a + 2b = 3]			\$1,571,413
<b>4. TOTAL CASH AVAILABLE</b>			
[Before cash out] (1 + 3)			\$3,822,142
<b>5. CASH PAID OUT</b>			
(a) <u>Project Expenses</u>			
Subtotal- Project Expenses			
<b>6. TOTAL CASH INCREASE (DECREASE)</b>			
[Total- (#3 minus #5)]			\$1,571,413
<b>7. CASH- MEASURE C CHECKING</b>			
[Ending] June 30, 2023			\$3,822,143

MENDOCINO COAST HEALTH CARE DISTRICT  
STATEMENT OF CASH RECEIPTS and DISBURSEMENTS

Measure C- Parcel Tax Revenue Account	FYE Ended June 30, 2024		
	Actual	Sub-Total	Total
<b>1. CASH ON HAND- MEASURE C CHECKING</b>			
[Beginning] July 01, 2023			\$3,822,143
<b>2. CASH RECEIPTS</b>			
(a) <u>Tax Collections</u>			
08-31-2023	\$108,307		
12-21-2023	\$882,763		
04-25-2024	\$597,148		
Subtotal- Tax Collections		\$1,588,218	\$1,588,218
(b) <u>Less: Tax Rebates</u>			
12-21-2023	(\$17,655)		
Subtotal- Tax Rebates		(\$17,655)	(\$17,655)
<b>3. NET CASH TAX RECEIPTS</b>			
[2a minus 2b = 3]			\$1,570,563
<b>4. TOTAL CASH AVAILABLE</b>			
[Before cash out] (1 + 3)			\$5,392,706
<b>5. CASH PAID OUT</b>			
(a) <u>Project Expenses</u>			
AutoTransfer Switch	(\$186,802)		
Medical Air Replacement	(\$959,688)		
HVAC- Surgery & Central Sterile Supply	(\$18,567)		
Fire Sprinkler	(\$8,110)		
Roof Repair- Main Building	(\$57,040)		
Fire Roll-Down NFPA Code Replacement	(\$135,000)		
Infection Control- Lobby Flooring	(\$132,722)		
Oncology- Infection Control Updates	(\$60,480)		
Infection Control- ER Waiting, Front Lobby, PT, Lab	(\$275,998)		
Infection Control Flooring- RT, Cardio, PT Rooms	(\$153,455)		
3 D Mammography- Facility Remodel	(\$308)		
Ambulance Replacement Unit	(\$11,202)		
Legionella Compliance Equipment Replacement	(\$65,000)		
ED Hot Water Heater	(\$20,516)		
Zoll Defibrillators (7)	(\$170,540)		
Subtotal- AH Project Expenses		(\$2,255,428)	(\$2,255,428)
Subtotal- MCHCD Project Expenses (Roofing Repair)			(\$129,957)
Total Project Expenses			(\$2,385,385)
<b>6. TOTAL CASH INCREASE (DECREASE)</b>			
[Total- (#3 minus #5)]			(\$814,822)
<b>7. CASH- MEASURE C CHECKING</b>			
[Ending] April 30, 2024			\$3,007,321



Measure C Request April 2024

Lease Funds		Commitment	Total Project Cost Actual/ Estimated	Total Capital Expenses Incurred	Remaining of Committed Funds	Total 2024	Total 2025	Total 2026	Total
Status	Description	Lease Funds							
New	Paging System Equipment & Installation only	48,000	TBD	-	48,000	-	(48,000)	-	(48,000)
New	Roof replacement Portions of Main Building and ED	300,000	300,000	-	300,000	-	(300,000)	-	(300,000)
New	CCTV System & Door Access	729,417	729,417	-	729,417	-	(729,417)	-	(729,417)
New	HVAC - Kitchen (2 Units)	1,665,000	1,665,000	-	1,665,000	-	(1,665,000)	-	(1,665,000)
New	Vacuum pump replacement	500,000	500,000	-	500,000	(50,000)	(450,000)	-	(500,000)
New	HVAC - Pharmacy	50,000	50,000	-	50,000	-	(50,000)	-	(50,000)
New	Fan coil replacement repair TJC finding airflow	750,000	750,000	-	750,000	(75,000)	(675,000)	-	(750,000)
New	Cerner Wireless Access "IT infrastructure upgrade"	2,500	TBD	-	-	-	-	-	-
New	*ED /Lab - Automatic Transfer Switch	1,700,000	1,700,000	-	1,700,000	-	(1,133,333)	(566,667)	(1,700,000)
New	OR's and Surgical Area Flooring Repairs	58,810	58,810	-	58,810	58,810			(58,810)
Totals		5,803,727	3,994,417	-	5,742,417	(125,000)	(5,050,750)	(566,667)	(5,742,417)

\* Priority

**ADDITIONAL MEASURE C ALLOCATIONS 2/12/24 FOR  
ADVENTIST HEALTH NOVEMBER 1, 2023 REPORT ON BUILDING MAINTENANCE AND EQUIPMENT EXPENDITURES**

PROJECTS	MEASURE C	MEASURE C	AH	TOTAL	COMPLETION	ADDITIONAL	Additional Information from Peter - April 23, 2024
	ALLOCATION	FUNDS SPENT	EXPENDITURE	COST	DATE	MEASURE C ALLOCATION	
Auto Transfer Switch-Emergency Power	660,000	616,802	230,000	846,802	FY2024 QTR 1	186,802	
Medical Air Replacement	283,001	419,694	822,995	1,242,689	FY2023QTR4	959,688	
Sterile Processing Feasibility & Engineering Review	0	0	55,490	55,490	Completed	0	
Central Sterile Supply/Surgery HVAC	424,250	442,817	0	442,817	Completed	18,567	
Fire Sprinkler Pip Rust Issues	35,502	0	43,612	79,114	Completed	8,110	
PSB - Single HVAV Replacement	0	0	58,800	58,800	Completed	More information	10 ton package unit installation for patient services building – AHMC – Ft. Bragg (See attached Invoice # 8679-B Intercountry Mechanical)
Roof - Main Hospital Repairs		0	57,040	57040	Completed	57,040	
Roof - Patient Support Building Replacement	375,997	0	316,469	316,460	Completed	0	
Fire Roll-Down NFPA Code Mandatory Replacement (4)	0	0	135,000	135,000	FY2023QTR4	135,000	
AHMC Lab Equipment Replacement	0	0	1,038,000	1,038,000	FY2024QTR3	More information	The lab equipment replacement project primarily updates critical end of life equipment in the lab. Clinical laboratory testing is required to maintain Emergency Room, Surgical and Inpatient Services in a Critical Access Hospital. The equipment to be purchased: •Install (2) new Beckman Coulter DXC 500i chemistry analyzers •Install (2) new Beckman Coulter DXH 690T Hematology analyzers •Install (1) new Beckman Coulter DXU 840 Urinalysis analyzer •Install (1) Scpio X100 workstation •Repairs/Replacement needed to Lab HVAC systems to maintain the required temperature in the Laboratory Area.

PROJECTS	MEASURE C	MEASURE C	AH	TOTAL	COMPLETION	ADDITIONAL	Additional Information from Peter - April 23, 2024
	ALLOCATION	FUNDS SPENT	EXPENDITURE	COST	DATE	MEASURE C ALLOCATION	
Infection Control (Lobby Flooring)	0	0	132,722	132,722	Completed	132,722	
Oncology - Infection control environmental updates	0	0	60,480	60,480	Completed	60,480	
Infection Control - Furniture Red, ER Waiting, Front Lobby, PT, Lab	0	0	111,090	111,090	Completed	0	
Infection Control (RT, Cardio, Med Rooms flooring replacement	0	0	275,998	275,998	Completed	275,998	
Infection Control Flooring Respiratory Therapy, Cardio, Med Rooms	0	0	153,455	153,455	Completed	153,455	
3 D Mammography - Facility remodel for equipment install	163,788	0	164,096	164,096	Completed	308	
Platelet Agitator lab	0	0	10,051	10,051	Completed	0	
Surgery - (2) ESU Machine (2 Force Triad Ligature	29,898	0	29,898	29,898	Completed	0	
Surgery - Medical Waste Device	41,903	0	41,903	41,903	Completed	0	
Radio System - Emergency Management	30365	0	30,364	30,364	Completed	0	
Ambulance Unit Replacement	180,774	0	191,976	191,976	Completed	11,202	
Legionella compliance equipment replacement	0	0	65,000	65,000	FY2023QTR4	65,000	
Emergency Department Hot Water Heater	0	20,516	0	20,516	Completed	20,516	
Regulatory/Deferred Maintenance	0	329,631	0	329,631	Completed		More information We have identified the many uses for the \$329,631. Much of the money spent here covered past due maintenance and deferred repairs to critical equipment.
							<ul style="list-style-type: none"> <li>•Medical Gas System – Testing &amp; Repairs (Medical Air, O2, Nitrous Oxide &amp; Vacuum Systems)</li> <li>•HW Boiler Repairs &amp; Deferred Maintenance</li> <li>•Steam Generator Repairs – Autoclave - Steam Source</li> <li>•Fire/Smoke Damper - Testing &amp; Repairs – Fire Life Safety &amp; Code Compliance</li> <li>•Electrical Panel Distribution System Testing and Repairs (IR Panel Testing, Breaker Coordination Study, Panel Identification Study required for meeting The Joint Commission Standards)</li> <li>•Back-up Generator Repairs and Testing (Engine Repairs, Temporary Generator for Repair work, Load Testing) the Facility has 4 generators.</li> <li>•HCAi / OSHPD Permits for needed from the State to do work at the Hospital.</li> </ul>
							Reference email from Peter of April 2, 2024 at 2:35 pm for communication thread
Zoll Defibrillators (7)	0	170,540	0	170,540	Completed	170,540	
<b>TOTALS</b>	<b>2,225,478</b>	<b>2,000,000</b>	<b>4,024,439</b>	<b>6,024,439</b>		<b>2,255,428</b>	

Capital Spend	2020	2021	2022	2023	2024	Grand Total
1.1 ED - Med Room - Flooring			4,223			4,223
3.1 Radio System		30,364				30,364
3.2 Ambulance			191,976			191,976
4.2 Regulatory/Deferred Maintenance Investigation	155,649	94,381	24,135			274,165
4.5 Med Air Replacement	10,885	119,825	108,544	941,207	12,201	1,192,661
4.6 Fire Sprinkler Pipe Issues	19,810	5,800	18,001			43,612
4.7 PSB - Roof & HVAC Replacement		2,128	314,341	58,800		375,269
4.8 3D Mammography - Installation only		1,064	163,032			164,096
4.9 Roof - Main Hospital Repairs			57,040			57,040
4.11 AHMC Lobby Flooring			132,722			132,722
4.12 Oncology Flooring			60,480	4,420		64,900
4.14 ER Waiting, Front Lobby, PT & Lab		258,498				258,498
4.15 PSB - Flooring				153,455		153,455
4.17 Hot Water Heater		1,925	18,591	2,428		22,944
4.18 Zoll Defibrillators (7)	170,540			0		170,540
4.19 Regulatory/Deferred - Generator Maintenance			55,466			55,466
4.23 Furniture (Registration, ER Waiting, Front Lobby, PT, Lab, ICU)		111,090				111,090
4.25 Platelet Agitator			10,051			10,051
5.1 Surgery - (2) ESU Machine (2 Force Triad Ligasure)		29,898				29,898
5.2 Surgery - Waste Device		41,903				41,903
5.4 CSS/OR HVAC	75,530	350,894	17,387			443,812
5.5 Sterile processing feasibility study		44,850	10,640			55,490
<b>Closed Assets</b>	<b>432,414</b>	<b>1,092,620</b>	<b>1,186,630</b>	<b>1,160,310</b>	<b>12,201</b>	<b>3,884,174</b>

Capital In Progress	2020	2021	2022	2023	2024	Grand Total
1.2 ED HVAC (South and Center 3 Units) & ED Lobby			370	2,904	83,298	86,572
4.4 Auto Transfer Switch	215,153	232,665	157,111	230,947	84,242	920,118
4.1 Fire Roll-Down Door Upgrades (4)			23,660	13,667	60,907	98,234
4.16 Pharmacy Fridge Replacement Project					22,017	22,017
4.21 PSB Areas - Flooring						-
4.22 Patient Care Areas - Flooring				16,000	49,545	65,545
4.24 Vacuum Pump Replacement					450	450
4.26 Ice Makers			26,391	13,995	17,783	58,170
4.27 AHMC Lab Equipment Replacement			26,322	5,576	127,157	159,056
5.3 OR & Surgical Area Flooring						-
5.6 Sterile Processing Dept. Renovation, (No Rental)				5,808	8,092	13,900
	<b>215,153</b>	<b>232,665</b>	<b>233,854</b>	<b>288,897</b>	<b>453,491</b>	<b>1,424,061</b>
4.1 Building Repairs (Impacted - I/S)	117,872	178,632	853,870	467,223	220,716	1,838,314
<b>Total Capital Spend</b>	<b>765,438</b>	<b>1,503,917</b>	<b>2,274,355</b>	<b>1,916,430</b>	<b>686,409</b>	<b>7,146,549</b>

Measure C		2020	2021	2022	2023	2024	Grand Total
2.1	ED - Professional Fees	466,994	2,150,892	2,458,179	2,714,815	1,200,804	8,991,684
2.2	Surgery Pro - Fees	3,246	127,246	11,561	107,553	119,695	369,301
2.3	Sign-on Bonus (RNs)		10,000				10,000
2.4	Travelers (RNs)			1,694,874	2,013,248	269,793	3,977,915
4.2	Equipment Repairs	29,433	24,989	27,499	9,014	3,860	94,794
4.3	IT Improvements Expenses				224,455		224,455
<b>Total Capital Spend</b>		<b>499,673</b>	<b>2,313,126</b>	<b>4,192,114</b>	<b>5,069,084</b>	<b>1,594,151</b>	<b>13,668,149</b>

## AHMC / MCHCD - Facility Project - Planning 2024-29

Project Start Date / Scheduled	Duration / Completion	HCAI Permit Required	Reoccurring Annual Cost	Area / Dept.	Project Description	Detailed Justification	Estimate Project Cost	AH Project Management & Staff Support of Project (AH Labor Cost 10%)	Total Project Estimate Cost
2023	2023	No		Main	TV Replacement - 25	Replace failing TV's in MedSurg & ICU	\$12,500	\$1,250	\$13,750
2024	2024	No		BioMed	18 Umano Hospital Beds	Bed Replacment, Patient Safety	\$180,000	\$18,000	\$198,000
2024	2024	No		BioMed	Alaris Infusion Pumps	Patient Safety, EMR, Phamacy, Patient Continuity	\$242,214	\$24,221	\$266,435
2024	2024	Yes		Main	Fan coil replacement repair TJC finding airflow	TJC Finding for Airflow	\$750,000	\$75,000	\$825,000
2024	2024	TBD		Utility	Vacuum Pump - Retrofit	Vacuum Pumps are past end of life. Electrical issues. Original est. \$500k	\$500,000	\$50,000	\$550,000
2024	2024	Yes		OR	Ultrasonic Cleaner - CSS	Equipment Failure - Required for functional OR	\$27,500	\$2,750	\$30,250
2024	2024	No		OR	GI Lab, OR's, and OR Hallway Area Flooring	Infection Control / Compliance	\$80,375	\$8,038	\$88,413
						End of Life (EOL) - 2024 Storm Failure to Transfer during outage. No Power in ED / Lab in January 2024			
2024	2025	Yes		Utility	ED / Lab - ATS (Automatic Transfer Switch)		\$750,000	\$75,000	\$825,000
2024	2025	Yes		BioMed	Nurse Call System - add to Private ED Hallway Exam Room	Compliance, Patient Safety	\$5,000	\$500	\$5,500
2024	2025	Yes		Lab	Clinical Lab Equipment - Level 1 (Critical Instruments)	Replace End of Life, High Maintenance cost Equipment	\$668,423	\$66,842	\$735,265
2024	2029	No	Yes	Facility	Electrical IR Panel Survey - Annual	Compliance Testing - Annual 18k per year	\$90,000	\$9,000	\$99,000
2024	2024	No		PSB	Redwoods - Conference Room	R & R Carpet	\$8,770	\$877	\$9,647
2024	2024	No		Facility	Exit Sign Replacement - Life Safety	Replace failing incandescent exit signage with Non-Battery LED	\$12,000	\$1,200	\$13,200
2024	2025	No		Facility	Window Repairs / Replacement - Main Hospital	Degraded well past usable life of frames	\$250,000	\$25,000	\$275,000
2024	2025	No		Plant	Plumbing Leaks - Central Plant	Copper Piping Leaks at multiple locations	\$175,000	\$17,500	\$192,500
2024	2025	No		Main	Plumbing Leaks - Main Hospital	Copper Piping Leaks at multiple locations	\$75,000	\$7,500	\$82,500
2024	2025	Yes		Lab	Electrical - Add outlets for Lab Refrigerators / Freezers	Multiple pieces of Clinical Refrigeration Equipment single circuit breakers	\$100,000	\$10,000	\$110,000
2024	2025	No		Utility	IT Server Room - HVAC (AJ Gray)	Split HVAC system is not reliable, NO supplemental cooling	\$25,000	\$2,500	\$27,500
2024	2025	No		Main	MedSurg - Bathrooms 25	Infection Control / Compliance	\$15,900	\$1,590	\$17,490
2024	2025	No		PSB	Oncology - Exam Rooms & Bathrooms	Infection Control / Compliance	\$19,500	\$1,950	\$21,450
2024	2025	No		Main	MedSurg Staff / Nurses Breakroom Lockers	Insall additional Lockers and refresh the Staff	\$5,500	\$550	\$6,050
						Ongoing Door replacements as identified during inspections, Staff entrance, Old OB as examples			
2024	2025	No		Facility	Door Replacement - Failed Exterior / Interior Damaged		\$100,000	\$10,000	\$110,000
2024	2025	No		PSB	PSB - Restroom Flooring	Infection Control - Cracked Flooring	\$25,000	\$2,500	\$27,500
2024	2025	No		Facility	Painting Exterior - Old OB, DI, MedSurg	Lifecycle - Exterior patching and Paint	\$48,000	\$4,800	\$52,800
2024	2025	Yes		Main	Walk-in Shower Med Surg	Patient & Nurse Safety	\$50,000	\$5,000	\$55,000
						Integrate bed alarms and nurse call for patient safety and fall prevention, existing panels will be upgraded			
2024	2025	No		BioMed	Nurse Call System - Updates to integrate Beds "Alarms"		\$25,000	\$2,500	\$27,500
2024	2025	Yes		Main	MedSurg - Pantry - Repairs	Repair / replace casework and FFE to create a compliant space for food service	\$50,000	\$5,000	\$55,000
2024	2025	Yes		Facility	Exhaust Fans - Roof	Repair / replace existing rooftop exhaust fans at EOL	\$150,000	\$15,000	\$165,000
2024	2029	Yes		Facility	CCTV System & Door Access "Security"	Safety & Security of staff & patient	\$729,417	\$72,942	\$802,359
2024	2025	Yes		Main	Therapy Tub - Removal	Tub is not used or compliant	\$4,500	\$450	\$4,950
2024	2026	Yes		Pharmacy	HVAC - Pharmacy	End of Life 2025	\$50,000	\$5,000	\$55,000
						One Fluoroscopy room or CT which can also provide x-ray examination required in Main Hospital required by Title 22			
2024	2029	Yes	Yes	Main	Radiology Compliance issues		\$25,000	\$2,500	\$27,500
2024	2029	Yes		Facility	Generator PM's - Annual	Emergency Power Compliance & Safety \$74.1k per year	\$370,500	\$37,050	\$407,550
2025	2025	No		Facility	Fire Damper Testing - 5 Year	Compliance Testing	\$18,500	\$1,850	\$20,350
2025	2025	No		DI	MRI Lighting Upgrade	Existing Incadesent lamps are no longer available, Upgrade to Direct Current LED	\$15,000	\$1,500	\$16,500
2025	2025	TBD		Facility	Roof replacement Portions of Main Building and ED	Ongoing leak repairs of old roof	\$300,000	\$30,000	\$330,000
2025	2025	TBD		Main	Rain Gutter - Replacement - Main Hospital	Leaking gutters aren't diverting the water as required. Impact of safety and roof	\$50,000	\$5,000	\$55,000
2025	2025	No		OR	DI Hallway - Flooring	Infection Control / Compliance - Sheet is cracking down the center of the hallway	\$60,000	\$6,000	\$66,000
2025	2025	Yes		Facility	Electrical - add charging locations for Medical Equipment	Power Taps (Strips) are not a substitute for permanent power.	\$75,000	\$7,500	\$82,500
2025	2025	No		DI	MRI Zone 3 wall and access control	Secure access to MRI Zone 3 & 4 as required for Compliance	\$25,000	\$2,500	\$27,500
2025	2025	No		Main	Doctors Lounge - Flooring & Refresh	Medical Staff - Infection Control / Compliance	\$10,000	\$1,000	\$11,000
2025	2025	No		AJ Gray	Ambulance Quarters - Flooring	Remove Carpet & Install Plank Flooring	\$18,500	\$1,850	\$20,350
2025	2025	No		BioMed	Nihon Kodan - OPS / ED / OR	Patient Safety & Continuity of Care, EMR Intergration	\$223,290	\$22,329	\$245,619
2025	2026	Yes		Facility	IT Infrastructure / Paging System Equipment	EMR update will require this to be completed	\$1,975,000	\$197,500	\$2,172,500
2025	2026	Yes		Main	Electrical - E-Power / Emergency Lighting - MedSurg	No permanent	\$450,000	\$45,000	\$495,000
2025	2026	No		Kitchen	Kitchen - Tile Flooring - Seal or replace	Infection Control / CDPH / TJC Standards	\$40,000	\$4,000	\$44,000
2025	2029	Yes		Facility	Electrical - Main Breaker / Distribution - Update	Existing service is over 50 years old, reliability, code compliance issue	\$2,500,000	\$250,000	\$2,750,000
2025	2025	Yes		Facility	Fire Alarm System - Retrofit to DI /Main	DI panel is showing signs of failure. Hard reboot required for trouble issues	\$45,500	\$4,550	\$50,050
2025	2025	No		PSB	Automatic Door - Oncology / Physical Therapy	ADA Compliance, Patient Experience	\$20,000	\$2,000	\$22,000
						Outdated signage does not reflect the current configuration of entrances & Departments, Does Not comply with ADA standards			
2025	2025	No		Facility	Wayfinding Signage - Update - Interior / Exterior		\$120,000	\$12,000	\$132,000
2025	2025	No		Grounds	Courtyard - Sidewalks and tiles	Sidewalks and tiles are pushed up from roots and trees, Trip / Fall Hazards	\$37,500	\$3,750	\$41,250
2025	2026	No		Grounds	Helipad - Painting - Compliance	Safety of Aircraft & Public	\$10,000	\$1,000	\$11,000
2025	2026	Yes		Grounds	Helipad - Lighting - Compliance	Safety of Aircraft & Public	\$150,000	\$15,000	\$165,000



2026	2029	TBD	Facility	Parking Lot & Walkways - Main Hospital / ED - Safety	Trip / Slip / Fall Risk	\$2,500,000	\$250,000	\$2,750,000
2026	2027	No	Kitchen	Kitchen - Walkin Refrigerator / Freezer	Door Seals and defrost issues	\$60,000	\$6,000	\$66,000
2026	2029	Yes	Kitchen	HVAC - Kitchen	Poor ventilation - No heating or cooling in the Kitchen	\$1,665,000	\$166,500	\$1,831,500
2026	2029	No	DI	MRI Scanner - Replace	End of Life (EOL), Excessive downtime, Patient Care issue	\$2,000,000	\$200,000	\$2,200,000
2026	2029	No	DI	CT Scanner - Replace	End of Life (EOL), Excessive downtime, Patient Care issue	\$2,000,000	\$200,000	\$2,200,000
2026	2029	TBD	Grounds	Staff Walkway & Pave trash compactor / truck area	Safety of Staff	\$49,500	\$4,950	\$54,450
2027	2028	Yes	Facility	Suspended (Drop) Ceiling - Compliance Issues	T-Bar bent / damaged, in large areas ceiling tiles have been painted and/or damaged, Paint isn't fire rated, NO opening larger than 1/8" permitted.	\$80,500	\$8,050	\$88,550
2028	2028	Yes	Kitchen	Dishwasher Replacment	Repair cost exceeds thresshold for replacment	\$42,000	\$4,200	\$46,200
Totals						\$20,160,389	\$2,016,039	\$22,176,428

Sat, Sep 7, 10:23 AM

Hi Judy,

Thank you for the rapid reply.

I have received your two earlier lists: (1) total of \$7,146,549 and (2) total of \$22,176,428. Some comments:

- AH uses an accounting calendar year-end and the District has a fiscal 06-30 year-end. I am "assuming" that the reports are based upon the AH calendar year-end. Is that correct?
- Per List #1, I am "assuming" that the dollar amounts displayed for years 2020, 2021, 2022 & 2023 are actual/finalized amounts? Is that correct? Since we are well into the calendar year 2024, would you provide me with the actual expenditures for each of the line items listed in the year 2024 as of August 2024 YTD?
- Per List #2, there are nine items near the top that have a scheduled start date of 2023/2024 and a duration completion date of 2023/2024. Since we are well into the calendar year 2024, would you provide me with the actual expenditures for each of those nine items as of August 2024 YTD?

Moving onward to your newly released Measure C list as of 09-06-2024 and my comments:

- AH uses an accounting calendar year-end and the District has a fiscal 06-30 year-end. I am "assuming" that the reports are based upon the AH calendar year-end. Is that correct?
- Item 2.4 Travelers (RNs), there are no dollars listed in the Grand Total. Is that just an oversight? The amount missing is significant at \$3,977,915.
- Items 2.1 & 2.2, I am "assuming" those "operating" expenses have been appropriately billed to either Medicare Part B, Medi-Cal or any commercial insurance agreements and reimbursement has been received by AH.
- Items 2.3, 2.4, 4.2 & 4.3, I am "assuming" those "operating" expenses have been appropriately billed to either Medicare Part A via the cost report, Medi-Cal or any commercial insurance agreements and reimbursement has been received by AH.

Regarding Measure C, the intent of that "parcel tax levy" was to support five significant and financially distressed healthcare services and the CapEx for medical equipment and facilities. A healthcare district can levy taxes for appropriate operating expenses and capital expenditures purposes in its publicly supported hospital facility. My viewpoint would be that the District can not transfer any Measure C tax proceeds to reimburse the "operating expenses" of a nonprofit public benefit corporation. Since the District continues to own the Premises, CapEx purchases would continue to be reimbursed as they have since the lease's effective date of July 01, 2020.

Furthermore, I have attached a copy of page 16, Section 5.2 Exclusive Control: Specifically, "Tenant shall determine the financial policy of the Medical Business and shall have complete power to fix, control and regulate the charges and collections made for services therein."

Best regards,  
Wayne

**5.2 *Exclusive Control.*** Tenant shall have exclusive control, possession, occupancy, use, and management of the Premises. Tenant shall have full and complete charge, authority and control of the administration, management and operation of the Medical Business at the Premises. Tenant shall have the right and authority to determine all business, technical and professional policies relating to the operation of the Medical Business, with no restrictions, qualifications or supervision by Landlord. Tenant shall determine the financial policy of the Medical Business and shall have complete power to fix, control and regulate the charges and collections made for services therein. In fixing such charges, Tenant shall apply its best judgment and be controlled by applicable State and federal regulatory statutes and rules.

**5.3 *Character of Service.*** Tenant is a nonprofit charitable corporation which furthers the mission of the Seventh-day Adventist Church. As such, it operates under certain defined principles and objectives in the operation and management of its health care facilities. Tenant desires to maintain an atmosphere consistent with its beliefs. Landlord understands and agrees that the Medical Business shall be operated in accordance with the characteristics of Seventh-day Adventist medical facilities, subject to Tenant's covenants set forth in Section [6.1] of this Lease.

**5.4 *District Bonds Use Requirements.*** Tenant and Landlord agree in good faith to execute an amendment to this Lease as soon as reasonably practicable after the Execution Date, but no later than fifty-five (55) days from such date, to reflect any amendments acceptable to Tenant and necessary: (i) to be made to the provisions of this Lease in order to comply with or otherwise render the provisions of this Lease consistent with the requirements imposed by OSHPD and (ii) in order to preserve the tax-exempt status of the District Bonds during the Term of this Lease.

**5.5 *Mandated Use.*** Tenant's failure to operate the Premises for the Mandated Use during the Mandated Use Period, other than as the result of Loss or other Unavoidable Delay, shall constitute a Default.

## **6. Compliance.**

**6.1 *Generally.*** Tenant shall during the Term, at Tenant's expense, in all material respects, subject to Tenant's right of Contest: (a) comply with all Laws and (b) procure and comply with all Approvals required by Law.

**6.2 *Copies of Notices.*** Landlord shall promptly give Tenant a copy of any notice of any kind regarding the Premises or any Real Estate Taxes (including any bill or statement), and any notice of nonrenewal or threatened nonrenewal of any Approval that Landlord receives from any Government, utility company, insurance carrier, or insurance rating bureau.

## **7. Maintenance and Construction.**

**7.1 *Obligation to Maintain.*** Landlord shall, during the Term, keep and maintain the Premises and the Existing FF&E in good order, condition, and repair, as reasonably specified and prioritized by Tenant according to Tenant's operational needs, subject to Loss (governed by other provisions of this Lease). Landlord's obligation to maintain the Premises and the Existing

**MINUTES OF THE PROCEEDINGS**  
**MEASURE C COMMITTEE SPECIAL MEETING OF THE**  
**MENDOCINO COAST HEALTH CARE DISTRICT**

February 12, 2024

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**CONDUCT OF BUSINESS**

1. Call to Order, 1:00pm  
Roll Call: Jim Hurst - Chair, Gabriel Maroney - Member, Dr. Diane Harris - Member, and MCHCD Board liaison Sara Spring, were present. There are 2 committee member vacancies.
2. Public Comment  
None.
3. New Business
  - a) Review *Measure C Net Of Approved Allocations January 1, 2024* report
  - b) Review *Official Record of Receipt and Uses of Measure C Fund, January 1, 2024*.

The committee considered items 3a) and 3b) together. The committee determined by unanimous vote that the current Measure C fund balance is \$4,795,559. The committee determined by unanimous vote that the current Measure C bank balance contains a \$1,063,856 discrepancy. The chair and the MCHCD Board Treasurer will provide a true-up balance to the committee and MCHCD board.

- c) Consideration of recommended expenditure for items listed on the November 1, 2023 AH *Report on Building Maintenance and Equipment Expenditures*.

The committee reviewed a list of Measure C projects and agreed by unanimous vote to recommend a total of \$2,255,428. in Measure C funds allocation for projects from the AH *Report on Building Maintenance and Equipment Expenditures*, either underway or completed, to date, leaving a Measure C fund balance to date of \$2,210,403.

4. Adjournment  
The meeting was adjourned at 3:15pm. The next regular meeting of the Measure C Committee is April 22, 2024 at 1:00 pm.

Katharine Wylie, Agency Administrator.

**ADVENTIST HEALTH NOVEMBER 1, 2023 REPORT ON BUILDING MAINTENANCE AND EQUIPMENT EXPENDITURES**

<b>PROJECTS</b>	<b>MEASURE C ALLOCATION</b>	<b>MEASURE C FUNDS SPENT</b>	<b>AH EXPENDITURE</b>	<b>TOTAL COST</b>	<b>COMPLETION DATE</b>
Auto Transfer Switch-Emergency Power	660,000	616,802	230,000	846,802	FY2024 QTR 1
Medical Air Replacement	283,001	419,694	822,995	1,242,689	FY2023QTR4
Sterile Processing Feasibility & Engineering Review	0	0	55,490	55,490	Completed
Central Sterile Supply/Surgery HVAC	424,250	442,817	0	442,817	Completed
Fire Sprinkler Pip Rust Issues	35,502	0	43,612	79,114	Completed
PSB - Single HVAV Replacement	0	0	58,800	58,800	Completed
Roof - Main Hospital Repairs		0	57,040	57040	Completed
Roof - Patient Support Building Replacement	375,997	0	316,469	316,460	Completed
Fire Roll-Down NFPA Code Mandatory Replacement (4)	0	0	135,000	135,000	FY2023QTR4
AHMC Lab Equipment Replacement	0	0	1,038,000	1,038,000	FY2024QTR3
Infection Control (Lobby Flooring)	0	0	132,722	132,722	Completed
Oncology - Infection control environmental updates	0	0	60,480	60,480	Completed
Infection Contyrol - Furniture Red, ER Waiting, Front Lobby, PT,Lab	0	0	111,090	111,090	Completed
Infection Control (RT,Cardio, Med Rooms flooring replacement	0	0	275,998	275,998	Completed
Infection Control Flooring Respiratory Therapy, Cardio, Med Rooms	0	0	153,455	153,455	Completed
3 D Mammography - Facility remodel for equipment install	163,788	0	164,096	164,096	Completed
Platelet Agitator lab	0	0	10,051	10,051	Completed
Surgery - (2) ESU Machine (2 Force Triad Ligature	29,898	0	29,898	29,898	Completed
Surgery - Medical Waste Device	41,903	0	41,903	41,903	Completed
Radio System - Emergency Management	30365	0	30,364	30,364	Completed
Ambulance Unit Replacement	180,774	0	191,976	191,976	Completed
Legionella ompliance equipment replacemene	0	0	65,000	65,000	FY2023QTR4
Emergency Department Hot Water Heater	0	20,516	0	20,516	Completed
Regulatory/Deferred Maintenance	0	329,631	0	329,631	Completed
Zoll Defibrillators (7)	0	170,540	0	170,540	Completed
<b>TOTALS</b>	<b>2,225,478</b>	<b>2,000,000</b>	<b>4,024,439</b>	<b>6,024,439</b>	

**MINUTES OF THE PROCEEDINGS  
MEASURE C COMMITTEE SPECIAL MEETING OF THE  
MENDOCINO COAST HEALTH CARE DISTRICT**

April 23, 2024

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**CONDUCT OF BUSINESS**

**1. OPEN SESSION**

**1a. Call to Order, 4:09pm**

Roll Call: Jim Hurst - Chair, Gabriel Maroney - Member, Dr. Diane Harris - Member, and MCHCD CFO Wayne Allen and Board liaison Sara Spring, were present. There are 2 committee member vacancies.

**2. PUBLIC COMMENT FOR ITEMS ON THE AGENDA**

None.

**3. REGULAR CALENDAR**

3a) The amended minutes of the 01/22/2024 Measure C Regular Meeting were approved by a vote of 3:0.

3b) The amended minutes of the 02/05/2024 Measure C Special Meeting minutes were approved by a vote of 3:0.

3c) The 4/30/24 Measure C Fund cash receipts and disbursements and receipts record was approved and a recommendation for adoption by the Mendocino Coast Health Care District Board of Directors by a vote of 3:0.

3d) Items, from the 4/17/24 Adventist Health Improvements list, (specifically: a Vacuum pump replacement, \$500,000; ED/LAB Automatic Transfer Switch, \$1,700,000; and the OR's and Surgical Area Flooring Repairs, \$58,810 - totaling \$2,258,810) were determined to comply with Measure C spending criteria by the Measure C committee by a vote of 3:0, and the committee recommended approval by the Mendocino Coast Health Care District Board of Directors. After the Board approval, Adventist Health can release the \$2,258,810 from their designated bank account titled Improvements Fund.

Items from the November 2023 Adventist Health Improvements list, (Specifically: Regulatory Deferred Maintenance, \$329,631; PSB-Single HVAC Replacement, \$58,800; and AHMC Lab Equipment Replacement, \$1,038,000 - totaling \$1,426,431) and contributions towards a new ambulance were tabled to a subsequent Measure C Special committee meeting, date to be determined.

#### 4. COMMITTEE MEMBER REPORTS

None.

#### 5. ADJOURNMENT

The meeting was adjourned at 5:20 pm by a vote of 3:0.

The next regular meeting of the Measure C committee will be held on September 13, 2024, at 1:00 pm, at the District Office, 775 River Drive, Adventist Health Mendocino Coast Hospital, Fort Bragg, Ca.

Dated April 23, 2024

Katharine Wylie, Agency Administrator.



Measure C Request April 2024

Lease Funds		Commitment	Total Project Cost Actual/ Estimated	Total Capital Expenses Incurred	Remaining of Committed Funds	Total 2024	Total 2025	Total 2026	Total
Status	Description	Lease Funds							
New	Paging System Equipment & Installation only	48,000	TBD	-	48,000	-	(48,000)	-	(48,000)
New	Roof replacement Portions of Main Building and ED	300,000	300,000	-	300,000	-	(300,000)	-	(300,000)
New	CCTV System & Door Access	729,417	729,417	-	729,417	-	(729,417)	-	(729,417)
New	HVAC - Kitchen (2 Units)	1,665,000	1,665,000	-	1,665,000	-	(1,665,000)	-	(1,665,000)
New	<i>Vacuum pump replacement</i>	500,000	500,000	-	500,000	(50,000)	(450,000)	-	(500,000)
New	HVAC - Pharmacy	50,000	50,000	-	50,000	-	(50,000)	-	(50,000)
New	Fan coil replacement repair TJC finding airflow	750,000	750,000	-	750,000	(75,000)	(675,000)	-	(750,000)
New	Cerner Wireless Access "IT infrastructure upgrade"	2,500	TBD	-	-	-	-	-	-
New	<i>*ED /Lab - Automatic Transfer Switch</i>	1,700,000	1,700,000	-	1,700,000	-	(1,133,333)	(566,667)	(1,700,000)
New	<i>OR's and Surgical Area Flooring Repairs</i>	58,810	58,810	-	58,810	58,810			(58,810)
Totals		5,803,727	3,994,417	-	5,742,417	(125,000)	(5,050,750)	(566,667)	(5,742,417)

\* Priority



MENDOCINO COAST HEALTH CARE DISTRICT  
STATEMENT OF CASH RECEIPTS and DISBURSEMENTS

Measure C- Parcel Tax Revenue Account	FYE Ending June 30, 2024		
	Actual	Sub-Total	Total
<b>1. CASH ON HAND- MEASURE C CHECKING</b>			
[Beginning] July 01, 2023			\$3,822,144
<b>2. CASH RECEIPTS</b>			
(a) <u>Tax Collections</u>			
08-31-2023	\$108,307		
12-21-2023	\$882,763		
04-25-2024	\$597,148		
Subtotal- Tax Collections		\$1,588,218	\$1,588,218
(b) <u>Less: Tax Rebates</u>			
12-21-2023	(\$17,655)		
Subtotal- Tax Rebates		(\$17,655)	(\$17,655)
<b>3. NET CASH TAX RECEIPTS</b>			
[2a minus 2b = 3]			\$1,570,563
<b>4. TOTAL CASH AVAILABLE</b>			
[Before cash out] (1 + 3)			\$5,392,707
<b>5. CASH PAID OUT</b>			
(a) <u>Project Expenses</u>			
AutoTransfer Switch	(\$186,802)		
Medical Air Replacement	(\$959,688)		
HVAC- Surgery & Central Sterile Supply	(\$18,567)		
Fire Sprinkler	(\$8,110)		
Roof Repair- Main Building	(\$57,040)		
Fire Roll-Down NFPA Code Replacement	(\$135,000)		
Infection Control- Lobby Flooring	(\$132,722)		
Oncology- Infection Control Updates	(\$60,480)		
Infection Control- ER Waiting, Front Lobby, PT, Lab	(\$275,998)		
Infection Control Flooring- RT, Cardio, PT Rooms	(\$153,455)		
3 D Mammography- Facility Remodel	(\$308)		
Ambulance Replacement Unit	(\$11,202)		
Legionella Compliance Equipment Replacement	(\$65,000)		
ED Hot Water Heater	(\$20,516)		
Zoll Defibrillators (7)	(\$170,540)		
Subtotal- AH Project Expenses		(\$2,255,428)	
<b>Total Project Expenses- Measure C Committee Approval on 02-12-2024</b>			(\$2,255,428)
(b) <u>Project Expenses</u>			
AutoTransfer Switch	(\$1,700,000)		
Vacuum Pump Replacement	(\$500,000)		
Two OR Rooms and Surgical Area Flooring Repairs	(\$58,810)		
Subtotal- AH Project Expenses		(\$2,258,810)	
<b>Total Project Expenses- Measure C Committee Approval on 04-23-2024</b>			(\$2,258,810)
<b>6. TOTAL PROJECT EXPENSES</b>			(\$4,514,238)
<b>7. CASH- MEASURE C CHECKING</b> {#4 minus #6}			
[Ending] June 30, 2024			\$878,469

MENDOCINO COAST HEALTH CARE DISTRICT  
STATEMENT OF CASH RECEIPTS and DISBURSEMENTS

Measure C- Parcel Tax Revenue Account	FYE Ending June 30, 2025		
	Actual	Sub-Total	Total
<b>1. CASH ON HAND- MEASURE C CHECKING</b>			
[Beginning] July 01, 2024			\$878,469
<b>2. CASH RECEIPTS</b>			
(a) <u>Tax Collections</u>			
08-06-2024	\$110,095		
Subtotal- Tax Collections		\$110,095	\$110,095
(b) <u>Less: Tax Rebates</u>			
Subtotal- Tax Rebates	\$0	\$0	\$0
<b>3. NET CASH TAX RECEIPTS</b>			
[2a minus 2b = 3]			\$110,095
<b>4. TOTAL CASH AVAILABLE</b>			
[Before cash out] (1 + 3)			\$988,564
<b>5. CASH PAID OUT</b>			
(a) <u>Project Expenses</u>			
Subtotal- AH Project Expenses		\$0	
Total Project Expenses- Measure C Committee Approval on			\$0
<b>6. TOTAL PROJECT EXPENSES</b>			\$0
<b>7. CASH- MEASURE C CHECKING (#4 minus #5)</b>			
[Ending] June 30, 2025			\$988,564

COPY

# MENDOCINO COUNTY AUDITOR CLAIM

FY 23-24 7% Teeter, CY/PY Unsecured Collection Distribution (Mar 2024-Jun 2024)

Vendor No: 7794 Batch # 8115

Vendor: Mendocino Coast Health Care Dist Control # 111059404  
 PO Box 579  
 Fort Bragg CA 95437 Check # \_\_\_\_\_

Date Paid: 8/1/2024

<b>Total Claim:</b> 237,584.24	Approved for Payment: Sara Pierce, Acting Auditor-C
	For questions contact: Darlene Betts, 707-234-6874

<u>Fund-Acct No.</u>	<u>Description:</u>	<u>Amount:</u>
	Current Secured	88,833.53
	Current Unsecured	696.45
	Prior Unsecured	62.91
	SB813 Supplemental	23,461.26
	HOPTR	2,084.15
	Highway Property Rental	-
	Timber Tax	8,454.25
	FBRDA Residual ROPS A	3,896.92
	Prop 1-A Reimbursement	-
	Spec Assmt - Measure C	112,341.60
	Less Spec Assmt Fee	(2,246.83)
2110-760134	Total	237,584.24

7/31/2024

September 16, 2024

TO: MENDOCINO COAST HEALTH CARE DISTRICT BOARD OF DIRECTORS

FROM: MEASURE C TAXPAYER OVERSIGHT COMMITTEE

RE: ANNUAL REPORT FOR FISCAL YEARS 2023 AND 2024

Measure C is the Mendocino Coast Health Care district Parcel Tax that was approved June 5, 2018, with a 66.8% vote. A two thirds vote (67.67%) was required for passage. It passed by 5 votes. The Parcel tax expires in 2030.

The Parcel Tax raises about \$1.5 million net per year after exemptions, consolidations and expenses. The Measure required the District to deposit Parcel Tax receipts in a separate restricted account and to establish an independent taxpayer Oversight Committee to oversee that the revenue is spent in accordance with the following criteria:

- Maintain local emergency room services;
- Attract and retain high quality doctors and nurses;
- Maintain local ambulance and related 911 services;
- Make critical repairs and upgrades to medical equipment and facilities;
- Maintain local surgical services; and
- Maintain local obstetric services

The Oversight Committee (Measure C Committee) is responsible for preparing an annual written report to the District Board within 60 days of the close of the Fiscal Year which shall include:

- i. A statement indicating whether the District's parcel tax revenue expenditures for the preceding year were made in accordance with the stated purpose of Measure C, and
- ii. A summary of the Committee's proceedings for the preceding year.

The Measure C Committee was without a quorum from January 2023 to January 2024, so the last Annual Report was made in July 2022. This report will cover Fiscal years 2023 and 2024.

### FISCAL YEAR 2023

The Measure C Committee was unable to meet in 2023 and no Parcel Tax revenue was allocated.

The District's Lease Agreement with Adventist Health (AH) requires the District to "keep and maintain the Premises and the Existing FF&E in good order, condition, and repair ...". The Lease Agreement requires the District to make \$2,000,000 annually available in an "Improvement Fund" for this purpose. Both parties acknowledged in the Lease that the "Premises and the Existing FF&E will require significant and ongoing maintenance, repair, and improvements".

The District's CFO, Wayne Allen, maintains that the District Board decided that 100% of the Parcel Tax receipts would be contributed to the \$2,000,000 Improvement Fund with the District making up the

balance from other sources. The Lease Agreement gives AH sole discretion in determining and prioritizing "Improvement Fund" projects "except as may be required to comply with the provisions of Measure C".

FISCAL YEAR 2024

The Measure C Committee was unable to meet until January 2024 to determine which AH Improvement Project expenses qualified for Measure C Funding. The result was AH paying for the improvements from its funds.

On January 22, 2024, and February 12, 2024, the Measure C Committee reviewed the AH November 1, 2023, Report on Building Maintenance and Equipment Expenditures and determined that the following completed and nearly completed projects met the criteria for Parcel Tax Funding:

• Auto Transfer Switch	\$186,802
• Medical Air Replacement	\$959,688
• HVAC-Surgery & Central Sterile Supply	\$ 18,567
• Fire Sprinkler Pipe Rust Issues	\$ 8,110
• Roof Repairs-Main Building	\$ 57,040
• Fire Roll-Down NFPA Code Replacement	\$135,000
• Infection Control -Lobby Flooring	\$132,722
• Oncology-Infection Control Updates	\$ 60,480
• Infection Control Flooring- ER Waiting, Front Lobby PT, Lab	\$275,998
• Infection Control Flooring-RT, Cardio, PT Rooms	\$153,455
• 3D Mammography-Facility Remodel	\$ 308
• Ambulance Replacement Unit	\$ 11,202
• Legionella Compliance Equipment Replacement Unit	\$ 65,000
• ED Hot Water Heater	\$ 20,516
• 7 Zoll Defibrillators	\$171,540

TOTAL MEASURE C ALLOCATED AH PROJECT EXPENSES \$2,255,428

Note: These allocations were in addition to the \$2.225,478 allocation in 2021 for some of these projects.

On April 23, 2024, The Measure C Committee met to consider AH's request for additional Parcel Tax funding for 10 projects in 2024,2025 and 2026, totaling \$5,742,417. The Measure C Committee approved an allocation of \$2,258,810 for the three (3) most pressing needs:

• Auto Transfer Switch (2025/2026)	\$1,700,000
• Vacuum Pump replacement (2024/2025)	\$ 500,000
• OR and Surgical Areas Flooring Repairs (2024)	\$ 58,810

TOTAL MEASURE C ALLOCATED AH PROJECT EXPENSES \$2,258,810

The Committee agreed to consider the additional requests at a future meeting. It was the understanding of the Measure C Committee that these were requests for future funding, however, District CFO Wayne Allen has included them in his Fiscal Year 6-30-2024 Reconciliation Report. Only \$108,810 of the total was projected for Calendar year 2024 and probably in the second half of the year which would be FYE 2025.

#### ADDITIONAL ISSUES

- Since the lease of the hospital facility to Adventist Health, the District has consistently failed to comply with the Measure C requirement for the deposit of Parcel Tax receipts in a separate restricted account. In 2019 the District opened a Tri County bank account entitled “Measure “C” Restricted Fund and began depositing Parcel Tax receipts.

Mendocino County distributes the Secured Property Taxes and Parcel Taxes to the District three times a year in a single check necessitating a separate transfer into the restricted Measure C account. District Boards following the lease of the hospital to AH failed to do so. Numerous efforts were made by subsequent District Board Members to correct this situation with limited success.

- It now appears in reports prepared by District CFO, Wayne Allen that the lease required Improvement Funds, and the Parcel Tax receipts are deposited in a Wells Fargo Bank Account controlled by AH. If true, this is not in compliance with the requirement of Measure C. (See Statement of Cash Receipts and Disbursements Page 7 of 7).
- Committing 100% of the Parcel Tax receipts to the lease required Improvement Fund does not comply with the Measure C Criteria for the use of Parcel Tax funds. Additionally, it hinders Adventist Health’s ability to make time improvements and upgrades to FF&E since the Measure C Funds cannot be used until it has been determined if the project meets the Criteria of Measure C.

#### RECOMMENDATIONS

- Limit the amount of Measure C Parcel Tax funds contributed to the Improvement Fund to 50% instead of 100% allowing for the funding of projects meeting other Criteria of Measure C.
- Report Quarterly to the Measure C Committee the Parcel Tax receipts received.
- Report Quarterly to the Measure C Committee the cash balance of the required restricted Measure C bank account.
- Establish a clear procedure for the District Board, Adventist Health, and the Measure C Committee to determine the use of Measure C funds for eligible past and future projects.
- Provide Annual verification to the Measure C Committee that allocated Measure C Funds have been used as designated.
- Appoint an Ad hoc to review and update the Bylaws of the Committee.

The Measure C Committee was originally a seven (7) member committee. The District Board amended the Committee By-Laws in June 2022 to reduce the members from 7 to 5 as it was proving difficult to find willing participants. Current members are Jim Hurst, Chair, Gabriel Maroney, Diane Harris, and Jessica Grinberg. Jim was appointed to a 4 year term in February 2022. Gabriel and Diane were appointed to 4 year terms in January of 2024. Jessica was appointed to a 4 year term in August of 2024. There is one vacancy.

The Committee abides by the “Brown Act” and the Bylaws are adopted and amended by the District Board. Regular meetings are held quarterly. Special Meetings are scheduled as necessary.

This report was approved by a --/-- vote of the Measure C Committee.

Respectfully submitted,

Jim Hurst, Chair