

**TEHACHAPI VALLEY HEALTHCARE DISTRICT
Strategic Planning Committee**

February 13, 2025, 12:30pm

Tehachapi Valley Healthcare District Office

116 W F Street, Tehachapi, CA 93561

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AGENDA

I. CALL TO ORDER

II. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

This time is reserved for persons to address the Board of Directors on matters not on the agenda over which the District has jurisdiction. Time is limited to 3 minutes per speaker. The Board of Directors can take no action on your presentation. Any person desiring to speak on an item on the agenda will be given an opportunity to do so prior to the committee acting on the item.

III. MINUTES APPROVAL

A. Approval of January 1, 2025 Strategic Minutes

IV. NEW BUSINESS

A. None

V. OLD BUSINESS

A. Generators

B. Grants

C. Business Plan Review

VI. BOARD COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

VII. ADJOURNMENT

TEHACHAPI VALLEY HEALTHCARE DISTRICT
Strategic Planning Committee
January 16, 2025
116 West F Street
Tehachapi, CA 93561
12:30pm

Board Members Present: Lydia Chaney, Christine Sherrill

Staff Present: Peggy Mendiburu, CEO

Guests: None

Transcribed by: Peggy Mendiburu

Approval: _____ Date: _____

I. CALL TO ORDER

Director Chaney called the meeting to order at 12:30pm

II. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

None

III. APPROVAL OF MINUTES

Approved November 14, 2024 Strategic minutes: **MSA: Sherrill/Chaney**

IV. NEW BUSINESS

None

V. OLD BUSINESS

A. Business Plan

CEO Mendiburu provided updates to Business Plan:

- Old Hospital Parking Lot
 - On hold effective 11/7/24
- Generators
 - Committee requested Peggy find out if gas or diesel fueled.
- E Street Clinic
 - Provided AH the opportunity to lease for rural health clinic; however, they are not interested due to OSHPD requirements for upgrading.
- West Valley
 - A medical group is interested in leasing long term.
-
- F Street Property
 - May have to go outside of Tehachapi as many contractors do not want to do prevailing wage.
- Community Garden
 - Shed delivered.

B. Grants

- a. Lydia will reach out for contact for college grants.
- b. Peggy presented Tehachapi Valley Parks and Recreation's request for \$1600 for the Application for their walk/run/swim events. **MSA: Chaney/Sherrill**

01/16/25 - Strategic Minutes

P. Mendiburu

- c. \$1M grant for hospital protective walkway to the Cyr Imaging Pavilion will go to the January board meeting for approval.

VI. BOARD COMMENTS ON BUSINESS NOT APPEARING ON THE AGENDA

None.

VII. ADJOURNMENT

Meeting adjourned at 1:30pm

Tehachapi Valley Healthcare District

BUSINESS PLAN

	Product/Service/Property	Activity	Updates	Funding/Revenue/Expenses	Timelines
2	Old Hospital buildings and sheds	Improve utilization of old Hospital Purchasing Department and sheds	10/07/24 – Waiting on sizing of generators 10/10/24 – Provided sizing but part of AH lease		
3	Old Hospital – parking lot	Utilize ER parking lot for Mtn. Festival Parking or yard sales	10/07/24 – already doing this; the Chamber asked if they could utilize the parking lot east of current office for handicap parking for Apple Festival. I have received their liability certificate. 10/07/24 – ER parking lot is at 50% of useful life remaining. I will research cost to repave. 11/7/24 – Need to talk w/Scott as will require an RFP 01/16/25 – Place on hold.	\$0.00	
4	E Street Clinic	Relocate Rural Health Clinic to provide additional space	10/07/24 – Walked West Valley with Adventist and provided documents on building. I have provided them three months on decision, until 12/19/24 for review of RHC guidelines. 11/07/24 – Gave AH a timeline of 4 mths 01/16/25 – AH said they are not		

Tehachapi Valley Healthcare District

BUSINESS PLAN

	Product/Service/Property	Activity	Updates	Funding/Revenue/Expenses	Timelines
			interested due to costs to update to OSHPD		
5	Guild Property	Possible electrical safety issue	10/07/24 – Per lease agreement, Adventist Is responsible for electrical Evaluate condition of electrical system in Guild Building to assure safe. 11/07/24 – checked agt; AH responsible	AH cost	
6	West Valley	Increase occupancy	10/07/04 – See #4 01/16/25 – working on possible tenant 02/13/25 – Need Consent letter from AH		
7	F Street Property	Improve curb-side appearance and decrease water	Look into Xeroscape front yard vs Astro turf 11/07/24 – Have a quote 01/16/25 – may have to go out of Tehachapi as many locals do not do prevailing wage 02/13/25 – working w/Hanzel on quote for concrete along front and gravel/rock fill in for grass.		
9	New Hospital	Lots	10/07/04 – Closed session item.		
10	TVHD Garden	Purchase Storage Shed and continue lease to THRG	10/07/24 – I purchased shed for \$4000. Delivery scheduled for next	\$4000	

Tehachapi Valley Healthcare District

BUSINESS PLAN

	Product/Service/Property	Activity	Updates	Funding/Revenue/Expenses	Timelines
			week 10/07/24 – THRG has not been tending to the garden. We have two more years on use agt with THRG. 11/07/24 – Waiting on delivery 01/16/25 – Storage shed delivered. Lease with THRG is good through 03/2026 02-13-25 – No update		
11	Grant Program	Three grants for students in the health science programs	09/12/24 – Lydia to contact Cerro Coso. Three grants \$5,000 for students of Cerro Cos Community College in Tehachapi enrolled in the health sciences. 10/07/24 – Donations to animal care entities. \$2K each? 11/7/24 – Lydia contact; I will be giving the \$1K for each animal entity per 10/10/24 mtg 01/16/24 – providing AH with \$1M	\$15,000	Calendar year 2025

Tehachapi Valley Healthcare District

BUSINESS PLAN

	Product/Service/Property	Activity	Updates	Funding/Revenue/Expenses	Timelines
			<p>grant and 3 \$1K grants to local pet rescues 01/16/24 – TVRPD has asked for \$1600 to support their walking app that we sponsored last year. 01/16/24 – Pamphlets from Cornerstone asking for a donation. 2/13/25 – Strategic Cte approved TVRPD app support for \$1600 02/13/25 – Last BOD mtg, approved \$1M for hospital protective walkway</p>		
13	Storage Rental Units	Empty the mini-storage rental unit	<p>Look into hiring student part-time scan documents and move remaining documents to F Street office. 01/16/25 – on hold</p>	Savings of about \$2600 per year	
14	Portable Generators x2	Move at least one generator from offsite to TVHD property	<p>10/07/24 – Reached out to Valley Power who is going to provide me a maintenance schedule; size is 218” L, 94”W x 109”High. Need to measure shed. 11/7/24 – Rcvd service quote, which is \$8K to service. 01/15/25 – Both generators have been serviced on 1/14/25. I am awaiting the paperwork.</p>	\$0.00	

Tehachapi Valley Healthcare District

BUSINESS PLAN

	Product/Service/Property	Activity	Updates	Funding/Revenue/Expenses	Timelines
			<p>02/13/25 – Generators serviced. Cost was approximately \$8500. They have only 2 hours time on them. Mike Nixon said the mechanic was very thorough and professional. The generators are diesel fueled.</p>		
15	AH Hospital Improvements	Enclose Imaging Pavilion Walkway or showers, new parking lot for Medical Office Building	<p>10/07/24 – Waiting on Jenny to provide cost of walkway...I'm estimating \$800K; this would be the first project. 01/16/25 - \$1M grant on next week's BOD agenda 02/13/25 – Approved at Jan BOD. Photo Op scheduled</p>	\$1M	