

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

April 23, 2024

---

**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>			
(a) <u>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
(b) <u>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>			
(a) <u>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>	