



**DESERT HEALTHCARE DISTRICT
HOSPITAL LEASE OVERSIGHT COMMITTEE MEETING
October 17, 2019
9:30 A.M.**

Jerry Stergios Building, 2nd floor
Arthur H. "Red" Motley Boardroom
1140 N. Indian Canyon Drive, Palm Springs, California 92262
This meeting is handicapped-accessible

Page(s)	AGENDA	Item Type
	I. Call to Order – President Les Zendle, MD, Committee Chairperson	
	II. Introductions	
	III. Approval of Agenda	Action
	IV. Public Comments At this time, comments from the audience may be made on items <u>not</u> listed on the agenda that are of public interest and within the subject-matter jurisdiction of the District. The Committee has a policy of limiting speakers to not more than three minutes. The Committee cannot take action on items not listed on the agenda. Public input may be offered on an agenda item when it comes up for discussion and/or action	
	V. Approval of Meeting Minutes 1. June 20, 2019	Action
	VI. Old Business	
	VII. New Business 1. Q2 Hospital Inspection – August 8, 2019 2. Q3 Hospital Inspection – October 14, 2019 3. Presentation, Keven Porter, RN, BSN, MS, Regional Vice President, Hospital Association of Southern California – Coachella Valley Hospitals Addressing Homeless – SB 1152 – Hospital Patient Discharge Process: Homeless Patients	Information/Discussion Information/Discussion Information/Discussion
	VIII. Adjournment	



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Directors Present	District Staff Present	Absent
Chair, Vice-President, Les Zendle, MD Director Carole Roger, RN Director Karen Borja	Chris Christensen, Interim CEO, CFO Stephen Huyck, Accounting Manager Andrea S. Hayles, Clerk of the Board	

AGENDA ITEMS	DISCUSSION	ACTION
I. Call to Order	The meeting was called to order at 9:38 a.m. by Chair Zendle.	
II. Introductions	Chair Zendle explained that all in attendance are familiar with one another; therefore, introductions were not necessary	
III. Approval of Agenda	Chair Rogers asked for a motion to approve the agenda	Moved and seconded by Director Borja and Director Rogers to approve the agenda as amended. Motion passed unanimously.
IV. Public Comment	Ezra Kaufman, District Resident, inquired on the purpose and mission of the Hospital Lease Oversight Committee. President Zendle explained that the committee recently changed its name from Hospital Governance and Oversight to Hospital Lease Oversight and manages lease compliance and oversight such as today's hospital inspection report, insurance, capital, processes, licensure, and accreditation.	
V. Approval of Meeting Minutes	Chair Zendle asked for approval of the March 21, 2019 meeting minutes.	Moved and seconded by Director Rogers to approve the agenda. Motion passed unanimously.
VI. Old Business		
VII. New Business		
1. Hospital Inspection – Desert Regional Medical Center	Dale Barnhart, retired administrative director, facilities management, Desert Regional Medical Center, described the April 12 reinspection for corrective measures, and the	

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	<p>three items that were carried over to the June inspection. An overview of the June 12 inspection was provided with most of the inspection findings for minor repairs, and some items taking longer to remedy such as flooring and doors.</p> <p>President Zendle explained that in the past there have been floor and cleanliness issues. The appearance has improved, and the Governing Board requested more inspections for cleanliness.</p> <p>Director Rogers highlighted Sinatra 2 and 4 inquiring if the prior items were remedied. Mr. Barnhart explained that the capital requisitions for funding and components such as the handrails require OSPHD approval, which takes time.</p> <p>Director Borja inquired about the number of maintenance staff. Linda Evans, Chief Strategy Officer, Desert Regional Medical Center, explained that there are two dedicated painters, multiple engineers, and facility staff that are scheduled to check maintenance items, as well as responding to work orders. Mr. Barnhart explained in addition, there is one plumber and general maintenance workers.</p> <p>President Zendle inquired with Chris Christensen, Interim CEO if there are items from the lease other than the inspection that should be reported or calendared for the quarterly</p>	
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	<p>committee meetings. Mr. Christensen explained that the annual compliance portion, the annual report from Tenet, and additional topics that may arise could be discussed at future meetings. President Zendle reiterated that public Leapfrog scores and Centers for Medicare and Medicaid Services (CMS) reports should be conveyed at the committee meetings.</p>	
<p>VIII. Adjournment</p>	<p>Chair Zendle adjourned the meeting at 10:06 a.m.</p>	<p><i>Audio recording available on the website at</i> https://www.dhcd.org/Agendas-and-Documents</p>

ATTEST: _____
Les Zendle, MD, Chair/President
Hospital Lease Oversight Committee

Minutes respectfully submitted by Andrea S. Hayles, Clerk of the Board

REPORTED ITEMS:		
ITEM		RESPONSE
<u>Areas Inspected</u>		
<u>Sinatra Education Center</u>		
19-18	Stained ceiling tile in Disaster Storage Room, door SE-9	6/12/19 – First Reported 6/24/19 – Completed 8/8/19 – Verified
19-19	Mezzanine meeting room light fixtures need cleaning	6/12/19 – First Reported 8/8/19 – Not Completed
19-20	Missing light fixture lens in Mezzanine Storage Room, door SE-15	6/12/19 – First Reported 6/25/19 – Completed 8/8/19 - Verified
19-21	Light fixture in Mezzanine Storage Room needs cleaning, door SE-15	6/12/19 – First Reported 6/25/19 – Completed 8/8/19 – Verified
19-22	Missing J box cover in Mezzanine Mechanical Room, door SE-17	6/12/19 – First Reported 6/19/19 – Completed 8/8/19 - Verified
19-23	Damaged ceiling tiles in Natalie Room	6/12/19 – First Reported 6/25/19 – Completed 8/8/19 – Verified
19-24	Wall penetration in basement storage room, door SE-251	6/12/19 – First Reported 6/25/19 – Completed 8/8/19 – Verified
19-25	Non-functional emergency light in Library	6/12/19 – First Reported 6/19/19 – Completed 8/8/19 – Verified
19-26	Replace non-rated fire stop material in conduit and wall penetrations in fire sprinkler room, door SE-36	6/12/19 – First Reported 8/8/19 – Not Completed
19-27	Missing fire sprinkler escutcheon ring in Computer Training Room	6/12/19 – First Reported 7/17/19 – Completed 8/8/19 - Verified
19-28	Leaking faucet in men’s 1 st floor rest room	6/12/19 – First Reported 6/28/19 – Completed 8/8/19 – Verified
<u>1 East</u>		

REPORTED ITEMS:		
ITEM		RESPONSE
19-29	Replace damaged bathroom mirror, patient room 1510	6/12/19 – First Reported 8/8/19 – Mirror on order
19-30	Stained ceiling tiles in Staff Lounge, door EW-176	6/12/19 – First Reported 8/8/19 – Not Completed
19-31	Ceiling penetration in EVS closet, door EW-181	6/12/19 – First Reported 8/7/19 – Completed 8/8/19 - Verified
19-32	EVS closet door EW-181 did not positive latch	6/12/19 – First Reported 8/8/19 – Completed & Verified
19-33	Damaged laminate on door to EVS closet, door EW-181	6/12/19 – First Reported 8/8/19 – Not Completed (Door on Order)
19-34	Stained and damaged ceiling tiles, patient room 1501	6/12/19 – First Reported 8/8/19 – Not Completed
19-35	Damaged corridor ceiling tile outside room 1502	6/12/19 – First Reported 7/6/19 – Completed 8/8/19 - Verified
<u>1 Central</u>		
19-36	Clutter and dirty floor in Telecommunications Room, next to room 1606	6/12/19 – First Reported 6/25/19 – Completed 8/8/19 – Verified
19-37	Damaged/cracked flooring in rest room, door EW-57V	6/12/19 – First Reported 8/8/19 – Completed & Verified
19-38	Unsecured oxygen E cylinders in dirty utility room, door EW-57J	6/12/19 – First Reported 6/25/19 – Completed 8/8/19 - Verified
<u>4 East</u>		
19-39	Replace damaged “Soiled Utility” sign, door E4-40	6/12/19 – First Reported 8/7/19 – Completed 8/8/19 - Verified
<u>3 East</u>		
19-40	Cardboard boxes on storage room floor, door E3-67	6/12/19 – First Reported 6/25/19 – Completed 8/8/19 - Verified
19-41	Replace damaged “Soiled Utility” sign, door E3-40	6/12/19 – First Reported 8/7/19 – Completed 8/8/19 – Verified

REPORTED ITEMS:		
ITEM		RESPONSE
19-42	Replace damaged “Clean Linen” sign, door E3-39	6/12/19 – First Reported 8/7/19 – Completed 8/8/19 - Verified
19-43	Missing thermostat control cover plate in Staff Lounge, door E3-37	6/12/19 – First Reported 7/25/19 – Completed 8/8/19 - Verified
19-44	Repair or replace door to Staff Lounge, door E3-37	6/12/19 – First Reported 8/8/19 – Not Completed (Door on Order)
<u>2 East</u>		
19-45	Clean Utility room door E2-3 did not positive latch	6/12/19 – First Reported 7/23/19 – Completed 8/8/19 – Verified
19-46	Wall protection needed in Clean Utility room, door E2-3	6/12/19 – First Reported 7/15/19 – Completed 8/8/19 - Verified
<u>East Tower Roof</u>		
	No findings identified	
<u>Sinatra 4</u>		
19-04	Missing light fixture over bed, patient room 3433	3/5/19 – First Reported 6/20/19 – Waiting room availability 6/20/19 – Completed 8/8/19 - Verified
<u>Sinatra 2</u>		
19-07	Broken/missing laminate on satellite nursing station next to room 3233	3/5/19 – First Reported 6/20/19 – In-process for August 2019 completion 8/8/19 – Satellite nursing station to be removed December 2019
19-08	Missing end cap on handrail next to fire sprinkler room	3/5/19 – First Reported 6/20/19 – In-process for October 2019 completion 8/8/19 – In process