

**TEHACHAPI VALLEY HEALTHCARE DISTRICT**

**NOTICE OF A SPECIAL MEETING  
STRATEGIC PLANNING COMMITTEE**

**May 11, 2023**

**12:30 PM**

**116 W. E Street**

**Tehachapi, CA 93561**

**Public Access via Telephone: 1-347-566-2771, ID: 111872841#**

**Public Access and Board Access via Teams: [Click here to join the meeting](#)**

**AGENDA**

**I. Call to Order**

**II. Public Comments on Items Not on The Agenda**

The public may comment on any item not on the agenda that is within the jurisdiction of the District. Time is limited to 3 minutes per speaker. Any person desiring to speak on an agenda item will be given an opportunity to do so prior to the Committee taking action on the item.

**III. Minutes Approval**

A. Approval of March 16, 2023, Strategic Planning Committee Minutes

**IV. New Business**

A. Terry Delamater Presentation

B. Solar Project

C. Resource Center – Comments from GTEDC Meeting and Survey Data

D. Board Member Change for Strategic Planning Committee

**V. Old Business**

A. None

**VI. Reports**

None

**VII. Director Comments on Items Not on the Agenda**

**Adjournment**

TEHACHAPI VALLEY HEALTHCARE DISTRICT  
STRATEGIC PLANNING  
MINUTES  
March 16, 2023  
12:30 pm

**Board Members Present:** Mike Nixon, Lydia Chaney (in Steele's absence)

**Staff Present:** Peggy Mendiburu, CEO

**Guest Present:**

**Transcribed by:** Peggy Mendiburu

**Approval:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Mike Nixon, Chair

**COMMITTEE ACTIONS AND DIRECTION SHOWN IN CAPS AND BOLD**

- I. **CALL TO ORDER**
- II. **PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**  
None
- III. **APPROVAL OF MINUTES**
  - A. February 16, 2023, Strategic Minutes approved. **MSA: Chaney/Mendiburu**
- IV. **NEW BUSINESS**
  - A. District Borrowing Percentage  
Committee reviewed Counsel Nave's memo regarding District rules on borrowing. Discussion of percentage the District could utilize as retail. Original budget was \$1M to \$1.5M from reserves. **Action: Peggy to inquire with counsel and bring borrowing memo to Board meeting under CEO report.**
  - B. Parking Lot  
Sink hole in TVHD parking lot and the Physical Therapy parking lot. Peggy getting quote on cost to fix.
- V. **OLD BUSINESS**
  - A. TVHD Emergency Action Plan Draft  
Not discussed.
  - B. Strategic Plan Goals
    1. Community Center:
      - Director Nixon prefers the plan of building facing Curry with five units for future offices or retail. **Action: Peggy to inquire with Counsel if any percentage of revenue can be commercial versus health care.**
      - Director Chaney inquired about timeline of building. Per Mike, looking at one year or less to begin.

- Peggy confirmed original budget at \$1.6M. Discussion of borrowing for project. Counsel provided borrowing options and restrictions as a district (see new business)
- Peggy brought forward discussion of other options such as selling the land or building in phases and starting on smaller scale.

C. Strategic Plan Goals

1. Reviewed goals. **Action: Peggy to bring draft goals to Board meeting per Nixon.**

VI. **REPORTS**  
None

VII. **BOARD COMMENTS ON BUSINESS NOT APPEARING ON THE AGENDA**  
None.

VIII. **Adjournment**  
The meeting adjourned at 1:09pm.

May 8, 2023

Peggy Mendiburu, CEO  
Tehachapi Valley Health Care District

Dear Mrs. Mendiburu,

In February of 2020 I attended the annual Build & Program A Pool Conference in Frisco, Texas supported by USA Swimming. I was interested in building an indoor pool on our 1.06 acre lot on Capitol Hills Parkway between Challenger & Magellan, walking distance from the new hospital.

I found out in a hurry that I had more ambition than ability.

The absolute minimum building size is 20,000 square feet, which would fit on the site of the old hospital if the rest of the block owned by the Health Care District were included. The reason for such a large structure is that three separate pools are needed: three different pool sizes and three different water temperatures.

I also learned that the most cost-effective type of construction is a Monolithic Dome, a super-insulated, steel reinforced, concrete structure that exceeds all IBC codes for commercial buildings. It can be LEED silver or gold certified. This type of building would not fit on the old hospital site, but there are plenty of options near the new hospital that would be ideal.

An example from the conference: The basic operational cost for a 30,000 square foot steel building over the first 20 years may be \$7.7 million with a \$3.7 million cost to maintain and upgrade over that period of time. Compare that to a Monolithic Concrete Dome structure which, over the same period of time, should have a basic operational cost of \$4.4 million with a \$2.2 million cost to maintain and upgrade. Compare \$11.4 million to \$6.6 million and the value of the dome becomes apparent. This is what is meant by "sustainable Design". Can you afford to build it and then operate it?

30,000 square feet is the size needed to accommodate bleacher seating for several hundred spectators, which would enable Tehachapi to host regional swim meets. Taking into account parking, lodging, and freeway access, Capitol Hills would be the best choice for a new natatorium. However, since the Tehachapi Valley Health Care District owns the land downtown, your Board needs to do some serious thinking.

The main thing I learned at the conference is that programing precedes design. In other words, we need to identify the specific uses before hiring an architect.

There are four main categories of users, called Pillars: Rehab, Learn to Swim, Competitive Community, and Fitness. At least three of the four pillars are absolutely necessary for a sustainable program.

The Hospital is the Rehab pillar, Parks & Recreation the Learn to Swim pillar, the High School & Club Swimming is the Competitive Community, and Sculpt365 Health Clubs would love to be the Fitness pillar.

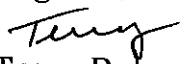
Each pillar needs to provide detailed information as to the types of programs they wish to offer in order that the end product will not disappoint.

In order to be financially self-sustaining, the facility cannot be responsible for debt service. In my opinion, the Tehachapi Valley Health Care District is the only entity capable of such an endeavor because of the ability to obtain grants and borrow at the lowest interest rates.

A three pool indoor aquatic center would be a major undertaking, but small when compared to the new hospital. A new aquatic center would be the absolute best project to improve the quality of life of the residents of the region, which is the mission of the Tehachapi Health Care District.

I am looking forward to meeting with your Board this month to provide more details from the conference attended in 2020. The 2023 Build A Pool Conference is at the Great Wolf Lodge in Colorado Springs Colorado August 8-10. There is a paid ticket with your name on it. Call Sue Nelson at (719)238-1561 to confirm your reservation. Her e-mail is [sue.nelson@totalaquatic.llc](mailto:sue.nelson@totalaquatic.llc)

Regards,

  
Terry Delamater  
661.205.9859 cellular