M I N U T E S

Southern Nevada District Board of Health Meeting
Las Vegas Valley Water District, 1001 S. Valley View Boulevard, Las Vegas, NV 89153
Mead Conference Rooms
Thursday, September 25, 2014 – 8:30 A.M.

Rod Woodbury, Chair, called the Southern Nevada District Board of Health meeting to order at 8:44 a.m.

Annette Bradley, Attorney, noted a quorum was present at the start of the meeting with Members Woodbury, Beers, Collins, Dobyne, Giunchigliani, Jones, Marz, Nemec, Osgood, Smith and Wagner seated.

BOARD:
(Present)

Rod Woodbury, Chair – Councilmember, Boulder City
Bob Beers – Councilmember, City of Las Vegas
Michael Collins – At-Large Member, Registered Nurse
Douglas Dobyne – At-Large Member, Regulated Business/Industry
Chris Giunchigliani - Commissioner, Clark County
Tim Jones – At-Large Member, Environmental Specialist
John Marz - Councilmember, City of Henderson
Frank Nemec, At-Large Member, Physician
Kenneth Osgood – At-Large Member, Physician
Mary Beth Scow – Commissioner, Clark County (arrived at 9:01 a.m.)
Stan Smith – Alternate, At-Large, Gaming
Wade Wagner – Councilmember, City of North Las Vegas

(Absent):

Cynthia Delaney – Councilmember, City of Mesquite
Bill Noonan – At-Large Member, Gaming
Lois Tarkanian – Councilmember, City of Las Vegas

ALSO PRESENT:
(In Audience)

None

LEGAL COUNSEL: Annette Bradley, Esq.

EXECUTIVE SECRETARY: Joseph Iser, MD, DrPH, MSc, Chief Health Officer

STAFF: Heather Anderson-Fintak, Patricia Armour, Jerry Boyd, Mary Ellen Britt, Ray Chua, Richard Cichy, Darris Cole, Alice Costello, Margarita DeSantos, Jason Frame, Montana Garcia, Marcia Gershin, Andy Glass, Victoria Harding, Rose Henderson, Paul Klouse, Steve Kramer, Ben Lehavi, Cassius Lockett, Dan Musgrove, Demetria Patton, Jeff Quinn, Jacqueline Reszetar, Larry Rogers, Patricia Rowley, Corey Scribner, Jennifer Sizemore, Bonnie Sorenson, Marlo Tonge, Leo Vega, Jacqueline Wells, Deborah Williams, Nancy Williams

PUBLIC ATTENDANCE:

Name	Representing
Larry Sween	NGKF
Joe Bonifatto	Colliers
Karen Callahan	UNLV Student PH
Debra Solt	Vegas PBS
Orlando Sanchez	City of Las Vegas

CALL TO ORDER
PLEDGE OF ALLEGIANCE
RECOGNITIONS

Dr. Iser introduced Montana Garcia, Human Resources Analyst, who is acting in place of Shirley Oakley, Human Resources Administrator.

Chair Woodbury and Dr. Iser thanked Las Vegas Valley Water District for the accommodations with special thanks to Chad Steelmon, Facilities Services Supervisor, for his assistance in setting today's off-site meeting for the district.

Dr. Iser introduced three newly promoted employees:

- Marlo Tonge, new Communicable Disease Manager
- Jeff Quinn, new Office of Public Health Preparedness Manager
- Jason Frame, new Information Technology Manager

Dr. Iser also introduced Demetria Patton, new Accreditation Coordinator.

I. **PUBLIC COMMENT:** A period devoted to comments by the general public about those items appearing on the agenda. Comments will be limited to five (5) minutes per speaker. Please step up to the speaker's podium, clearly state your name and address, and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this may be done by the Chairman or the Board by majority vote.

Seeing none, this portion of the meeting was closed.

II. **ADOPTION OF THE SEPTEMBER 25, 2014 AGENDA** ***(for possible action)***

A motion was made by Member Giunchigliani seconded by Member Smith and unanimously carried to adopt the September 25, 2014 Agenda as presented.

III. **CONSENT AGENDA:** Items for action to be considered by the Southern Nevada District Board of Health which may be enacted by one motion. Any item may be discussed separately per Board Member request before action. Any exceptions to the Consent Agenda must be stated prior to approval**.**

1. **APPROVE MINUTES/BOARD OF HEALTH MEETING:** August 28, 2014 **(*for possible action)***

2. **PETITION #19-14**: Approve revisions to the Southern Nevada Health District Personnel Code; direct staff accordingly or take other action as deemed necessary **(*for possible action)***

A motion was made by Member Giunchigliani seconded by Member Osgood and unanimously carried to adopt the Consent Agenda as presented.

I. **PUBLIC HEARING / ACTION:** Members of the public are allowed to speak on Public Hearing / Action items after the Board's discussion and prior to their vote. Each speaker will be given five (5) minutes to address the Board on the pending topic. No person may yield his or her time to another person. In those situations where large groups of people desire to address the Board on the same matter, the Chair may request that those groups select only one or two speakers from the group to address the Board on behalf of the group. Once the public hearing is closed, no additional public comment will be accepted.

There are no items to be heard.

V. **REPORT/DISCUSSION/ACTION**

1. Review/Discuss building replacement options; direct staff accordingly or take other action as deemed necessary ***(for possible action)***

Andy Glass, Director of Administration, presented the following information regarding building options:

OVERVIEW

- Building Need: 104,000 SF*
- Bond Reserve Fund: $16,446,756
- Current Occupancy: Lease
  - Valley View: 166,400 SF (115,786 occupied) $1.85M
  - 400 Shadow: 23,690 SF $ .52M
  - TB 2,150 SF
  - $2.37M

* Does not include SNPHL, satellite offices, warehouse

3628 S. Maryland Parkway

	1st floor	1.5 floors	Total
Building Size:	99,289 sf	148,933 sf	198,577
Purchase Price:	$ 7.6M	$11.4M	$15.2M
Price per SF:	$75.50	$75.50	$75.50
Build-Out Costs:	$ 8.1M	$10M	$10.1M
Furniture & Fixtures:	$ 2.5M	$ 2.5M	$ 2.5M
Parking:	Surface	Surface + 250 ramp	Surface + 250 ramp
CAM Charges:	$190K/yr	$286K/yr	$381K/yr
COREA:	Prohibitive	Prohibitive	Prohibitive
Transportation:	Excellent	Excellent	Excellent

*NDEP remediation

278 S. Decatur

- Building Size: 116,600 SF
- Purchase Price: $6.5M
- Price per SF: $55.75
- Build-Out Costs: $6.5M
- Furniture & Fixtures: $2.5M
- Parking: 526
- CAM Charges: N/A
- COREA: N/A
- Transportation: Excellent

330 S. Valley View - Purchase

- Building Size: 166,400 SF
- Purchase Price: $18.1M
- Price per SF: $108.77
- Build-Out Costs: $6.6M
- Furniture & Fixtures: $1.9M
- Parking: 930
- CAM Charges: N/A
- COREA: N/A
- Transportation: Excellent

330 S. Valley View - Lease

- **Building Size:** 166,400 SF
- **Build-Out Costs:** $6.3M (0.3 allowance)
- **Furniture & Fixtures:** $1.9M
- **Parking:** 930
- **Lease Costs:** 11 years beginning 7/1/2015
  - Year 1 — $69K/mo ($.83M)
  - Years 2-4 — $138K/mo ($1.6M)
  - Year 11 — $164,779+ ($1.97M)

Side-by-Side Comparison

	3628 S. Maryland Parkway			278 S. Decatur	330 S. Valley View	
	1 Floor	1.5 Floors	Total		Purchase	Lease
Size	99,289 sf	148,933 sf	198,577 sf	116,600 sf	166,400 sf	166,400 sf
Price	$7.6M	$11.4M	$15.2M	$6.5M	$18.1M	N/A
Price per sq. ft.	$75.50	$75.50	$75.50	$55.75	$108.77	N/A
Build out Costs	8.1M	10.0M	10.1M	6.5M	$6.6M	$6.3M (0.3 allowance)
Furniture & Fixtures	2.5M	2.5M	2.5M	2.5M	$1.9M	$1.9M
Parking	Surface	Surface & 250 Ramp	Surface & 250 Ramp	526	930	930
CAM	$190K/yr	$286K/yr	$381K/yr	N/A	N/A	N/A
COREA	Prohibitive	Prohibitive	Prohibitive	N/A	N/A	N/A
Transportation	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent

Dr. Iser indicated that any issues should be resolved over the course of due diligence and recommended purchase of 278 S. Decatur. Andy Glass advised the current lease at 330 S. Valley View expires on July 31, 2015 and the district will then be subject to a 20% premium for continued occupancy. Mr. Glass believes the district should be able to transition to the Decatur property no more than six months after the expiration of the lease.

Dr. Iser reported the City of Las Vegas and Clark County have offered engineering and design/build staff to assist with this endeavor.

In regard to the other buildings currently occupied by SNHD, Dr. Iser stated there is less than two years left on the Henderson lease and he may recommend not renewing the lease on that particular building and move to another space. The exact location of the North Las Vegas clinic needs to be reviewed and the use of county property at 625 Shadow Lane will be totally eliminated.

Member Giunchigliani agreed that the 278 Decatur site is financially the best move for the district and asked if, for some reason, the deal does not go through, to consider the Dillard's property on Maryland Parkway. Member Giunchigliani will keep Dr. Iser abreast of all meetings related to this property.

A motion was made by Member Osgood seconded by Member Jones and unanimously carried to authorize the Chief Health Officer to enter into and finalize agreements and contracts for the property at and near 278 S. Decatur up to $6.5 million. In addition, the Board authorizes entering into contracts to facilitate any design/build architect and general contractor to begin renovations.

VI. **BOARD REPORTS:** The Southern Nevada District Board of Health members may identify emerging issues to be addressed by staff or by the Board at future meetings, and direct staff accordingly. Comments made by individual Board members during this portion of the agenda will not be acted upon by the Southern Nevada District Board of Health unless that subject is on the agenda and scheduled for action.

Seeing none, this portion of the meeting was closed.

VII. **REPORT/DISCUSSION**

1. Orientation/Introduction to Board of Health Retreat.
Dr. Iser presented "Health and Public Health Concepts". **(Attachment 1)**

Member Giunchigliani left the meeting at 9:19 a.m. and returned at 9:22 a.m.
Member Dobyne left the meeting at 9:20 a.m. and returned at 9:22 a.m.

2. Facilitated Board discussion.

- Ray Chua, Business Group Supervisor and Debra Solt, Vegas PBS presented the Food Handler Card Program. **(Attachment 2)**

Member Beers left the meeting at 9:51a.m. and returned at 10:08 a.m.

- Demetria Patton, Accreditation Coordinator, presented information related to the Public Health Accreditation Board (PHAB) process. **(Attachment 3)**

Member Giunchigliani left the meeting at 10:00 a.m. and returned at 10:10 a.m.

- Andrew Glass, Director of Administration, introduced the Administrative Division and its programs. **(Attachment 4)**

Member Nemec left the meeting at 10:06 a.m. and did not return.

A break was called at 10:19 a.m. The meeting resumed at 10:25 a.m.

- Bonnie Sorenson, Director of Clinics and Nursing Services, presented the Nursing Division Mission Statement and its programs. **(Attachment 5)**

- Jacqueline Reszetar, Director, Environmental Health Services, presented "Environmental Health – Bridging the Gap in 2014". **(Attachment 6)**

Member Wagner left the meeting at 11:07 a.m. and did not return
Member Marz left the meeting at 11:10 a.m. and returned at 11:16 a.m.

- Dr. Cassius Lockett, Director, Community Health Services, presented the Community Health programs and introduced its managers. **(Attachment 7)**

Member Giunchigliani left the meeting at 11:35 a.m. and did not return
Member Marz left at 11:45 and did not return

3. Closing comments regarding District Board of Health Retreat by Board Members and staff.

Dr. Iser advised the board that the new three-year budget forecast will be presented at the next board meeting and his primary goal is no more layoffs.

The Board members agreed that the retreat was a good idea and some of the suggestions/recommendations for the next retreat are:

- Present one division with updates on new things
- Update on grants awarded during FY
- Mini division updates quarterly
- Retreat type presentation be established as baseline for new members

Victoria Harding, VP SEIU, commented the retreat was an excellent idea and appreciated by the employees.

VIII. HEALTH OFFICER & STAFF REPORTS

IX. INFORMATIONAL ITEMS

1. Chief Health Officer and Administration
A. Monthly Activity Report – August 2014

2. Community Health:
A. Monthly Activity Report – August 2014

3. Environmental Health:
A. Monthly Activity Report – August 2014

4. Clinics and Nursing:
A. Monthly Activity Report – August 2014

X. PUBLIC COMMENT: A period devoted to comments by the general public, if any, and discussion of those comments, about matters relevant to the Board's jurisdiction will be held. No action may be taken upon a matter raised under this item of this Agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken pursuant to NRS 241.020. Comments will be limited to five (5) minutes per speaker. Please step up to the speaker's podium, clearly state your name and address, and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this may be done by the Chairman or the Board by majority vote.

Seeing none, this portion of the meeting was closed.

XI. ADJOURNMENT

The meeting adjourned at 12:40 p.m.

NOTE: Disabled members of the public who require special accommodations or assistance at the meeting are requested to notify Jacqueline Wells in Administration at Southern Nevada Health District by calling (702) 759-1201.

THIS AGENDA HAS BEEN POSTED IN THE MAIN LOBBY OF THE FOLLOWING LOCATIONS: 1) CLARK COUNTY GOVERNMENT CENTER, 500 S. Grand Central Parkway, Las Vegas, NV, 2) LAS VEGAS CITY HALL, 495 S. Main Street, Las Vegas, NV; 3) NORTH LAS VEGAS CITY HALL, 2250 Las Vegas Blvd North, North Las Vegas, NV; 4) HENDERSON CITY HALL, 200 Water Street, Henderson, NV; 5) BOULDER CITY, CITY HALL, 401 California Avenue, Boulder City, NV; and 6) MESQUITE CITY HALL, 10 E. Mesquite Boulevard, Mesquite, NV; SOUTHERN NEVADA HEALTH DISTRICT, 330 S. Valley View Boulevard, Las Vegas, NV 89107 and on the Nevada Public Notice website at www.notice.nv.gov . This Agenda and supporting material for this meeting is available on the Southern Nevada Health District Internet Website @ http://www.southernnevadahealthdistrict.org. In addition, handouts are also available at the date and time of the meeting at 330 S. Valley View Blvd, Las Vegas, NV or by contacting Jacqueline Wells at (702) 759-1201.

Joseph P. Iser, MD, DrPH, MSc
Chief Health Officer/Executive Secretary

/jw