



West Side Health Care District

115 Adkisson Way Taft, CA 93268 (661) 765 - 7234

Board Meeting Agenda

Thursday, November 20, 2025 at 2:00pm

This Meeting will be held via Zoom for some participants.

To participate in the meeting call: 1 (253) 215-8782 Meeting ID: 906 534 8742 Password: 957815

- 1. Call to Order**
Pledge of Allegiance
Approval of Agenda

- 2. Public Input**

This is the time for public comment. Members of the public may be heard on any item on the agenda. A person addressing the Board will be limited to five minutes unless the Chairperson grants a longer period of time. Comments by members of the public on an item on the agenda will only be allowed during consideration of the item by the Board. When the item is called, please raise your hand or stand if you desire to address the Board.

Members of the public may also, at this time only, address the Board on any non-agenda items, your comments will be limited to five minutes. You should raise your hand or stand at this time. Although Board Members may ask questions for clarification, the Board will not debate issues with the speaker. Non-emergency items may be rescheduled for a discussion at a later date. Please note, the Board may take action on non-agenda items only in emergency circumstances.

After the comments, the public is allowed to remain and listen or may leave at any time.

AMERICANS WITH DISABILITIES ACT (Government Code Section 54943.2) The West Side Health Care District is accessible to persons with disabilities. Disabled individuals who need special assistance to attend or participate in a meeting of the West Side Health Care District may request assistance at 115 Adkisson Way Taft, California, or by calling (661) 765-7234. Reasonable effort will be made to accommodate individuals with disabilities by making meeting materials available in alternative formats. Requests for assistance should be made five (5) working days in advance of a meeting whenever possible.

- 3. Closed Session**

Adjourn to session closed to the public as legally permitted. Any reportable action taken will be announced in Open Session.

- A. Conference with Real Property Negotiator**
Property: Property located at 109 Adkisson Way, Taft, California, having APN 032-060-06
Agency negotiator: Ryan Shultz, Executive Director of the District
Negotiating parties: The District is the Buyer. The Sellers are VIBUL TANGPRAPHAPHORN and KOMKAI TANGPRAPHAPHORN, Trustees of the Tangpraphaphorn Family Trust dated July 19, 1999, and MUSHTAQ AHMED and REHMAT S. AHMED, husband and wife.
Under negotiation: Potential approval of due diligence items.

4. Open Session

5. Approval of Minutes

Board Meeting Minutes – Thursday, October 23, 2025 at 2:00pm

6. Financial Review

- A. District CPA, Kelly Hohenbrink, will join the meeting via Zoom. Review and Discussion- Receive the Unaudited September 2025 Financial Reports.

7. Annual Review and Approval of Policy and Procedures

- A. West Side Family Health Care - Miscellaneous Policies

8. Review and Discuss a Potential Contractor Pre-Qualification Process for West Side Health Care District Public Works Project.

9. Potential Approval of District's Acquisition of Property Under Purchase and Sale Agreement and Joint Escrow Instructions Dated August 7, 2025, Entered into as Between the District (as Buyer) and VIBUL TANGPRAPHAPHORN and KOMKAI TANGPRAPHAPHORN, Trustees of the Tangpraphaphorn Family Trust Dated July 19, 1999, and MUSHTAQ AHMED and REHMAT S. AHMED, husband and wife (as Seller), as Previously Amended ("Amended Agreement"), in Accordance with Section 5.2 Thereof; and Potential Authorization for Executive Director, Board President and Board Secretary, as Applicable, to Execute All Documents, Instruments And Escrow Instructions Necessary to Proceed with Closing of the Acquisition Transaction in Accordance with Said Amended Agreement.

10. Administrative Staff Reports

- A. November 2025 General Information- Attached for informational purposes only.

11. Committee Updates

- A. **Finance Committee**
Eric Cooper or Ginny Miller
- B. **Facilities Committee**
Eric Cooper or Darren Walrath
- C. **Community Outreach**
Jan Ashley or Darren Walrath
- D. **Personnel Committee**
Adele Ward or Jan Ashley
- E. **Additional Board Member Input**

This Portion of the meeting is reserved for Board Members to present information, announcements, or other items that have come to their attention. A Board member may request that an item is placed on the agenda for consideration at a future meeting or refer an item to the Executive Director for a formal report. The Board will take no formal action at this time.

12. Items for Future Agendas

13. Adjournment

The next Board Meeting is Scheduled for Thursday, December 18, 2025 at 2:00 pm