



Tribal Council Workshop Information

Workshop Title: Ko-Kwel Wellness Center Update	Date of Workshop: 08/27/20
<input checked="" type="checkbox"/> Open Workshop <input type="checkbox"/> Continued from previous Workshop – Date: <input type="checkbox"/> Closed Executive Workshop	
Presenter’s Name, Title and Department: <ul style="list-style-type: none">• Mark Johnston, Executive Director• Fauna Larkin, Director, Operations Department	
Guest Presenter(s), Title and Agency (anyone not associated with CIT): <ul style="list-style-type: none">• Eric Scott, Project Manager• Gary Leva, Gary Consulting Group	
Note Taker for Workshop: <ul style="list-style-type: none">• Brein Anglin, Administrative Assistant, Operations Department	
Brief Description (provide outline of discussion points as well as questions you need answered by this workshop): <ol style="list-style-type: none">1. Operational Charter Model Discussion<ol style="list-style-type: none">a. Looking for a motion to proceed with a specific governance model2. Right-of-Way and Easement Discussion<ol style="list-style-type: none">a. Review of options for next steps for a primary power easement, looking for direction on how to proceed.3. Repurposing the existing CHC building<ol style="list-style-type: none">a. What information does Tribal Council need to decide about how the existing CHC will be repurposed?4. Main Entrance Improvement (Outside of QALICB Boundary) project<ol style="list-style-type: none">a. Requesting approval to move forward with a resolution to update the Tribal Transportation Improvement Plan (TIP) with a project that combines main entrance change with changes to the existing CHC parking lot.	
<u>Workshop Attendees</u> Tribal Council: Staff: Others:	
Workshop Summary (provide outline of discussions that occurred): 	
Reference Materials (provide for posting): <ul style="list-style-type: none">• KWC Governance Model Options• Right-of-Way Options• KWC Site Plan	

- Proposed Changes to CHC parking lot

Next Steps:

- Information Only**
- Schedule second workshop**
- Prepare item for Tribal Council Motion**
- Prepare item for Tribal Council Resolution**
- Prepare item for Administrative Approval process**
- Other:**

Executive Director Comments:

Tribal Council Secretary/Treasurer Comments:

Executive Director Initials:

Ko-Kwel Wellness Center (KWC) Operational Charter
Tribal Council Workshop: 08/27/20
Governance Model Review

Goal

- Approval of a governance charter and bylaws that will provide a road map for the Ko-Kwel Wellness Center to provide excellent patient care while reducing the Tribe's subsidy for that care.

Timeline

- 01/08/20: Tribal Council Workshop—KWC Organizational Charter and Bylaws (Charter) work plan review
- 03/03/20: Charter Team Full Day Retreat—Charter elements development
- 03/15/20-07/20/20: Staff development of draft Charter
- 7/22/20: Tribal Council Workshop—Draft Charter discussion
- 8/4/20: Tribal Council Workshop—Draft Charter discussion
- 8/27/20: Tribal Council Workshop—Draft Charter discussion

Next Steps

- Tribal Council approval of a governance model
 - This will allow staff to finalize the draft Charter in preparation for Tribal Council approval

Key Criteria for a Governance Model

- Has a board that cares deeply about patients and the Tribal member community, but that also pays close attention to ensuring that day-to-day operations are optimized to meet the Tribe's revenue goals.
- Has flexibility and nimbleness to address challenges and changes in the healthcare environment as they arise
- Is still a part of the Coquille Tribal Government – utilizes existing Tribal Government staff and infrastructure resources for efficiency

Recommendation

- Staff recommends Model A (described below) as it best meets the key criteria described above. As part of this, staff further recommends:
 - Committing to pilot test this model for 12 months and then formally checking in to see what changes or adjustments need to be made;
 - Scheduling future workshops to develop the reporting that Tribal Council will need to monitor and oversee the board and/or KWC activities and outcomes; and
 - During the next three months, focusing on recruitment, selection, training and setting expectations with board members.

Ko-Kwel Wellness Center (KWC) Operational Charter
Tribal Council Workshop: 08/27/20
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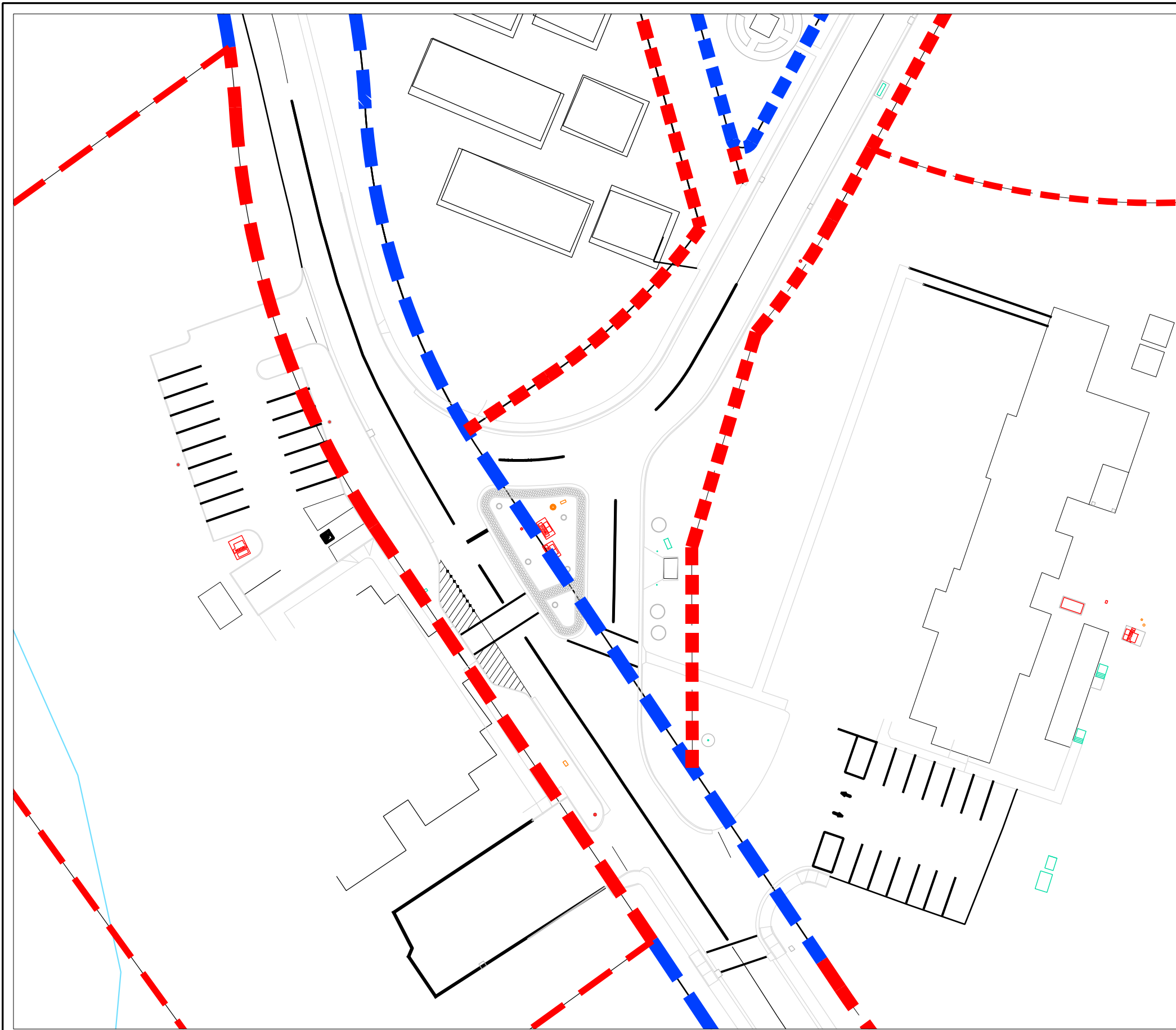
	Governance Model A	Governance Model B	Difference
Organizational Chart	<ul style="list-style-type: none"> • KWC Executive Director (ED) reports to the KWC Board • KWC Board reports to the Tribal Council 	<ul style="list-style-type: none"> • KWC Board advises KWC ED • KWC ED reports to the Tribal Council 	<ul style="list-style-type: none"> • In Model A, the KWC Board has authority over the ED • In Model B, the KWC Board is advisory only. • Model B eliminates the “arm’s length” distance between Tribal Council and the KWC ED in Model A. <ul style="list-style-type: none"> ○ This is less distance between the Tribal Council and the ED of the KWC than exists now, where Health and Human Services Administrator (HHS) reports to CIT ED.
	KWC ED is hired and fired by the KWC Board	KWC ED is hired and fired by the Tribal Council	<ul style="list-style-type: none"> • In Model A, the KWC Board has authority over the ED • Model B eliminates the “arm’s length” distance between Tribal Council and the KWC ED in Model A. <ul style="list-style-type: none"> ○ This is less distance between the Tribal Council and the ED of the KWC than exists now, where the HHS is hired/fired by CIT ED.
Role of the Board	Make budget recommendations to Tribal Council as part of the annual appropriations process	Same as Model A	None
	Budget oversight with authority for budget flexibility within the annual appropriation	Budget changes more than X% must go back to Tribal Council for approval	The less authority the KWC Board has over the budget (within the annual appropriation), the less ability to meet unexpected challenges and to meet the KWC business plan goals, including revenue targets and patient care goals.
	Policy change approval/authority for all KWC direct care, programs, and services	No policy change approval/authority. Tribal Council retains policy change approval/authority for all.	The less authority the board the less ability to meet unexpected challenges and to meet the business plan goals, including revenue targets and patient care goals. Additionally, creates two bosses for the ED, the Tribal Council for some policies and the Board for others.
	Regular reporting to TC, including <ul style="list-style-type: none"> • Patient care metrics • Revenue generation metrics • Staffing plan metrics • Operations metrics 	Same as Model A	None
Board Members	Appointed by TC	Same as Model A	None
	Expectations set by the Tribal Council	Same as Model A	None
	Training with the Tribal Council	Same as Model A	None
	On-going collaboration between the board and Tribal Council	Same as Model A	None
Centralized Human Resources (HR)	Utilizes existing (HR) Division services	Same as Model A	None
	Subject to the authorities of the future CIT HR ordinance and HR handbook (including basic benefit package, etc.)	Same as Model A	None
	Hiring and firing authority of all KWC staff rests with the KWC ED	Same as Model A	None
	KWC Director is ultimately responsible for meeting staffing plan including flexibility with recruitment and retention strategies	Same as Model A	None
Centralized Accounting & Budgeting	Utilize existing Finance Department services	Same as Model A	None
	Subject to the authorities of the CIT fiscal ordinance	Same as Model A	None
	KWC ED has signatory authority	Same as Model A	None
	Maintain participation in Tribal Government IHS indirect rate	Same as Model A	None
Centralized IT	Utilize existing IT Division services	Same as Model A	None
Centralized Legal	Utilize existing Legal services	Same as Model A	None
Centralized Facility Management & Maintenance	Utilize existing facilities services, including security, maintenance, management, etc.	Same as Model A	None

Options for Easement and Environmental Review Next Steps
Tribal Council Workshop
8/27/20

	What is it	Complications	Next Steps
Easement for Primary Power	<ul style="list-style-type: none"> • Legal authority to grant Pacific Power (PPL) access to the high voltage infrastructure (power lines, vaults and sectional cabinets) in order to provide long-term maintenance and upgrades for the systems. • BIA requires these high voltage lines to have a dedicated easement. • Currently, the only valid power easement on Kilkich is one that goes from the sectional vaults in the triangle in front of the Learning Center to the CIHA Warehouse. • But there is no valid easement from Cape Argo to the sectional vaults at the triangle. 	<ul style="list-style-type: none"> • The easement needs to be requested by the Tribe and recorded with the BIA. • To get the easement recorded with the BIA, the Tribe needs to have an easement exhibit with a completed environmental assessment (because high voltage requires environmental assessment). The Tribe can prepare this EA for the BIA to review and approve. • Requires a survey (which we already have), a legal description and a Tribal Council resolution. 	<ul style="list-style-type: none"> • We need to correct the deficiency with due diligence. • Ideally, no later than the end of 12/31/20.
Service Line Agreement	<ul style="list-style-type: none"> • Agreement for distribution level services for a single facility. • It is eligible for a National Environmental Policy Act (NEPA) categorical exclusion and will not require a Right-of-Way (ROW) review as long as it is for distribution level voltage for a single facility. • It extends from the sectional cabinets to the transformer. 	<ul style="list-style-type: none"> • The service line agreement needs to be dedicated by the Tribe. • The service line agreement needs to be recorded with the BIA. 	<ul style="list-style-type: none"> • Because we have cumulative effects this agreement should be analyzed under the EA referenced above.
Utility Vault Move	<ul style="list-style-type: none"> • If we move the utility vaults, regardless of where it was moved, we would need to establish a valid easement (see above) for its new location. 	<ul style="list-style-type: none"> • The easement needs to be approved by the Tribe and recorded with the BIA. • To get the easement recorded with the BIA, the Tribe needs to have an easement exhibit with a completed environmental assessment (because high voltage requires environmental assessment). 	<ul style="list-style-type: none"> • This would be done soon after construction (vault move) but before/simultaneous to when PPL would energize it. • Ideally, this would be done concurrently with the primary power easement in order to use the same EA. This would require a vault location to be selected. Or enough specificity about potential future locations to have a finding of no significant impact.
Public Right-of-Way for Miluk Drive and Mexeye Loop where they intersect adjacent to the utility triangle	<ul style="list-style-type: none"> • A grant of access to the public to use the road. • Required to be in BIA roads inventory. • We have an inconsistent right-of-way along Miluk as it curves (north) into Mexeye. • The primary power is out of the right-of-way. • The CIHA lease line overlaps with the right-of-way. • At some point, we will need to clean these up as part of the road improvements. • But once we have cleaned it up, road construction within that right-of-way is eligible for categorical exclusion (with some limitations). 	<ul style="list-style-type: none"> • Right-of-way needs to be dedicated by the Tribe. • Right-of-way needs to be recorded with the BIA. • We will need an Environmental Assessment (EA) to do this. 	<ul style="list-style-type: none"> • Ideally, we would clean up the right-of-way in such a way that it permits construction and public utilities (including explicitly dedicating parking lot as right-of-way to allow them to be eligible for BIA roads funds and extending 10 ft beyond the traveled way which would allow for a future vault move without having to redo the easement.) • This is not necessary until we want to modify the road, although doing it earlier would help with the vault move above. • And because we have cumulative effects ideally this agreement should be encompassed within the EA, which we could do once we had an agreed design for road modification.

Options:

- Option 1--Redo the right-of-way at Miluk and Mexeye intersection and extend a 10 ft buffer beyond the travel way, knowing that this would need to be redone if we ever realigned the road
- Option2 —Grant a right-of-way for the current location of power lines, knowing that this would need to be redone if the vault were ever moved

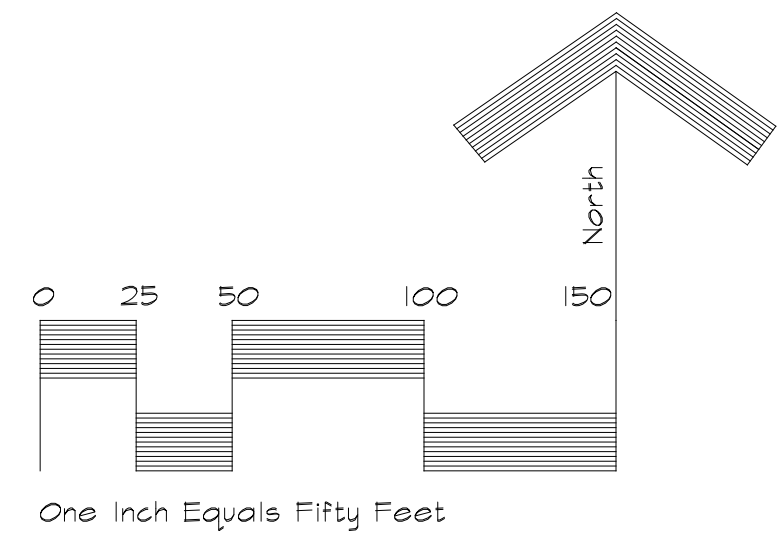


MILUK DR./MEXEYE LOOP INTERSECTION "ROW"

LEGEND

MEXEYE	AutoCAD Layer Name
	LOTS-WHITTY
	PROP-LOTS/OUT-PARCEL
	PROP-RWAY

MILUK	AutoCAD Layer Name
	PROP-RWAY
	LOTS-WHITTY
	LOTS-WHITTY



MEXEYE

CLINIC

EXISTING GENERATOR

MOVE LOCATION OF NEW GENERATOR

EXISTING PHARMACY TO BE REMOVED

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WOOD FENCE

SLOPED WALK (1:20)

PUMP BASE/WALK

PUMP BASE/WALK

PUMP BASE/WALK

PUMP BASE/WALK

PUMP BASE/WALK

PUMP BASE/WALK

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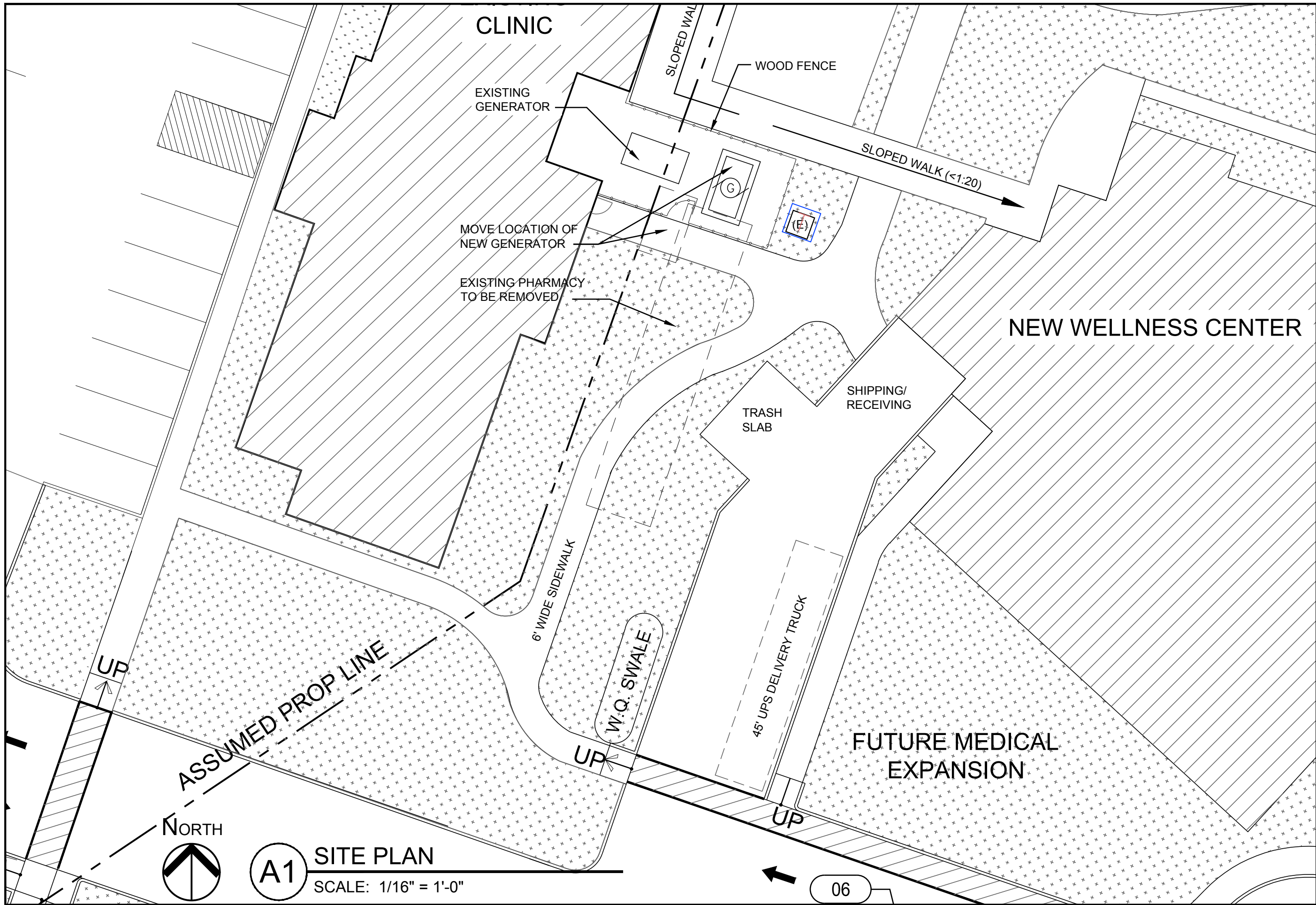
PUMP BASE/WALK

PUMP BASE/WALK

ASSUMED PROP. LINE

UTP

MILUK DRIVE



DESIGN-BUILDER:



CONSTRUCTION MANAGEMENT

CCB #167945
(541) 826-5668

8425 Agate Road
White City, OR 97503
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S & B JAMES CONSTRUCTION MANAGEMENT

ARCHITECT:
SAMUEL UCCELLO
NCARB, AIA

S & B James Construction
Management
Tel: (541)826-5668
Fax: (541)826-5536

REVISIONS:

MARK / DATE / DESCIP.

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PROJECT NO.: M19-5118

PROJECT:

Ko-Kwel
Wellness Center

Coos Bay, Oregon

DATE: August 17, 2020

SCALE: AS INDICATED

TITLE:
SITE PLAN REVISION AT
CONNECTION TO
EXISTING CLINIC

SHEET NO.:

SK-001

REFERENCE:
A-101

NOTE: IF THIS SHEET IS LESS THAN 11" x 17" IT HAS BEEN REDUCED AND IS NOT TO SCALE.

A1 SITE PLAN
SCALE: 1/16" = 1'-0"

Tribal Council Workshop
8/24/20
Proposed Changes to Existing CHC
Parking Lot

