



## **Measure C Citizen's Oversight Committee Policy**

### **2025-16**

### **May 22, 2025**

#### **Definition**

Measure C was enacted to support essential healthcare services in the Mendocino Coast Health Care District. The parcel tax is \$144 per parcel annually, approved for twelve years beginning July 1, 2018, and is subject to independent taxpayer oversight.

The Measure C Citizen's Oversight Committee is a standing oversight body established by ballot measure, to review and monitor the Mendocino Coast Health Care District's expenditures of the Measure C parcel tax funds. Funds shall be deposited in a separate Measure C account.

The Committee shall ensure Measure C funds are spent according to the provisions of the ballot measure. The Committee shall further ensure that no Measure C revenue is used by the District for administrative salaries, benefits, or pensions.

#### **Purpose**

The Measure C Citizen's Oversight Committee serves in an advisory capacity only. The Committee's purpose is to make determinations that all Measure C spending aligns with the intent and requirements set forth in the Measure C ballot language approved by voters in 2018. The Citizen's Oversight Committee is responsible for reviewing capital expenditure financial reports, confirming that expenditures align with authorized purposes, and reporting its findings annually to the District Board. The Committee does not make spending decisions or recommend specific purchases.

#### **Membership and Structure**

Members shall be appointed to the Committee by the MCHCD Board Chair with ratification by the full Board at a publicly noticed meeting. The Committee shall include no more than 5 members of the public with relevant expertise or interest in public finance, healthcare, or governance. The Committee Chair shall be elected by the Committee at the beginning of each fiscal year.

The Committee shall meet at least quarterly, or more often as necessary, and shall report to the Board following each meeting. The District Manager or consultant, and/or Chief Financial Officer shall serve as staff support.



*MCHCD provides a hospital and fosters leadership, advocacy and collaboration  
for our community health and well-being.*

**Reporting and Compliance**

The Committee is subject to the notice, agenda, public participation and open meeting requirements of the Ralph M. Brown Act. The Committee will provide a written Annual Report to the Board in open session that states the amount of Measure C funds collected and expended, within 60 days after the Fiscal Year ends.

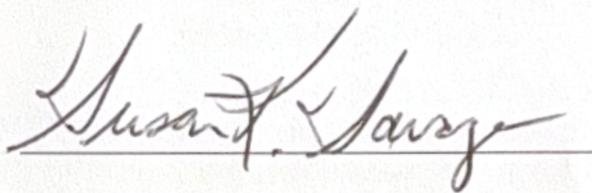
Minutes of all committee meetings shall be maintained and included in subsequent Board packets.

Approval Signatures:



---

Paul Garza Jr., Chair



---

Susan Savage, Secretary

FULL TEXT OF MEASURE C

MENDOCINO COAST HEALTH CARE DISTRICT  
HEALTHCARE FUNDING MEASURE C

INTRODUCTION AND PURPOSE

To provide funding for maintaining emergency room services, attracting and retaining high quality doctors and nurses, maintaining ambulance and related 911 services and providing essential healthcare to residents of Mendocino County, with no proceeds used for administrators' salaries, benefits and pensions, the Mendocino Coast Health Care District ("District") proposes a healthcare parcel tax for a period of twelve years starting on July 1, 2018 at a rate of \$144 per parcel per year, and to implement accountability measures, including independent taxpayer oversight, to ensure the funds are used to help:

- Maintain local emergency room services;
- Attract and retain high quality doctors and nurses;
- Maintain local ambulance and related 911 services;
- Make critical repairs and upgrades to medical equipment and facilities;
- Maintain local surgical services; and
- Maintain local obstetric services.\*

The proceeds of the healthcare parcel tax shall be deposited into a separate account created by the District.

DEFINITION OF "PARCEL"

For purposes for the healthcare parcel tax, the term "Parcel" means any parcel of land which lies wholly or partially within the boundaries of the Mendocino Coast Health Care District, that receives a separate tax bill for *ad valorem* property taxes from the Mendocino County Assessor/Tax Collector, as applicable. All property that is otherwise exempt from or upon which are levied no *ad valorem* property taxes in any year shall also be exempt from the healthcare parcel tax in such year.

For purposes of this healthcare parcel tax, any such "Parcels" which are (i) contiguous, and (ii) used solely for owner-occupied, single-family residential purposes, and (iii) held under identical ownership may, by submitting to the District an application of the owners thereof by June 15 of any year, be treated as a single "parcel" for purposes of the levy of the healthcare parcel tax.

REDUCTION IN TAX IF RESULT IS LESS OTHER GOVERNEMENT SUPPORT

The collection of the healthcare parcel tax is not intended to decrease or offset any increase in local, state or federal government revenue sources that would otherwise be available to the District during the period of the healthcare parcel tax. In the event that the levy and collection does have such an effect, the District may cease the levy or shall reduce the healthcare parcel tax to the extent that such action would restore the amount of the decrease or offset in other revenues.

ACCOUNTABILITY MEASURES

The following accountability measures, among others, shall apply to the healthcare parcel tax: (a) the specific purposes of the healthcare parcel tax shall be those purposes identified above; (b) the proceeds of the healthcare parcel tax shall be applied only to those specific purposes identified above; (c) a separate, special account shall be created into which the proceeds of the healthcare parcel tax must be deposited; and (d) an annual written report shall be made to the Board of Directors of the District showing (i) the amount of funds collected and expended from the proceeds of the healthcare parcel tax and (ii) the status of any projects or programs required or authorized to be funded from the proceeds of the healthcare parcel tax, as identified above. In addition to the accountability measures required by law, if any, the District will establish an independent

FULL TEXT OF MEASURE C – continued

taxpayer oversight committee to provide oversight as to the expenditure of healthcare parcel tax revenues.

s/Steve Lund  
President, Board of Directors  
Mendocino Coast Health Care District

ATTEST:  
s/ Peter Glusker, MD, Ph.D  
Secretary, Board of Directors  
Mendocino Coast Health Care District

IMPARTIAL ANALYSIS  
MEASURE C

A Measure by the Mendocino Coast Healthcare District to Levy a Healthcare Parcel Tax for Emergency Room and Other Health Care Services

This Measure was placed on the ballot by the Mendocino Coast Health Care District's ("District") Board of Directors to seek voter approval to create a special tax of \$144.00 per parcel for each parcel of taxable real property within the District each year for a period of twelve (12) years, beginning July 1, 2018. The District estimates that the annual parcel tax revenues will be \$1.7 million dollars.

"Parcel" means any parcel of land which lies wholly or partially within the boundaries of the District.

The purpose of the parcel tax is to provide funding to help maintain local emergency room services, attract and retain high quality doctors and nurses, maintain local ambulance and related 911 services, make critical repairs and upgrades to medical equipment and facilities, maintain local surgical services, and maintain local obstetric services. The revenue raised by the special tax may only be used for those purposes described in the full text of the measure ("Full Text") and cannot be used for administrators' salaries, benefits or pensions. These special tax revenues will be deposited in a separate account to be used only for the purposes described above.

The District is required by law to issue an annual report on the amount of funds collected, expenditure of the funds, and the status of any project or program to be funded as described in the Full Text. The District will establish an independent taxpayer oversight committee to oversee the expenditure of healthcare parcel tax revenues.

This measure was placed on the ballot by the District.

This measure must be adopted by two-thirds (2/3) of the voters.

A "YES" vote would authorize the levy of the parcel tax.

A "NO" vote would not authorize the levy of the parcel tax.

DATED: March 19, 2018

s/Katharine L. Elliott  
County Counsel

\*NOTE - Obstetrics services were discontinued under operations of the MCHCD Board prior to the lease agreement with Adventist Health.

**ARGUMENT IN FAVOR OF**

**MEASURE C**

Our community counts on a fully staffed, quality hospital that is minutes, not hours, away. Medical treatment far from home costs money, time, and convenience. Our rural, Critical Access hospital delivers an exceptionally wide-range of services. These include life-saving and life-giving Emergency, Ambulance, and Obstetric care. Like police, fire fighters, and educators, health care providers are part of the social and economic bedrock of our diverse North Coast.

**Vote YES on Measure C** – Allow our local hospital to continue providing the wide-ranging quality care the community wants and deserves.

We all know medical industry costs have skyrocketed. 80% of our hospital's patients are covered by Medicare and Medi-Cal. On average, the Hospital receives less than the cost of services from these programs. Despite belt-tightening, the District's financial hardships are an ongoing reality.

**Vote YES on Measure C** – No bailouts exist. Cuts to government health care payments remain unpredictable. A parcel tax is the District's only legal option to secure a stable source of local funding for the Hospital. Passing Measure C – stabilizes finances as the Hospital works to further improve operations, manage costs, and maintain the critical, community healthcare services.

**Measure C** asks District property owners to pay \$144 a year per parcel for 12 years. That's \$12 a month.

**Measure C** mandates important taxpayer protections. Funds cannot be spent on administrative salaries or pensions. An independent Taxpayers' Oversight Committee will ensure the money ONLY supports:

- local emergency room and ambulance services
- attracting and retaining quality doctors and nurses
- critical repairs/upgrades to medical equipment and facilities
- maintaining local surgical and obstetric services.

A healthy community needs a healthy hospital. That takes a 67% **YES** vote.

Join your neighbors, law enforcement, doctors, nurses, taxpayer advocates, and business leaders – **vote YES on Measure C**.

s/Jason Kirkman, MD  
Medical Director, NCFHC

s/Shelley Ware  
Emergency Department Nurse Manager

s/Lucresha Renteria  
Executive Director

s/Paul Clark  
Business Owner

s/Jim Hurst  
Business Owner

NO ARGUMENT AGAINST MEASURE C WAS SUBMITTED.



*MCHCD provides a hospital and fosters leadership, advocacy and collaboration  
for our community health and well-being.*

## **How Measure C Works**

Measure C, is a special parcel tax approved by the voters in 2018 to support essential healthcare services in the Mendocino Coast Healthcare District (MCHCD). The funds generated by Measure C may be spent only for vital health care services such as maintaining emergency room services, ambulance and 911 services, recruiting and retaining qualified medical staff, and making critical repairs and upgrades to hospital facilities and equipment. Measure C funds cannot be used for administrators' salaries, pensions, or benefits.

The Measure C property tax is currently approved for a period of twelve years and will expire on June 30, 2030.

Measure C promised “independent taxpayer oversight” to ensure funds are used for the purposes the voters approved. The Measure C Oversight Committee acts as an independent body tasked with reviewing expenditures and reporting to the taxpayers on whether those expenses align with Measure C’s criteria. The Committee’s job is to verify that funds were used correctly and report to the District Board —not to make initial spending decisions.

## **How the Money Flows:**

### **1. Tax Collection:**

Each year, Measure C generates approximately \$1.5 million through parcel taxes at a rate of \$144 per parcel. The County collects these taxes on the property tax bill, retaining about 2% as a service fee.

### **2. Fund Management:**

The tax revenue is deposited into designated bank accounts. Historically, all Measure C funds were placed into the hospital’s Tri-Counties Bank account. During the lease term, funds were placed into a Wells Fargo Account managed by Adventist Health. Currently, a separate Tri-Counties account, managed by the District, has been opened specifically for Measure C funds, ensuring more transparency and better tracking. This account earns interest income and is structured to be FDIC-insured.

### **3. District Expenditures:**

The MCHCD Board reviews funding proposals and has sole discretion to decide how the Measure C funds are spent. The Board makes decisions on necessary projects—primarily focused on deferred maintenance and capital improvements critical for keeping the hospital licensed, accredited, and operational. The “Accountability Measures” in Measure C are very specific, and require the Board to apply certain criteria before approving expenditures.

## **Oversight Committee’s Role:**

The Measure C Oversight Committee’s role is not to propose or approve spending decisions beforehand but rather to review them afterward to ensure they comply with Measure C’s intended uses.



*MCHCD provides a hospital and fosters leadership, advocacy and collaboration for our community health and well-being.*

## MCHCD MEASURE C FUNDING



Measure C Parcel Tax generates approximately \$1.5 million annually and expires June 30th, 2030



MCHCD Board approves Measure C expenditures requested by Adventist Health



Measure C funds provide essential health care to residents of the Mendocino Coast by:

- maintaining local emergency room services;
- attracting and retaining high quality doctors and nurses;
- maintaining local ambulance and related 911 services;
- making critical repairs and upgrades to medical equipment/facilities; and
- maintaining local surgical services.



Measure C Oversight Committee reviews expenditures spent with Measure C dollars to ensure funds were spent as voters intended

