

DRAFT

LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES  
Minutes - Regular Meeting  
December 13, 2021 5:15 p.m.

**This meeting was conducted as a public meeting and a CMT meeting.**

**Present:** Brandon Beil, Chair Stephen M. Douglas, Trustee  
Lory Chancy – Secretary/Treasurer Don Kennedy, Trustee

**Absent:**

**Also**

**Present:** Dale Williams, Executive Director Sonja Markham, LSHA Staff  
Fred Koberlein, Attorney Cynthia Watson, LSHA Staff  
Stew Lilker Steve Nelson, LCMC  
Tony Britt, Lake City Reporter Bonice Phinney  
Karl Plenge, NOC Roy Handy  
Barbara Lemley Azie Handy  
Mindy Tenneboe Matthew Ganskop

3 participants participated in the LSHA Virtual CMT Regular Board Meeting.

**CALL TO ORDER**

Chairman Beil called the in person/CMT Regular Meeting to order at 5:15 pm. Chairman Beil called for additions/deletions to the agenda. Staff requested two (2) additions to the agenda. 1.) A resolution honoring former Trustee, Dr. Mark Thompson. 2.) Renewal of the LSHA Director and Officers Liability Insurance. Chairman Beil welcomed Mr. Don Kennedy as a new LSHA Trustee. Chairman Beil called for a Motion to approve the agenda. **Motion** by Mrs. Lory Chancy with the two (2) additions. **Second** by Mr. Stephen Douglas to approve adoption of the agenda. All in favor. **Motion carried.**

**INDIVIDUAL APPEARANCES**

Public Comments by Mrs. Barbara Lemley, Mr. Stew Lilker and Ms. Azie Handy. (In Person)  
Ms. Adlai Winfield over Zoom.

**Organizational Meeting – Election of Officers**

Chairman Beil called for a Motion for appointment of officers for Chair, Vice-Chair and Secretary-Treasurer. **Motion** by Mrs. Lory Chancy to nominate Mr. Brandon Beil as Chair. **Second** by Mr. Don Kennedy. Chairman Beil asked for other nominations for Chair. There were none. All in favor. **Motion carried.**

**Motion** by Mrs. Lory Chancy to nominate Mr. Stephen Douglas as Vice-Chair. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

**Motion** by Mr. Stephen Douglas to nominate Mrs. Lory Chancy as Secretary-Treasurer. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

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Lake Shore Hospital Authority  
December 13, 2021

Approve Board of Trustees 2022 Meeting Schedule

**Motion** by Mrs. Lory Chancy to approve the 2022 Meeting Schedule. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

Lake Shore Hospital Authority Clinical Expenses (April 2021 – October 2021)

**Motion** by Mrs. Lory Chancy to approve Clinical Expenses. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

Financial Reports (May 2021 – November 2021)

**Motion** by Mrs. Lory Chancy to approve Financial Reports. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

Approval of Minutes May 10, 2021, Regular Meeting and September 13, 2021, Informational Meeting

**Motion** by Mrs. Lory Chancy to approve Meeting minutes. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

Approval of Proclamations regarding State of Florida State of Emergency through July 1, 2021

**Motion** by Mrs. Lory Chancy to approve the Proclamations. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

**NEW BUSINESS**

Christina Seifert, Board of Directors, Vice Chairperson for Meridian Behavioral Healthcare – Request for space

Ms. Seifert did not attend the December 13<sup>th</sup> meeting. Mr. Williams will continue to reach out to Ms. Seifert regarding her request for space.

Discussion and possible action on the NOC (The Network Operations Company) – regarding cloud (lower upfront, higher monthly cost), or replacement server (higher upfront, same monthly cost)

- Quote #1130, in the amount of \$4,808.00
- Quote #1205, in the amount of \$14,275.00

Mr. Williams explained the options with the NOC. Mr. Williams recommends we use quote #1130, in the amount of \$4,808.00 with the understanding there will be a \$308.00 monthly maintenance fee. Public Comments by Mr. Lilker and Ms. Lemley. **Motion** by Mr. Stephen Douglas to approve quote #1130 in the amount of \$4,808.00. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

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Lake Shore Hospital Authority  
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Discussion and possible action on AT&T 12-month term option Contract

Mr. Williams explained to the Board that the 12-month contract expired during the shutdown period, and our bill was increased by \$500.00 a month. Mr. Williams recommended we sign the Contract to reduce our bill \$500.00 a month. **Motion** by Mrs. Lory Chancy to approve the AT&T contract. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

Discussion and possible action on Hospital Employees (2) participating in Florida Retirement System (FRS)

Mr. Williams explained the history of the hiring of the hospital employees. Currently there are 2 hospital employees, Dendy Herndon and Dwayne Cunningham. Currently the LSHA contribution rate set by Legislation would be \$10,603.58 for Dendy and \$5,626.40 for Dwayne. Dendy will be leaving the end of December; therefore, rates would be lower than what is being reported. **Motion** by Mrs. Lory Chancy for all employees hired by the Authority will be entered into the Florida Retirement System. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

Discussion and possible action on pressure washing the LSHA building - Phillip Rossin, \$1,550.00

Mr. Williams informed the Board of the buildings to be cleaned. Mr. Koberlein did review the certificate of insurance. Mr. Williams asked for approval for the lowest quote submitted by Mr. Rossin. Public comment by Mr. Stew Lilker. Chairman Beil called for a Motion to approve the quote submitted by Mr. Rossin in the amount of \$1,550.00. **Motion** by Mrs. Lory Chancy. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

Discussion and possible action regarding Confidential Software License Agreement (Needy Meds)

Mr. Williams explained the Needy Meds Program to the Trustees. Needy Meds has requested a contract with the Authority. Mr. Williams asked for approval of the Contract. **Motion** by Mrs. Lory Chancy to approve the Application Software License with Needy Meds. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

Update on prior and future efforts to utilize the Lake Shore Hospital Campus

1.) Requested Action – Reject all prior responses to LSHA RFP regarding “Statements of Interest” for Potential Affiliation, Lease, Merger, Partnership, or Joint Venture

2.) Requested Action – Approve the issuance of a new RFP for utilizing Lake Shore space – Hospital Campus

Mr. Williams gave brief history related to the Hospital Campus. Mr. Williams asked the Trustees to reject all prior responses to LSHA regarding “Statements of Interest.” Public Comment by Mr. Lilker. **Motion** by Mrs. Lory Chancy to reject all prior responses and send all previous responders a letter that the Authority will be preparing a new RFP. All previous responders are invited to re-submit. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.** Public Comment by Ms. Lemley.

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**STAFF REPORT**

Staff report included in the agenda packet.

Resolution 2021-007

**Motion** by Mrs. Lory Chancy to approve Resolution 2021-007, a resolution in honor of Dr. Mark Thompson for his service to the Authority Board. Mr. Williams read the Resolution. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

Renewal of the LSHA Director and Officers Liability Insurance

Mr. Williams informed the Trustees of the new rate to obtain D & O Insurance for the Authority Board. Mr. Williams suggested we renew at the increased premium of \$50,150.00 and by the following year if the rate does not go down, we self-insure. The renewal retention will be increased from \$25,000 to \$100,000.00. **Motion** by Mrs. Lory Chancy to pay the increased D&O premium as this is an emergency situation. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

**BOARD MEMBER COMMENTS**

Comments by Mr. Don Kennedy and Mrs. Lory Chancy.

Chairman Beil called for a Motion to adjourn meeting.

Meeting adjourned.

Respectfully submitted,

\_\_\_\_\_  
Lory Chancy, Secretary/Treasurer

\_\_\_\_\_  
Date of Approval



### Board of Trustees 2022 Meeting Schedule

January 10, 2022

February 14, 2022

March 14, 2022

April 11, 2022

May 9, 2022

June 13, 2022

July 11, 2022

August 8, 2022

\*\*September 12, 2022

October 10, 2022

November 14, 2022

December 12, 2022

\*\*Budget Hearings take place in the month of September and dates will be announced.  
Regular Board Meetings are held on the second Monday of the month at 5:15 PM.  
Special Meetings may be called as necessary and will be noticed accordingly.  
Board Meetings are held in the Conference Room at the LSHA Administrative Complex.

**LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES  
Minutes - Regular Meeting  
May 10, 2021 5:15 p.m.**

**This meeting was conducted as a public meeting and a CMT meeting.**

**Present:**        Brandon Beil, Chair                                Stephen M. Douglas, Trustee  
                      Dr. Mark Thompson, Vice-Chair                Lory Chancy – Secretary/Treasurer

**Absent:**

**Also**

**Present:**        Dale Williams, Executive Director        Sonja Markham, LSHA Staff  
                      Fred Koberlein, Jr., Attorney                Cynthia Watson, LSHA Staff  
                      Noah Walker, LCMC                                Steve Nelson, LCMC  
                      Rick Naegler, LCMC                                Jill Adams, LCMC  
                      Barbara Lemley                                        Anne Little, Tough Enough to wear Pink  
                      Tony Britt, Lake City Reporter

1 participant participated in the LSHA Virtual CMT Regular Board Meeting.

**CALL TO ORDER**

Chairman Beil called the in person/CMT Regular Meeting to order at 5:15 pm. Chairman Beil called for additions/deletions to the Agenda. There were two additions to the Agenda. Mr. Dale Williams asked to provide an update to the Trustees regarding the 2020 tax bill on the properties formally leased to CHS and to discuss a conflict regarding the June 14, 2021 LSHA meeting. Chairman Beil called for a Motion to approve the Agenda with the two additions. **Motion** by Dr. Mark Thompson. **Second** by Mr. Stephen Douglas to approve adoption of the Agenda. All in favor. **Motion carried.**

**INDIVIDUAL APPEARANCES**

Public Comments by Mrs. Barbara Lemley (In Person).

**CONSENT AGENDA**

Chairman Beil called for additions/deletions to the Consent Agenda. There were none. Chairman Beil called for a Motion to approve the Consent Agenda. **Motion** by Dr. Mark Thompson. **Second** by Mr. Stephen Douglas to approve adoption of the Consent Agenda. All in favor. **Motion carried.**

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

Anne Little, Representative, Tough Enough to Wear Pink Campaign – Request for Funding  
Ms. Anne Little requested a one-time donation to assist people in our community. **Motion** by Mark Thompson to donate \$5,000 to Tough Enough to Wear Pink. **Second** by Mrs. Lory Chancy. Chairman Beil asked for clarification from Mr. Fred Koberlein. Discussion. **Amended Motion** by Mark Thompson to have Tough Enough to Wear Pink to provide us with a letter of acceptance of the \$5,000 donation, acknowledging 1.) the funds are restricted to Columbia County residents only, and 2.) must be spent in a manner to promote the legislative mandate of the Authority. **Second** by Mrs. Lory Chancy. All in favor. **Motion Carried.**

Mr. Fred Koberlein explained the Governors Executive Order 21-102 to the Authority Board. The LSHA needs to comply with authoritative or controlling health standards and continue with State of Emergency Orders. Mr. Dale Williams and Mr. Fred Koberlein will work on protocols regarding these issues.

Request to approve Lake Shore Hospital Authority Resolution No. 2021-006 A Resolution of the Board of Trustees of the Lake Shore Hospital Authority of Columbia County, Florida Ratifying the Chairman's Extension of the State of Emergency Arising from the COVID-19 Public Health Emergency.

Mr. Dale Williams asked the Board for approval of Lake Shore Hospital Authority Resolution No. 2021-006. **Motion** by Mrs. Lory Chancy to approve Resolution No. 2021-006. **Second** by Mr. Stephen Douglas. All in favor. **Motion Carried.**

Approval of Proclamations covering the period of April 16, 2021 through May 13, 2021 issued by the LSHA Chair in accordance with Resolution No. 2020-004 (State of Emergency – COVID 19).

Mr. Dale Williams asked the Board for approval of Proclamations issued by the Chair. **Motion** by Mrs. Lory Chancy to accept the Proclamations covering the period of April 16, 2021 through May 13, 2021 issued by the LSHA Chair in accordance with Resolution No. 2020-004 (State of Emergency – COVID 19). **Second** by Dr. Mark Thompson. All in favor. **Motion carried.**

Discussion and possible action – Lake Shore Hospital Authority Medical Assistance Plan – Proposed Hospital Payment Agreement with Lake City Medical Center

Mr. Dale Williams informed the Trustees the 4 requested revisions were made to the agreement as discussed in the April, 2021 board meeting. A copy of the revised agreement was reviewed by Mr. Koberlein, as well as Mrs. Lory Chancy. Discussion regarding audit verbiage. Mr. Dale Williams will share the old Lease audit verbiage with the Lake City Medical Center. **Motion** by Dr. Mark Thompson to approve the proposed hospital payment agreement between the Lake Shore Hospital Authority of Columbia County (the "Authority") and Notami Hospitals of Florida, Inc. d/b/a Lake City Medical Center ("LCMC"), subject to clarification of language discussed at the Authority meeting and approved by Mr. Fred Koberlein. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

Update and Discussion – Summary Lake Shore Hospital Facility Transition from CHS to LSHA  
Mr. Dale Williams provided in the board packet a written update on the transition of the Lake Shore Hospital from CHS to LSHA.

Discussion and possible action – Professional Service Agreements between Lake Shore Hospital Authority regarding IT services for the Lake Shore Hospital Building

ABDS Enterprises  
Scott Thompson

Mr. Dale Williams recommended to the Trustees to approve contracting with both parties subject to the appropriate agreement being reviewed and approved by Mr. Fred Koberlein. Discussion. **Motion** by Mrs. Lory Chancy to allow Mr. Dale Williams to hire any IT contractor as necessary, and if this exceeds his purchasing authority, he will contact Chairman Brandon Beil for approval. **Second** by Dr. Mark Thompson. Mr. Fred Koberlein informed the Trustees there is a Procurement Policy already in place allowing this, so no Motion is needed.

2020 Ad-Valorem Property Taxes – Lake Shore Hospital

Mr. Dale Williams informed the Trustees, Community Health Systems (CHS) has not paid their portion of the 2020 ad valorem taxes on Lake Shore Hospital. The Authority has paid the taxes owed on Lake Shore Hospital, this will eliminate future costs and fees. CHS has apologized, and they are working on repaying the funds to the Authority.

June 14, 2021 Board Meeting Conflict

We have 4 appointed members on the LSHA Board, and each member needs to attend every meeting. Mrs. Lory Chancy has a conflict, and will not be able to attend the June 14, 2021 meeting. Discussion. The June 14, 2021 LSHA Board meeting is cancelled, should anything arise, a Special Meeting will be advertised.

**STAFF REPORT**

Staff report included in the agenda packet.

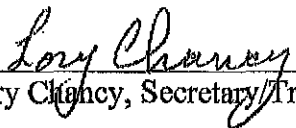
**BOARD MEMBER COMMENTS**

Comments by Dr. Mark Thompson.

Chairman Beil called for a Motion to adjourn meeting.

Meeting adjourned.

Respectfully submitted,

  
\_\_\_\_\_  
Lory Chancy, Secretary/Treasurer

12/13/21  
\_\_\_\_\_  
Date of Approval



**LAKE SHORE HOSPITAL AUTHORITY RESOLUTION NO. 2021-006**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE  
LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA  
COUNTY, FLORIDA, RATIFYING THE CHAIRMAN'S  
EXTENSION OF THE STATE OF EMERGENCY ARISING  
FROM THE COVID-19 PUBLIC HEALTH EMERGENCY.**

**WHEREAS**, Novel Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory illness that can spread among humans through respiratory transmission and presents with symptoms similar to those of influenza; and

**WHEREAS**, on March 1, 2020, the Governor issued Executive Order number 20-51 directing the Florida Department of Health to issue a Public Health Emergency; and

**WHEREAS**, on April 3, 2020, the Governor issued Executive Order 20-91 and Executive Order 20-92 directing all persons in Florida to limit their movements and personal interactions outside of their home only to those necessary to obtain or provide essential services or conduct essential activities; and

**WHEREAS**, on April 29, 2020, the Governor issued Executive Order 20-112 initiating "Phase 1: Safe. Smart. Step-by-Step. Plan for Florida's Recovery"; and

**WHEREAS**, on May 8, 2020, the Governor issued Executive Order 20-114 extending the statewide state of emergency until July 7, 2020; and

**WHEREAS**, on June 5, 2020, the Governor's Executive Order 20-139 initiated "Phase 2: Safe. Smart. Step-by-Step. Plan for Florida's Recovery" and extended the exceptions provided for in Executive Order 20-69, relating to local government meetings, until June 30, 2020; and

**WHEREAS**, on July 7, 2020, the Governor issued Executive Order 20-166 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-69, until September 5, 2020; and

**WHEREAS**, on July 29, 2020, the Governor issued Executive Order 20-179 amending order 20-69 creating statutory exceptions related to budget hearings and extending the statewide state of emergency until September 1, 2020; and

**WHEREAS**, on August 7, 2020, the Governor issued Executive Order 20-193 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-69, until October 1, 2020; and

**WHEREAS**, on September 4, 2020, the Governor issued Executive Order 20-213 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-52 on November 4, 2020; and

**WHEREAS**, on September 30, 2020, the Governor issued Executive Order 20-246 extending the statewide state of emergency, as well as those exceptions provided for in Executive Order 20-69; and

**WHEREAS**, on November 3, 2020, the Governor issued Executive Order 20-276 extending the statewide state of emergency until January 2, 2021; and

**WHEREAS**, on December 29, 2020, the Governor issued Executive Order 20-316 extending the statewide state of emergency until February 27, 2021; and

**WHEREAS**, on February 26, 2021, the Governor issued Executive Order 21-45 extending the statewide state of emergency until April 27, 2021; and

**WHEREAS**, on April 27, 2021, the Governor issued Executive Order 21-94 extending the statewide state of emergency until 12:01 a.m. on June 26, 2021; and

**WHEREAS**, pursuant to Lake Shore Hospital Authority Resolution 2020-004 the Chairman is authorized to extend the Board's state of emergency related to COVID-19, and the Chairman has issued his Proclamations extending the current state of emergency, copies of which is attached hereto as "Exhibit A, B, C, and D; and

**WHEREAS**, the Board of Trustees, in order to protect the welfare and safety of the citizens of the county and their property, finds it necessary to ratify the Chairman's extension of the state of emergency proclaimed by the Chairman.

**NOW, THEREFORE, BE IT RESOLVED BY THE LAKE SHORE HOSPITAL AUTHORITY, COLUMBIA COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are all true and accurate and are incorporated herein and made a part of this resolution.

**Section 2.** The Board of Trustees ratifies and extends the state of emergency declared pursuant to the Chairman's Proclamations as well the provisions included in Lake Shore Hospital Authority Resolution 2020-004.

**Section 3.** This resolution is effective immediately upon adoption.

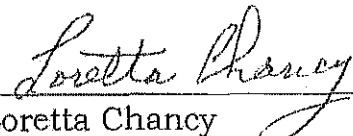
**PASSED AND ADOPTED** at a meeting of the Board of Trustees of the Lake Shore Hospital Authority of Columbia County, Florida this 10<sup>th</sup> day of May 2021.

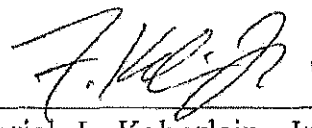
**LAKE SHORE HOSPITAL AUTHORITY**

By:   
Brandon Beil, Chairman

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

By:   
Loretta Chancy  
Secretary/Treasurer

By:   
Frederick L. Koberlein, Jr.,  
Authority Attorney

**Lake Shore Hospital Authority**

**PROCLAMATION**

**WHEREAS**, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

**WHEREAS**, COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces thereby spreading from surface to person and causing increased infections to persons; and

**WHEREAS**, public health experts have consistently recommended avoiding close physical interaction between persons in order to slow the spread of COVID-19, and the Centers for Disease Control and Prevention ("CDC") updated and further restricted its distancing guidelines; and

**WHEREAS**, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and

**WHEREAS**, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

**WHEREAS**, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

**WHEREAS**, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 16th day of April 2021.

**NOW, THEREFORE**, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 22nd day of April, 2021.

**LAKE SHORE HOSPITAL AUTHORITY**



\_\_\_\_\_  
BRANDON BEIL, CHAIRMAN  
LAKE SHORE HOSPITAL AUTHORITY

**Lake Shore Hospital Authority**

**PROCLAMATION**

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**WHEREAS**, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

**WHEREAS**, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 23rd day of April 2021.

**NOW, THEREFORE**, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 29th day of April, 2021.

**LAKE SHORE HOSPITAL AUTHORITY**

  
\_\_\_\_\_  
BRANDON BEIL, CHAIRMAN  
LAKE SHORE HOSPITAL AUTHORITY

**Lake Shore Hospital Authority**

**PROCLAMATION**

**WHEREAS**, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

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**WHEREAS**, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

**WHEREAS**, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

**WHEREAS**, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 30<sup>th</sup> day of April 2021.

**NOW, THEREFORE**, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 6<sup>th</sup> day of May 2021.

**LAKE SHORE HOSPITAL AUTHORITY**

  
\_\_\_\_\_  
BRANDON BEIL, CHAIRMAN  
LAKE SHORE HOSPITAL AUTHORITY

**Lake Shore Hospital Authority**

**PROCLAMATION**

**WHEREAS**, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

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**WHEREAS**, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

**WHEREAS**, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

**WHEREAS**, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 7<sup>th</sup> day of May 2021.

**NOW, THEREFORE**, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 13<sup>th</sup> day of May 2021.

**LAKE SHORE HOSPITAL AUTHORITY**



BRANDON BEIL, CHAIRMAN

LAKE SHORE HOSPITAL AUTHORITY

**LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES  
Minutes - Informational Meeting  
September 13, 2021, 5:15 p.m.**

**This meeting was conducted as a public meeting and a CMT meeting.**

**Present:** Brandon Beil, Chair

Lory Chancy – Secretary/Treasurer

**Absent:** Stephen M. Douglas, Trustee

**Also**

**Present:** Dale Williams, Executive Director  
Fred Koberlein, Jr., Attorney  
Steve Nelson, LCMC  
Barbara Lemley

Sonja Markham, LSHA Staff  
Cynthia Watson, LSHA Staff  
Jill Adams, LCMC  
Stew Lilker, Columbia County Observer

1 participant participated in the LSHA Virtual CMT Regular Board Meeting.

**All items presented at the September 13, 2021 meeting was for informational purposes only**

**Consent Agenda**

Mr. Dale Williams provided in the board packet Consent Agendas for the period June 2021 – September 2021 to show the Trustees expenditures for this period.

**Financial Reports**

Mr. Dale Williams provided in the board packet Financial Reports for the period May 2021 – August 2021.

**Updates – Summary Lake Shore Hospital Facility Transition from CHS to LSHA**

Mr. Dale Williams provided in the board packet written updates on the transition of the Lake Shore Hospital from CHS to LSHA for the period June 2021 – September 2021.

**Staff Reports**

Staff reports were included in the agenda packet for the period June 2021- September 2021.


Mr. Dale Williams explained the status of the Lake Shore Hospital Authority to the Trustees.

**BOARD MEMBER COMMENTS**

Chairman Beil called for a Motion to adjourn meeting.

Meeting adjourned.

Respectfully submitted,

  
\_\_\_\_\_  
Lory Chancy, Secretary/Treasurer

12/13/21  
\_\_\_\_\_  
Date of Approval



# Lake Shore Hospital Authority

## PROCLAMATION

**WHEREAS**, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

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**WHEREAS**, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

**WHEREAS**, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 14th day of May 2021.

**NOW, THEREFORE**, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 20th day of May 2021.

**LAKE SHORE HOSPITAL AUTHORITY**



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BRANDON BEIL, CHAIRMAN  
LAKE SHORE HOSPITAL AUTHORITY

# Lake Shore Hospital Authority

## PROCLAMATION

**WHEREAS**, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

**WHEREAS**, COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces thereby spreading from surface to person and causing increased infections to persons; and

**WHEREAS**, public health experts have consistently recommended avoiding close physical interaction between persons in order to slow the spread of COVID-19, and the Centers for Disease Control and Prevention ("CDC") updated and further restricted its distancing guidelines; and

**WHEREAS**, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and

**WHEREAS**, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

**WHEREAS**, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

**WHEREAS**, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 21st day of May 2021.

**NOW, THEREFORE**, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 27th day of May 2021.

**LAKE SHORE HOSPITAL AUTHORITY**



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BRANDON BEIL, CHAIRMAN  
LAKE SHORE HOSPITAL AUTHORITY

# Lake Shore Hospital Authority

## PROCLAMATION

**WHEREAS**, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

**WHEREAS**, COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces thereby spreading from surface to person and causing increased infections to persons; and

**WHEREAS**, public health experts have consistently recommended avoiding close physical interaction between persons in order to slow the spread of COVID-19, and the Centers for Disease Control and Prevention ("CDC") updated and further restricted its distancing guidelines; and

**WHEREAS**, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and


**WHEREAS**, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

**WHEREAS**, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

**WHEREAS**, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 28th day of May 2021.

**NOW, THEREFORE**, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 3rd day of June 2021.

**LAKE SHORE HOSPITAL AUTHORITY**



BRANDON BEIL, CHAIRMAN  
LAKE SHORE HOSPITAL AUTHORITY

# Lake Shore Hospital Authority

## PROCLAMATION

**WHEREAS**, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

**WHEREAS**, COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces thereby spreading from surface to person and causing increased infections to persons; and

**WHEREAS**, public health experts have consistently recommended avoiding close physical interaction between persons in order to slow the spread of COVID-19, and the Centers for Disease Control and Prevention ("CDC") updated and further restricted its distancing guidelines; and

**WHEREAS**, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and

**WHEREAS**, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

**WHEREAS**, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

**WHEREAS**, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 4th day of June 2021.

**NOW, THEREFORE**, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 10th day of June 2021.

**LAKE SHORE HOSPITAL AUTHORITY**



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BRANDON BEIL, CHAIRMAN  
LAKE SHORE HOSPITAL AUTHORITY

# Lake Shore Hospital Authority

## PROCLAMATION

**WHEREAS**, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

**WHEREAS**, COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces thereby spreading from surface to person and causing increased infections to persons; and

**WHEREAS**, public health experts have consistently recommended avoiding close physical interaction between persons in order to slow the spread of COVID-19, and the Centers for Disease Control and Prevention ("CDC") updated and further restricted its distancing guidelines; and

**WHEREAS**, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and

**WHEREAS**, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

**WHEREAS**, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

**WHEREAS**, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 11th day of June 2021.

**NOW, THEREFORE**, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 17th day of June 2021.

**LAKE SHORE HOSPITAL AUTHORITY**

  
\_\_\_\_\_  
BRANDON BEIL, CHAIRMAN  
LAKE SHORE HOSPITAL AUTHORITY

# Lake Shore Hospital Authority

## PROCLAMATION

**WHEREAS**, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

**WHEREAS**, COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces thereby spreading from surface to person and causing increased infections to persons; and

**WHEREAS**, public health experts have consistently recommended avoiding close physical interaction between persons in order to slow the spread of COVID-19, and the Centers for Disease Control and Prevention ("CDC") updated and further restricted its distancing guidelines; and

**WHEREAS**, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and

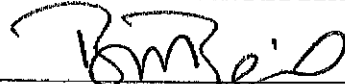
**WHEREAS**, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

**WHEREAS**, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

**WHEREAS**, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 18th day of June 2021.

**NOW, THEREFORE**, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 24th day of June 2021.

**LAKE SHORE HOSPITAL AUTHORITY**



BRANDON BEIL, CHAIRMAN  
LAKE SHORE HOSPITAL AUTHORITY

# Lake Shore Hospital Authority

## PROCLAMATION

**WHEREAS**, COVID-19 continues to pose an imminent health hazard and an increased risk of infection to residents of the County and healthcare, first responders, and emergency medical service workers caring for patients with COVID-19; and

**WHEREAS**, COVID-19 is spread amongst the population by various means of exposure, including the propensity to spread person to person and the propensity to attach to surfaces thereby spreading from surface to person and causing increased infections to persons; and

**WHEREAS**, public health experts have consistently recommended avoiding close physical interaction between persons in order to slow the spread of COVID-19, and the Centers for Disease Control and Prevention ("CDC") updated and further restricted its distancing guidelines; and

**WHEREAS**, in April 16, 2020, the White House and the CDC released Guidelines for Opening Up America Again, a three-phased approach based on the advice of public health experts; and

**WHEREAS**, data collected by the State Department of Health indicates a flattening of the curve of COVID-19 reported cases, including a downward trajectory of hospital visits for influenza like illnesses and COVID-19 like syndromic cases, a decrease in percent-positive test results, and an increase in hospital capacity since March 1, 2020; and

**WHEREAS**, Lake Shore Hospital Authority Resolution 2020-004 extended the state of emergency and vested the authority to extend the state of emergency in the Chairman; and

**WHEREAS**, this Proclamation is issued to extend the state of emergency for seven (7) days effective the 25th day of June 2021.

**NOW, THEREFORE**, I, Brandon Beil, Chairman of the Board of Trustees on behalf of the Lake Shore Hospital Authority, do hereby extend the State of Emergency due to the COVID-19 health concerns for an additional seven (7) days effective the 1st day of July 2021.

**LAKE SHORE HOSPITAL AUTHORITY**



BRANDON BEIL, CHAIRMAN  
LAKE SHORE HOSPITAL AUTHORITY

*RESOLUTION No. 2021-007*

**A Resolution honoring Trustee Dr. Mark E. Thompson for his years of service to the  
Lake Shore Hospital Authority**

**WHEREAS**, the Lake Shore Hospital Authority was created by an act of the Florida Legislature on July 10, 1963 for the purpose of meeting the medical needs of the underserved in Columbia County, Florida, and whose Trustees are appointed by the Governor of the State of Florida, and

**WHEREAS**, Dr. Mark E. Thompson is a community business man, Doctor, community activist, philanthropist, and friend to many, and

**WHEREAS**, Governor Rick Scott appointed Dr. Mark E. Thompson to the Lake Shore Hospital Authority Board of Trustees on January 26, 2018, and Dr. Mark E. Thompson served as a Trustee until his resignation on July 1, 2021, and

**WHEREAS**, Dr. Mark E. Thompson served his time as a Trustee with dignity, grace, and compassion while fulfilling the mission and values of the Authority,

**NOW THEREFORE, BE IT RESOLVED**, that the Lake Shore Hospital Authority Board of Trustees on behalf of the citizens of Columbia County, individuals served by the Authority, and themselves offer there sincere gratitude and appreciation for the time and selfless service provided in meeting the medical needs of Columbia County's underserved population.

**UNANIMOUSLY PASSED AND ADOPTED** this 13<sup>th</sup> day of December, 2021

APPROVED AS TO FORM AND  
LEGALITY:

**LAKE SHORE HOSPITAL AUTHORITY**

By: \_\_\_\_\_  
Frederick L. Koberlein, Jr.,  
Authority Attorney

By: \_\_\_\_\_  
Brandon Beil, Chairman

ATTEST:  
By: \_\_\_\_\_  
Stephen Douglas,  
Vice - Chairman

By: \_\_\_\_\_  
Loretta Chancy,  
Secretary/Treasurer

By: \_\_\_\_\_  
Donald Kennedy,  
Trustee



## Dale Williams

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**From:** FAYE WARREN <bowlingwarren@comcast.net>  
**Sent:** Wednesday, December 15, 2021 10:37 AM  
**To:** Dale Williams  
**Subject:** parking for Olustee Festival Feb. 18-19, 2022

Dale,

I am contacting you again to ask that you approve the use of hospital owned property on N. Franklin Street and also the west side of Columbia County Health Department on Hernando St. and Leon Street. I will have the properties listed as additional insured on our insurance. It will be used for vendor parking.

We will be holding the festival again on Feb. 18-19, 2022. Vendors will be coming in the evening before the event. Please let me know by return email if this is possible. Thank you so much.

Merry Christmas to you and your family! Faye

Faye Bowling-Warren  
bowlingwarren@comcast.net

January 3, 2022

TO: LSHA Trustees

FR: Dale Williams 

RE: Update – Transfer of property to the City of Lake City

As you are aware, the Trustees of LSHA, in accordance with an agreement dated February 3, 2020 (attached), transferred 12 parcels of land owned by the Authority to the City of Lake City. The purpose of the transfer was to provide the city with parcels suitable to construct a new City Hall with parking. The Authority was to receive an easement for Circle Drive to ensure that the hospital campus had unrestricted access from U.S. 90 and other points of entry. To the best of my knowledge, all documents have been fully executed by all parties. To date, neither the deeds for the donated parcels nor the easement to the Authority have been recorded. Regardless, the city maintains and pays for utilities on the parcels.

The agreement between the Authority and the City of Lake City has a reverter clause. The parcels must be used for the purpose intended within 4 years or the property reverts to the Authority. The City of Lake City has previously advised that they have decided to take a different option to address City Hall and parking issues; therefore, the parcels will not be used for the purpose requested. The city did indicate they would like to “keep” the parcels for other uses if approved by the Authority. The only other use that was mentioned to me was the possible expansion of Wilson Park.

I have been asked several times about the status of this transfer. This is to serve as an update and to request direction, if any.

xc. Marlin Feagle, Attorney

**INTERLOCAL AGREEMENT BETWEEN LAKE SHORE HOSPITAL AUTHORITY  
OF COLUMBIA COUNTY AND THE CITY OF LAKE CITY, FLORIDA**

**THIS INTERLOCAL AGREEMENT** (herein "Agreement"), is made and entered into this 3<sup>rd</sup> day of Feb, 2020, by and between Lake Shore Hospital Authority of Columbia County, a body corporate and politic, hereinafter referred to as "Lake Shore" by and through its Board of Trustees ( herein "Board") and the City of Lake City, Florida, a Florida municipal corporation, hereinafter referred to as "City" (all of the foregoing may be collectively referred to as "PARTIES"). Pursuant to Section 163.01, Florida Statutes, the PARTIES agree as follows.

**WITNESSETH:**

**WHEREAS**, Lake Shore is created and established a body corporate and politic pursuant to Laws of Florida chapter 2005-315 effective June 10, 2005: and,

**WHEREAS**, pursuant to the Laws of Florida creating and establishing Lake Shore and pursuant to its purposes and powers Lake Shore is empowered to acquire, purchase, hold, own, operate, and lease and use properties, real, personal, or mixed or any interest therein necessary or desirable for carrying out the purposes of Lake Shore, and to sell, lease, transfer, and dispose of any property or interest therein at any time acquired by it; and

**WHEREAS**, City as provided in Section 2 (b) Article VIII of the Florida State Constitution and Chapter 166 Florida Statutes has the governmental, corporate and proprietary powers to enable it to conduct municipal government, perform municipal functions, and render municipal services; and may exercise any power for municipal purposes, except when expressly prohibited by law; and

**WHEREAS**, City has requested that Lake Shore gift the City twelve (12) vacant parcels of real property owned by Lake Shore for public use including the purpose of building a new city hall, potential county administrative facilities; and public parking for future City and county administrative buildings, in addition to addressing the huge demand for public parking in the area; and

**WHEREAS**, City is willing to enter into an agreement with Lake Shore for a mutually agreed upon ingress and egress route to Lake Shore Hospital and facilities; and

**WHEREAS**, Lake Shore is satisfied that the requested property is necessary for the use proposed by the City, is not required for Lake Shore purposes, and that the acquisition of the property and use thereof by the City is in the best interest of the public, and most especially the residents and citizens of Columbia County, Florida wherein both the Lake Shore Hospital and facilities and City are located; and

**WHEREAS**, Lake Shore and the City desire to continue to work together and have reached an agreement between them to achieve there mutual goals, and wish to finalize such agreement by committing such agreement to writing; and thereby create a legally enforceable obligation for both PARTIES.

**NOW, THEREFORE**, for and in consideration of the mutual covenants, promises and agreement herein contained, and other good valuable consideration the receipt and sufficiency of which is hereby acknowledged, the PARTIES hereby agree as follows:

**1. Recitals:**

The foregoing recitals are true and correct and incorporated herein by this reference.

**2. Purpose of the Agreement:**

The purpose of this Agreement is to establish and memorialize the Parties' agreement including the responsibilities of each party for actions to be taken.

**3. Obligations of Lake Shore:**

3.1 Lake Shore will gift and convey "AS IS" by Quit Claim Deed to City the following twelve (12) real property lots identified by Columbia County Tax Parcel Numbers: (herein the "Property")

1. 00-00-00-12032-000;
2. 00-00-00-12037-000;
3. 00-00-00-12033-000;
4. 00-00-00-12035-000;
5. 00-00-00-12034-000;
6. 00-00-00-12027-000;
7. 00-00-00-12029-000;
8. 00-00-00-12028-000;
9. 00-00-00-12018-000;
10. 00-00-00-12017-000;
11. 00-00-00-12016-000; and
12. 00-00-00-12019-000.

The deed of conveyance will include a reverter provision that the Property may be used solely and exclusively for governmental public purposes. If the City fails to substantially complete construction of new local government buildings including but not limited to a new city hall and collateral uses on the property designated for that purpose within 4 years from the date title to the property is conveyed to the City; or if the property ceases to be used for such public purposes, then, and in such event, title to the property shall be terminated and forfeited and revert to Lake Shore or its successor in interest.

3.2 Lake Shore does not make any representation or warranty regarding environmental protection, pollution, or land use laws, regulations, orders, or requirements. City agrees that Lake Shore shall not be liable for any special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, maintenance, repair, or operation of the property. City further acknowledges and agrees that Lake Shore does not make any representation or warranties, express or implied, as to the property. Prior to the transfer of ownership, City shall conduct due diligence as it may deem appropriate including but limited to any environmental investigation, including without limitation sampling and analysis of soil, ground water, surface water, air, and structural or building components, with respect to the property which City may deem necessary or advisable. Lake Shore grants City, its agents, contractor and assigns, the right to enter the property at any time prior to finalizing transfer of title to City for the purpose of conducting its due diligence, upon reasonable notice, at mutually agreed upon times; provided, however City and its representatives enter the property and conduct inspections and other due diligence at its own risk. City will repair all damages to the property resulting from its inspections and due diligence, and return the property to the condition it was in prior to the City conducting its due diligence and inspections. City will at its expense release to Lake Shore all reports and other work generated as a result of the due diligence and inspections. City will complete its due diligence and inspections within six (6) months from the Effective Date of this Agreement.

**4. Obligations of the City:**

4.1 City owns, repairs, and maintains the following streets ("Streets") which provide the primary vehicular access to the Lake Shore Hospital and facilities:

Street Name

Minimum Area to Remain Open

- |                                  |   |
|----------------------------------|---|
| a. Northeast Franklin Street;    | Main Blvd to Lake Shore Terrace   |
| b. Northeast Davis Avenue;       | Entire Street   |
| c. Northeast Methodist Terrace;  | Northeast Franklin Street to N.E. Lake<br>Desoto Drive  |
| d. Northeast Lake Shore Terrace; | All   |
| e. Laquna Drive;                 | All   |
| f. N. E. Vickers; and            | From East Duval Street to intersect with<br>N. E. Lake Desoto Circle  |
| g. Northeast Lake Desoto Circle. | From intersection with N. E. Vickers Terr,<br>then easterly and northerly (counter<br>clockwise) to intersection with N.E.<br>Methodist Street. |

Except as herein provided, City agrees it will not vacate, abandon or close and that it will leave open maintain and repair the foregoing described Streets or portions thereof which will provide and allow for continued vehicular and other ingress and egress to Lake Shore Hospital and facilities by the public, and Lake Shore Hospital including its officers, employees, designees, invitees, and others desiring reasonable ingress and egress to and from Lake Shore Hospital and its facilities. The City will grant, execute and deliver to Lake Shore in recordable form a perpetual non exclusive easement for ingress and egress through over and across the Streets by Lake Shore including its heirs, successors, and assigns. Such ingress and egress rights granted by the City to Lake Shore may be canceled or otherwise modified only by mutual agreement of the PARTIES.

Notwithstanding the foregoing, City shall be authorized to temporarily close Northeast Lake Desoto Circle Street for special events, festivals, repairs and maintenance provided reasonable ingress and egress shall remain open from Northeast Methodist Terrace to Lake Shore Hospital's helicopter pad area for emergency vehicles and other patient transport. Further, City shall be authorized to temporarily close the other streets for purposes of repairs and maintenance so long as there always remains reasonable ingress and egress to and from Lake Shore Hospital

and its facilities.

4.2 City will be responsible for all costs incurred by it in completing its inspections and other due diligence on the property. Further, City will be responsible for all cost related to expenses incurred in connection with deeding and conveyance of the property from Lake Shore to City including but not limited to preparation of deed and other legal documents, local and state documentary stamps, recording costs, title search expenses, and owner's title insurance, settlement agent fees, and similar costs relating to the preparation and recording of the deed and conveyance documents. Each party shall be responsible for its own respective attorney fees.

**5. Term of Agreement:**

This Agreement shall become effective immediately after its has been executed by all PARTIES and the Agreement is filed with the Clerk of the Circuit Court for Columbia County, Florida pursuant to Section 163.01 (11), Florida Statutes, (herein "Effective Date"). This Agreement may be terminated only for cause or by mutual written agreement of the PARTIES. The terms of this Agreement shall survive the conveyance of the Property by Lake Shore to City.

**6. Termination or Modification:**

No portion of this Agreement may be terminated, canceled, amended, revoked, or abandoned except through a written agreement executed by the PARTIES with the same formalities as this Agreement. Any termination, whether or not for breach, will not affect any right, obligation, or liability of a party arising prior to termination of this Agreement.

**7. Miscellaneous:**

7.1 This Agreement contains the entire agreement between the PARTIES and



supercedes all prior contracts, agreements or understandings between the PARTIES. Each party represents and warrants to the other that no contract, agreement or presentation on any matter contained herein exists between the PARTIES except as expressly set out herein.

7.2 The provisions of this Agreement are for the sole benefit of Lake Shore and the City, and no provision of this Agreement shall be deemed for the benefit of any other person or entity.

7.3 Neither party may assign any of its rights under this Agreement voluntarily or involuntarily, whether by merger, consolidation, dissolution, operation of law or any other manner without the prior written consent of the other party.

7.4 Any and all notices, request or other communications hereunder shall be deemed to have been duly given in writing and if transmitted by hand delivery with receipt therefore, or by registered mail posted prior to the expiration date for such notice, return receipt requested and first class postage prepaid as follows:

To Lake Shore: Lake Shore Hospital Authority  
c/o Executive Director or his successor or designee  
259 Northeast Franklin Street  
Lake City, Florida 32055

To City: City of Lake City  
c/o Joe Helfenberger, City Manager, or his successor or  
designee  
205 North Marion Avenue  
Lake City, Florida 32055

7.5 This Agreement will be governed, construed and enforced in accordance with the laws of the State of Florida.


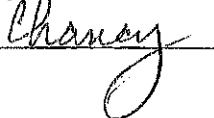
7.6 Notwithstanding anything else herein to the contrary, nothing in the Agreement is intended or is to be construed as a waiver of either party's sovereign immunity or any expansion of liability beyond the limits established as provided under Section 768.28, Florida Statutes, or as otherwise provided by law.

**WITNESS WHEREOF THIS AGREEMENT** has been signed by the authorized representatives of the PARTIES.

**LAKE SHORE HOSPITAL AUTHORITY**

By:   
Chairman

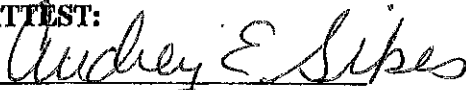
**ATTEST:**

  
, Secretary

**CITY OF LAKE CITY**

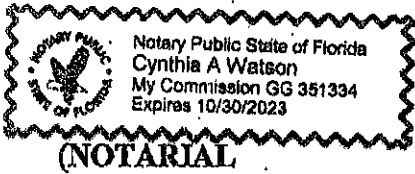
By:   
Stephen M. Witt, Mayor

**ATTEST:**

  
Audrey E. Sikes, City Clerk

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by  physical presence or  
 online notarization this 10 day of Feb, 2020, by  
Brandon Beil, as Chairman, and Loretta W. Chancy as Secretary,  
of LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY,  
FLORIDA, a body politic of the State of Florida, on behalf of the Board, who are  
personally known to me or who have produced Florida driver's licenses as identification.



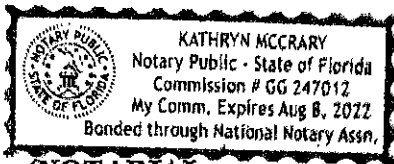
(NOTARIAL  
SEAL)

Cynthia A. Watson  
Notary Public, State of Florida

My Commission Expires: 10/30/2023

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical  
presence or  online notarization this 3<sup>rd</sup> day of February 2020, by  
STEPHEN M. WITT, MAYOR, and AUDREY E. SIKES, CITY CLERK, of CITY  
OF LAKE CITY, FLORIDA, who are personally known to me or who have produced  
Florida driver's licenses as identification.



(NOTARIAL

SEAL)

Kathryn McCrary  
Notary Public, State of Florida

My Commission Expires:

**LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY**  
**RESOLUTION NO. 20- 001**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY PROVIDING FOR APPROVAL AND EXECUTION OF THE INTERLOCAL AGREEMENT WITH THE CITY OF LAKE CITY, FLORIDA; PROVIDING FINDINGS; AUTHORIZING THE EXECUTION AND DELIVERY OF THE INTERLOCAL AGREEMENT AND RELATED DOCUMENTS REQUIRED BY THE AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE FOR THIS RESOLUTION.**

WHEREAS, the Board of Trustees ("Board") of Lake Shore Hospital Authority of Columbia County, a body corporate and politic ("Lake Shore") has determined it is in the best interest of the public, including the taxpayers, residents, and citizens of Columbia County, Florida and Lake Shore to enter into the Interlocal Agreement ("Agreement") between Lake Shore and the City of Lake City, Florida ("City") which provides for the conveyance and gift of certain real property to the City subject to the terms and conditions of the Agreement. Further, said real property is determined to be surplus property not required for Lake Shore's uses and purposes in providing for the residents and citizens of Columbia County, Florida.

**THEREFORE BE IT RESOLVED BY THE BOARD**, the Board approves the Agreement between Lake Shore and City for the conveyance and gift of the real properties described in the Agreement, subject to the terms and conditions thereof. As designated in the Agreement the real property blocks are identified by the Columbia County Tax Parcel Numbers ("Property") as follows:

1. 00-00-00-12032-000;
2. 00-00-00-12037-000;
3. 00-00-00-12033-000;
4. 00-00-00-12035-000;
5. 00-00-00-12034-000;
6. 00-00-00-12027-000;
7. 00-00-00-12029-000;
8. 00-00-00-12028-000;
9. 00-00-00-12018-000;
10. 00-00-00-12017-000;
11. 00-00-00-12016-000; and
12. 00-00-00-12019-000.

**BE IT FURTHER RESOLVED** that the Chairman of the Board other necessary officers of the Board employees, and attorneys are granted authority to execute the Agreement, and all of the required documents including but not limited to the deed and as provided for in the Agreement to complete the conveyance and gift of the real property to City.


Action for the approval for this Resolution was taken at a regular meeting of the Board on January 13, 2020 which was properly noticed and conducted in accordance with Florida and all other applicable laws.

This Resolution shall take effect immediately upon its adoption.

LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY BOARD OF TRUSTEES

By   
Lake Shore Board Chair  
Date 02/10/2020

Attest

  
Secretary

FLK/kt  
01/22/2020

**CITY COUNCIL RESOLUTION NO. 2020-013**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY FOR THE ACCEPTANCE OF CERTAIN REAL PROPERTY TO BE CONVEYED BY THE LAKE SHORE HOSPITAL AUTHORITY; AUTHORIZING THE EXECUTION AND DELIVERY OF RELATED DOCUMENTS REQUIRED BY THE AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Lake City, Florida ("City") is in need of relocating its City Hall due to structural issues with the current building that houses City Hall; and

**WHEREAS**, the Lake Shore Hospital Authority ("LSHA") owns certain real property that has been determined to be surplus to its needs; and

**WHEREAS**, the LSHA has determined that certain real property of the LSHA is surplus to its needs and has expressed a willingness to convey said real property to the City. The property blocks are identified by the Columbia County Tax Parcel Numbers ("Property") as follows:

1. 00-00-00-12032-000;
2. 00-00-00-12037-000;
3. 00-00-00-12033-000;
4. 00-00-00-12035-000;
5. 00-00-00-12034-000;
6. 00-00-00-12027-000;
7. 00-00-00-12029-000;
8. 00-00-00-12028-000;
9. 00-00-00-12018-000;
10. 00-00-00-12017-000;
11. 00-00-00-12016-000; and
12. 00-00-00-12019-000.

**WHEREAS**, the City desires to enter into an Interlocal Agreement ("Interlocal Agreement"), a copy of which is attached hereto as "Exhibit A", with

the LSHA for the conveyance of the aforementioned twelve (12) parcels of real property to construct a new City Hall and affiliated City structures.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are all true and accurate and are incorporated herein and made a part of this resolution.

**Section 2.** The City is authorized to enter into the Interlocal Agreement with LSHA for the conveyance of the real properties described within the Agreement.


**Section 3.** The Mayor and the city administration are authorized to execute the Agreement and any required documents necessary to fulfill the intent of the Agreement, for and on behalf of the City.

**Section 4.** If any clause, section, other part of application or this resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portion or applications of this resolution.

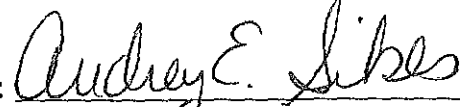
**Section 5.** This resolution shall become effective immediately upon passage and adoption:

**PASSED AND ADOPTED** at a meeting of the City Council this 3<sup>rd</sup> day of February, 2020.


**CITY OF LAKE CITY, FLORIDA**

By:   
Stephen M. Witt, Mayor

ATTEST:

By:   
Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

By:   
Frederick L. Koberlein, Jr.,  
City Attorney

**LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES  
Minutes - Regular Meeting  
January 13, 2020 5:15 p.m.**

**Present:** Brandon Beil, Chair  
Lory Chancy – Secretary/Treasurer  
Jay Swisher, Vice-Chair  
Stephen M. Douglas, Trustee  
Dr. Mark Thompson, Trustee

**Absent:**

**Also**

**Present:** Dale Williams, Executive Director  
Rhonda Sherrod, Shands  
Linda Silecchia, Shands  
Jack Montois, Shands  
Joe Helfenberger, City Manager  
Stew Lilker, Citizen  
Audrey Sikes, City of Lake City  
Chief Argatha Gilmore  
Jake Hill, City Council Member  
Carl McKinney, Lake City Reporter  
Chris Greene, City Council Member  
Officer Jason Hererra  
Barbara Haake  
Sonja Markham, LSHA Staff  
Cynthia Watson, LSHA Staff  
Fred Koberlein, Attorney  
Marlin Feagle, Attorney  
Sandra BuckCamp, Citizen  
Melinda Moses, City Council Member  
Stephen Witt, Mayor City of Lake City  
Janet Creel, Citizen  
Eugene Jefferson, City Council Member  
Barbara Jeffords Lemley, Citizen  
Asst. Police Chief Gerald Butler  
Kevin Meller

**CALL TO ORDER**

Chairman Beil called the Regular Meeting to order at 5:15 pm.

**AGENDA**

Chairman Beil called for additions/deletions to the Agenda. There were none. Chairman Beil called for a Motion to approve the Agenda. **Motion** by Dr. Mark Thompson. **Second** by Mr. Jay Swisher to approve adoption of the Agenda. All in favor. **Motion carried.**

**INDIVIDUAL APPEARANCES**

Public comments by Barbara Jeffords Lemley, Janet Creel, and Stew Lilker.

**CONSENT AGENDA**

Chairman Beil called for additions/deletions to the Consent Agenda. There were none. Chairman Beil called for a Motion to approve the Consent Agenda. **Motion** by Mrs. Lory Chancy. **Second** by Mr. Jay Swisher to approve adoption of the Consent Agenda. All in favor. **Motion carried.**

**UNFINISHED BUSINESS**

Mr. Dale Williams reviewed the revisions of the Interlocal Agreement Between LSHA and the City of Lake City, Florida. Mr. Marlin Feagle, conflict attorney for the LSHA also advised the Board of revisions made to the Agreement. The revisions made to the



last draft of the proposed Interlocal Agreement include a 4 year Reverter Clause, and a change in the party who will sign for

the City of Lake City from the City Manager to the Mayor. Mr. Feagle brought updated documents to the LSHA meeting.

Resolution No 2020-001 was also prepared which provides for the execution of the proposed Interlocal Agreement. There was discussion among all Trustees regarding the City's request. Mrs. Lory Chancy is opposed to gifting the property to the City. **Motion** by Mr. Jay Swisher to approve Resolution No. 2020-001. **Second** by Mr. Stephen Douglas. Mr. Feagle asked that the 4 year Reverter Clause amendment to the Interlocal Agreement be included in the Motion. Mr. Jay Swisher amended the Motion to approve Resolution No. 2020-001 with the 4 year Reverter Clause. All in favor. Mr. Stephen Douglas – yes; Mr. Jay Swisher – yes; Dr. Mark Thompson – yes; Mrs. Lory Chancy – no. **Motion carried 3 to 1.**

### **Bedoya Building**

Mr. Dale Williams, LSHA Executive Director recommended to the LSHA Board of Trustees the removal of the Bedoya Building. Discussion. **Motion** by Dr. Mark Thompson to move forward with the recommendation by Mr. Dale Williams for removal of the Bedoya building including the additional expenses necessary to perform lead paint and/or asbestos abatement. **Second** by Mrs. Lory Chancy. Stew Lilker advised that the third amendment to the lease between LSHA and CHS providing for the transfer of space occupied by CHS from the Bedoya Building to the Lake Shore Hospital Authority Administrative Complex was not dated by the signing parties. Chairman Beil called for a Motion to get prices only at this time for lead paint and/or asbestos abatement. **Motion** Dr. Mark Thompson to move forward with the recommendation of Chairman Beil. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

### **NEW BUSINESS**

Mr. Dale Williams reviewed his "End of Probationary Period" memo to the LSHA Trustees regarding Increased Federal Poverty Guide Guidelines from 150% to 200%. The probation period was from July 2019 to December 2019. Fourteen (14) individuals qualified based on the 200% that would not have qualified at 150%. Based on this, Mr. Williams recommended that LSHA continue to evaluate applicants at 200%. Mr. Williams also informed the Board he is unable to determine the impact this change would have when applying the "TransUnion Eligibility Verification Process." This method of determining eligibility is a "trial" program in cooperation with Community Health Systems (CHS). Discussion. **Motion** by Mrs. Lory Chancy to continue with the 200% Federal Poverty Guide Guidelines and this will be reviewed in one year. **Second** by Dr. Mark Thompson. All in favor. **Motion carried.**

**Disposition Determination of Public Record Request (PRR)**

Dale Williams explained he has received a public record request for documents created in 2014. To date, the documents requested have not been found; therefore, he is attempting to duplicate the PRR. In 2014, the LSHA was advised to not release some or all of these records without the benefit of a court order. Once the records are duplicated, direction on how to proceed with the PRR is requested. Discussion. **Motion** by Mrs. Lory Chancy to pursue getting the records, but take no action until after the next LSHA meeting. **Second** by Mr. Jay Swisher. Mr. Fred Koberlein cautioned the Board and reminded Trustees Mr. Williams has given in his memo three options dealing with the PRR request. Mrs. Chancy withdraws her Motion. **Motion** by Dr. Mark Thompson that once the PRR is duplicated to seek an opinion from the Florida Attorney General. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

**HOSPITAL UPDATE**

Rhonda Sherrod, Lake Shore Hospital, CEO announced December 2019 indigent numbers; she also advised the next weight loss seminar will be this Thursday (1-16-2020) at the LSHA office; Sunday, January 19, 2020 from 2:00 pm – 4:00 pm will be a “Smoking Sensation Class” at Sands.

**STAFF REPORT**

Cynthia Watson informed Trustees staff reports were in their board packets.

**BOARD MEMBER COMMENTS**

Comments by all Trustees. Chairman Beil announced that at the February board meeting he would like to try a designated point and time for public comments on each Agenda line item. Chairman Bail made it very clear there will be strict time limits and at the end of that time public comments are over. If citizens do not abide by restrictions, public comments will go back to the beginning of the Board Meetings.

Chairman Beil called for a Motion to adjourn meeting.

Meeting adjourned.

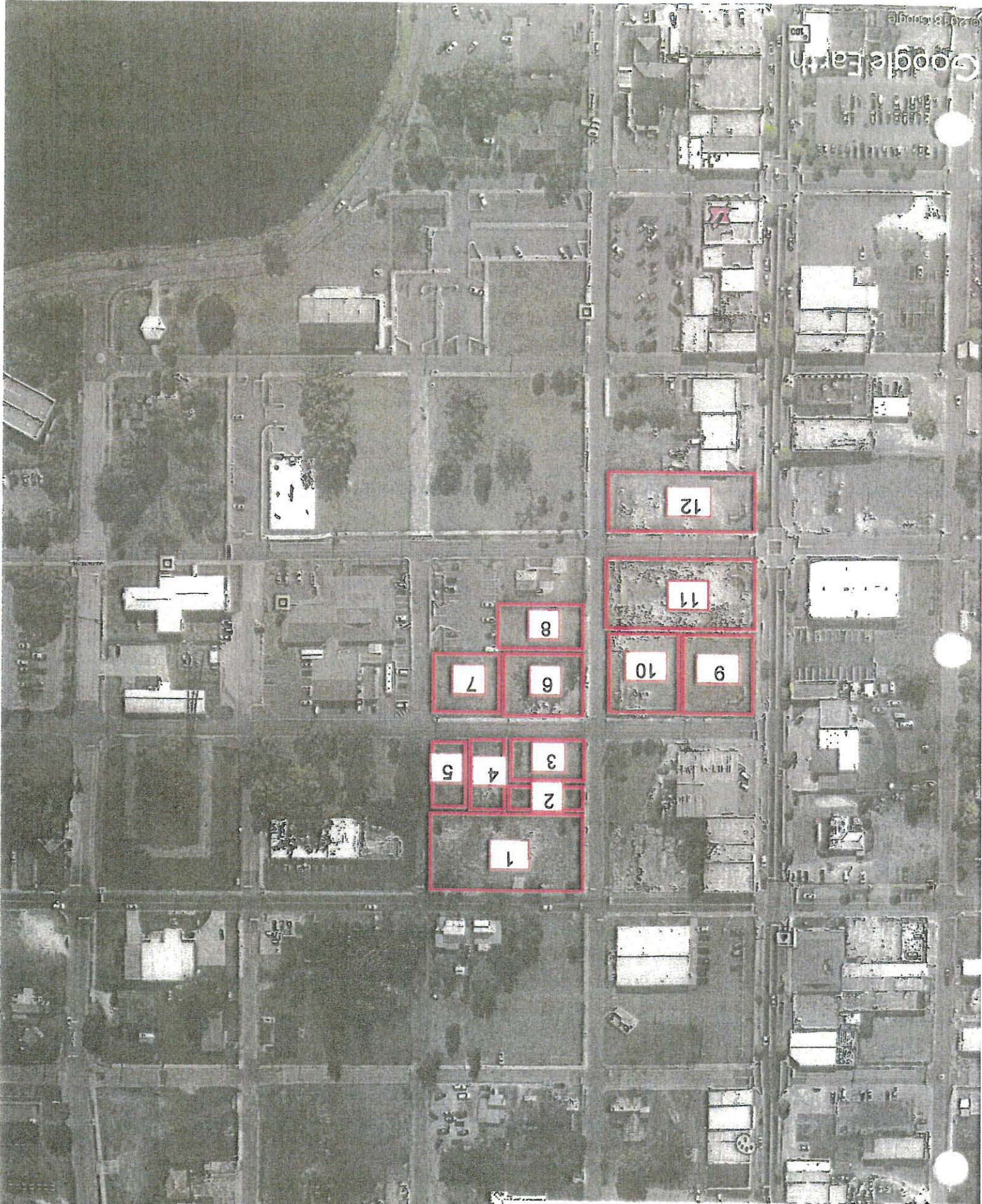
Respectfully submitted,

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Lory Chancy, Secretary/Treasurer

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Date of Approval



**Staff Report**

January 10, 2022 Regular Meeting

NEW	1
RENEW	4
INELIGIBLE (INCOME OR OTHER)	0
TOTAL CLIENTS SEEN IN OFFICE IN DECEMBER	5
ACTIVE MEMBERS	70
PUBLIC VISITS	24
PRIMARY CARE VISITS – 5 LOCATIONS	
November, 2021	39
YTD (Fiscal year October – Sept)	77
PHARMACY USAGE	
November, 2021	
PATIENTS SERVED	11
RX'S FILLED	33