

LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES
Minutes - Regular Meeting
March 14, 2022, 5:15 p.m.

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

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

Absent:

Also

Present: Dale Williams, Executive Director
Fred Koberlein, Attorney
Dwayne Cunningham, Director of Facilities
Dr. Larry Barrett, Fl. Gateway College
Mike Peacock, Haven Health
Don Savoie, Meridian
Matthew Ganskop
Amanda Thomas
Audre Ruise
Vanessa George
Karl Plenge, NOC
Barbara Lemley
Sonja Markham, LSHA Staff
Cynthia Watson, LSHA Staff
Lee Pinchouck, Fl. Gateway College
Austin Evans
Destiny Evans
Roy Handy
Garrett Morrison
Sylvester Warren
Travis George
Stew Lilker, Columbia Cty. Observer
Sandra BuckCamp
Richard Powell, Accountant

5 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. There were two additions to the Agenda. One, Mr. Mike Peacock and two, Dr. Larry Barrett, President, Florida Gateway College. Chairman Beil called for a Motion to approve the Agenda. **Motion** by Mrs. Lory Chancy. **Second** by Mr. Don Kennedy to approve adoption of the Agenda. All in favor. **Motion carried.**

INDIVIDUAL APPEARANCES

Public Comments by Mrs. Barbara Lemley and Mr. 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. Stephen Douglas to approve adoption of the Consent Agenda. All in favor. **Motion carried.**

DRAFT

Page 2
Lake Shore Hospital Authority
March 14, 2022

NEW BUSINESS

Addition to the Agenda - Mr. Mike Peacock, Haven Health.

Mr. Peacock addressed the Board on the RFP-SOI issued by the Lake Shore Hospital Authority.

Addition to the Agenda - Dr. Lawrence Barrett, Florida Gateway College

Dr. Barrett addressed the Board with a power point presentation on the RFP-SOI issued by the Lake Shore Hospital Authority.

Chairman Beil asked the Board if they were going to accept or decline the two (2) proposals received after the RFP – SOI published deadline. **Motion** by Mrs. Lory Chancy to accept both proposals for consideration. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

Discussion and possible action – replacement of Cooling Tower #2 located at main hospital

Mr. Dale Williams informed the Board that cooling tower #2 at the main hospital needs to be replaced. Two (2) quotes were received:

Taylor's HVAC Services, Inc. - \$3,863.02 and Johnson Controls - \$7,924.38. Mr. Dale Williams recommends Taylor's HVAC Services, Inc.

Motion by Mr. Stephen Douglas to approve the replacement of the tower and select Taylor's HVAC to do the work. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

Motion by Mrs. Lory Chancy to approve an agreement with CARC to utilize the Bedoya building.

Mr. Dale Williams informed the Board this would be a temporary use allowing CARC to renovate their existing building, and Dale informed CARC the building has lead paint and asbestos. Mr. Fred Koberlein advised the Board to place this item on a regular scheduled agenda or state the urgency of the situation prior to voting. Public comments by Ms. Barbara Lemley, Mr. Stew Lilker and Mr. Sylvester Warren. Chairman Beil stated there is a Motion on the table and asked for a second.

Second by Mr. Don Kennedy. Mr. Fred Koberlein asked the Board to restate the Motion and ask the Director to negotiate a lease. **Motion** by Mrs. Lory Chancy to amend her Motion to have the Director negotiate the Lease. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

STAFF REPORT

Staff report included in the agenda packet.

BOARD MEMBER COMMENTS

Chairman Beil called for a Motion to adjourn meeting.

Meeting adjourned.

Respectfully submitted,

Lory Chancy, Secretary/Treasurer

Date of Approval

DRAFT

**LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES**

WORKSHOP
March 14, 2022

Call to Order

The Workshop of the Lake Shore Hospital Authority Board of Trustees was opened at 6:15 p.m. by Chairman Brandon Beil at the Lake Shore Hospital Authority Administrative Complex. Chairman Beil announced there will be no action taken at the workshop and public comments will be heard after the workshop.

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

Also

Present: Dale Williams, Executive Director
Fred Koberlein, Attorney
Dwayne Cunningham, Director of Facilities
Dr. Larry Barrett, Fl. Gateway College
Mike Peacock, Haven Health
Don Savoie, Meridian
Matthew Ganskop
Amanda Thomas
Audre Ruise
Vanessa George
Karl Plenge, NOC
Barbara Lemley
Sonja Markham, LSHA Staff
Cynthia Watson, LSHA Staff
Lee Pinchouck, Fl. Gateway College
Austin Evans
Destiny Evans
Roy Handy
Garrett Morrison
Sylvester Warren
Travis George
Stew Lilker, Columbia Cty. Observer
Sandra BuckCamp
Richard Powell, Accountant

5 participants participated in the LSHA Virtual Workshop.

Workshop Material: Presented by Dale Williams, LSHA Executive Director

- 1.) Purposes and Powers of the Lake Shore Hospital Authority.
- 2.) Mission, Vision, and Goals of the Lake Shore Hospital Authority
- 3.) Strategic Priorities of the Local Community (As per the Columbia County Community Health Improvement Plan)
- 4.) Lake Shore Hospital Campus Building Inventory and Current Condition
- 5.) Historical Lake Shore Hospital Campus Building Operating Expenses
- 6.) Columbia County/Lake City Market Lease Rates
- 7.) Response Summary to the RFP-SOI issued by the Lake Shore Hospital Authority. (listed under #7)

1.) CARC – Advocates for Citizens With Disabilities

Requesting short term lease while current facilities are renovated.

2.) Columbia County –

Requesting space to create a “one stop shop” for the creation of a combined city/county permitting office, parking, and possible meeting room construction.

Page 2
Workshop
March 14, 2022

- 3.) **Columbia County Public Health Unit –**
Seeking additional space to provide current services. Is willing to discuss a partnership with the LSHA to provide primary care services and dental services.
 - 4.) **Compass One Health Care –**
Seeks contractual relationship to provide Food and Nutrition Services, Environmental Services, Facility Maintenance and Bio-Med Services.
 - 5.) **Meridian Behavioral Healthcare, Inc. –**
Seeks an affiliation with the LSHA and a lease for the Lake Shore Hospital facility for the purpose of a community based inpatient behavioral health hospital and integrated health home facility for Columbia County.
 - 6.) **Multi-Specialty Research Associates-**
Seeking to lease space in the Lake Shore Hospital facility to house their clinical research company.
 - 7.) **Remnant Ministries –**
Faith based organization seeking to use the Lake Shore Hospital campus for substance abuse, homeless care, adult mental health, children’s mental health, youth and teen programs, and other services.
 - 8.) **SCP Health –**
Seeks contractual relationship to provide full Emergency and/or Hospital medicine staffing.
 - 9.) **Columbia County Clerk of Courts-**
Requests use of the record storage building.
 - 10.) **The Worship Room-**
Faith based organization seeking facilities to perform counseling, community engagement and networking, transitional housing, mental health, youth activities, long term care and other services.
 - 11.) **Your ER Solution, LLC-**
Proposes to partner with LSHA to create an acute care facility including on-site radiology, IV fluid and medication administration, and performing standard emergency room procedures.
- 8.) Analysis: Strengths, Weaknesses, Opportunities, Threats (SWOT)

The Board asked Mr. Dale Williams to prepare additional information to better rank/review the RFP – SOI submittals received to determine the best fit for the empty buildings.

There were questions and discussion.

Public Comments by Barbara Lemley, Stew Lilker, Sylvester Warren, Mike Peacock and Sandra BuckCamp.

Page 3
Workshop
March 14, 2022

BOARD MEMBER COMMENTS

Comments by Mr. Stephen Douglas and Mrs. Lory Chancy.

Chairman Beil called for a Motion to adjourn meeting.

Meeting adjourned.

Respectfully submitted,

Lory Chancy, Secretary/Treasurer

Date of Approval

Sonja Markham

From: Tom Conley <TConley@flcities.com>
Sent: Monday, March 14, 2022 5:00 PM
To: Sonja Markham
Cc: Dale Williams
Subject: RE: asset survey report

Sorry y'all, but I don't remember where we left this. I think you were waiting on me for a premium for making the changes effective 6/1? The premium for the remainder of the year (6/1-10/1) is **\$13,774**. And, I think you were going to consider removing the financial office from the schedule, which has an annual premium of about \$4,000. I know you needed to go before the board with it. So, just checking in...

Tom Conley

Account Executive
Florida League of Cities, Inc.
850.251.8722
www.flcities.com



From: Sonja Markham <sonja@lakeshoreha.org>
Sent: Monday, February 14, 2022 4:26 PM
To: Tom Conley <TConley@flcities.com>
Cc: Dale Williams <dale@lakeshoreha.org>
Subject: RE: asset survey report

Tom,
We have an RFP meeting in the morning at 10:00 am, not sure how long we will be, but as soon as it is over we can call you. Hopefully around 10:30 am – how does this sound? If this sounds ok, can you send me the number you would like us to call you on?

Sonja Markham, Administrative Assistant
Lake Shore Hospital Authority
259 NE Franklin Street, Suite 102
PO Box 988
Lake City, Florida 32055
Phone: (386) 755-1090
Direct Line (386) 344-6033
Fax: (386) 755-7009
www.lakeshoreha.org

From: Tom Conley <TConley@flcities.com>
Sent: Monday, February 14, 2022 10:03 AM
To: Sonja Markham <sonja@lakeshoreha.org>
Subject: RE: asset survey report

To: LSHA Trustees

Fr: Dale Williams

Re: Fixed Asset Inventory

Date: April 11, 2022

Trustee approval is requested to remove and make the following fixed assets obsolete:

- Dell OptiPlex 3020 - J6VNN02 - Desktop computer
- Dell OptiPlex 3020 - J7VNN02 - Desktop computer
- Dell OptiPlex 3020 - CDVNN02 - Desktop computer
- Dell OptiPlex 3020 - F9VNN02 - Desktop computer
- Dell PowerEdge T620 - JT1NZ12 - Server

From: Hardison, E. Ashley <hardisona@lcfla.com>
Sent: Wednesday, April 6, 2022 2:44 PM
To: Gifford, Jeremy X <Jeremy.Gifford@flhealth.gov>
Cc: Phillips, Terri <PhillipsT@lcfla.com>
Subject: RE: Farmer's Market at Health Dept.

EXTERNAL EMAIL: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

Hey Jeremy,
The area in blue is safe. The area in red is a road and would need a road closure request. You'll need to submit an application through Terri Philips, she's copied, and the application will have to be approved by council. Those kind of things take about of month.

From your e-mail it doesn't look like you're wanting to use any of the space in red and will only be using parking spaces. You don't need our approval for that, just make sure the road stays open to traffic.



E. Ashley Hardison

Community Relations Coordinator
Lake City Police Department
225 NW Main Blvd #102
Lake City, FL 32055
O: 386-719-5742
C: 386-984-6392

@LCFLAPD



From: Gifford, Jeremy X <Jeremy.Gifford@flhealth.gov>
Sent: Wednesday, April 6, 2022 11:23 AM
To: Hardison, E. Ashley <hardisona@lcfla.com>
Subject: Farmer's Market at Health Dept.

Hey Ashley,

I'm not sure who exactly is the best person to reach out to... we are starting up our farmer's market again. Starting April 22nd and every Friday after from 10AM-1PM. We wanted to move this location to the other side of the building, in the parking area between our building and the Hospital Authority Building, right in front of the communications tower. I spoke to Dale with LSHA and he thought that road was an actual traffic road (I truly believe its more of a drive way lined with parking) and that we would need a special request to close it. Is this something that we need to run by LCPD? All setup (tents, etc.) will be set up in parking spaces and will not impact traffic.

Thanks,
Jeremy

Jeremy M. Gifford, MPH
Sr. Public Health Services Manager

Florida Department of Health
Columbia and Hamilton Counties
217 NE Franklin Street
Lake City, FL 32055
Mobile: 386-292-3209
Fax: 386-758-3900

***Mission:** To protect, promote & improve the health of all people in Florida through integrated state, county, & community efforts.*

***Vision:** To be the Healthiest State in the Nation*

Values: (ICARE)

Innovation: We search for creative solutions and manage resources wisely.

Collaboration: We use teamwork to achieve common goals & solve problems.

Accountability: We perform with integrity & respect.

Responsiveness: We achieve our mission by serving our customers & engaging our partners.

Excellence: We promote quality outcomes through learning & continuous performance improvement.

Please Note: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your email communication may therefore be subject to public disclosure.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

Sonja Markham

From: Gifford, Jeremy X <Jeremy.Gifford@flhealth.gov>
Sent: Thursday, April 7, 2022 10:43 AM
To: Sonja Markham
Subject: RE: Farmer's Market at Health Dept.

That would be great! I really think that it will make a difference moving to that location.

Thank you,
Jeremy

From: Sonja Markham <sonja@lakeshoreha.org>
Sent: Thursday, April 7, 2022 10:40 AM
To: Gifford, Jeremy X <Jeremy.Gifford@flhealth.gov>
Subject: RE: Farmer's Market at Health Dept.

EXTERNAL EMAIL: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,
Dale has no issue with Farmers Market using blue area, but we need Authority board approval. We have a meeting Monday April 11th – do you want us to walk on our agenda for approval. Please let me know.

Sonja Markham, Administrative Assistant
Lake Shore Hospital Authority
259 NE Franklin Street, Suite 102
PO Box 988
Lake City, Florida 32055
Phone: (386) 755-1090
Direct Line (386) 344-6033
Fax: (386) 755-7009
www.lakeshoreha.org

From: Gifford, Jeremy X <Jeremy.Gifford@flhealth.gov>
Sent: Wednesday, April 6, 2022 3:05 PM
To: Sonja Markham <sonja@lakeshoreha.org>
Subject: FW: Farmer's Market at Health Dept.

Hey Sonja,

I got with LCPD and discussed the road closure. I don't believe that we will need anything other than the area in blue. If Dale is okay with this, we would love to move it to that area. Of course, we would move all the way to the far North of that blue square as to not take up parking in front of the LSHA building.

What are your thoughts? If we are a go, I will let the program know.

Thanks!

Jeremy



College of Medicine
Department of Obstetrics and Gynecology
Healthy Families Alachua



6011 NW 1st Place
Gainesville, FL 32607
352-294-5530
352-294-5533 Fax

April 7, 2022

Dale Williams

259 N.E. Franklin Street Suite 102

Lake City, Florida 32055

Dear Mr. Williams,

I am writing on behalf of Healthy Families. The purpose of this letter is to express our need to have a place donated that a Healthy Families Support Worker would be able to utilize to complete office work.

Healthy Families is a home visiting program designed to foster positive parent-child interactions with high risk, low income families and stop the cycle of child abuse and neglect before it ever begins. 98% of families that participate in Healthy Families are free from abuse and neglect. Healthy Families is a nationally accredited home visiting program for expectant parents and parents of newborns experiencing stressful life situations. The program improves childhood outcomes and increases family self-sufficiency by empowering parents through education and community support. Parents voluntarily participate in Healthy Families so they can learn how to recognize and respond to their babies' changing developmental needs, use positive discipline techniques, cope with the day-to-day stress of parenting in healthy ways, and set and achieve short- and long-term goals. Healthy Families is a free, program that provides families with useful information on parenting and child development. Services include home visitation, parent education and assessment, counseling services, parent groups and more. These services are provided in the home of the client and they would not be entering your facility. The staff member would use it for documentation in between home visits.

We look forward to collaborating with you and thank you again for your generosity!

Sincerely

Lisa Heath
Family Support Worker, Healthy Families ACUB
mlott@ufl.edu

University of Florida J. Hillis Miller Health Center Self-Insurance Program

CERTIFICATE OF LIABILITY PROTECTION
University of Florida College of Medicine
Department of Obstetrics and Gynecology

This memorandum provides a summary of the professional and patient general liability protection for claims and actions which arise from the acts or omissions of University of Florida College of Medicine (UFCOM) health care faculty, residents, and employees while acting within the course and scope of their employment, and/or for UFCOM students while in an approved UFCOM course of study or training program. A full description of the terms and conditions of the protections noted herein can be obtained from the administrative office of the University of Florida J. Hillis Miller Health Center Self-Insurance Program (UFSIP), a self-insurance program created pursuant to the authority of section 1004.24, Florida Statutes.

The UFCOM is a component of the University of Florida Board of Trustees (UFBOT). To the extent the State of Florida has partially waived its immunity to tort claims as described in section 768.28, Florida Statutes, the UFBOT is protected for a professional or patient general liability claim or judgment by any one person in a sum not exceeding TWO HUNDRED THOUSAND DOLLARS (\$200,000), and for total claims or judgment arising out of the same incident or occurrence in a total amount not exceeding THREE HUNDRED THOUSAND DOLLARS (\$300,000), without an annual aggregate, such protection being provided by the UFSIP. Additional protection is provided by the UFSIP for total professional or patient general liability claims or judgment arising out of the same incident or occurrence up to ONE MILLION DOLLARS (\$1,000,000), without an annual aggregate and inclusive of the statutory limits described above, for any loss in excess of the statutory limits of liability which is assigned to the UFBOT by action of the Legislature and Governor of the State of Florida.

Individuals and entities protected by the UFSIP who are not subject to the immunity as described in section 768.28, Florida Statutes, are provided professional and patient general liability protection for total claims or judgment arising out of the same incident or occurrence up to a liability limit of TWO MILLION DOLLARS (\$2,000,000), without an annual aggregate, with such protection being provided by the UFSIP.

Students of the UFCOM, while participating in a pre-approved course of study or training program, and when not subject to the immunity as described in section 768.28, Florida Statutes, are provided professional and patient general liability protection for total claims or judgment arising out of the same incident or occurrence up to a liability limit of ONE MILLION DOLLARS (\$1,000,000), without an annual aggregate, with such protection being provided by the UFSIP.

All liability protection described herein will respond to any claim or action arising from negligent acts or omissions on an OCCURRENCE basis, subject to applicable statutes of limitation and repose.

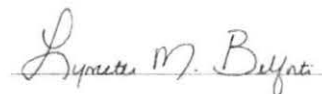
Professional liability actions filed against the UFBOT pursuant to section 768.28, Florida Statutes, are subject to section 766.112(2), Florida Statutes, which provides that any judgment against the UFBOT for medical malpractice actions shall be on the basis of the UFBOT's comparative fault and not on the basis of the doctrine of joint and several liability and that the sole remedy available to a claimant to collect damages allocated to the UFBOT shall be pursuant to section 768.28, Florida Statutes.

This Certificate of Liability Protection does not amend, alter, or modify the protection afforded by the UFSIP and is not fully descriptive of all conditions and restrictions. Further, the UFSIP is prohibited from adding as "insureds" or "protected entities" any individual or entity not described in section 1004.24, Florida Statutes, or other statute specifically authorizing their protection, nor can their protection be contractually extended to non-insureds or non-protected entities through indemnity or save-and-hold-harmless or similar agreements.

Policy Number: None

Certificate Holder: Florida Department of Children and Families, 1317 Winewood Boulevard, Tallahassee FL 32399-0700

Certificate Coverage Period: July 1, 2022 12:01 a.m. to July 1, 2023 12:01 a.m. (Named Insured Local Standard Time)



Lynette M. Belforti
Operations and Underwriting Officer
February 1, 2022

Staff Report

April 11, 2022 Regular Meeting

NEW	1
RENEW	10
INELIGIBLE (INCOME OR OTHER)	0
TOTAL CLIENTS SEEN IN OFFICE IN MARCH	11
ACTIVE MEMBERS	54
PUBLIC VISITS	33
PRIMARY CARE VISITS – 5 LOCATIONS	
February, 2022	28
YTD (Fiscal year October – Sept)	163
PHARMACY USAGE	
February, 2022	
PATIENTS SERVED	8
RX'S FILLED	31