

DRAFT

LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES

Regular Meeting – February 10, 5:15 p.m.

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

Present: Stephen Douglas, Chair
Brandon Beil, Vice-Chair
Don Kennedy/ Secretary/Treasurer

Jerry Bullard, Trustee
Lory Chancy – Trustee

Absent:

Also

Present: Dale Williams, Executive Director
Todd Kennon, Attorney
Judge Melissa Olin
Morgan McMullen, Reporter
Rocky Ford, County Comm.
Joel Foreman, Columbia County Attorney
Tammy Ferris, Col. County Health Dept.

Sonja Markham, LSHA Staff
Karl Plenge, NOC
James Olin
Barbara Lemley
Diane Duque, Col. County Health Dept.
Tony Ferris, Col. County Health Dept.
Dr. Lawrence Barrett, Florida Gateway
College

Stew Lilker, Columbia County Observer
Chuck Hydovitz, Trial Court Administrator

10 participants participated in the LSHA Virtual Regular Board Meeting.

CALL TO ORDER

Chairman Douglas called the in person/virtual February 10, 2025, Regular Meeting to order at 5:15 P.M. Chairman Douglas called for additions/deletions to the agenda. Todd Kennon, LSHA Attorney asked for the Construction and Operation Agreement with Palms Medical Group to be tabled and placed on the March 2025 monthly meeting Agenda. **Motion** by Mr. Brandon Beil to approve the agenda deleting the Construction and Operation Agreement with Palms Medical Group. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

INDIVIDUAL APPEARANCES

Public Comments by Mr. Rocky Ford, Ms. Diane Duque, Ms. Barbara Lemley and Mr. Stew Lilker.

CONSENT AGENDA

Chairman Douglas called for a motion to approve the Consent Agenda. **Motion** by Mr. Don Kennedy to approve adoption of the Consent Agenda. **Second** by Mr. Jerry Bullard. All in favor. **Motion carried.**

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NEW BUSINESS

Request for Approval – Renewal of U.S. Treasury Notes re: LSHA Surplus Funds Investment (final interest rate(s) TBD – February, May and July 2025)

Mr. Dale Williams explained the maturity dates and interest for the treasury notes to the Trustees. Staff is requesting renewal of the Treasury note that expires on 2/15/2025. **Motion** for discussion by Mr. Brandon Beil to reinvest the Treasury Notes expiring 2/15/2025 for a 12-month term. **Second** by Mr. Don Kennedy. Discussion by the Trustees. All in favor. **Motion carried.** The additional Treasury Notes will come up for renewal in May 2025 and July 2025 and will be placed on the meeting Agenda at appropriate times for renewal.

UNFINISHED BUSINESS – Mr. Dale Williams, Executive Director

Discussion and Possible Action – Change to General Liability and Property Insurance Policy

Mr. Dale Williams reminded the Trustees that the LSHA had been notified by the Florida League of Cities that an “error” in calculating the General Liability Insurance premium had been identified and as a result of the error, the LSHA owed a “back” premium of \$29,081.00. Mr. Dale Williams would like to address the “back” premium after all decisions are made regarding the properties on the Lake Shore Hospital campus. No action will be taken at this time.

Discussion and Possible Action - Community Health Needs Assessment (CHNA) - Responses to the “Request for Proposals”

There were Six (6) responses to the Lake Shore Hospital Authority Request for Proposals (RFP) to perform a Community Health Needs Assessment (CHNA). Of the 6 responses, 2 have been found to be fully responsive (see attached response tabulation). The 2 responses deemed to be responsive were from HMA and HealthTech.

The 2 qualified responses have been reviewed. The recommendation is that the LSHA Trustees authorize contract negotiations with Health Management Associates, Inc. (HMA).

HMA is recommended for the following reasons:

- 1.) The response appeared to demonstrate more rural experience.
- 2.) The “Process” to be utilized was easier to follow and understand.
- 3.) The “Data Collection Process” included more sources and tools.

Public Comments by Ms. Barbara Lemley and Mr. Stew Lilker. Discussion by the Trustees. **Motion** by Mr. Brandon Beil to table this item, and place this on the March meeting agenda. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.** Mrs. Lory Chancy would like Mr. Dale Williams to inquire with surrounding counties to see if they would be interested in this assessment and sharing the expenses.

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Discussion and Possible Action - Approval of property distribution recommendation between Columbia County and Florida Gateway College

As requested by the LSHA Trustees during their January 27, 2025, Special Meeting, representatives from the Columbia County Board of County Commissioners and Florida Gateway College met on Wednesday January 28, 2025, to discuss a joint recommendation for allocating certain physical assets of the Lake Shore Hospital Authority between the two entities.

The two-story building will go to Florida Gateway College and the Court Administration the LSHA Administration building with a number of vacant adjoining lots will be transferred to Columbia County for use by Court Administration.

Public Comments by Mr. Joel Foreman, Mr. Stew Lilker and Ms. Barbara Lemley. Discussion by the Trustees. Mr. Todd Kennon's recommendation is to give the FGC and the Columbia County the properties as is, and they will handle their own zoning issues. He also suggested surveys on the properties. **Motion** by Mr. Don Kennedy to approve the property distribution between Columbia County and Florida Gateway College (attached parcel map -Attachment D-2- reflects the joint recommendation of the two entities.) Mr. Todd Kennon will get with legal staff for both entities to finalize the terms and conditions of the transfer. **Second** by Mr. Brandon Beil. Roll call vote – Mrs. Lory Chancy – yes, Mr. Don Kennedy – yes, Mr. Jerry Bullard – yes, and Mr. Brandon Beil – yes. All in favor. **Motion carried.**

Discussion and Possible Action – Termination of Columbia EMS lease offer

Mr. Dale Williams informed the Trustees that Columbia EMS is no longer interested in the site they were going to utilize for the EMS Center. Public comments by Ms. Barbara Lemley. Discussion by the Trustees. Mr. Brandon Beil would like to see if other entities have an interest in this property. This property needs to be declared surplus and placed on the upcoming March Agenda. **Motion** by Mr. Jerry Bullard to remove Columbia EMS from their lease and declare the property as surplus in the March meeting. **Second** by Mr. Don Kennedy. **Motion carried.**

UNFINISHED BUSINESS – Mr. Todd Kennon, LSHA Attorney

Discussion and Possible Action – Chapter 164 Update re: City of Lake City Non-Conforming Zoning Determination

Mr. Todd Kennon informed the Trustees the Chapter 164 meeting with the City of Lake City is scheduled for March 12, 2025, at 1:00 pm at City Hall.

Public Comments by Mr. Stew Lilker.

Mr. Dale Williams asked the Trustees to cancel the regular Authority March 10th meeting and reschedule after the Chapter 164 meeting with the City. The March meeting will be Tuesday, March 18th or Wednesday, March 19th. Once confirmed notice will be sent out.

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STAFF REPORT

The staff report is in the Trustee packets.

BOARD MEMBER COMMENTS

There were none.

Meeting adjourned.

Respectfully submitted,

Donald R. Kennedy, Secretary/Treasurer

Date of Approval

17:13:34 From Lake Shore Hospital Authority,
Lake City, FL to Everyone:

Please be advised that all chat
comments become part of the public record.