

Draft

**LAKE SHORE HOSPITAL AUTHORITY
BOARD OF TRUSTEES**

Regular Meeting – May 12, 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

Also

Present: Dale Williams, Executive Director
Todd Kennon, Attorney
Morgan McMullen, Lake City Reporter
Lauren Cohn, Meridian Behavioral Healthcare
Ashley Brooks, Meridian Behavioral Healthcare
Mr. Richard Powell, Accountant
Sonja Markham, LSHA Staff
Karl Plenge, NOC
Barbara Lemley
Anita Rembert, Palms Medical
Glenel Bowden

Mr. Terrell Arline, Special Counsel, LSHA (zoom)
2 participants participated in the LSHA Virtual Regular Board Meeting.

CALL TO ORDER

Chairman Douglas called the in person/virtual May 12, 2025, Regular Meeting to order at 5:15 P.M. Chairman Douglas called for additions/deletions to the agenda. There were none. **Motion** by Mr. Brandon Beil to approve the adoption of the agenda. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

INDIVIDUAL APPEARANCES

There were none.

CONSENT AGENDA

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

NEW BUSINESS

Discussion and Possible Action – Approval of Primary Care Clinic Layout Plan and Permission to Bid Project

Ms. Anita Rembert introduced the recommended floor plan for the Primary Care Clinic that will be located in the PT building on the hospital campus. (floor plan is attached) Public comments by Ms. Barbara Lemley. Discussion. With budget time approaching Mr. Brandon Beil would like to have a discussion for the LSHA medical assistance plan to match Palms. **Motion** by Mr. Brandon Beil to approve the floor plan as presented by Palms Medical. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

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NEW BUSINESS

Discussion and Possible Action – Approval of Primary Care Clinic Layout Plan and Permission to Bid Project (continued)

Motion by Mr. Brandon Beil to put the Primary Care Clinic project out for bids. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

As to the requests made by the Trustees at the April, 2025 board meeting, Mr. Dale Williams updated the Trustees on the transfer of medical equipment to Columbia County and the Interest earned on the Authority treasury notes.

UNFINISHED BUSINESS – Mr. Todd Kennon, LSHA Attorney

Discussion and Possible Action – City of Lake City Zoning Determination regarding Lake Shore Hospital including settlement and proposals from the March 12, 2025, Chapter 164 meeting between LSHA and City of Lake City representatives

Mr. Terrell Arline, Special Counsel to the Authority, is attending over zoom for this portion of the Authority meeting.

Mr. Todd Kennon updated the Trustees on the letter received by Meridian on April 29th. Mr. Kennon reached out to Meridian for clarity on items in the letter. Mr. David Evans, legal counsel for Meridian, responded with an email received on May 12, 2025 immediately prior to the meeting (attached)

Public comments by Mr. Glenel Bowden. Discussion. Mr. Brandon Beil would like Authority staff to attend a City Council Meeting and speak publicly regarding the zoning issue. **Motion** by Mr. Brandon Beil to instruct Mr. Kennon to make a telephone call, forward the email from Meridian, have a conversation with Mr. Martin, and City Counsel, and then if necessary to add this information as an Addendum to our agreement, if the City is in agreement. If the City is in agreement, they would then have to trust the Authority to enforce the conditions in the agreement moving forward. **Second** by Mr. Don Kennedy. Roll call vote – Mrs. Lory Chancy – yes, Mr. Don Kennedy – yes, Mr. Jerry Bullard – yes, Mr. Brandon Beil – yes. All in favor. **Motion carried.**

STAFF REPORT

The staff report is in the Trustee packets.

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BOARD MEMBER COMMENTS

There were none.

Discussion on a Special Meeting for the Authority. Sonja Markham will reach out to the Trustees for availability.

Meeting adjourned.

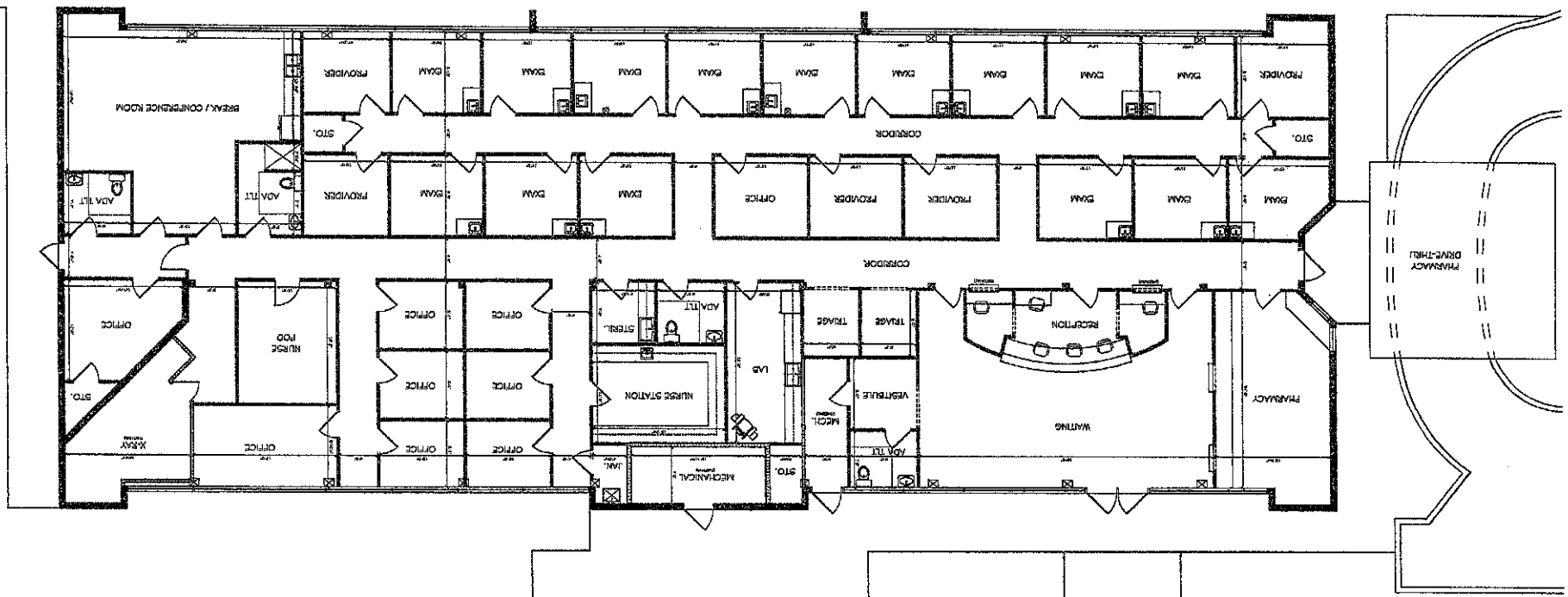
Respectfully submitted,

Donald R. Kennedy, Secretary/Treasurer

Date of Approval

FRANKLIN STREET

PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"
8,590 S.F.



PARKING



Alysha Jenkins

From: Evans, David <David.Evans@Dinsmore.com>
Sent: Monday, May 12, 2025 4:10 PM
To: Todd Kennon; Terrell Arline; Dale Williams
Cc: Lauren Cohn; Harbert, Thomas; Alysha Jenkins
Subject: Lake Shore/Meridian

Todd, thanks for your correspondence this morning. Here is Meridian's position:

On the list of conditions that could be moved out of the Resolution and into the Agreement between Meridian and the Authority, here are the ones that are concerning to Meridian:

1. We would like to remove the requirement to work collaboratively with LCPD. Although Meridian fully intends to do so, we don't want that to be part of our contractual obligation to the Authority.
2. On the Sallyport, Meridian would commit to one Sallyport but not multiple Sallyports at all potential entryways.
3. We would like to delete the requirement to notify LCPD of patients at risk to self or others. Almost all Meridian patients could fall in that category and one of the things we thought the City was trying to avoid was over-reliance by Meridian on local law enforcement.
4. On the requirement to notify LCPD of missing patients, we can agree to this but would like to change the terminology from "missing" to "determined by Meridian to be on unauthorized elopement."
5. Meridian is ok with the language on the radio dispatch system but would want to include language about Authority financial support and assistance for such a system as has been discussed.

Except as set forth above the other conditions are acceptable.

On the topic of litigation, Meridian is simply not willing to commit to support the result of any litigation. Meridian's Board has been very clear on this and Lauren has made this clear to Dale. There are just too many factors of uncertainty for us to provide such a commitment. Even if a court order were to capture the substance of what we would need (specific approval of Meridian as a private not-for-profit operator of behavioral health services as an approved non-conforming use), the open-ended timing of when this might occur (if this is fully litigated, appealed, etc. it could conceivably take years) creates a situation where we can't commit to accepting the outcome. This is further complicated by the fact that at some point we may be dealing with Columbia County and not the Authority. So any decision by the Authority to sue the City should not be premised on an expectation that Meridian will accept the outcome.

David

Date: June 9, 2025

To: LSHA Trustees

Fr: Dale Williams

Re: Fixed Asset Inventory

Please find attached the 2025 fixed asset inventory for the LSHA. The following amendments are requested:

DELETION:

Datacard Plus Printer CP60 - CD800, C72754, – stopped working

Dell Power Edge Server

ADDITION

Halo single sided printed DD22-2239 - XC20214

Dell-7CCG9 laptop – J5YHC64



3406 Main Street
Jacksonville, FL 32207

Phone: 904-353-4361
Fax: 904-343-4363
Email: john@dowlingdouglas.com
Website: www.DowlingDouglas.com

Lake Shore Hospital Authority
259 NE Franklin Street
#102
Lake City, FL 32055

5/27/2025

RE: Equipment picked up

The following equipment was removed by Dowling Douglas Co.:

- CD800, sn.C72754

We gave to LSHA in its place:

- Halo single-sided printer, sn.XC20214 DD22-2239

If you should have any questions please feel free to contact me at your convenience.

John Pecnik
Sales Manager

2025 INVENTORY LIST

	Serial #	Location	Year Purchased	Purchase Amount	Depr. Life	Current Value	Salvage Value	Tag #
Brother Printer MFC DCP-350C	U61817ABF588549	Front desk	2008	\$ 100.00	5	0		0001
Optiplex 3070	CZ5FSZ2	Front desk	11/25/2019	\$ 803.25				286
Hanns Monitor	031GU3BY04937	Front desk		\$ 239.00	5	0		0003
Sharp BP-70C31 Copier (8525)	43020572	Front office	5/30/2024	Lease (\$146.33)				0303
ISG Mounted Camera		Front office						0005
4 Drawer Steel File Cabinet (black) (2)		Front office		\$450 each				0006 & 0007
Shred Master		Front office	5/20/2008	\$ 579.99	5	0		0008
2 Drawer Rolling File (silver)		Front office		\$ 170.00				0009
Desk		Front office						0010
2 Drawer Sliding File Cabinet		Front office		\$ 170.00				0011
CCTV Surveillance System W/ Remote & Sony Monitor (shows 4 cameras)		Front office	2/1/2013	\$ 8,672.00	7	\$ 2,477.70		0012
Datacard CP60, CD800 Plus Printer	C72754	Front office	2010	\$ 3,170.00	5	0		0013
Halo single-sided printer, DD22-2239	XC20214	Front office		Trade due to 0013				0305
Lenovo Notebook	L3-BVM3W	Front office						0014
Battery back up surge protector APC		Board room	2017	\$ 73.51				0015
Dell-7CCG9 laptop	J5YHC64	Board room	2025	\$ 1,203.51				0304
Battery back up surge protector APC	BE550G	Front office	2023	\$104.00				0292
Epson LCD Projector	M4UF060688L	Front office		\$ 1,000.00				0016
Mounted Datacard Camera		Cynthia	2006	\$ 1,189.00	5	0		0017
Optiplex 3070	CYSHSZ2	Cynthia	11/25/2019	\$ 803.25				0284
DMI Monitor	D7LMTF224053	Cynthia	2014	\$ 172.49	5			0019
4 Drawer Steel File Cabinet (black) (1)		Cynthia		\$ 450.00				0020
2 Drawer Rolling File (silver)		Cynthia		\$ 170.00				0021
Desk with 2 drawers attached		Cynthia						0022
Battery back up surge protector APC		Cynthia	2017	\$ 73.51				0023
Brother ML-300	D5P162147	Sonja	10/18/2023	\$ 99.74				0301
Dymo Label writer 450 Twin Turbo	SN 17501602429990	Sonja	11/15/2023	\$ 439.94				0302
Optiplex 3070	CYTLSZ2	Sonja	11/25/2019	\$ 803.25				0283
Brother	HL-L931OCDW	Sonja	7/29/2021	\$ 650.00				289
Dell Monitor	CNOKW14V7426144C1HFB	Sonja	2014	\$ 309.00	5	\$ 61.80		0027
Dell Monitor	CNOKW14V7426144C1HFB	Sonja	2014	\$ 309.00	5	\$ 61.80		0028
Desk with 3 drawers attached		Sonja						0029
4 Drawer Steel File Cabinet (black) (1)		Sonja		\$ 450.00				0030
Battery back up surge protector APC		Sonja	2017	\$ 73.51				0031
Fireproof 4 door file cabinet		Sonja		\$ 1,000.00				0032
3 Drawer Rolling File (silver)		Sonja		\$ 200.00				0033
Laptop	8CG82880H8	Sonja	2018	\$ 587.00	5	\$ 587.00		0277
Dell Latitude 3410 Laptop	GFCGXZ2	Sonja	8/20	\$ 1,219.00				0288

Dowling to

Adopted: July 9, 2018

Supersedes all previous inventories

Tascam Audio System	261156	Conference Room					0034
Polycorn Sound Station IP6000	0004F2F817F1	Conference Room					0035
Rolling Podium		Conference Room		\$ 140.00			0036
Rolling projector cart (Quartet)		Conference Room		\$ 84.00			0037
Quartet wall screen		Conference Room		\$ 115.39			0038
Fujitsu Scan Snap S510	4932	Conference Room		\$ 50.00			0039
2 door storage cabinet		Conference Room					0040
12 folding chairs		Conference Room		\$20.00 each			0041-0044/0058-0065
11 high back rolling chairs (around board table)		Conference Room		\$205.00 each			0066-0075
2 secretarial rolling chairs (Cynthia and Sonja)		Conference Room		\$195.00 each			0076-0077
24 folding chairs (public use)		Conference Room		\$20.00 each			0078-0101
Brother HL-2140 Printer	U61944L8J162930	Dale		\$ 250.00			0045
HP Elite Display E221	CNK50601Y1				\$ 75.00		0291
ACER LED	MMLW9AA0046370C8548525	Dale		\$ 150.00	5		0047
4 Drawer Steel File Cabinet (black) (1)		Dale		\$ 500.00			0048
Desk with 5 drawers (black)		Dale					0049
Cabinet with double doors and 2 drawers (black)		Dale					0050
Small Cabinet with double doors (black)		Dale					0051
Glass table 3 shelves		Dale	4/13/2012	\$ 299.00			0052
Zagg Folio I pad mini with Retina display	60200219AC	Dale		\$ 90.00			0053
Optiplex 3070	CZ3MSZ2	Dale	11/25/2019	\$ 803.25			0285
Fellowers power shred	C-220C	Dale	2/1/2012	\$ 292.98			0055
Battery back up surge protector APC		Dale	2017	\$ 73.51			0056
Desk with pull out drawer in middle		Dale					0057
13 chairs		TV room		\$60.00 each			0102-0114
1 Emerson 20 inch wall mounted tv		TV room		\$ 100.00			0115
Lifetime Round picnic table		Breezeway		\$ 220.00			0116
Kennmore Fridge		Kitchen		\$ 550.00			0117
Keurig K-Classis Coffee Maker		Kitchen		\$ 119.00			290
Sharp Carousel Microwave		Kitchen		\$ 150.00			0119
Table set w/4 chairs		Kitchen		\$ 250.00			0120
Rolling Kitchen Cart		Kitchen		\$ 175.00			0121
Shelving (2)		Back storage room	10/18/2013	\$294.98			0280-0281
4 Drawer Steel File Cabinet (black) (2)		Back storage room		\$450.00 each			0278-0279

Tables (25)		Classrooms 1 & 2		\$70.00 each				0123-0131/0133-0148
Chairs (121)		Classrooms 1 & 2		\$20.00 each				0154-0200/0201-0276
Storage racks for storing chairs (4)		Classrooms 1 & 2		\$167.88 each				0150-0153
Non rolling tables (2)		Classrooms 1 & 2		\$60.00 each				0132 & 0149
Wall screen (projector use)		Classroom 1		\$115.39				0122
1995 Ford PK - tag #88A ASP	1FTDF15YXSNA52763	Hospital	10/1/2020	0		\$2,000.00		
2006 Chevy Silverado 2500HD - TAG XO214D	1GCHC23UX6F106093	Hospital				\$23,000.00		
1995 Chevy S10 regular cab - TAG - LPIT79	1GCCS1448SK141285	Hospital				\$520.00		

Adopted: July 9, 2018

Supercedes all previous inventories

Properties								
Parcel #12061	199 NE Leon Street	.505 AC						
Parcel #12065	227 NE Hillsboro Street	.221 AC						
Parcel #12069	243 NE Hillsboro Street	.2163 AC						
Parcel #12071	259 NE Franklin Street	11,065 SF						

APPRAISAL OF

11.20 ACRES OF VACANT LAND
Located on Northeast Lake Drive
in Lake City, Florida

PREPARED FOR

Lake Shore Hospital Authority
259 Northeast Franklin Street
Lake City, Florida 32055

PREPARED BY

CHASE MOSES & ASSOCIATES, INC.

Jordan Chase Moses, MAI
State-Certified General
Real Estate Appraiser RZ3672

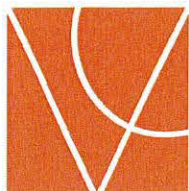
VALUATION DATE

May 8, 2025

JOB NUMBER

25-193-1





CHASE MOSES & ASSOCIATES

APPRAISERS | BROKERS | CONSULTANTS

J. CHASE MOSES, MAI
STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER RZ3672 (FL)
CERTIFIED REAL PROPERTY APPRAISER 359959 (GA)
LICENSED REAL ESTATE BROKER (FL)

May 13, 2025

Lake Shore Hospital Authority
259 Northeast Franklin Street
Lake City, Florida 32055

Attn: Dale Williams, Executive Director

Re: Appraisal of 11.20 Acres of Vacant Land
Located on Northeast Lake Drive in Lake City, Florida

Dear Mr. Williams,

At your request, an inspection and market value appraisal has been made of the captioned property. The purpose of this appraisal is to provide an opinion of the *market value* of the *fee simple estate* in the subject. The intended use is to aid the client in the valuation of the subject for internal valuation purposes and disposition of the asset. The client and intended user is Dale Williams on behalf of the Lake Shore Hospital Authority. The appraiser is not responsible for unauthorized use of this report. The level of detail and discussion contained in this report are specific to the needs of the intended user and the intended use of this appraisal report.

Analyses and supporting data are provided in the attached Appraisal Report which is prepared in compliance with the requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice.

The subject of this appraisal is 11.20 acres of vacant land located on the east side of the Lake Shore Hospital Authority complex. It is situated on the northwest side of Northeast Lake Drive and on the southwest side of Northeast Simms Drive in Lake City. The property contains a relatively level topography and is heavily impacted by wetlands and flood zones. Additional details on the subject will follow in the attached report.

It is the appraiser's opinion that the *market value* of the *fee simple estate* in the subject, subject to the conditions stated in the attached report, as of May 8, 2025, was:

TWENTY THOUSAND DOLLARS
(\$20,000)

This letter must remain attached to the included report, which contains 38 pages, including related addenda, for the opinion of value to be considered valid.

Thank you for this opportunity to be of service.

Respectfully submitted,

CHASE MOSES & ASSOCIATES, INC.



Jordan Chase Moses, MAI
State-Certified General
Real Estate Appraiser RZ3672

Staff Report
June 9, 2025 Regular Meeting

NEW	1
RENEW	2
INELIGIBLE (INCOME OR OTHER)	0
TOTAL CLIENTS SEEN IN OFFICE IN MAY	3
ACTIVE MEMBERS	14
PUBLIC VISITS	10
PRIMARY CARE VISITS – 2 LOCATIONS	
April 2025	4
YTD (Fiscal year October – Sept)	50
PHARMACY USAGE	
April 2025	
PATIENTS SERVED	3
RX'S FILLED	13