

Carroll County Local Board of Health Meeting
Carroll County Health Center
Friday, November 20, 2015
12:00 p.m.

Members Present

Sandra May, Chairperson
Dr. Ben Kutnicki
Dr. Richard Kates
Chad Franklin
David Wilhoite
Dr. Philip Habas
Bill Osborne
Greg Goff

Members Absent

Dr. Cecil Martin
Dr. Mark Miller
Jodie Kemper
Judge Bobby Lee Westrick

Staff Present

Dr. Georgia Heise
Michelle Wilburn
Barb Moloney
Ashley Froman

Community Present

Welcome and Remarks: Dr. Georgia Heise called the meeting to order at 12:05pm. A quorum was present.

Topic: Proposal from Carroll County Memorial Hospital

Discussion: Dr. Heise presented the board with plan D1 received from Carroll County Memorial Hospital. The board reviewed the plans and discussed the options of letting the hospital add an expansion to the existing health center, or to let them buy the building and build a health center at a new location. It was agreed that the hospital would expand regardless. We are not locked into staying in the health center building as the restriction time has expired on the block grant, so the health center can relocate. The land near the methadone clinic was considered, as well as the cost to build and make a new health center fully operational, along with prevailing wage and labor costs. New construction is estimated to cost \$1,061,400.00 at \$200/a square foot for 5307 square feet. The possibility of taking out a loan with the USDA for the cost of what is needed above what was obtained from the sale was also discussed. The taxing district has a CD worth \$120,355.00 as of 10/15/15; cash reserves of \$227,548.68 as of 11/20/15; appraisal of the building was \$520,000.00. The approximate cost estimate to construct/remodel would be \$750,000.00.

Action: David Wilhoite made the motion to propose to sell the health center to Carroll County Memorial Hospital for \$1,000,000.00, plus 2 acres of donated land, with \$500,000.00 to be paid up front, and the balance to be paid over 5 years. Chad Franklin seconded the motion. The motion carried unanimously.

Topic: The possibility of the sale proposal being rejected by the hospital

Discussion: If the offer is rejected, can the health center be built for \$750,000.00? It was agreed that if properly planned, a lesser building could be constructed. The cost to remodel an existing building of 3,000 sq feet is approximately \$750,000.00.

Action: Dr. Richard Kates made a motion that if the original sale proposal is rejected, a counter-offer should be made of \$750,000.00. Dr. Habas seconded the motion. The motion carried unanimously.

Topic: It was discussed that a real estate attorney should be consulted as well as a building task force should be formed to assess the needs for a new health center in terms of square footage needed, design, and budget. Dr. Habas, Bill Osborne, and Greg Goff volunteered to serve on the task force. Dr. Heise also recommended Justin Pittman to serve on the task force as well.

Action: Sandra May made the motion to consult a real estate attorney and create a building task force. Dr. Kates seconded the motion. The motion carried unanimously.

Topic: Adjournment

Action: Sandra May made the motion to adjourn. Dr. Kutnicki seconded the motion. No other items were discussed. The meeting adjourned at 1:05pm.


Board Chairperson

12-10-2015
Date


District Director

12/10/15
Date


Board Secretary

12/10/15
Date