

# **FINAL APPROVED February 21, 2019 WMCSHCD BOARD MEETING MINUTES**

## OFFICIAL PROCEEDINGS OF THE WHITE MOUNTAIN COMMUNITIES SPECIAL HEALTH CARE DISTRICT BOARD MEETING

February 21, 2019 2:30 P.M. at  
WMCSHCD Office  
625 North 13<sup>th</sup> West  
St. Johns, AZ 85936

Members of the Public Present: Greg Was.

1. Call to Order

The meeting was called to order by Chair Jerry Campeau at 2:30 PM.

2. Roll Call: Jerry Campeau, Linda Martin Marilyn Slaughter were present via ZOOM video conferencing. Dana Overson, Administrator present @ WMCCSHCD Office via ZOOM video conferencing; Sandy Crabtree arrived at WMCSHCD Office @ 2:42 p.m. Derek Kidwell was excused.

3. Call to Public: There was no response from the public to this call.

4. Approval of Minutes of Directors Meeting held on January 10, 2019. ACTION REQUIRED. ACTION TAKEN: Linda Martin Moved to approve the Minutes of the Regular District Board Meeting and the Minutes of the Executive District Board Meeting held on January 10, 2019. Marilyn Slaughter seconded the motion. Motion passed unanimously.

5. Review and approval of Forth Qtr. 2018 District Financial Statements. ACTION REQUIRED. ACTION TAKEN: Linda Martin moved to approve the 4<sup>th</sup> Qtr. 2018 Financial Statements; Marilyn Slaughter 2<sup>nd</sup> the motion. Linda Martin stated her previous questions have been answered. Motion passed unanimously.

6. Discussion/Approval for disposition of St. Johns Health Center – Jerry Campeau. Action as Appropriate. Jerry Campeau updated the election research he has worked on with the new attorney Kristin Mackin with SIMS MURRAY LTD. Kristin has extensive background with government law, especially regarding State Statutes. As stated within Statutes ARS §16-558 and §16-225 we as a Special Health Care District have the legal right and ability to call an election; as we also had that right last year and were denied. Sandy Crabtree joined the meeting @ 2:42 p.m. Jerry Campeau also explained the reason for the wording changes regarding the taxing levels. The Statute points to an index that no longer exists. We have never taxed the limit at the value of not greater than \$0.66 per hundred dollars assessed value so the wording changes simply covers Statute limits. **ACTION TAKEN: Jerry Campeau moved to approve a Call for Election to the Apache County Board of Supervisors and the Apache County**

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Election Department as provided in the written letters provided in the back up materials. The election timeline maps an election to be held June 25, 2019 as to provide time for our budgetary reporting due to the County BOS in July. Linda Martin seconded the motion. Discussion ensued. Linda asked if the timeline had indeed been calculated that the voting day would be June 25, 2019 and the last day to register to vote was May 25, 2019. Jerry confirmed. She also inquired if the canvassing of the vote had to happen before we submit the budget. Jerry Campeau stated the election calendar meets the State requirements. She also stated the last day to register is a Saturday; would that have any relevance? The answer is no; you can register any time. Sandy Crabtree asked if the attorney would be present at the March 12, 2019 BOS meeting to ensure the Board of Supervisors understood the District was within their legal right to call for election. Jerry Campeau said that she offered but it had not been confirmed but he may ask her to speak to the BOS on our behalf. Vote was unanimous.

7. Discussion/Approval for disposition of St. Johns Health Center – Jerry Campeau. Action as Appropriate. Jerry Campeau reported those that are currently showing interest in purchase/lease purchase of the SJFHC building. The prior board had voted to only sell the building. **ACTION TAKEN: Jerry Campeau moved to resend the prior board resolution to “Sell” the building and to authorize any acceptable financial arrangement approved by the current board to be negotiated by Jerry Campeau, Chairman and Linda Martin, Vice Chair. Seconded by Marilyn Slaughter. Sandy stated her concern of vacant leased buildings. Jerry Campeau answered that detailed negotiations would have to happen regarding a lease by specific title or company type, terms and condition, building use with reporting and attorney approval followed by the current boards’ approval. Vote was unanimous.**
8. Discussion/Approval for appraisal of St. Johns Health Center – Jerry Campeau. Action as Appropriate. Jerry Campeau has researched and found a commercial appraiser, Shelly McCammond who has quoted \$2,950 for the appraisal of the SJFHC. **ACTION TAKEN: Jerry Campeau moved to approve an appraisal of the SJFHC only as deemed necessary. Seconded by Linda Martin. Sandy Crabtree stated she felt an appraisal would be necessary to know the true worth to lease or rent. Discussion ensued regarding lease costs and subsidized leases and new build costs. Marilyn felt we should get offers first to get a feel for interest. Linda stated the building is a taxpayer asset so the appraisal would be better indication of worth. Jerry Campeau withdrew his motion. Sandy Crabtree moved to hire Shelly McCammond to appraise the SJFHC. Motion seconded by Linda Martin. Vote was unanimous.**
9. Call to the Public. No response from the public to this call.
10. Scheduling of the next meeting: Tentatively schedule March 21, 2019 in Springerville/RV pending schedules and facility availability.

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11. Adjournment: The meeting was adjourned at 3:32 PM, upon a motion by Linda Martin, seconded by Sandy Crabtree and Marilyn Slaughter; unanimously approved.

Minutes approved by the Board of Directors on: April 16, 2019