

Steelville Community Services, Inc. d.b.a. Gibbs Care Center/Gibbs Manor History

Gibbs Care Center and Gibbs Manor are under the direction of Steelville Community Services, Inc., a not for profit corporation. The development of this corporation is the direct result of the estate of Clarence and Geraldine Gibbs who left approximately \$250,000 to the Presbyterian Church.

This background information about Steelville Community Services, Inc., dba Gibbs Care Center/Gibbs Manor is taken from the files of the original corporate attorneys, Beckham, Hale and Howald plus the files at Gibbs Care Center.

The Steelville Presbyterian Church wanted to use this money to benefit the entire community. Therefore, a governing body of the church voted to allocate 80% of the total inheritance to build a community nursing home. On November 29, 1970, an organizational meeting, open to the public, was held at the Presbyterian Church. At this meeting members for the first board of directors were designated and the name of the not for profit corporation established at that time would be Steelville Community Services, Inc.

Articles of Incorporation were developed by Mr. G.C. Beckham, Attorney, and signed on December 4, 1970, by the Board of Directors. On December 9, 1970, a Certificate of Incorporation was filed with the State of Missouri and approved by James C. Kirkpatrick, Secretary of State.

Steelville Community Services, Inc., incorporated on Dec. 9, 1970, as a General Not For Profit Corporation under Missouri Law, had as its registered agent G. C. Beckham, who volunteered his services as attorney for the corporation. The following served on the first Board of Directors: L.J. Perkins, James D. Worley, Manford T. Rhea, F.J. Lichius, Paul L. Bell, W.H. Lea, Joe R. Massey, Charles D. Likely and Euella Key. Manford Rhea was elected President and served in that capacity for 9 years

The Articles of Incorporation contained the following as some of the purposes for which the corporation is organized:

- (a) To promote and develop community improvement in or near the City of Steelville, Crawford County, Missouri;
- (b) To promote and develop projects and programs for the cultural and social welfare of the residents of the City of Steelville, Missouri and vicinity;
- (c) To promote, develop, construct, maintain and operate in or near the City of Steelville, Crawford County, Missouri, nursing homes, day care facilities, retirement homes, ambulance services and other similar projects and undertakings designed to promote the cultural and social welfare of the residents of the City of Steelville, Missouri and vicinity.

On Feb. 20, 1971, Steelville Community Services, Inc., purchased approximately 12 acres of land from the Volenetz family and had an additional 3 acres donated to them by Mr. and Mrs. Bill Volenetz. On Feb. 2, 1977, they acquired several acres of land from Elizabeth Nudelman.

After meetings and discussions, the Board considered possible projects. They determined that retirement homes could be built with a loan from the Farmers Home Administration and they decided to form a separate corporation, Steelville Homes, Inc., to carry out this project. Steelville Homes, Inc. was incorporated on Feb. 25, 1972, with the following Directors: Arthur J. Howald, Ferne Baker, Clarence Copsey, Loren Baker, Stanley Scott, Ava Viehman, Manford T. Rhea, Curtis Perkins, and M.K. Gibson. A portion of the land (8) eight acres, obtained from the Volenetz family was deeded to Steelville Homes, Inc. from Steelville Community Services, Inc., a Farmers Home loan was obtained and retirement homes were constructed without the use of any of the Gibbs money. Presently, there are forty-eight (48) housing units.

Next, the Community Services Board decided to pursue the building of a nursing home. However, it became apparent the Gibbs money was not enough to allow construction of a nursing home, so funding from other sources was needed. Arthur Howald was on the Community Services board at this time and was the local Uregas propane dealer. A driver for Uregas from Rolla, Walter Sweetin, was a brother-in-law of Congressman Richard Ichord. When Sweetin was in Howald's store one day; Howald explained the funding dilemma and wondered if Ichord could help. Sweetin said he would see Ichord soon at a family reunion and ask him. Shortly thereafter, Howald got a call from Ichord who said there was Hill-Burton grant money available for Crawford County but they would have to commit to a project quickly. Howald called board members, the decision was made to request the funds, and Howald called Ichord with the decision. Ichord then designated the funds for the Steelville nursing home project until the formal application process could be completed. The original application was for a 52-bed nursing home but was later amended to a 60-bed facility. During the long application approval process through federal and state agencies, other communities in Crawford County found out about the Hill-Burton money and tried to get it. However, Congressman Ichord held the money for Steelville and approval was obtained for a \$427,000 Hill-Burton grant, which had to be matched with local money. Specific provisions of this grant called for a certain amount of charity care to be provided each year. This charity care legal obligation was finally satisfied in year 2000.

On Feb. 24, 1976, bids were opened to construct the nursing home. On the advice of the board's architects, Sammons and Buller, the bid of G & V Construction for \$749,641 was accepted. In May of 1976, the Board realized that even the \$427,000 grant and \$200,000 Gibbs money weren't enough to complete and furnish the nursing home and donations would be needed. The Articles of Incorporation were amended on Nov. 23, 1976, to comply with IRS requirements to apply for status as a corporation to which donations could be made and be deductible for tax purposes. This application process was completed and tax-deductible status was obtained. The Presbyterian Church donated \$173,703 and many individuals and businesses made donations, totaling \$27,000, so the nursing home could be furnished. In addition, a loan of \$250,000 was obtained from Community Bank on Aug. 19, 1977, and several anonymous individuals pledged their individual assets as collateral so the loan could be obtained and the bills to finish and furnish the nursing home could be paid.

Gibbs Care Center, an Intermediate Care Facility (26,345 SF), was completed and dedicated on Sunday July 10, 1977. It then officially opened on July 12, 1977. On March 5, 1978 a 60th resident was admitted to Gibbs Care Center filling the home and it has basically stayed at full occupancy since that time.

The Board members who served during the construction and opening of the nursing home were: Manford T. Rhea, Pres.; Arthur J. Howald, Vice-Pres.; F.J. Lichius, Treas.; Leila Roberts, Sec'y. Connie Carr, Barbara Baker, Stanley Scott, L.J. Perkins and Mike DeCiechi. Because of the volunteer efforts and financial donations of many in the community, the nursing home was immediately a successful operation. Gibbs Care Center continues to benefit from many volunteers and owes its existence and continued success to the volunteer spirit of the Steelville community.

In the beginning of the operation of Gibbs Care Center, the Board of Directors contracted with Commercial Management Corporation for the management of the care center. Their fee was 8% of the annual income. In the spring of 1983 Beverly Enterprises, a firm, which also managed nursing homes, merged with the Commercial Management operations. In September of 1983 the Board met with Representatives of Commercial Management and Beverly Enterprises and was informed that we could either sell the nursing home to them or that our contract would be terminated in 180 days. In November we decided to employ our own administrator and sever our relationship with Beverly Enterprises as of December 31, 1983. On January 1, 1984 Mr. Phil Marzluf assumed the Administrator responsibility under the direction of Steelville Community Services, Inc.

In 1979, the Board became concerned about the shortage of medical doctors in rural areas and wanted to take steps to insure there would be medical services available to the residents of Gibbs Care Center as well as the Steelville community. They contracted their architect, Sammons and Buller, and had plans prepared for a medical clinic, which would be built on the land obtained by Elizabeth

Nudelman (between the nursing home and Golden Echoes.) On June 11, 1979, a separate corporation was formed to carry out these plans. The Directors of this new corporation, Steelville Medical Services, Inc., were also the Directors of Steelville Community Services, Inc. On Sept. 15, 1979, the Steelville Medical Services Corporation entered into a contract with a doctor to build a medical building to lease to him, with the doctor committing to provide medical services to Gibbs Care Center for a fixed number of years. However, before construction could begin, the doctor became engaged to be married and his fiancée would not agree to move to Steelville. The Board let the doctor out of the contract and renewed their search for a doctor. Although the search used federal agencies, medical schools, private physicians, hospital administrators and other sources, the Board could not find a doctor willing to locate in Steelville. Consequently, the medical clinic plan was dropped. Fortunately, in later years health care facilities began expanding in rural areas and these medical needs were met without the involvement of Steelville Community Services.

In November of 1984 the Board met with representative of Farmers Home Administration (F.H.A.) to explore the idea of adding a residential care facility adjacent to Gibbs Care Center. The Board later met with Mr. Burl Sammons of Sammons-Buller Architect Firm to discuss the residential care facility possibility. The architect firm of Sammons and Buller had served as architect for Gibbs Care Center, as well as the Steelville Homes. In July of that same year, we met again with a representative of F.H.A. to continue the discussion of the residential care facility. On September 17, 1985, a joint public and membership meeting was held for an open hearing in regard to the building of the residential care facility. The membership voted to authorize the Board to borrow \$750,000 from F.H.A. for the purpose of building a 24-unit residential care facility.

In November of 1985 the loan with the First Community National Bank for Gibbs Care Center was paid off and the Board voted to borrow from F.H.A. to construct a 24-unit residential care facility. At this time Mr. Simmons was directed to develop plans for the residential care facility and they were approved in September of 1986. In October the Board of Directors awarded the low bid to Licking Construction Co. of Licking, Missouri, to build the residential care facility. On November 20, 1986 a loan of \$685,000 was obtained from F.H.A. to be paid back over a 30 year period at 6% interest, to build Gibbs Manor. In November of 1986 construction of the Residential Care Facility (RCF) was started. The RCF (15,835 SF) opened for business on July 10th 1987.

Gibbs Manor was constructed on the Nudelman property, which had been the site previously chosen for the medical clinic. The Board of Directors serving at the time of this project were: Paul Simmons, Larry Wilkinson, Barbara Carroll, Euella Key, Virginia Reisinger, Stanley Scott, Rosalie Ellestad, Edith Becker and Paul Perkins.

In June of 1994, the Board of Directors hired Larry Howdeshell as Administrator and October 1, 1995, the facility Intermediate Care License was upgraded to a Skilled Care License. On June 1, 1997, the Board of Directors hired Larry Howdeshell, Jr. as Assistant Administrator. Also at this time, Gibbs Care Center was approved to participate in the federal Medicare Health Insurance program (title XVIII). This program is for eligible people 65 years of age or older and certain disabled people.

May 21, 1997, Gibbs Care Center entered into an agreement with a professional rehabilitation company to provide the following rehabilitation services for residents of Gibbs Care Center and the community: Physical Therapy, Occupational Therapy, Speech – Language Pathology and Audiology.

In 1998 upon recommendation of Larry G. Howdeshell, Administrator and Larry Howdeshell, Jr. Assistant Administrator, the Board approved an expansion and renovation project for Gibbs Care Center/Gibbs Manor costing in excess of one (1) million dollars. The expansion for Gibbs Care Center includes remodeling and adding six new licensed skilled beds, a new Sun Room for residents, and a new room for resident smoking, a new Activity room, a large Family room with fireplace, a large new Dining room, an employee room for smoking and a large outside covered patio for resident and employee use. The manor addition includes two new licensed beds and a new large dining room. Both facilities have been renovated and redecorated. The new beds are added under the ten percent

(10%), ten (10) bed rule. The start of construction was mostly delayed until 2001 and was completed by the end of year 2003.

Funding for this project is provided by USDA – Rural Development (previously known as F.H.A.), First Community National Bank, Gibbs Care Center and Gibbs Manor.

The directors and officers of Steelville Community Services, Inc., who authorized the Millennium, year 2000 plus Expansion Renovation Project are: Paul Perkins, President; Bill Kehr, Vice President; Pat Goodman, Secretary; Charles Hawkins, Treasurer; Edith Becker, Fran Guess, Robert Land, Dave Schmidt and James (Dan) Worley.

Employees with over twenty (20) years seniority, who have helped Gibbs Care Center and Gibbs Manor provide quality care and happiness to their residents, include: Mary Major, Director of Nursing; Alice Engelbrecht, Director of Social Services and Admissions; Carol Carr, Activity Director; Ruby Stites (retired), Supervisor, Housekeeper and Laundry; Cecelia Ransom, Supervisor, Housekeeping and Laundry; Pauline Rains (retired) Dietary Services; Diana Kehner, RN and Gary Breakfield, Maintenance.

With the retirement of our first employee, Ms. Ruby Stites, we recognized the need for a retirement plan to help compensate our employees for their many years of faithful service to the residents of Gibbs Care Center and Gibbs Manor. Therefore, in 1997 Larry Howdeshell, Administrator researched and recommended to the board a 401 k Retirement Plan through Nationwide Life Insurance Company. The board unanimously approved the Retirement Plan to be effective January 1, 1998.

With an eye to the future, in 1999 the Board of Directors approved the purchase of the following parcels of property adjacent to our present property:

Spring Street lot from Ms. Charlotte (Martin) Pope
Shady Lane lot from Mr. & Mrs. Roy Turnbough
Shady Lane lot from Mr. & Mrs. Robert Santambrogio

In year 2001, Steelville Community Services Inc. received notice that they were a beneficiary in the October 23, 1992, last will and testament of Mr. William Charles Volenetz. The Volenetz estate was to be distributed in year 2002 and the generosity of Mr. And Mrs. Volenetz is to be known as the “Evelyn and Bill Volenetz Endowment Fund”. Our new family room has been named in their honor.

Effective July 1, 2005, the board authorized the following change in Administration:

Larry G. Howdeshell Jr – Administrator
Larry G. Howdeshell - Assistant Administrator

In March 2006, Mrs. Mary Einspanier, Personal Representative for Kathryn M. Morgan (9/28/1924 -2/04/2005) notified Gibbs Care Center that Ms. Morgan had remembered Gibbs with a donation in honor of her mother Florence Myers who was a resident at Gibbs for several years. Ms. Myers died in the early 1990’s. Ms. Kathryn Morgan’s Aunt Bertha Chapman was also a resident at Gibbs Care Center. In the near future, the generous donation from Kathryn Morgan will be used for the direct benefit of our residents and she and her mother will be properly honored for her gift.

As a direct result of the planning and stewardship brought about by the Gibbs family bequest to the Steelville Presbyterian Church, the Steelville community now has retirement homes (Steelville Homes, Inc), a first-class skilled nursing home (Gibbs Care Center), an assisted living, residential care facility (Gibbs Manor) and therapy services. These show the accomplishments that can be achieved from volunteer efforts by a caring community.

LH/jr
4/06