

CHILDERSBURG MEDICAL SURGICAL CENTER, LLP  
Post Office Box J  
Childersburg, Alabama 35044

04 May 2023

The Honorable Ken Wesson  
Mayor, City of Childersburg  
201 Eight Avenue, S.W.  
Childersburg, AL 35044

HAND DELIVERED

**Re: Title transfer from Medical Clinic Board to Childersburg Medical Surgical  
Surgical Center, LLP (CMSC, LLP) and Continued Interest In Negotiations for Purchase of Property by City**

Dear Mayor Wesson:

I am disappointed that the meeting, scheduled for 1:30 PM today was unilaterally called off today.

The matter of my departure from CMSC, LLP can be resolved but not without communications between you and I, since I understand the council has given their approval for you to now enter into a binding agreement at or on Tuesday's (May 2<sup>nd</sup>) Council meeting. I thought you already had that approval when we met on the 26<sup>th</sup> of April.

I came to the meeting last week (the 26<sup>th</sup>) in good faith believing / knowing the deal could be consummated with my actions (you were informed of same at that time) for the CMSC, LLP group and knowing you had said, I do not want you to leave"....

I believed and understood, that meant not leaving the building because I had been informed a smaller footprint was to be constructed with less parking too in the downtown area, than here at CMSC, LLP, of almost three acres.

Mr. Jay Cobb needs to address he understood this smaller footprint for downtown and he shared this with me... not in "pointing fingers" but for historical purposes.

When we were talking on the 26<sup>th</sup>, I understood the City's need for the whole building (including my suite) which I had not known until then. I understand your (City's) needs now.

My letter of 10/22/2021 (yes October 2021) and my letter of 03/24/2023 (yes March 2023) —about 17 months—exhibits my patience with you in dealing with the Title issue your administration unfortunately inherited ---

I pray you in likewise fashion extend a similar portion of patience, or courtesy to me and CMSC, LLP... in a good faith effort and let's resolve this matter as I DO want the City to have the property even if I just go ahead and retire, as I have not seen anything suitable for my office / practice needs, unless Mrs. Rochelle's space might work...?

So, I urge and request that we talk for a bit more clarification of our needs.

Respectfully,

  
P. Duncan Roy, Jr., O.D.

(For CMSC, LLP, NOT PROOFED)

ATTACHMENTS: Letters of 22 October 2021 & 24 March 2023

COPY TO: Mr. Jay Cobb, Realtor and lister of CMSC, LLP  
Coosa Eye Associates, P.C.  
CMSC, LLP, Partners  
File

**CHILDERSBURG MEDICAL SURGICAL CENTER, LLP**  
**Post Office Box J**  
**Childersburg, Alabama 35044**

24 March 2023

The Honorable Ken Wesson  
Mayor, City of Childersburg  
201 Eight Avenue, S.W.  
Childersburg, AL 35044

**HAND DELIVERED**

**Re: Title transfer from Medical Clinic Board to Childersburg Medical Surgical  
Surgical Center, LLP (CMSC, LLP)**

Dear Mayor Wesson:

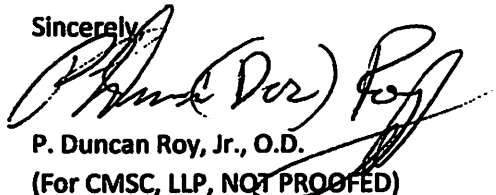
Thank you for your generous time allotted me this afternoon on my stopping by city hall at about 5 PM.

In particular, I appreciated and enjoyed hearing the accounting of the things accomplished in recent years under your administration as well as those new things on the horizon for the city.

As you described, I believe the city's purchase of the old Limabaugh Hardware building and then the building set to be repurposed by new owners will be good for Childersburg in the coming months and years. Of course, this likewise may be a consideration for the CMSC, LLP, property which the city may be interested in pursuing with the partners and then the Title matter would be resolved. I know you asked "about a number", and I indicated I would need to pass this matter for discussion on to Mr. Jay Cobb since he has the listing.

Again, thank you for your time in conversation as well as mentioning that you and Ms. Burnette had spoken with the former city clerk, Ms. Donahoo, a fine and very loyal woman, in my opinion.

Sincerely,



P. Duncan Roy, Jr., O.D.  
(For CMSC, LLP, NOT PROOFED)

**ATTACHMENTS: Letter of 22 October 2021**

**COPY TO: Mr. Jay Cobb, Realtor and lister of CMSC, LLP**  
**The Honorable Aimee Burnette**  
**Morton W. Moody, C.P.A.**  
**CMSC, LLP, Partners**  
**File**

**CHILDERSBURG MEDICAL SURGICAL CENTER, LLP**  
**Post Office Box J**  
**Childersburg, Alabama 35044**

22 October 2021

The Honorable Ken Wesson  
Mayor, City of Childersburg  
201 Eight Avenue, S.W.  
Childersburg, AL 35044

HAND DELIVERED AT MEETING ON 22 October 2021 3:30 PM

**Re: Need for Release of Title from Medical Clinic Board to Childersburg Medical Surgical  
Surgical Center, LLP**

Dear Mayor Wesson:

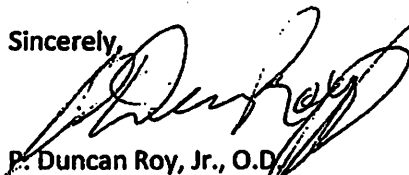
It has come to my attention, and I have informed the remaining partners, that the Title for the property known as Childersburg Medical Surgical Center, LLP, (CMSC, LLP) remains in the name of the Childersburg Medical Clinic Board.

The taxes have always been paid by CMSC, LLP, as you can see evidenced in attachments herewith.

CMSC, LLP solicits the City of Childersburg and its Medical Clinic Board for assistance with the transfer of title.

I appreciate you and Ms. Burnette meeting with me.

Sincerely,



P. Duncan Roy, Jr., O.D.  
(For CMSC, LLP, NOT PROOFED)

**ATTACHMENTS: Copy of Cancelled Bond to City 05/08/2001, Copy of Title from Mrs. Marie M. Taylor to  
Medical Clinic Board, CMSC, LLP Registration from CMSC General partnership,  
Evidence of taxes paid prior years.**

**COPY TO: The Honorable Aimee Burnette**  
**Morton W. Moody, C.P.A.**  
**CMSC, LLP, Partners**  
**File**