

Lucas County Board of Developmental Disabilities

December 16, 2024

Place of Meeting: Larc Lane Center
1155 Larc Lane, Toledo, Ohio

Time: 5:30 P.M.

Members Present: Mr. Ron Volk, President, presided
Mr. Bill Axe, Ms. Megan DeSloover, Dr. Eileen Quinn, Mr. Conor Smenner and Ms. Linnie Willis

Member Present via Zoom: Ms. Cheryl Tyler-Folsom

Members Absent: N/A

I. Call to Order/Welcome:

Mr. Ron Volk, President, called the meeting to order at 5:37 p.m. Following roll call, Mr. Volk welcomed everyone to the meeting.

Mr. Volk then recognized one very important Board Member: Ms. Linnie Willis whose term expires December 31, 2024. Ms. Willis was appointed back in 2013 and served 12 years on the Board. Mr. Volk thanked Ms. Willis for her dedication and significant contributions to individuals with developmental disabilities in Lucas County.

During the presentation of Special Recognition Awards, the Board recognized:

A. Amy Deanda, Service and Support Specialist, as the Staff Person of the Month for December 2024. Ms. Deanda was in attendance to receive her award.

Mr. Volk thanked Ms. Deanda for her hard work and then opened the floor for public comments. Mr. Anwar Christian addressed the Board.

II. Action Items:

A. Consent Agenda:

Mr. Volk opened the floor to Board members and asked if there were any topics to be removed from the Consent Agenda and placed on the Topics for Board Discussion section. Ms. Willis requested that topic II.A.3.b) Preferred Properties Annual Contract be removed from the Consent Agenda.

After hearing no additional topics be removed from the Consent Agenda, Ms. Willis made a motion to approve the Consent Agenda dated December 16, 2024 as amended. Seconded by Mr. Axe. Motion carried unanimously by roll call vote:

Mr. Bill Axe voted - yes
Ms. Megan DeSloover voted - yes
Dr. Eileen Quinn voted - yes
Mr. Conor Smenner voted - yes
Ms. Cheryl Tyler-Folsom voted - yes
Mr. Ron Volk voted - yes
Ms. Linnie Willis voted - yes

1. November 25, 2024 Board Meeting Minutes:

To approve the November 25, 2024 Board Meeting minutes as submitted.

2. No Correspondence:

There was no correspondence this month.

3. Contracts:

a) Room and Board Contracts for 2025:

To approve the following Room and Board Contracts for the period from January 1, 2025 through December 31, 2025:

i)	Community Residential Services	\$75,000
ii)	Sunshine, Inc.	\$150,000
iii)	Wiley Homes	\$110,000
iv)	Zeigler Habilitation Homes	\$31,000

b) Preferred Properties, Inc. Annual Contract

Topic moved from Consent Agenda and placed in Section II.B. Topics Requiring Board Discussion.

c) Speech Language Pathologist: Vocalis Speech Therapy

To approve the Speech Therapy Services and Supports Agreement with Vocalis Speech Therapy/Cullen O'Connor from January 2, 2025 through December 24, 2025, at a cost no to exceed Fifty-Six Thousand, Five Hundred Forty-Nine Dollars (\$56,549.00).

d) Occupational Therapy Contract: Rehab Dynamics

To approve a Service Agreement with Rehab Dynamics for OT services for eligible children/individuals for the period January 1, 2025 through December 31, 2025 in an amount not to exceed One

Hundred Sixty-One Thousand, Two Hundred Fifty Dollars (\$161,250.00).

e) Consultation Services: Nineteen Services

To approve the Agreement with Nineteen Services, Inc. for Consultation Services from January 1, 2025 through December 31, 2025 at a cost not to exceed Forty-Six Thousand Dollars (\$46,000.00).

f) Lucas County Guardianship Services Board MOA

To approve the Agreement with the Lucas County Guardianship Services Board from January 1, 2025 through December 31, 2025 at a cost not to exceed Two Hundred Seventy-Five Thousand Dollars (\$275,000.00).

g) Clearwater COG

To approve the Contract with Clearwater COG from January 1, 2025 through December 31, 2025, at a cost not to exceed Five Hundred Nine Thousand, One Hundred Eighty-Two Dollars (\$509,182.00).

h) Lucas County Department of Job & Family Services

To approve the agreement with Lucas County Department of Job & Family Services for the provision of on-site Eligibility Workers, for the term January 1, 2025 through December 31, 2025, in an amount not to exceed Forty-Nine Thousand, Eight Hundred Seventy-Four Dollars (\$49,874.00).

4. Finance Department Purchase Order(s)

To approve the 2025 blanket purchase orders as attached to memo dated December 16, 2024.

5. Office 365 Proposal

To approve the Microsoft 365 project and increase agreement costs an additional \$33,000 through the end of 2025.

6. Liability and Vehicle Insurance Bids

The Board is in the process of soliciting quotes for liability and vehicle insurance for 2025. A recommendation will be presented to the Board in January.

7. Policy Amendments

To approve policy amendments as outlined in the memo dated December 9, 2024.

8. UKG Modules

To approve the renewal of the Agreement with UKG for the period from January 1, 2025 through December 31, 2025 at a cost not to exceed Sixty-Four Thousand, One Hundred Ninety-One Dollars and Sixty Cents (\$64,191.60)

9. Guardianship Services Board Appointment

To approve the appointment of Patricia Stephens to the Lucas County Guardianship Services Board for a four-year term effective January 1, 2025 through December 31, 2028.

B. Topics Requiring Board Discussion:

1. Finance Report **(Board Motion)**

Steve Tucker, Director of Finance, highlighted the financials for November 2024.

After discussion, Mr. Axe made a motion to approve the Financial Report for November 2024. Seconded by Ms. DeSloover. Motion carried unanimously by roll call vote:

Mr. Bill Axe voted - yes
Ms. Megan DeSloover voted - yes
Dr. Eileen Quinn voted - yes
Mr. Conor Smenner voted - yes
Ms. Cheryl Tyler-Folsom voted - yes
Mr. Ron Volk voted - yes
Ms. Linnie Willis voted – yes

2. Resolutions and Vouchers **(Board Motion)**

Payment schedule for November 2024 stands as submitted. Mr. Axe made a motion to approve the payment schedule for November 2024. Seconded by Ms. Tyler-Folsom. Motion carried unanimously by roll call vote:

Mr. Bill Axe voted - yes
Ms. Megan DeSloover voted - yes
Dr. Eileen Quinn voted - yes
Mr. Conor Smenner voted - yes
Ms. Cheryl Tyler-Folsom voted - yes
Mr. Ron Volk voted - yes
Ms. Linnie Willis voted - yes

3. Preferred Properties, Inc. Annual Contract

Ms. Willis made a motion to approve a Contract for Housing Services with Preferred Properties, Incorporated, for the term of January 1, 2025 through December 31, 2025, at a cost not to exceed Four Hundred Fifty Thousand Dollars (\$450,000.00) and the Therapeutic Respite House Project at a cost not to exceed Fifty-Five Thousand, Four Hundred Dollars (\$55,400.00) for a total annual cost not to exceed Five Hundred Five Thousand, Four Hundred Dollars (\$505,400.00). Seconded by Mr. Volk for discussion.

Ms. Willis expressed concerns with the Preferred Properties, Inc. annual contract. She asked Ms. Cheryl Wilson, Executive Director of Preferred Properties, if the amount of the contract has been the same amount since 1992? Ms. Wilson indicated that yes it has been the same amount.

Ms. Willis indicated as a point of record; the Board needs to take another look at the contract. She does not know of any contract that hasn't increased since 1992. We expect Preferred Properties to maintain the housing for our clients in decent, safe and sanitary conditions and to ensure our clients are integrated into the larger community. We know that our clients live in good housing and they are in very good neighborhoods. This has been a positive for this Board.

Ms. Willis commented that each month we see in the report what we pay and the fair market rates provided by HUD. LLCs across the country are increasing rents according to HUD requirements; however, they are not putting back into their properties. This is evident from the number of news stories that show the housing is then in terrible condition. We do not have that problem at Preferred Properties as we have not increased in fair market rent and there have not been any concerns expressed by us, clients nor the news media that we're not maintaining those properties. She believes that Preferred Properties has been doing a good job in providing quality housing for our clients.

As she is leaving the Board, Ms. Willis hopes that someone on the Board will take on the responsibility of being the liaison for Housing. If not,

maybe the new Board member will do it. At least one Board member should continue to follow-up as the Board Liaison for Housing.

She indicated that we need to take the time and consider what is being provided for our clients and ask ourselves, “Are we doing all that we can do to support Preferred Properties?”

Dr. Quinn asked if there has been an ask for the increase. Ms. Wilson indicated that yes they have started conversations with Superintendent Myerholtz.

Superintendent Myerholtz indicated that we need to address the rent issue first. The rent hasn’t been increased since 1992. When you look across the state, most county boards don’t have a contract to support the non-profit housing entity. Rather they are able to sustain through the rent that they collect. Once we address the rent, then we’ll be able to see what additional support Preferred Properties, Inc. needs.

Ms. Willis cautions that as we’re trying to compare our housing organization to others across the state, it should be a “like” comparison. She is unsure if there are others across the state that are doing exactly what we are doing here at Preferred Properties. If we find one out there, we certainly want to look at it for comparison purposes. If not, then we need to work through it ourselves and not use an example that is not fitting for our organization.

After discussion, motion carried unanimously by roll call vote:

- Mr. Bill Axe voted - yes
- Ms. Megan DeSloover voted - yes
- Dr. Eileen Quinn voted - yes
- Mr. Conor Smenner voted - yes
- Ms. Cheryl Tyler-Folsom voted - yes
- Mr. Ron Volk voted - yes
- Ms. Linnie Willis voted - yes

III. Presentation: Ms. Heather McVay, Service and Support Administration Coordinator, highlighted the 2024 Summer Programming Grants Summary. She thanked the Board and Superintendent Myerholtz for their continued support of this summer grant program. This year \$250,000 was budgeted for summer camp assistance. Of the \$250,000 budget, \$230,803 was awarded to 10 participating camps and \$225,833.80 was utilized by the camps. The camps were able to serve a total of 469 individuals eligible for Lucas County Board of DD services, an increase of 148 children from 2023. The total cost per child served was \$481.52, down from \$601.15 per child in 2023. Our costs are decreasing but we are actually serving more children.

At the end of the summer, several camps were discussing ways that they can partner to provide more inclusive experiences. Very exciting! This potential collaboration has the ability to bring our community together for all of our youth.

Ms. McVay also shared some success stories from each of the camps. She has overseen the summer programming for five years and has excitedly watched the tremendous growth. The initial year there were approximately 230 campers to now well-over 400 campers that we are able to support.

Mr. Axe asked if any of the camps have asked if they could grow or have more facilities/different places to go. Ms. McVay indicated that yes, the Autism Society has mentioned their struggle with finding facilities that will support their needs. We have talked with them about connecting more with the community agencies. Courageous Community has transportation needs. They have a difficult time getting their campers out into the community because of lack of transportation. Some of the camps such as Toledo Metroparks, Toledo Zoo and the Imagination Station have talked about ways that they can incorporate more of what they are doing onto the Courageous Community property.

Dr. Quinn asked how are camps/agencies using the grant funds? Ms. McVay indicated that funds are used in a variety of ways. Some camps use for scholarships which is usually limited to 5-10 scholarships. Some agencies use to purchase sensory items/equipment that are used all of the time rather than just the summer. For instance, several years ago Imagination Station used funds to purchase higher tables to accommodate wheelchairs. Several camps have built "quiet" corners for campers to be able to get away from the noise/business of camp. Quite a few of the camps are using funding for extra staff. A discussion amongst each of the camps was finding balance with staffing by making sure that they have enough staff on hand to support the needs of the campers but not so much staff that they have nothing to do.

IV. Program Priorities and Goals Update:

- A. Management Letter: Superintendent Myerholtz highlighted the November 2024 Management Letter.
- B. Statistics/Metrics: November 2024 figures were provided in the Metrics Report dated December 11, 2024.
- C. Provider Community:
 - 1. Preferred Properties, Inc.: The Executive Director report for November 2024 was provided by Ms. Cheryl Wilson. Ms. Wilson thanked Ms. Willis for her years of service on this Board. She indicated that Ms. Willis has helped many people throughout the years with her knowledge and set a high standard.

D. Supplemental Reports:

1. Public Hearing Summary: Superintendent Myerholtz hosted a public hearing on the new 3-year Strategic Plan on Tuesday, December 3, 2024. She highlighted the summary provided in memo dated December 11, 2024.
2. MUI Unit Report: A status of November 2024 MUI unit activities was provided. There were 89 MUIs filed in November 2024.

V. Board Governance Matters:

- A. Board Member Comments/Questions/Assignments/Presentations: There were no comments.
- B. Legislative Update: A status of legislative activities was provided in a memorandum dated December 2024 prepared by Mr. Brad King, Attorney.
- C. Future Service Contracts: Per request of the Board, service contracts will be submitted one month in advance for review. There are no service contracts for Board review this month.
- D. Annual Board Meeting: The Annual Board meeting has been scheduled on Monday, April 28, 2025 at 6:00 p.m. The Larc Lane Center-Training Center is reserved. Mr. Volk requested that Board members give some thought to a keynote speaker, special recognitions, and individuals or organizations to be recognized as Community Partners. Please contact Superintendent Myerholtz or Nabil Shaheen, Community Outreach & Communications Manager, with nominations.

Mr. Volk suggested maybe one of the speakers from the OACB Annual Convention as a possible keynote.

- E. OACB Annual Convention Summary: The 2024 Annual Convention was held in-person at the Hilton Columbus at Easton on December 4th thru December 6th, 2024. There were several virtual sessions offered daily as well for those who were not able to attend in-person.
- F. Board Member Liaison Assignments: Annually, the Board reviews Board Liaison Assignments. Please let Superintendent Myerholtz know if you would like to change your current assignment before the January 2025 Board meeting.
- G. Nominating Committee: Mr. Volk thanked Mr. Axe and Ms. Willis for volunteering to serve on the Nominating Committee. The committee announced that it is recommending the following slate of officers for the 2025 calendar year:

Mr. Ron Volk	President
Ms. Cheryl Tyler-Folsom	Vice President
Mr. Bill Axe	Recording Secretary

No formal action is necessary until the January 2025 Organizational Board meeting at which time the Board members will be asked to vote on the officers.

- H. Board Member Status: As previously indicated, the County Administrator's office was notified of the two reappointments and one upcoming vacancy. We are actively searching for a replacement to fill the upcoming vacancy of Ms. Linnie Willis whose term expires on December 31, 2024. The County Commissioners will be making the reappointments and appointment in early January 2025.

VI. Old Business

There were no issues to come before the Board under Old Business.

VII. Board Calendar of Events:

- A. Tuesday, December 24, 2024 – Wednesday, January 1, 2025: Winter Holiday Break
- B. Thursday, January 2, 2025 @ 8:30 a.m.: Board Facilities Open
- C. Monday, January 20, 2025: Martin Luther King Holiday-Facilities Closed
- D. Monday, January 27, 2025: LCBDD Board Meeting at 5:30 p.m. – Larc Lane Center

For current list of all Board activities: <https://lucasdd.org/upcoming-events>

VIII. Executive Session:

Mr. Volk made a motion to go into Executive Session at 6:31 p.m. to discuss Pending Litigation with the Attorney, Client Matters Required to be kept Confidential by Federal or State Law and Employment of a Public Employee. Seconded by Ms. DeSloover. Motion carried unanimously by roll call vote:

Mr. Bill Axe voted - yes
Ms. Megan DeSloover voted - yes
Dr. Eileen Quinn voted - yes
Mr. Conor Smenner voted - yes
Ms. Cheryl Tyler-Folsom voted - yes
Mr. Ron Volk voted - yes
Ms. Linnie Willis voted - yes

Motion by Mr. Axe to return to regular session at 7:24 p.m. following discussion of the above. Seconded by Dr. Quinn. Motion carried unanimously by roll call vote:

Mr. Bill Axe voted - yes
Ms. Megan DeSloover voted - yes
Dr. Eileen Quinn voted - yes
Mr. Conor Smenner voted - yes
Ms. Cheryl Tyler-Folsom voted - yes
Mr. Ron Volk voted - yes
Ms. Linnie Willis voted - yes

IX. New Business:

There was no action taken from Executive Session.

X. Adjournment:

Mr. Volk thanked everyone for attending tonight's meeting. Mr. Volk made a motion to adjourn at 7:24 p.m. Seconded by Ms. Willis. Motion carried unanimously.

Respectfully submitted,



Michele Myerholtz, Superintendent

Attest:



Bill Axe, Recording Secretary

Approved by:



Ron C. Volk, President