

LCMHS Board of Directors Meeting Minutes

Date: June 16, 2021

Start time: 5:00pm

Adjourned: 6:25pm

Board Members: Mike Feulner, Sharon Menard, MaryAnne Lewis, Luke Jandreau, Fred Ober, Polly Manosh, Zach Williams

Absent: Chip Troiano, Saudia Lamont

Staff: Michael Hartman, Jim Heath, Robyn Daley, Kathy Curran, Jennifer Stratton

Guest: Brittany Rhoads

Notes: Luciana Swenson

Topic	Discussion	Action	Person Responsible
Approval of minutes	Ms. Lewis made the motion to accept the minutes from May 2021 as presented. Ms. Menard seconded the motion. All approved.	By unanimous vote the minutes of May were approved.	
Finance Committee & DS Transition Home Update	<p>Mr. Feulner asked members to review the highlighted portion on the Finance Review so they could discuss the proposed votes.</p> <p>Questions posted by board: Can we afford the purchase of the new lot by selling the lot 2 in Kristi Lane? – by Ms. Menard Mr. Hartman said that Lot 2 in Hyde Park (next to Oasis) has a few home owner’s association rules that would keep LCMHS from building and operating the transition home operational this year. That would still be possible but would cause the agency to go into court, fight the use of the land for the purpose of treatment, etc. The covenants on the lot would not make it useable by any program of the agency. This was the reason for not proceeding with the built, and proposing to sell the lot.</p> <p>What we get for reimbursement for the beds? – by Mr. Ober DAIL requested RFPs for transitional bed programs, and LCMHS’ was created by Ms. Stratton, Mr. Heath and Mr. Hartman. The proposal was for a \$900K/year program, and reimbursement would come in the next 10 years within the budget. The program would create an intermediate environment for Developmental Services consumers that currently have no options in Vermont and in the system to transition. The state’s target was for 12 beds and LCMHS is proposing 2 of them. There are</p>		

	<p>only a 1/3 or less of proposals within VT agencies to cover the 12 beds needed.</p> <p>Are there any deeds, covenants or anything to be in the way of the purchase of the land you are proposing? – by Ms. Lewis The proposed land is on Rt15 in Johnson close to Jolly’s gas station. The existing building in the lot will be torn away. The lot is set back from the road, has a decent backyard, and not a lot of noise from traffic. There appears to have plenty of parking for drop off/pick up of consumers. There is water and power in place and the lot is ready to go for a building.</p> <p>Is it zoned commercial? - by Ms. Menard These is no zoning in the area of this lot.</p> <p>Does it have to be a commercial business? – by Menard Any facility with 6 beds or less is considered residential, not commercial.</p> <p>Mr. Hartman said that we have not yet committed to the land. Any consumer to live there will only stay for 6 months or less.</p> <p>Can you get a building ready quick enough? – by Ms. Manosh Yes. We have been discussing a building very similar to the Oasis House, and can be put together in good time. We hope to come in under \$400K for land and house, but ask the board for an allowance of \$450K to cover any issues.</p> <p>Is the land in a flood zone? – by Ms. Manosh No.</p> <p>What is the cost to operate the program? – by Mr. Ober The cost is covered under the \$900K budget created.</p> <p>Mr. Hartman said that the grant is coming through Vermont Care Partners, who has put 2 agencies together for the grant (LCMHS and GMSS). Within all the RFPs presented, there are only coverage of a third of the beds requested by the state. The property offers no risk to the agency as we would be addressing the state’s need.</p> <p>Did you look into the economics of going with a bigger property? – by Mr. Williams</p>		
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We also looked into a 4 bed program. In order to fulfill that program, we would have to propose more resources and it could be a challenge, so we agreed to propose a 2-bed facility. The increase of staff, would also be a challenge. The proposed home will have 3 bedrooms; one can be used as an office.

Ms. Stratton said that the agency has been meeting with DAIL to discuss a contract, policies and procedures. DAIL has made a verbal commitment to fund the program sooner to give the agency an opportunity to hire managers and to start training support staff. DAIL is very agreeable and flexible as there is a very high need for these beds.

Where do consumers go to after the transition program? – by Ms. Menard

The budget is heavy on clinical supports to create plans and support for individuals while they are in the home to then return to the community.

Will residents be from all over the state? - by Mr. Feulner

Yes. There will be reimbursements from the sending agencies. There is a component of training staff at the sending agencies, and transportation costs covered within the RFP.

Mr. Jandreau said that he would like to understand the budget and the investment over years. Mr. Williams said that the \$900K is for an operating facility that is also bringing revenue. It would be nice to see if the program would be profitable and can pay for itself.

Mr. Heath sent the transitional bed budget to the group via email.

Mr. Williams summarized the budget. He said that it shows an even revenue/expense budget breaking even, it looked conservative, included all costs, and appeared to be sustainable.

Mr. Jandreau thanked for the budget. He said it looked good and he liked it.

Mr. Williams said that the cost of the building, if not occupied would be \$55K, which is not a risk.

	<p>Mr. Feulner said that he would like to entertain the board to make a motion if the members feel comfortable with the information given.</p> <p>Ms. Lewis made the motion for the board to approve an expenditure of up to \$450,000 to secure land and a building for the DS Transitional Home grant. The current plan of purchase of sufficient land and a mortgage on a home to be placed on the site is endorsed. The current estimate of cost is less than this amount, but we have not yet been able to negotiate a price for the land, while the home price is currently known as \$389,000.00. The additional dollars allotted will be only for the purchase for this property and home. Mr. Williams seconded the motion. Mr. Jandreau abstained. All other present approved. Mr. Jandreau said that he abstained due to his relationship with Union Bank.</p> <p>Ms. Lewis made the motion that the board shall consider the posting of the property known as Lot 2, on Kristi Lane in Hyde Park, Vermont to be sold at the best offer made price. The Board President and Treasurer will be consulted as to the offer when a final one is made. Mr. Williams seconded the motion. All approved.</p> <p>Mr. Ober and Ms. Manosh had another commitment and left the meeting.</p>	<p>By majority of votes the motion was approved as noted.</p> <p>By unanimous vote the motion was approved as noted.</p>	
<p>Presentation: Mental Health Children and Adult System of Care by Robin Daley and Michael Hartman</p>	<p>Ms. Daley introduced the CYFS plan and discussed the process of its formation and desired outcomes. The members present endorsed the goals for the Child Placement Agency, the focus on strengthening the BI, SBC, and ABA targets with the schools, workforce development, and the further development of the child standing committee membership. Ms. Daley and Mr. Hartman also shared the goals for the Adult Behavioral Health division and its system of care. The members present endorsed the shared goals concerning focus on the further development of the Wellness Center, the co-occurring care needs of the adult population, the need to further increase staffing for ABH services, and the need to increase diversity awareness with ABH staff regarding resources, clinical assessments and interventions, and support for LGBTQ consumers and colleagues.</p>		

	Mr. Williams left the meeting after this presentation..		
CEO Report	<p>Mr. Hartman thanked for the board members' patience this week.</p> <p>Mr. Hartman said that Sherry Marcelino was recognized by the Department of Children and Families for her work with the homelessness population and her key role to make sure that services, support, connections were made and the program successful.</p> <p>www.dcf.vermont.gov/dcf-blog/unsung-hero-sherry-marcelino</p> <p>Mr. Feulner thanked Amy Fitzgerald for her presentation in May on the Human Services department.</p>		
Equity & Diversity Committee	Ms. Lewis said that the next E&D meeting will be on June 25 th .		
New Business	<p>Mr. Feulner said that in July the board will have an update on the golf tournament and asked board members to save the day for the event: Saturday, August 7th.</p> <p>Mr. Feulner asked if next month the board would be able to meet in person in the agency, technologically-wise. Mr. Hartman said that the office will be equipped for any board member that would like to attend in person as well as via Zoom.</p> <p>Mr. Feulner thanked the team from the agency that were attending the meeting for their support with their knowledge, answering all the questions. He also thanked Mr. Jandreau for his questions and attention to detail.</p>		
Adjourn	The meeting was adjourned at 6:25pm.		