

**COUNTY HOME ADVISORY COUNCIL MEETING  
WEDNESDAY, MARCH 30, 2005**

**Call Meeting to Order**

Chair Ken Miller called the meeting to order at 6:30 p.m. at the County Home with the following Council members present:

Present: Ken Miller, Skip Sipos, Brian Feron, Randy Bing, Emily Muscatello, Cheryl Scheck, and Phebe Simpson

Absent: Jo Becks, Craig Enoch, and Randy Schmidt

The following Ex-officio members were present: Commissioner Steve Hambley, Lynn Remington – County Home Superintendent, and John Stricker – County Administrator

**Approval of Minutes for 1/26/05**

The minutes were emailed out in advance. Ken asked if there were any additions or corrections. Emily Muscatello pointed out that she said she would also be on the Facilities & Finance Committee, and it was not in the 1/26 minutes on Page 2. With that addition, she made a motion to approve the minutes and Brian Feron seconded. There was no further discussion. All voted AYE and the minutes were approved.

**Committee Reports**

**Marketing & Technology**

Ken Miller, Chair, reported the committee did not meet last month for marketing because everything they are working on is in process. The County Home video should be completed in early May. Portions of the video were shown at the recent Medina County Home & Flower Show, and it worked out very well. They did not meet for technology in order to give Lynn Remington, CH Superintendent, and Chris Sullivan, Assistant CH Superintendent, time to get settled into their new positions.

**Facilities & Finance**

Brian Feron, Chair, said they did not meet on February 23<sup>rd</sup> due to the illness at the County Home. He submitted a Committee Report for the record that shows the scheduled work sessions and the 2005 goals are as follows:

- Conduct 2 walkthroughs and inspections with Superintendent and Medina County Maintenance Manager for facility review and prioritization input to capital improvements.
- Conduct monthly review of residents' contribution and spend down situations with Superintendent.
- Review budget lines for opportunities to reduce costs, for example: prescriptions, operating costs, etc.
- Monitor budget prepared by Medina County Finance to track levy proceeds with expenses in relation to levy renewal and millage calculation.

**COUNTY HOME ADVISORY COUNCIL MEETING  
WEDNESDAY, MARCH 30, 2005**

- Prepare/contribute to year-end assessment of Board of Commissioners.

Phebe Simpson arrived during this report.

**Policies & Procedures**

Phebe Simpson, Chair, reported they did not meet this month.

**Report of Special Board meeting on 3/23 to Discuss Financial Matters**

Ken Miller said there were minutes sent out by email for the 3/23/05 meeting. The purpose of the meeting was to discuss the proposed rate adjustment for County Home residents. He asked if everyone had a chance to review the minutes. Brian Feron pointed out a typographical error in his name (Brain) on Page 3. With that correction, Skip Sipos moved to approve the minutes and Emily Muscatello seconded the motion. There was no discussion. All voted AYE the minutes were approved.

Ken said there was an email sent late this afternoon from Commissioner Pat Geissman to Council regarding this 3/23 meeting. In it she answered some questions and made some comments. He said Skip Sipos relayed to the Commissioners at the Public Hearing that there had been a motion made at the CH Advisory Council meeting not to make any great changes at this time until they get additional data. As a result of the Public Hearing, the Commissioners are going to gather more information and proceed from there. Financial information sheets were made available this evening. He opened up the floor for discussion.

Steve Hambley apologized for not being able to provide Council with sufficient information on this issue last week. As Pat indicated in her memo, he communicated to Ken that the Commissioners decided to hold a Public Hearing. To do diligence to all of those that were interested in the issue, he told them it was up to them if they wanted to voice their opinions individually or collectively. It was the judgment of the Chair as well as several members of Council to have the meeting. Unfortunately, they did not provide Council with sufficient information at that point in time. John Stricker was trying to work with Commissioner Geissman regarding a refinement of what the proposal was. The only information Council had was the \$1,800 per month cost per resident. There were two sheets that were produced in graph form that showed the various rates for 50 and 60 residents. Mr. Stricker had an emergency at home, and Mr. Jakab was gone for most of last week – many forces came together that prevented them from having adequate information. Steve said he chose not to attend the meeting to allow them to deliberate. His intention is not to micro-manage or steer them. More information has been provided this evening that he feels is relevant to a recommendation. He said he would like to ask for a recommendation from this Board regarding the rate structure – whether it should be single, or dual rate like they have now, and what it should be based on. Right now the model they have is a very bad year that is an historic low. It was a very difficult year for Lynn with her mother being out, Mona out, and a number of staff out. With all of that going on it was hard to think about intake, and the numbers show it. He hates to see them evaluate and determine a rate

**COUNTY HOME ADVISORY COUNCIL MEETING  
WEDNESDAY, MARCH 30, 2005**

just on one bad year. In conversations with some Board members, the discussion is looking at more of a business model that shows what they anticipate this year and, hopefully, that is what they shoot for in terms of their rate. Also, provide the Superintendent with expectations of performance and she can be evaluated on that basis. There are some questions on how high the number ought to be, and that is probably a point of discussion.

Steve said the second item he wanted to point out to them is that he called Mike Jenks, ADAMH Board Director, to discuss the impact on those ADAMH Board County Home residents that are indigent and publicly funded. \$1,100 is what they are paying currently. A \$700 increase per month for 5 individuals would be an annualized increase of \$42,000 a year to the ADAMH Board. There is a fixed pot for the ADAMH Board and so that would decrease services for their other Medina County residents. They leverage local money for the CH from state and federal funds, but it is a fixed pot. That is a significant consequence that has to be balanced. It is his opinion that ADAMH Board residents at the Home deserve the benefits of the levy as much as anybody else, and it is appropriate for them to be living at the Home.

Steve said any or all of Council are certainly entitled to have a different opinion. He is asking them for their assistance. The Board of Commissioners is divided on this issue and Sharon is kind of in the middle. He has said privately and publicly that he is willing to discuss and look at options. It was not brought up last year for one reason, and that was because it was an election year. He said he was not going to address the comments that were made in the email, and he probably doesn't need to. He does not hold malice towards anyone that holds a different opinion. They probably have three different opinions on this issue. It was his recommendation originally to form this Council for this very purpose. If you look in the resolution from which they were created, this is the kind of issue they anticipated and need their guidance for. In this case they need recommendations. And they are recommendations – ultimately the Commissioners are responsible for the bottom line, but they are also responsible for balancing it with the public good. So, they are asking for their assistance and their expertise in this area to help take a look and make some recommendations that they can live with and move on. He said he had Lynn do a survey of comparable facilities so they can see what the competition is out there. If the price starts to bump up to what they charge at Outlook Pointe, for example, he thinks they are in trouble.

Cheryl Scheck asked if there are other County Homes that remain at a flat rate and do not increase residents' rates on a yearly basis.

Lynn Remington said some County Homes do and some do not. One they looked at was \$24 per day, and a lot of Home's populations are down.

Cheryl said they needed to be accountable to the taxpayers. Expenses increase on a yearly basis and some adjustments might have to be made to compensate for that. She gets concerned with

**COUNTY HOME ADVISORY COUNCIL MEETING  
WEDNESDAY, MARCH 30, 2005**

the public's perception of the articles in the newspapers and the bickering going on. Most landlords and facilities do not agree on a fixed rate with no increase.

Commissioner Sharon Ray commented that she knows the County Home Advisory Council "had a lot on their plate" last year. She knows the Admissions Policy they created took a lot of time, and it turned out wonderfully. She feels like an outsider looking in because she became a Commissioner after this Council was formed. She hopes before the next levy they would be able to come up with a rate schedule. It may be too late for this process now because it is going to take some time. It would be nice if they came up with a rate recommendation that went along with the levy so when they are factoring what the millage is going to be, they can take that into account as they put that package together for the voters.

Sharon said the other question she has from reading past minutes in 2002 regarding raising the rates is, they indicated that residents have contracts. She asked if the contracts are renewed annually.

Lynn said they only have contracts with the ADAMH Board.

Steve said they have three sources of income – the levy, residents, and the ADAMH Board.

Sharon asked how they determined when to raise the rate – was it as of this date anybody that came in was going to pay the higher rate?

Steve said that was a political decision on the part of Pat Geissman and Tom Bahr. He said he voted against it.

John Stricker said they took the exact same type of figures that are generated on this sheet tonight that shows the \$1,800 cost per month per resident. They had the last year's expenses divided by the last year's population, and they said these are the current costs. They voted and made it effective the next week. Anyone who came in after that date came in at the new rate. Anyone who was on before that, they delayed a decision, and at that point in time it was still \$1,100. That \$1,100 has stayed there except for any new admissions.

Sharon said she thinks it would be a lot easier if they could come up with one rate. It doesn't seem fair and it is cumbersome to have two rates established for residents. She asked for a copy of the criteria for asset retention and spend down. Lynn said she would get it for her.

Brian agreed that whatever Council creates or advises on needed to be simple to explain and understand. There are many complications with spend down criteria.

**COUNTY HOME ADVISORY COUNCIL MEETING  
WEDNESDAY, MARCH 30, 2005**

Ken said there is a lot of material to process, but if they do not take action very quickly, June will be here and any contract negotiations would have to take place after the fact. They needed to come up with something, and he suspects that they make a recommendation tonight.

Cheryl asked if the contracts expire at the end of June.

Steve said they have built into the contract with the ADAMH Board a 120-day provision prior notice so the change would be automatic at the end of 120 days. He said the current one just got approved. It went back to July 1<sup>st</sup> of last year with the understanding that it would be retroactive.

Skip said, while he agrees with Ken, the urgency and history does belie that fact. He said he asked for a copy of the contract and was told no. He got a copy from Lynn. He said it was pointed out that this is not controversial or complicated, but he disagrees with that completely. It is controversial, obviously, and it is complicated because they have a contract, and there are provisions and budgetary implications. If you go back to the County Home Advisory Council by-laws, they are basically to do three things: provide advice to the Board of Commissioners and Administrator on staffing expenditures, capital improvements, etc.; do a multi-year plan and find other possible sources of revenue; and make recommendations on future levies. They did not get to give input to the whole budgetary process. They were asked quickly to raise the rate, but with no other information. They are also supposed to be working on the multi-year plan, and they have been doing that. Inside that recommendation they are supposed to identify other possible sources of revenue. One might become available so he spoke with the Finance Director about that potential. Commissioner Ray is talking about the package for the future property tax levy. They worked on personnel, Admissions Policy, and they coincided with The Friends of the County Home. They were busy last year, but he would want to make sure they spend the right amount of time on this and do a thorough job. The contract expiring is not a huge concern.

Ken said there were some questions raised last week as far as information that Skip wanted and needed. He realizes they did not have a chance to meet as a committee, but he had some things he was going to ask the Finance Committee what they wanted put together to talk about the finances.

Skip recommended to the Finance Committee Chairman that a couple of things that the Superintendent is not forced to produce, but he would welcome, are the annual report that she gives the Commissioners; he has already asked for the budget figures that get submitted to them; and the monthly report. He requested she give an in-service for some of Council as to how the money is handled because he does not understand the asset disposition completely. He assumed that basically the assets are seized and used, or the person just uses them to pay before any kind of assistance should be provided through the county. This information is critical for the Finance Committee to do their job.

**COUNTY HOME ADVISORY COUNCIL MEETING  
WEDNESDAY, MARCH 30, 2005**

Brian said due to the importance of the issue they should call a special meeting to talk about it. The in-service could be extended to include the whole Council if they'd like.

Ken set up the meeting for Wednesday, April 13, 2005 at 6:30 p.m. at the County Home. They will discuss rates, the materials they received today, and anything else that might surface that would be helpful in looking at rates and establishing some sort of a business approach to the situation as opposed to an emotional over activity. It needs to be based on some logical explanation as to why they came up with the rates and be something sellable and simple to understand.

Skip asked if John Stricker or Chris Jakab could ask the ADAMH Board what they think they might be able to accept because that could have a huge impact on this. They don't want to recommend a rate that the ADAMH Board cannot take on, resulting in a loss of residents and revenue.

Emily commented that if you are going to have an Advisory Council, you need all the information and all the tools. They don't get all the information and that has to end. Everyone needs to work together.

Steve said he agrees, and they realize the County Home is under new management. Now that Lynn is fully staffed she will have the opportunity to operate the Home more like a business. They tried to get Council information, and if they feel there is more that they think they need, let them know. He is trying to figure out how to deal with Mike Jenks from the ADAMH Board since it is a negotiated rate. In all likelihood, the discussion should probably involve his Board members. They ultimately make the decisions. He will talk to the Chairman, Tom Miller, and see how he wants to resolve their involvement in providing adequate information to balance this. The ADAMH Board is going to get hit, and the question is – what could happen and what would the overall affect be. It is very important to at least give them the very stark number because taking a \$42,000 hit from your current budget means less services to a fixed “pie”.

Skip said it could drive them away and Steve agreed. He said he would talk to Tom Miller and have him communicate with the CH Advisory Council Chairman as to how he can provide the information.

Cheryl asked if they know what the monthly rate is or what they feel the monthly expenses are for the housing that they have for the mentally ill. She knows they are going to expand their housing.

Skip said Metropolitan Housing Authority manages the housing part, but that doesn't include the services. Lynn is providing services that are unique.

**COUNTY HOME ADVISORY COUNCIL MEETING  
WEDNESDAY, MARCH 30, 2005**

Council reviewed the budget sheets provided by Chris Jakab. John explained the annual operating budget by categories. He said, per Skip's request, it is more in line with what the Commissioners see on their individual departments. They take budgeted amounts by category and list the expenses by month and where they stand in relation to the budget for the entire year.

Steve said the additional information dealing more with the tax levy receipts is not on it – the actual vs. the budgeted. They can get that for them.

Ken asked if there were any other items that they would like discussed in the in-service, and Lynn said they could email her or call her.

**Finance Report**

John Stricker said they received two financial reports today – one shows the operating budget and where they stand in relation to that operating budget. It is set up for a 12-month calendar period. The other one is the standard report they usually get.

Cheryl asked about January's \$24,707.98 Salaries-Administrator amount.

John said it included payment of the Administrator's sick leave balance of 960 hours. That is required to be paid to the employee upon retirement.

Emily asked if they spent no money for activities.

Lynn said they did not have to spend any money because they had a very good Christmas thanks to The Friends of the County Home. They used restaurant gift certificates and have lots of craft supplies in stock now.

Ken asked if there was any way of tracking donations.

Lynn said most go through The Friends of the County Home, but they do get an occasional small donation.

Emily asked if she could do a donation sheet that shows what has been donated. It is a piece of information necessary for figuring the budget. She said she also went to the Public Hearing on Monday and it was an eye opener, and Council took some "slaps". She would love to go to a Commissioners meeting in the future and speak about all of the efforts they really do on the Advisory Council instead of just observing the meeting. She wants to be as supportive of the County Home as the day she started, that the County Home should stay open.

**Administrator's Report**

Lynn Remington reported that in February and March they had five inquiries, one resident moved out, one new admission, and the present count is 51 residents. The Brecksville Veterans

**COUNTY HOME ADVISORY COUNCIL MEETING  
WEDNESDAY, MARCH 30, 2005**

Hospital requested information today so she faxed it to them. Lynn introduced her new assistant, Chris Sullivan, and said she is doing well. They will be interviewing a LPN on Friday for a part-time position. They hired a part-time employee and a full-time LPN. They received HIPPA and MSDS training for employees. She and Mona Allison attended a seminar last week, and Mona attended a mental health seminar yesterday. Probate and Juvenile Courts sent 10 juveniles over to help paint, clean, do yard work, and visit with the residents. The kitchen hood vent intake and outtake were cleaned up to the attic – twice – because the first time they missed a portion. An outside filter has been installed that can be hosed down. When they were in the attic they discovered a hot panel fuse box, so they had that fixed. Residents went to Chatham for pancakes; they had a St. Patrick’s Day dance, a Good Friday service, and Easter egg hunt; they went to lunches at the Golden Corral; attended the play, “A Man Came to Dinner”; and the Red Hat Lady luncheon was at the Home. The Home passed its elevator inspection. They are in the process of getting all of the computers updated. Donations this month were from Rebecca’s Circle and Medina Moose. The house cat had a checkup and received a clean bill of health.

Ken asked Lynn about the status of the computers.

Lynn said a computer specialist came out to inspect the computers and see what they needed, and slowly but surely they are getting there.

Ken set up a Marketing & Technology Committee meeting for April 27<sup>th</sup> at 6:30 p.m. at the County Home.

In other business, Skip said he is giving Lynn the schedule for the Medina County Resource Council meetings that are scheduled for this year. He will dedicate part of his time to their cooperative and collaborative ventures with the County Home.

**Public Input**

Carole Feron, Montville Township resident, said at the Home & Flower Show she was asked if someone that lived outside the county could live at the County Home.

Lynn said it used to be they could as long as there was still a bed available for a Medina County resident. But, that is not the case now because the Admissions Policy says the Home is available for established residents.

Emily said Carol Shockley, Prosecutor’s Office, said establishing residency means living in Medina County. She is not sure for how long.

Cheryl said Carol also stated that it was an area that sometimes could be challenged because it is hard to define. In the nursing home business, when a resident moves to a Medina County nursing home from Cuyahoga County, for example, they are then a resident of Medina County.

**COUNTY HOME ADVISORY COUNCIL MEETING  
WEDNESDAY, MARCH 30, 2005**

Lynn requested they have the term “established residency” defined because it is vague in the Admissions Policy.

Skip said if she is unsure, she should call the Prosecutor’s Office tomorrow for some guidelines. She can rely on their legal opinion.

Lynn said her father-in-law lived in Medina County for 78 years. He has since moved to West Salem. She asked if he would be able to live at the County Home.

John said he would be able to because he lived here before.

Steve pointed out when this was discussed last year; all of the residents were being subsidized. They were charging less than the actual costs. If they go to a full rate private pay system they may want to evaluate whether there is a benefit to increase the numbers to keep a stable population.

Cheryl said they could keep one bed open for a Medina County resident or for an emergency admission.

Skip said she should ask the Prosecutor for an answer so she doesn’t put the facility at risk by giving the wrong answer.

Carole Feron said Commissioner Geissman’s letter to Council said there are residents that have the ability to pay the cost of living at the County Home. She asked Lynn if that was correct.

Lynn said she has one resident that can be paying the \$1,580 now. At that price, she’ll be out next year.

Carole said then technically they have one person in the Home that could pay cost of living possibly until next year.

Lynn said her new intake is able to pay, too, for a while.

Carole asked what happens to that person then.

Lynn said they keep them for what income they bring in, which is usually a Social Security check, and they get \$40 personal allowance per month out of that.

John said Mrs. Geissman was also referring to the ADAMH Board residents.

Skip said that would be higher than three people. He said he has a sheet that says there are three people who have income breakdown of \$1,580 plus. He asked if that was accurate.

**COUNTY HOME ADVISORY COUNCIL MEETING  
WEDNESDAY, MARCH 30, 2005**

Lynn said no, \$1,580 is the private pay. She has three private pays at \$1,580 coming in.

Steve said the other sheet she did said they had two.

Lynn said the March 22<sup>nd</sup> report is the current report. A resident pays until their money is depleted, and then they fall back to the subsidy.

Brian said that is an important piece - simplifying that statement that took ten minutes to explain. They need to present this in a visual format so they can rest assured that the voters can see just exactly what is going on. A person could start out at \$1,580, but in five months it could be \$800. That affects the whole mix.

Emily said breaking it down further; if you draw the line at \$800, 26 people are paying up to \$800; 25 people are paying between \$900 and \$1,580. Three of those people pay nothing at all. So when you are looking at it from the money coming in, that is what is dragging in the budget from the revenue part. They needed to look at how many people can they get that are going to go below that \$800 line. That would drive the entire financial picture in another direction. They have to figure in the ADAMH Board people. They need information on all the residents and exactly what they pay and whether it is a spend down.

Skip said they should probably have a category that shows the balance on their assets for projections purposes. For example, if 10 people can pay in full today, but in three months from now they were all going to be at \$200, that is a huge factor. If they know their fixed costs are stopped and by adding people - whatever they pay is "gravy". That is another huge consideration.

Cheryl asked what recourse the Home has if a person had \$50,000, but they chose to give it away.

Lynn said the ones they have now have guardianships over their funds. She does not have anything from stopping that in the future.

Skip asked if they exercise their option to seize assets like the Ohio Revised Code provides for, and how they keep track of that.

John said they had a lawsuit over a home that the family was giving them a hard time over. They now own the home and are selling it for the proceeds.

Brian gave "food for thought" for the in-service – have a three-tiered level giving a pessimistic view, an optimistic view, and try to establish a rate based on the best estimates of the mix.

**COUNTY HOME ADVISORY COUNCIL MEETING  
WEDNESDAY, MARCH 30, 2005**

Carole added that on May 1<sup>st</sup> the Medina County Kids Care is having their annual horse show at the Fairgrounds and The Friends of Medina County Home will have a bake sale and sell water there. "Cookin' Up Cash" at Mapleside Farms is May 3<sup>rd</sup> from 4:00 p.m. to 8:00 p.m. 10% of all dinner sales will be donated to The Friends of Medina County Home. She invited everyone to come to these wonderful events.

Gerry Ziemba, Hinckley Township resident, commented that Commissioner Geissman said the proposed rate would only affect new people and asked for clarification.

Steve Hambley said under the standard proposal there would be one rate applied across the Board. It would bring the ADAMH Board residents up to \$1,800 and one or two residents that she could tell could afford it at that level for some period of time. It would not affect those that cannot afford it.

Gerry asked what they do to market the County Home. She never sees it advertised.

Ken Miller told her about the brochures, video/DVD, Home & Flower Show, The Friends of the County Home, affiliation with the Housing Network and Housing ICAT, ads in Trading Times, Christmas cards, and the County Home Advisory Council's educating the public.

Gerry suggested they put a brochure in the Helping Hands newspaper.

Lynn said she is thinking about offering free blood pressure check to get people to stop by the Home. They are having an Open House on September 18<sup>th</sup>.

Walt Trozen was upset with Commissioner Geissman's letter and it was his opinion she does not want the County Home to stay open.

Al Junke, Hinckley Township resident, thanked the County Home Advisory Council for doing such a good job. He said he has a concern with the rate increase and feels raising the rate to \$1,800 will steer people away. He said the residents are aware and are affected by the situation.

Carole commented that it could affect people not wanting to come to the Home.

**Adjournment**

The meeting adjourned at 8:12 p.m.

Respectfully submitted,  
Pam Vereb, Secretary