

# Preble County Mental Health & Recovery Board

## Board Meeting Minutes

June 24, 2024

6:30 p.m. In Person/Teams

Meeting Called By: Robert Wood, Board Vice Chair  
Attendees: All Board Members and Public

Type of Meeting: Regular Board Meeting

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### *Mission Statement*

*To ensure that quality mental health and addiction services and supports are available to all Preble County residents.*

Present: Robert Wood, Miranda Armstead, Ashley Clark, David Sizemore, Paula Schlotterbeck, Shannon Steele

Announced Absence: Landen O'Banion, Megan Garton

Unannounced Absence: Tyessa McQueen

Staff: Autumn Green, Sherry Hurst, Director Amy Raynes

Call To Order: Robert Wood called the meeting to order at 6:30 pm.

Roll Call: Roll Call was read by Board Staff, Autumn Green.

Reading of the Mission Statement: Ashley Clark read the mission statement.

Additions/Deletions to the Agenda: YWCA, Edit to Recovery & Wellness Budget

Recognition of Guests: Commissioner Craft, Cynthia Wion, Rebecca Dickerscheid, Kelli Ott, Lynn Ferguson, Diana Trittschuh, Jerri Lynn Stanley.

Paula Schlotterbeck entered at 6:36 PM

Oath of Office- Commissioner Craft swore in Miranda Armstead and Paula Schlotterbeck.

Presentation of the May 20th, 2024, Board Meeting Minutes

**24.06.652 David Sizemore motioned to approve the May 20th, 2024, Board Meeting Minutes with Miranda Armstead seconding. Yes-6 No-0 Abstain-0**

### Board Staff Report

- i. Amy's June Calendar-Director Raynes presented her June calendar to the board. No questions at this time.
- ii. FY25 Board Calendar-Director Raynes presented the FY25 Board Calendar to the board. No questions at this time.
- iii. State of Ohio Co-Op Membership-Sherry Hurst spoke about the board joining the State of Ohio Co-Op to get a discount on our Spectrum internet service. No questions at this time.
- iv. FY24 CAP Addendum-\$750-Sherry Hurst explained that the AUD funds that covered a portion of transportation finished in March, additional funds will not be taken out of reserves. Director Raynes signed an addendum for an additional \$750 to finish out the year for transportation through CAP.
- v. YWCA-Director Raynes spoke to the board about YWCA in Preble. There was a meeting today and the CEO was questioned about where the funds specifically for Preble services are going. The CEO had no answers. Director Raynes proposed her as well as other leaders of the community sending a letter of advocacy for members in the Preble County community. David Sizemore agreed and stated that he also had concerns being in the same meeting. Director Raynes stated that the CEO has taken funds from a Preble location and has no answers to the question of where the funds are. The board members after discussion approved of reaching out to YWCA Board with a letter of concern.
- vi. Edit to Recovery & Wellness Budget-Director Raynes explained that funds were moved from Jail Services to Fee for Service to keep Jail Services under \$20,000.

**24.06.653 Miranda Armstead moved to approve edit to Recovery & Wellness Budget with Ashley Clark seconding. Yes-6 No-0 Abstain-0**

Finance- For items where no action is needed, the information can be found in the packet.

FY24 Budget Revisions-Sherry Hurst noted that the \$750 CAP Addendum is now included in the FY24 Budget Revisions.

**24.06.654 David Sizemore motioned to approve FY24 Budget Revisions with Miranda Armstead seconding. Yes- 6 No-0 Abstain- 0**

FY25 Budget- Sherry Hurst stated that MSA Access to Wellness funds were increased.

**24.06.655 David Sizemore motioned to approve FY25 Budget with Miranda Armstead seconding. Yes-6 No-0 Abstain-0**

Contracts- Director Raynes presented the contracts to the board members. No questions at this time.

- a. FY24 JFS FCFC Amendment -\$15,000 (Revenue)
- b. FY24 JFS Wraparound Amendment- \$5,000 (Expense)
- c. FY25 Ascend- \$44,425 (Expense)
- d. FY25 JFS FCFC Amendment-\$10,000 (Revenue)

**24.06.656 David Sizemore motioned to approve contracts with Miranda Armstead seconding. Yes-6 No-0 Abstain-0**

Balance Sheet/Revenue/Expense Statement & Reconciliation Detail (2) FY24 May

**24.06.657 David Sizemore motioned to approve Balance Sheet/Revenue/Expense Statement & Reconciliation Detail (2) FY24 May with Miranda Armstead seconding. Yes-6 No-0 Abstain-0**

Then and Now FY24 May (CORSIA Insurance)

**24.06.658 David Sizemore motioned to approve Then and Now FY24 May (CORSIA Insurance) with Miranda Armstead seconding. Yes-6 No-0 Abstain-0**

Board Member Open Forum- No Questions or Comments at this time.

Executive Session

**24.06.659 Miranda Armstead motioned to enter executive session pursuant to R.C. 121.22(G)(1)(2) to consider purchase or sale of property for public purposes with David Sizemore seconding. Yes-6 No-0 Abstain-0**

Director Raynes stated that she would like to consider buying 104 E Somers Street Eaton, Ohio. This is a rental property with four units and a fifth unit that could be made into a laundry facility. Director Raynes stated that they would use Capital Funds and reserves. This will be similar to the process we used to buy the PCMHRB office property. Director Raynes stated the taxpayers would be paid back by FY28 and start putting the rents back into services. Director Raynes stated that the housing crisis in Preble is affecting our people in Recovery and Mental Health trying to find affordable housing and this would add to our housing. Director Raynes stated that an inspection would be done before purchasing. Director Raynes also stated that we would own part of the parking lot. Director Raynes stated that the owner does not have a price and would like the board to make an offer. Director Raynes stated that on Zillow it was listed as 285,000 and 254,000. Hurst stated that the board can only pay the lower of two appraisals. Steele asked how many of the other boards own and manage many properties. Director Raynes stated that some boards contract out to own their properties. Steele stated that her concerns are the added management. Director Raynes also stated that the board staff discussed hiring a part time person to manage properties. Director Raynes stated that the board would need to authorize appraisals, inspections, title search, authorization to use Jill Hittle as an attorney, and approval of purchasing property. Hurst stated that a walk through was done of the unit and at first sight all looked well. Board members discussed any thoughts or concerns.

**24.06.660 Ashley Clark motioned to exit executive session with David Sizemore seconding. Yes-6 No-0 Abstain-0**

**24.06.661 Miranda Armstead motioned to approve the purchase of 104 E Somers Street not to exceed the amount of \$300,000 with the contingencies of the lowest of two appraisals with final board approval, authorization of two appraisals, one inspection with an attorney to draw up contracts and title search with David Sizemore seconding. Yes-6 No-0 Abstain-0**

**24.06.662 Miranda Armstead proposed a resolution to authorize Chairman O'Banion and Director Raynes to sign state project documents and closing documents with David Sizemore seconding. Yes-6 No-0 Abstain-0**

**24.06.663 Miranda Armstead proposed a resolution in support of project with Ashley Clark seconding. Yes-6 No-0 Abstain-0**

Chairperson's Remarks-No further remarks.

Adjournment

24.06.664 Miranda Armstead motioned to adjourn Board Meeting with David Sizemore seconding. Yes-6 No-0 Abstain-0



Board Chair

8-26-24

Date