



COG Meeting Minutes
January 24, 2025

Members present: Lori Zoller, Steven Ferrell

Members present by phone/Zoom: Dan Cothren

Members absent: Michelle Belkot

Members Excused: Brian Nichols

Alternates present: Asa Leckie

Staff present: Mike Reardon, Claire Steiner, Karen Wolfe, Lois Chauncey, Christina Marneris

Advisory Council member present: Kevin Callahan, Gavin Carmichael

Visitors present: Matt Gustofson, Mertie Duncan, J. Girard, Rene Scarcella, Carmen Garcia-Allen, Terry Kinsey

The meeting was called to order at 1:03 p.m. by Commissioner Zoller.

The Pledge of Allegiance was recited.

1. Agenda Review: Commissioner Cothren moved to approve the agenda by. Commissioner Leckie seconded the motion. Motion carried.

2. Review of Minutes: Commissioner Cothren moved to approve the December 6, 2024 minutes. Commissioner Ferrell seconded the motion. Motion carried.

3. Public Comment (3-minute limit): none

4. Anniversary Recognition. Jaclyn Simchuk is celebrating her twenty-year anniversary. Jaclyn loves the work and the community we serve. We meet people where they are, and it's especially valuable to see them in their homes. Last year she became a Lead Case Manager and is enjoying it.

5. Advisory Council: Christina Marneris reported on the December and January meetings. January meeting reviewed the presentations they will bring to the COG. Preparing for Legislative Advocacy. The council approved Susan Petrie of Klickitat County to join the Council and Christina asked for the COG's approval.

Commissioner Zoller moved to approve Susan Petrie to join the Advisory Council representing Klickitat county effective February 1, 2025. Commissioner Ferrell seconded the motion. Motion carried.

6. Resolution #2025-1, Mike introduced the resolution to Protect and Preserve Critical Housing Stock. Kevin Callahan, Advisory Council member of Clark County, explained the challenges facing the residents of mobile home parks in our area. The land is zoned for other uses and could be

converted to other uses if sold. No new parks are being built, so those residents could lose their homes were the land to be sold to a new owner with intentions to convert it to another use. Kevin detailed efforts being made with the City of Vancouver to change the zoning. Mike elaborated that the resolution asks the agency to take a stance on the importance of mobile home parks, especially for low-income seniors. Does not commit the agency but does give credence and weight to the advocacy efforts. Commissioner Leckie notes the other commissioners are concerned about land use and mobile home parks; the Gorge Scenic Act requires to also preserve natural land. Commissioner Zoller mentioned that the rural counties have different concerns regarding land use. She notes their mobile home parks need to be preserved but there are few. Commissioner Leckie notes there are some de facto parks in Skamania that aren't designated as mobile home parks but are used in that way. Commissioner Ferrell would like to know more. Commissioner Zoller noted that the Gorge Scenic Act only affects Skamania and Klickitat.

Commissioner Cothren moved to approve #Resolution 2025-1, to Protect and Preserve Critical Housing Stock. Commissioner Zoller seconded the motion. Motion carried.

Gavin Carmichael, AC chair, introduced himself to the COG, and reported on other issues the Council is working on.

7. Review of Financials. Claire reviewed the November 2024 payments of \$2,052,760. Subcontractor payments were lower than usual due to invoices coming in late.

Commissioner Ferrell moved to approve the November 2024 payments of \$2,052,760. Commissioner Leckie seconded the motion. Motion carried.

Claire reviewed the August revenues and expenditures. We were under budget in expenditures and over budget on revenues. Claire explained some of our typical revenue sources and expenditures. Sources of revenue: governmental funding (e.g. Older Americans Act and Medicaid) and non-governmental funding (e.g. GWEC and SHIBA funding) and also interest income. Commissioner Ferrell asked if we are reimbursed at 100%. Claire explained the way the reimbursements work. Claire reported on the August balance sheet- we are in a cash positive position and our Fund Balance continues to grow. and September balance sheets. Claire reviewed the September expenditures. – exceeding revenue and below budget for expenditures. Claire reviewed the September balance sheet – A/R line item we had turnover in A/R position and we are getting back on track over the next few months.

Claire reviewed the September 2024 dashboard pages. YTD revenue and expenditures: Excess of revenue over expenditures. State/Fed contracts renew in July explains the higher profit months. Mike elaborated that the unit rate contracts were affected later last year with turnover in case management. No client was left without a case manager or contact. The staff expense was lower as a result of fewer case managers for that period of time. Mike complimented HR on the talent acquisition efforts. Caseloads by type: Claire explained the three types of caseloads among our different programs. YTD expenditures by type: 65% is payroll related. 12 monthly cash payments by type. AAADSW fund balance growth: continues to grow over the year. Revenue and expenditures by type of service: Medicaid, other government, non-government. Admin revenue and expenditures net income. YTD revenue by Type. Claire explained the fiscal excel file that was sent with the meeting materials to provide more information.

8. Area Plan Grants report. Christina Marnieris reported on the status of the area plan grant program. Christina explained the four-year cycle of the Area Plan. We are currently in 2024-2027

cycle. Mike wanted to see us use the Area Plan to provide grant opportunities to support underfunded services— healthy aging, services and supports, 701 planning (Tribal). Four grants were recently awarded: Clark Cowlitz Fire Rescue to address fall risks; CDM Services for Clark, Klickitat and Skamania Counties to check in by phone to individuals who live alone and have medical issues; Council for the Homeless serving ages 60 and above to broaden housing. This is our most frequently asked-about issue to our ADRC; Vancouver Housing Authority to provide music therapy interventions for 6 months and interpretation services are available. Hope to see more applications in the future from our rural communities and will make more options available to provide input. Commissioner Zoller asked about the tribal planning – Christina noted we collaborate with them to plan better access to services and improving lines of communication. She noted we are not receiving money from the tribes.

9. Director's Report (Information)

- W4A – Mike explained the makeup of W4A. The last few months W4A has been working on advocacy of funding for senior nutrition. They have been working with the OMB to get a decision package to increase funding across the state. Governor Ferguson is looking for a 6% cut of spending but W4A is continuing to advocate for the funding in Governor Inslee's previous budget. We are also working on meeting with our state legislators (Advisory Council members) to advocate for our legislative priorities. Another issue W4A is grappling with is the ongoing Fund Balance questions from DSHS; how we have so much money and what we are doing with our money. The State wants to start meeting with AAAs in February to get answers to their questions. Their biggest concern is "it doesn't look good". We have GASB obligations for funding that are taken into consideration in our Fund Balance policy. Mike's concern is that the State will want some of that money back. Commissioner Ferrell asked if there is more funding we can do via grants to get more of that money out to the communities. Yes, we are looking at another round of Grant Funding opportunities. Commissioner Zoller noted that the State wants to carve back money but won't reinvest it in the local governments. For example, Klickitat County recently lost a volunteer program to that practice. Commissioner Leckie noted the State should be careful not to punish governments that are good stewards of taxpayer money. Commissioner Ferrell elaborated on how this played out with the PUD. Claire noted that across AAAs the union negotiations are also obligating more money. Compensated absences are required under a new GASB that took effect this year, which will increase liabilities.
- Contracts Report – Mike reviewed the contracts report – revenue contracts: renewals and amendments; Provider contracts: new and renewals;
- Management Team Calendar report. List of meetings of the Executive Management Team
- Communications Report. Recent article in the Columbian about vulnerable adults being kicked out of their Adult Family Homes. The Long Term Care Ombudsman looks after situations like this.
- Longview office update – Mike provided some background on our current Longview location. We want to have a new location, for many reasons. We have been working with a commercial real estate agent to move to the Twin City Shopping Center. Mike noted the buildout costs have increased and we decided to downsize the new space, and are negotiating sharing some of the buildout costs with the landlord. Mike provided a handout showing the base rent costs of the new space vs the existing space. Commissioner Zoller elaborated on some of the previous discussions and research that have gone on in previous months. Our current lease expires at the end of November 2025. We are working on the lease agreement and will be getting bids. Their project manager thinks we can get in by October 1st if all goes well with permitting. We could go month to month with our current space or go fully remote with our staff for a brief period of time if necessary. Commissioner Ferrell asked about adding more handicapped parking at the new space – yes will be adding more spaces. He also asked about the Three Rivers Mall

location – Mike noted that none of the available spaces were workable, or they were not interested in reworking the space.

Union Negotiation Update: The meeting was closed to the public at 2:16 p.m. in accordance with [RCW 42.30.140](#)(4)(a) for the Human Resources Manager to report on the ongoing union contract negotiations.

The public meeting resumed at 2:23 p.m.

10. Good of the order Mike thanked Commissioner Leckie for attending the meeting today as alternate.

11. Adjourn. There being no further business, **Commissioner Ferrell moved, and Commissioner Leckie seconded to adjourn the meeting. Motion carried.** The meeting was adjourned at 2:25 p.m.