

Board of Directors



Minutes of the Regular Meeting

Superintendent Scheduled to Attend Board Meeting:

Brad Kempf, Regular

Josh Woodward, Alternate

Date: June 18th, 2025

Location: Keystone Office, 500 E. Sunflower Blvd., Ozawkie, KS 66070

Time: 6:30 p.m. - Call Meeting to Order

At 6:30 p.m., Board President Justin Finley called the meeting to order. Members present: Kelly Midgley, Bill Culver, Dakota Davis, Terry Reiling, Jerry Barnes left at 6:55pm returned at 6:59pm, Tabitha McRae, Jesse Nickelson, Brad Kempf. Mitch Walter from Gilmore & Bell, P.C. by phone.

Others present: Doug Anderson, Executive Director; Belinda O'Dell, Assistant Special Education Director; Amy Conklin, Director of Special Education; Mollee Wilkerson, HR; Melody Malone, Board Clerk.

Monthly Action Items

ACTION

1. Approval of Meeting Agenda & Consent Agenda Items

Monthly Consent Agenda Items

Any Board member may request that any item be removed from this consent agenda to the regular agenda for action to be taken separately.

1. Approval of Meeting Agenda
2. Approval of Minutes of Last Month's Meeting
3. Approval of Bill & Claims
4. Approval of Cash Summary Report
5. Approval of Monthly Fund Transfers
6. Approval of Check Registers

ACTION

Jerry Barnes made the motion that the Meeting Agenda & Monthly Consent Agenda Items be approved as presented. Kelly Midgley seconded and motion passed 8-0

Monthly Communications

1. Receive Communications from Visitors Present: None

Discussion Items

1. **Keystone Priorities**—Keystone Administration will provide information on the following:
 - a. Construction Loan - Mitch Walter from Gilmore & Bell, P.C. will answer any questions regarding the lease purchase documents submitted. Mr. Walter reviewed the handout explaining how funds would be made available through an escrow account with the lending agency GNBANK activated at the time of closing with a minimum drawdown of \$50,000. The Board members had no questions at this time.
 - b. Building Update - Doug presented the proposed lease agreement submitted by the Great Plains Annual Conference of the United Methodist Church on the lease agreement for the former Ozawkie United Methodist Church that is no longer used by the church. The cost will be \$1200/month and Keystone will assume responsibility for general maintenance. The UMC will maintain insurance for the structure and Keystone will insure the people and contents.
 - c. Budget summary - Doug discussed the different revenue sources in May noting the increase in Medicare reimbursement over the same point in time last year. He also explained the new special education replacement aid that is state aid that is not distributed like the traditional categorical aid.
2. **Personnel** – Keystone Administration will provide information on the following:
 - a. SPED Identification - Amy reviewed the number of students found eligible for special education services by district. It was comparable to last year's numbers.
 - b. Vacancy/New Hire Report - Mollee reviewed the new Keystone employees and vacancies. Mollee also reviewed the workers compensation update and reported that due to the number of claims this year it was going to increase cost. The Board directed Mollee to seek other quotes.

Executive Session

Kelly recommended the Board go into executive session for 10 minutes at 7:29 p.m. to discuss negotiation topics pursuant to the employer-employee negotiations exception under KOMA, with the open meeting resuming in the boardroom at 7:39 p.m., and inviting Keystone Administration to join this executive session per Board discretion. Terry seconded the motion

Kelly recommended the Board go into executive session for 10 minutes at 7:40 p.m. to discuss negotiation topics pursuant to the employer-employee negotiations exception under KOMA, with the open meeting resuming in the boardroom at 7:50 p.m., and inviting Keystone Administration to join this executive session per Board discretion. Terry seconded the motion

Kelly recommended the Board go into executive session for 10 minutes at 7:50 p.m. to discuss negotiation topics pursuant to the employer-employee negotiations exception under KOMA, with the open meeting resuming in the boardroom at 8:00 p.m., and inviting Keystone Administration to join this executive session per Board discretion. Terry second the motion.

Kelly recommended the Board go into executive session for 10 minutes at 8:00 p.m. to discuss negotiation topics pursuant to the employer-employee negotiations exception under KOMA, with the open meeting resuming in the boardroom at 8:10 p.m., and inviting Keystone Administration to join this executive session per Board discretion. Terry seconded the motion

Open session resumed at 8:10 p.m.

Action Items

1. **Personnel Update--Contracts and Resignations**
Approval of the June 2025 Personnel Report

ACTION

Kelly made the motion to approve the personnel update as presented. Jerry seconded the motion passed 8-0

2. **KASB Policy Updates (Copies in Board Packet)**

ACTION

Dakota made the motion to approve the KASB Policy updates as presented except for the FundRaising Policy update. That policy was pulled. Bill seconded motion passed 8-0.

BBC (Board Committees), CN (Public Records), DFH (Fundraising Activities), GAACB (Employee Whistleblower), IB (School Site Councils), JBC (Enrollment), JBCE (Enrollment of Military Students), JGFGB (Supervision of Medications), JH (Student Activities) KBC (Media Relations and Usage), KGB (Concealed Observations), KM (Visitors to the school), and KN (Complaints)].

3. **Lease Agreement with Great Plains United Methodists**

Discussion to refine maintenance agreement with the Church. At this time it was agreed Keystone will do minor maintenance.

ACTION

Kelly made the motion to approve the lease agreement with the Great Plains United Methodist council as presented to serve as a temporary location for the John Dewey Learning Academy during the 2025-26 school year. There was discussion regarding further defining "general maintenance" responsibilities but the executive director encouraged the board to accept the language as presented since our stay there will be short and neither organization has an interest in long term or major upgrades to the building. Terry seconded motion passed 8-0

4. **Lease Purchase Agreement by Gilmore & Bell, P.C.**

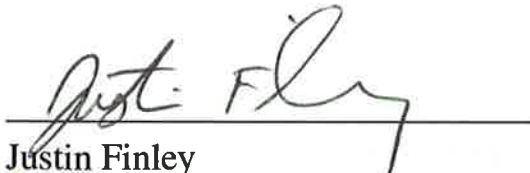
ACTION

Terry made the motion to approve the lease purchase agreement as prepared by Gilmore & Bell in an amount not to exceed \$3.6 million dollars including the creation of an escrow account with GNBANK in Girard KS specific to construction expenses. Kelly seconded the motion passed 8-0

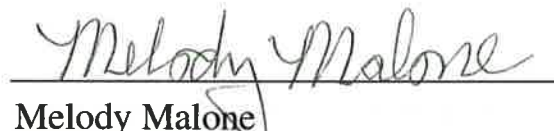
Miscellaneous Items from Board Members

1. **Director's Comments** – Doug will share closing remarks. Doug reported that the movement at the new site was encouraging and that potentially next year the July meeting could be in the new building
2. **Board Member's Comments** – Kelly shared she is running again for school board. Jerry shared he did not re-file to run and will retire from board service after over 30 years.

Adjournment 8:21


Justin Finley
Board President

Date 07/16/2025


Melody Malone
Clerk of the Board

Date 07/16/2025