



**KETTERING BOARD OF EDUCATION
REGULAR MEETING
DECEMBER 6, 2022**

The Board of Education of the Kettering City School District met in Regular Session at Kettering Fairmont High School Recital Hall, 3301 Shroyer Road, Kettering, OH 45429 on December 6, 2022, at 6:00 p.m.

The meeting was called to order by the Board President, Toby Henderson at 6:02 p.m.

Roll Call: Present, Five. Mr. Jim Ambrose, Mr. Toby Henderson, Mrs. Jennifer Kane, Mr. Mark Martin, Mrs. Lori Parks.
Absent, None.

In Attendance:

Ms. Mindy McCarty-Stewart, Superintendent, Mr. Ken Miller, Assistant Superintendent for Human Capital, Mr. Dan Von Handorf, Assistant Superintendent for Teaching & Learning, Mr. Jeff Johnson, Director of Business Services, Kari Basson, Community Relations & Auxiliary Services Coordinator, and Mr. Cary Furniss, Treasurer.

Motion 151-22 Adoption of Agenda

It was moved by Mrs. Kane, seconded by Mr. Ambrose to approve the agenda and addendum of the December 6, 2022, regular meeting as presented.

Roll Call: Ayes, Five. Mr. Jim Ambrose, Mr. Toby Henderson, Mrs. Jennifer Kane, Mr. Mark Martin, Mrs. Parks.
Nays, None.
The president declared the motion carried.

Mr. Henderson led the Board in the Pledge of Allegiance.

Motion 152-22 Approve Minutes

It was moved by Mrs. Kane, seconded by Mr. Ambrose to approve the minutes of the November 16, 2022, Regular Meeting.

Roll Call: Ayes, Four. Mr. Jim Ambrose, Mr. Toby Henderson, Mrs. Jennifer Kane, Mr. Mark Martin.
Abstain, One. Mrs. Lori Parks.
Nays, None.
The president declared the motion carried.



Motion 153-22 Approve Minutes

It was moved by Mrs. Kane, seconded by Mr Martin to approve the minutes of the November 29, 2022 Joint City/School Session.

Roll Call: Ayes, Five. Mr. Jim Ambrose, Mr. Toby Henderson, Mrs. Jennifer Kane, Mr. Mark Martin, Mrs. Parks.
Nays, None.
The president declared the motion carried.

Recognition and Reports

John McManus, Montgomery County Treasurer presented information on the operation of the County Treasurer's office, collection of taxes in Montgomery County and the Kettering City School District.

Board Committee Reports

No reports.

Hearing of the Public regarding Agenda Items

No hearing of the public.

Information for Decision Making

- Mr. Henderson announced upcoming meetings with the Organizational Meeting will be held on Tuesday, January 10, 2023, at 6:00 p.m. at Fairmont High School in the Recital Hall with the Regular Meeting for January to follow.

Decisions of the Board

Motion 154-22 Authorize Bidding for School Busses

It was moved by Mrs. Parks, seconded by Mr. Ambrose to adopt the following resolution:

Whereas, the Kettering City Schools Board of Education wishes to advertise and receive bids for the purchase of 1 or more school buses;

Therefore, be it resolved the Kettering City Schools Board of Education wishes to participate and authorize the Southwestern Ohio Educational Purchasing Council to advertise and receive bids on said Boards' behalf as per the specifications submitted for the cooperative purchase of 2 school bus(es)

Roll Call: Ayes, Five. Mr. Jim Ambrose, Mr. Toby Henderson, Mrs. Jennifer Kane, Mr. Mark Martin, Mrs. Lori Parks.
Nays, None.
The president declared the motion carried.



Motion 155-22 Accept Roof Bids

It was moved by Mrs. Kane, seconded by Mr. Martin to accept the bid and authorize a contract with BK Contracting, LLC for \$655,000 for the complete replacement of the Beavertown Elementary Roof.

Discussion: Jeff Johnson, Director of Business Services explained there were 8 bids on the project and BK was the lowest and most responsible bidder.

Roll Call: Ayes, Five. Mr. Jim Ambrose, Mr. Toby Henderson, Mrs. Jennifer Kane, Mr. Mark Martin, Mrs. Lori Parks.

Nays, None.

The president declared the motion carried.

Motion 155-22 Approve Human Capital Agenda Items

It was moved by Mr. Henderson, seconded by Mrs. Kane to approve the Human Capital Agenda Items as presented.

Discussion: Ms. McCarty-Stewart recommended the Human Capital agenda for approval.

X. Human Capital Agenda

A. Certificated Employees

1. Recommendation to approve the Adjustment of the following Resignation from Employment to Retirement:
 - a) Thomas Lawrence Townsend, CTC Information Technology Teacher, Kettering Fairmont High School, effective end of work day February 16, 2023
2. Recommendation to approve Adjustment of the following Unpaid Leave of Absence:
 - a) Lauren Michelle Unglesby, 50% 5th Grade English/Language Arts Teacher, Oakview Elementary School, due to infant care, from August 15-November 4, 2022
(59 days) to August 15-November 2, 2022 (57 days)
3. Recommendation to approve the following Unpaid Leave of Absence for the 2022-23 School Year:
 - a) Molly Jane Dowd, 5th Grade Teacher, Southdale Elementary School, due to infant care, January 9-May 26, 2023 (91 days)
4. Recommendation to approve the following 2022-23 School Year Employees:
 - a) Brandy Cheyenne Ellis-Ravert, School Nurse, Kettering City Schools, effective January 13, 2023
 - b) Kenneth B. Molz, Jr., 57.1 % CTC Business Teacher, Kettering Fairmont High School, effective November 28, 2022
5. Recommendation to approve the following 2022-23 Extended Service Days:
 - a) Brandy Cheyenne Ellis-Ravert, School Nurse, Kettering City Schools, total of 4 days to be worked January 9-January 12, 2023
 - b) Kenneth B. Molz, Jr., 57.1% CTC Business Teacher, Kettering Fairmont High School, total of 4 days to be worked at the end of the 2022-23 school year
6. Recommendation to approve payment of an additional 40 hours to Jared Parker, CTC Digital Design Teacher, for the purpose of Program of Studies website creation, at the rate of \$20/hour per the KEA agreement.



7. Recommendation to approve payment to the enclosed list of Cooperating Teachers according to the compensation received by Kettering City Schools from Wright State University. (Enclosure)
8. Recommendation to approve the following 2022-23 High School Game Personnel Fee Structure. (Enclosure)
9. Recommendation to approve the following 2022-23 School Year Supplemental Contracts:
 - a) +**Austin Hedges, 7th Grade Wrestling Coach, Kettering Middle School
 - b) +**Jordan Harbeck, Volunteer Assistant Boys Basketball Coach, Kettering Fairmont High School

+ Contract will be issued upon verification and receipt of CPR/AED, Concussion, Sudden Cardiac Arrest and Fundamentals of Coaching Certificates, appropriate reports from Ohio BCII and FBI background checks as well as a current Pupil Activity Permit.

* Has a teaching certificate but no base contract.

** Does not have a teaching certificate. In accordance with the provisions of Section 3313.53 ORC, the Board has offered via a posting this position to certificated employees of the district and has thereafter advertised said position as available to other qualified, certificated persons not employed by the district. With no such qualified persons having applied and/or accepted said position, this non certificated person is employed for this position for the 2022-23 school year at the designated rate per year.

10. Recommendation to approve the following 2022-23 Substitute Teachers:
 - a) John C. Stoeckle
 - b) Alan Scott Jackson
 - c) Benjamin Peter Edwards
 - d) Cynthia Dill Bertleff
 - e) Jenni Danielle Alvarado
 - f) Kristina Milisits
 - g) Michael John Freeman
 - h) Christina Michelle Day
 - i) Kennedy Alexis Bowling
 - j) Whitnie Nicole Matthews
 - k) Stephanie Lynn Noel
 - l) Jennifer Lynn Henry
 - m) Kathryn Marie Snyder
 - n) Mary Elizabeth Lange
 - o) Renee Michon Wise
 - p) Scott Allen Frederick
 - q) Katherine S. Klasing
11. Recommendation to approve the following 2022-23 Substitute Nurse:
 - a) Rhonda Sue Wootton
12. Recommendation to approve the following 2022-23 Long-Term Substitute Teachers:
 - a) Jazmin M. Cooley for Kimberly A. Keller, John F. Kennedy Elementary School, effective August 15, 2022



- b) Katelyn Nicole Shahady for Caitlin Marie Wolodkiewicz, Orchard Park Elementary School, effective August 15, 2022
 - c) Owen William Carpenter for Najwa Anne Jones, Kettering Fairmont High School, effective August 16, 2022
 - d) Taylor Ann Ritter for Lindsay Ann Silvers, Beavertown Elementary School, effective November 28, 2022
 - e) Marcia Lynn Boisvert for Susan Hathaway Torok, Oakview Elementary School, effective November 14, 2022
 - f) Lynn Berrie for Caitlin Marie Wolodkiewicz, Orchard Park Elementary, effective November 28, 2022
 - g) Kimberlee Marie Campbell for MaryAnn Pixler Fortman, Kettering Fairmont High School, effective November 16, 2022
13. Recommendation to approve Michael A. Kozarec, Substitute Administrator, Kettering Middle School, paid at a daily rate of \$588.00, excludes STRS pickup, effective November 15, 2022.
14. Recommendation to place the following Substitute Teacher on the current teacher salary schedule, having substituted 60 working days in the same assignment, in accordance with the Ohio Department of Education, and continuing until assignment ends:
- a) Annika Brea Cunningham for Rachel A. Van Atta, Indian Riffle Elementary School, effective November 15, 2022
15. Recommendation to approve the following 2022-23 Home Instructors:
- a) Lana Suzette Cortina - Bachelor's Degree, effective November 2, 2022
 - b) Cynthia Dill Bertleff - Bachelor's Degree
16. Recommendation to approve the following resignations from Substitute Teachers for the 2022-23 School Year:
- a) Danielle Renee Stutzman, effective November 16, 2022
 - b) Trevor R. Davis, effective November 19, 2022
 - c) Scott Allen Frederick, effective November 29, 2022

B. Classified Employees

1. Recommendation to accept the following Resignation from Employment to Retirement:
- a) Laura K. Covert, Secretary, Buildings & Grounds, effective end of day December 31, 2022 (30 years in Kettering)
2. Recommendation to accept the following Resignations from Employment:
- a) Jessica Dawn Hute, Special Education Paraprofessional, Orchard Park Elementary School, effective end of day November 30, 2022
 - b) Jackie Lynn Bloom, Bus Driver, Transportation Department, effective after having worked 1/2 day November 18, 2022
 - c) Joyce Ellen Dunbar, Classroom Aide, (Intervention, Title I) John F. Kennedy Elementary School, effective end of day November 28, 2022
 - d) Mary J. Hammonds, Bus Driver, Transportation Department, effective after having worked 1/2 day November 18, 2022.
3. Recommendation to approve the following 2022-23 School Year Employees:
- a) Carla J. McCarthy, Bus Driver, Transportation Department, 4 3/4 hrs/day, Step 1, effective November 2, 2022



- a) Dovie Jane Mason, from Assistant Custodian to Head Custodian, John F. Kennedy Elementary School, 8 hrs/day, Step 5, effective November 21, 2022
8. Recommendation to approve the following 2022-23 Substitute Paraprofessionals:
 - a) CarrieLynne Marie Umbach
 - b) Kholoud J. Azzam
 - c) Kevin P. Hamilton
9. Recommendation to approve the following 2022-23 Transportation Substitute Bus Driver:
 - a) Nicholas Allan Trick
10. Recommendation to approve the following 2022-23 Substitute Food & Nutrition Service Worker:
 - a) CarrieLynne Marie Umbach
11. Recommendation to approve the following resignations from Clerical, Paraprofessionals, Food & Nutrition Services, and Transportation Substitutes for the 2022-23 School Year:
 - a) Gwendolyn Beth Vo, Substitute Food & Nutrition, November 7, 2022
 - b) Dorothy Louise Hunter, Substitute Clerical, November 28, 2022
 - c) Carla J. McCarthy, Substitute Bus Driver, November 1, 2022

Roll Call: Ayes, Five. Mr. Jim Ambrose, Mr. Toby Henderson, Mrs. Jennifer Kane, Mr. Mark Martin, Mrs. Lori Parks.
Nays, None.
The president declared the motion carried.

Motion 156-22 Approve Office of the Treasurer Agenda Items

It was moved by Mr. Ambrose, seconded by Mr. Martin to approve the Office of the Treasurer Agenda Items as presented.

Discussion: Mr. Furniss recommended the item for approval.

- XI. Office of the Treasurer Agenda
 - A. Recommendation to approve November 2022 Financial Statement. (Enclosure)
 - B. Recommendation to Authorize the Lease-Purchase Financing of Improvements to School Facilities, Including a Site Lease Agreement and a Lease Agreement, and Matters Related Thereto.

**RESOLUTION AUTHORIZING THE LEASE-PURCHASE
FINANCING OF IMPROVEMENTS TO SCHOOL FACILITIES,
INCLUDING A SITE LEASE AGREEMENT AND A LEASE
AGREEMENT, AND MATTERS RELATED THERETO.**

WHEREAS, in order to finance the costs of acquiring, constructing, renovating, remodeling, rehabilitating, demolishing, furnishing, equipping, installing and otherwise improving School District facilities (the "Project Facilities" or the "Project") to be located on land owned by the School District and, if deemed necessary, the acquisition of land and interests in land related thereto pursuant to Ohio Revised Code Section 3313.375, it is determined to be necessary and appropriate to undertake a lease-purchase financing as described herein; and



WHEREAS, the lease proceeds from the lease-purchase financing (the "Obligation") are being issued for the construction, rehabilitation or repair of a public school facility.

NOW, THEREFORE, BE IT RESOLVED by the Board of Education (the "Board") of the Kettering City School District, Counties of Montgomery and Greene, Ohio, that:

Section 1. It is hereby determined to be necessary and in the best interest of the inhabitants of the School District that the Board, on behalf of the School District, acquire, construct, renovate, remodel, rehabilitate, demolish, furnish, equip, install and otherwise improve the Project Facilities, in accordance with the plan of lease-purchase financing described in this Resolution. in the amount of not to exceed \$5,000,000 or such lesser amount as shall be determined by the Treasurer and certified to this Board, in a certificate of award (the "Certificate of Award") setting forth the final terms of the Obligation. The Project Facilities shall be acquired and constructed on the site or sites (the "Site") as more particularly described on EXHIBIT B to the Lease Agreement referred to herein.

Section 2. The Treasurer, upon counsel with Bradley Payne Advisors, is hereby authorized and directed to execute on behalf of the School District a Certificate of Award setting forth the purchaser of the Obligation (the "Purchaser"), the dated date, the final renewal term, the interest rate, redemption provisions, the schedule of dates and amounts of the rental payments as set forth in the Lease and Site Lease for the Obligation.

Section 3. If requested by the Purchaser, the School District shall lease the Site and related grounds and existing facilities to the Purchaser pursuant to a Site Lease Agreement (the "Site Lease") to be dated as determined by the Treasurer. The President of the Board (the "President"), the Vice President of the Board (the "Vice President") and the Treasurer or any of them acting alone or together, are hereby authorized to approve a form of Site Lease and are authorized to execute and deliver the Site Lease on behalf of the School District. The Site Lease shall provide for the payment, in advance, of rent in the amount of One Dollar (\$1.00) per year for all permitted renewal terms.

Section 3. The School District shall sublease the Site and related grounds, facilities and equipment back from the Purchaser pursuant to a Lease Agreement (the "Lease") to be dated of even date with the Site Lease. The President, the Treasurer of the Board, the Vice President of the School District, or any of them, acting together or alone, are hereby authorized to approve a form of Lease and are authorized to execute and deliver the Lease on behalf of the School District. The Lease shall require the School District, as agent for the Purchaser, to acquire and construct the Project or cause the Project to be acquired and constructed on the Site or other land owned by the School District, and shall provide, among other things, for the payment of Base Rent from the School District to the Purchaser.

Base Rent shall be payable in periodic installments payments over the term of the Lease, in such amounts and at such times as shall be set forth in the Lease.

The Lease shall provide that the Base Rent may be prepaid at the option of the School District at a price equal to the principal portion of such Base Rent to be prepaid, plus accrued interest to the date of prepayment. The Lease shall also provide that upon the payment of all Base Rent payments, the School District shall receive title to the Site and the Project.

The initial term of the Lease shall be until June 30, 2023, or a date otherwise agreed to and determined by the Treasurer, provided that the School District shall have the right to renew the Lease for a total of not more than ten (10) additional renewal terms of one year each (except for the final renewal term which may be for less than one year), beginning on January 10, 2023, or a date otherwise agreed to and determined by the Treasurer, and continuing on July 1 of each year thereafter through and including the last renewal term which shall not be later than July 1, 2033 to June 30,



2034 or the termination date of the last permitted renewal term, or a date and term otherwise agreed to and determined by the Treasurer. The Lease shall provide for termination in the event the School District fails to appropriate funds adequate to pay rent due with respect to any renewal term.

Section 4. The School District agrees to execute and perform the Site Lease and the Lease in accordance with the terms thereof. The School District agrees to comply with the terms and conditions of such additional documents and agreements relating thereto as shall be deemed, by the Treasurer or the President of the Board, in their discretion, necessary or appropriate in connection with the financing herein described.

Section 5. The Treasurer, the President and the Vice President of the School District, or any of them, are hereby authorized and directed to execute and deliver, on behalf of the School District, such additional instruments, documents, agreements, certificates, and other papers as may be in their discretion necessary or appropriate in order to carry out the intent of this Resolution in such forms as the official executing the same may approve.

Section 6. Nothing in the Site Lease, the Lease, or any agreements or documents relating thereto shall constitute or be construed or deemed to constitute a debt or bonded indebtedness or a general obligation of this Board, the School District or any agency of the School District. Neither the taxing power nor the full faith and credit of this Board or the School District are pledged or shall be pledged for the payment or security of the Site Lease, the Lease, or any other related agreement or document.

Section 7. There is hereby appropriated, from the net proceeds of the Lease, to the extent the same are available for the payment of costs of the Site and the Project, a sum \$5,000,000, to be used for the payment of such costs, as outlined herein.

Section 8. The law firm of Frost Brown Todd LLC shall be and is hereby retained as special counsel to the School District to prepare the necessary authorization and related closing documents for the issuance, sale and delivery of the Site Lease and the Lease, and, if appropriate, rendering its approving legal opinion in connection therewith.

Section 9. The advisory firm of Bradley Payne Advisors shall be and is hereby retained to provide advisory services to the School District in connection with the Lease-Purchase financing.

Section 10. This Board hereby covenants that it will restrict the use of the proceeds of the Obligations hereby authorized in such manner and to such extent, if any, and take such other actions as may be necessary, after taking into account reasonable expectations at the time the debt is incurred, so that they will not constitute obligations the interest on which is subject to Federal income taxation or "arbitrage bonds" under Sections 103(b)(2) and 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and the regulations prescribed thereunder, and will, to the extent possible, comply with all other applicable provisions of the Code and the regulations thereunder in order to retain the Federal income tax exemption for interest on the Obligations. The Treasurer or any other officer having responsibility with respect to the issuance of the Obligations is authorized and directed to give an appropriate certificate on behalf of the Board on the date of delivery of the Obligations for inclusion in the transcript of proceedings, setting forth the facts, estimates and circumstances and reasonable expectations pertaining to the use of the proceeds thereof and the provisions of the Code and the regulations thereunder.

The Obligations are hereby designated "qualified tax-exempt obligations" for the purposes set forth in Section 265(b)(3)(B) of the Code.



Section 10. It is hereby found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 11. This Resolution shall take effect immediately upon its adoption.

- C. Recommendation to approve Income Tax Sharing Agreement with the City of Kettering.
(Enclosure)
- D. Recommendation to accept the following donations:
 - 1. KCS Forward Foundation to the Kettering City School District STEAM program in the amount of \$1,641.55.
 - 2. Brad Hamilton to the Kettering City School District Jazz Band a Squire by Fender Pure Telecaster guitar with case and miscellaneous supplies for an estimated value of \$800.00 in total.
- E. Recommendation to approve Amended Permanent Appropriations and Amended Certificate of Estimated Resources for Fiscal Year 2023. (Enclosures)

Roll Call: Ayes, Five. Mr. Jim Ambrose, Mr. Toby Henderson, Mrs. Jennifer Kane, Mr. Mark Martin, Mrs. Parks.
Nays, None.
The president declared the motion carried.

Hearing of the Public Non-Agenda Items

No hearing of the public.

Motion 157-22 Adjournment

It was moved by Mrs. Kane, seconded by Mr. Martin to adjourn the meeting at 6:41 p.m.

Roll Call: Ayes, Five. Mr. Jim Ambrose, Mr. Toby Henderson, Mrs. Jennifer Kane, Mr. Mark Martin, Mrs. Lori Parks.
Nays, None.
The president declared the motion carried.

Attest: Treasurer, Board of Education

Attest: President, Board of Education