



FLOYD COUNTY BOARD OF EDUCATION  
 Anna Whitaker Shepherd, Superintendent  
 442 KY RT 550  
 Eastern, KY 41622  
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William Newsome, Jr., Board Chair - District 3  
 Linda C. Gearheart, Vice-Chair - District 1  
 Dr. Chandra Varia, Member - District 2  
 Keith Smallwood, Member - District 4  
 Steve Stone, Member - District 5

**Consent Agenda Item (Action Item):** Consider Lease Extension Option with Warco Land Improvement Company for temporary Bus Garage.

**Applicable State or Regulations:** 01.11- General Powers and Duties of the Board

**Fiscal/Budgetary Impact:** Cost to lease temporary bus garage will be part of insurance claim.

**History/Background:**

May 22, 2023

Board approved the lease extension which will expire December 31, 2023 (Order# 20296).

November 27, 2023

Board approved the lease extension which will expire March 31, 2024 (Order# 20413).

February 21, 2024

Substantial completion date was updated to March 29, 2024 with a final completion date of April 24, 2024. Due to those changes the lease will need to be extended.

**Recommended Action:** To approve Lease Extension through May 31, 2024 as presented.

**Contact Person(s):** Linda Hackworth  
 Wes Halbert

N/A  
 Principal

Linda Hackworth  
 Director

Anna W. Shepherd  
 Superintendent

**Date:** March 13, 2024

**LEASE EXTENSION**

Under section IV of that lease made June 27, 2022 by and between WARCO LAND IMPROVEMENT COMPANY, INC., P.O. Box 1590, Martin, KY 41649, hereinafter referred to as "Lessor" and THE BOARD OF EDUCATION OF FLOYD COUNTY, KENTUCKY, 442 Kentucky Route 550, Eastern, KY 41622, hereinafter referred to as "Lessee", Lessee obtained the right and option to extend or renew the Lease for real property located at 302 Thornsberry Drive, Langley, KY 41645 for additional three (3) month terms commencing on the expiration of the term of the Lease, subject to all of the terms, covenants, and provisions of the original lease at a lease rate of \$6,000 per month payable on the first day or each extended monthly period. Thereafter extensions would be granted by agreement. This written notice being given of Lessee's intention to exercise that option for an additional two (2) month term. Lessor's agreement is confirmed by signature below. The term of renewal will expire **May 31, 2024** absent subsequent extension by agreement.

This the \_\_\_\_ day of March, 2024.

BOARD OF EDUCATION OF  
FLOYD COUNTY,  
KENTUCKY

BY: \_\_\_\_\_  
JUNIOR NEWSOME, CHAIRPERSON  
THE BOARD OF EDUCATION OF FLOYD  
COUNTY, KENTUCKY  
"LESSEE"

ATTEST:

\_\_\_\_\_  
SECRETARY

AGREED

WARCO LAND IMPROVEMENT COMPANY, INC.

COMMONWEALTH OF KENTUCKY

COUNTY OF \_\_\_\_\_

I, the undersigned Notary Public within and for the Commonwealth of Kentucky and County aforesaid, do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 2024, the foregoing Lease Extension was produced to me in said County and acknowledged before me by \_\_\_\_\_, WARCO LAND IMPROVEMENT COMPANY, INC. parties thereto, to be their free act and deed for the purposed therein stated on this \_\_\_\_\_ day of \_\_, 2024.

My Commission Expires: \_\_\_\_\_

NOTARY

COMMONWEALTH OF KENTUCKY

COUNTY OF \_\_\_\_\_

I, the undersigned Notary Public within the Commonwealth of Kentucky and County aforesaid, do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the foregoing Lease Extension was produced to me in said County by JUNIOR NEWSOME, personally known to me to be the Chairman of The Board of Education of the FLOYD COUNTY, Kentucky, School District, and was acknowledged by them before me to be their free act and deed as Chairman of said Board as authorized by resolution of said Board passed on \_\_\_ day of \_\_\_\_\_, 2024 for the uses and purposes set out in said Lease.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_  
2024

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
NOTARY

I certify to preparation of the foregoing instrument



JONATHAN C. SHAW  
ATTORNEY AT LAW  
327 Main Street, P.O. Drawer 1767  
Paintsville, Kentucky 41240

E. Consider/Approve Change Order#1 with Dixie Roofing for the Betsy Layne Elementary Roof project, pending KDE approval

**Order #20294 - Motion Passed:** Approval of Change Order#1 with Dixie Roofing for the Betsy Layne Elementary Roof project, pending KDE approval passed with a motion by Mr. Keith Smallwood and a second by Mr. William Newsome.

**5 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Yes
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Yes

F. \*Consider/Approve Revised BG-1 for the James D. Adams Middle School Re-Roof and HVAC project, pending KDE approval

**Order #20295 - Motion Passed:** Approval of Revised BG-1 for the James D. Adams Middle School Re-Roof and HVAC project, pending KDE approval passed with a motion by Mr. Keith Smallwood and a second by Mr. William Newsome.

**5 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Yes
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Yes

**6. Action by Consent**

**Order #20296 - Motion Passed:** Motion to approve consent items Item 6-A thru 6-VV passed with a motion by Mr. Keith Smallwood and a second by Mr. William Newsome.

**5 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Yes
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Yes

**Order #20300 - Motion Failed:** Motion to table Item 6-WW failed with a motion by Mr. Keith Smallwood and a second by Mr. Steve Slone.

**2 Yeas - 3 Nays**

Ms. Linda Gearheart	No
Mr. William Newsome	No
Dr. Chandra Varia	No
Mr. Steve Slone	Yes



Mr. Keith Smallwood

Yes

- A. Consider Approval of Minutes
- B. Consider Payment of Bills and Claims
- C. Consider/Approve Superintendent Timesheet, Travel and Expenses
- D. Consider/Retroactive approval for Duff-Allen Central Elementary Archery Team \$2000 to assist with NASP State Competition expenses in Louisville, on Friday, March 17, 2023 and Saturday, March 18, 2023
- E. Consider/Retroactive approval for Duff-Allen Central Elementary Archery Team \$2000 to assist with NASP National Competition expenses in Louisville on May 12, 2023 and Saturday, May 13th, 2023
- F. Consider/Approve MOA Renewal for services with Big Sandy Health Care, Inc. to include provisions of Advanced Registered Nurse Practitioners at South Floyd High School, Duff-Allen Central Elementary, a Registered Nurse at May Valley and Dental Mobile Unit will be located on the campuses of designated schools during the 2023-2024
- G. Consider/Approve the contract for FY 2023 Financial Audit Services with White and Associates, CPA
- H. Consider/Approve the FY 2024 Principal's Combining budget
- I. Consider/Approve Head Start Bus Monitor field trip to Kings Island on May 27, 2023
- J. Consider/Approve membership with Kentucky Education Development Corporation for 2023-2024
- K. Consider/Approve submitting a Capital Funds Request to the Kentucky Department of Education seeking authorization to use capital outlay funds and building funds for KISTA debt service and building insurance
- L. Consider/Approve resolution for the Floyd County Board of Education to support the Council for Better Education
- M. Consider/Approve Floyd County Early College Academy Handbook (Second Reading)
- N. Consider/Retroactive Approval of Memorandum of Agreement between Commonwealth of Kentucky Department of Agriculture and the Floyd County Board of Education
- O. Consider/Approve Teacher Stipends in the amount of \$1,500 per teacher for participation in the Kentucky Department of Education LETRS program
- P. Consider/Approve renewal of District purchase of MAP (NWEA) Assessment Programs: MAP Science, MAP Growth K-12 and MAP Accelerator for the 2023-2024 school year
- Q. Consider/Approve the purchase of Ed Tech Impact Program
- R. Consider/Retroactive Approval for Adams Middle School 8th Grade Trip to Dollywood in Pigeon Forge, TN on May 20, 2023
- S. Consider/Approve Duff-Allen Central Elementary teams contract with Old Kentucky Chocolates, LLC for fundraiser
- T. Consider/Approve Lease Extension Option with Warco Land Improvement Company for temporary Bus Garage**
- U. Consider/Approve maximum amount schools may request to assist with expenses associated with state and national advancements
- V. Consider/Approve new lease with American Business Systems for 1 Konica Minolta bizhub C859 copier and 1 Konica Minolta bizhub 5501 copier for a 60 month contract
- W. Consider/Approve renewal District K-2 Reading Screener and diagnostic provided by NWEA (MAP)
- X. Consider/Approve Karen White to be contracted with as an evaluation specialist to provide Orientation and Mobility Services to students who have Visual Impairments with IEP's who need O&M as part of their IEP for the 2023-2024 school year
- Y. Consider/Approve the Memorandum of Understanding and Vendor Agreement between the Office of Vocational Rehabilitation and the Floyd County Board of Education for the provision of providing Community

Mr. Keith Smallwood Yes

F. \*Consider/Approve Change Order #1 and BG-4 to CPR for the Access Control Systems Project

**Order #20410 - Motion Passed:** Approval of Change Order #1 and BG-4 to CPR for the Access Control Systems Project passed with a motion by Mr. Keith Smallwood and a second by Mr. Steve Slone.

**5 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Yes
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Yes

G. \*Consider/Approve bids for Bid Package #2 and Revised BG-1 for the Betsy Layne Elementary Dome Roof, pending KDE approval

**Order #20411 - Motion Passed:** Approval of bids for Bid Package #2 and Revised BG-1 for the Betsy Layne Elementary Dome Roof, pending KDE approval passed with a motion by Mr. Keith Smallwood and a second by Mr. Steve Slone.

**5 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Yes
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Yes

WILLIAM NEWSOME STATED THAT HE COUNTED 27 LEAKS IN THIS GYM

**6. Action by Consent**

**Order #20412 - Motion Passed:** Motion to table Item 6-J until a more itemized statement be received from both bidders passed with a motion by Mr. Keith Smallwood and a second by Mr. Steve Slone.

**5 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes
Dr. Chandra Varia	Yes
Mr. Steve Slone	Yes
Mr. Keith Smallwood	Yes

**Order #20413 - Motion Passed:** Motion to approve all consent items with the exception of Item 6-J (which was tabled earlier) as presented passed with a motion by Mr. Keith Smallwood and a second by Mr. William Newsome.

**5 Yeas - 0 Nays**

Ms. Linda Gearheart	Yes
Mr. William Newsome	Yes



Dr. Chandra Varia Yes  
Mr. Steve Slone Yes  
Mr. Keith Smallwood Yes

- A. \*Consider Approval of Minutes
  - B. \*Consider Payment of Bills and Claims
  - C. Consider/Approve Superintendent Timesheet, Travel and Expenses
  - D. \*Consider/Retroactive Approval of the sale/donation of surplus buses and van. (2015 Ford Transit Van, 705, 606, 109, and 906
  - E. Consider/Approve the submission of notice to KDE for Students with Disabilities who require a shortened school day or school week based upon their IEP and physician recommendation for the 2023-2024 school year
  - F. Consider/Approve revision to change one of the already approved special needs instructional assistants positions from Preschool/Head Start to K-8
  - G. Consider/Approve Prestonsburg High School boys' basketball team permission to travel to Gatlinburg, TN December 27th, 2023 through December 29th, 2023 to compete in the Smoky Mountain Winter Classic and travel to Williamson, WV on February 3rd, 2024 to compete in the Hatfield-McCoy Shootout.
  - H. Consider/Retroactive Approval for Prestonsburg High School Football parent boosters to use the turf facility at PHS for their fully insured flag football league.
  - I. Consider/Approve Floyd County School of Innovation Fundraisers: Heavenly Donuts-SkillsUSA, Blood Drive-HOSA, 5K Color Run-TSA, Candy Cane Grams-TSA, and Candy Bars-FFA.
  - J. Consider/Approve bids for custom design of inside and outside of FCS STEAM bus to create a mobile classroom.
  - K. Retroactive Approve James D. Adams Middle School KYA students to be transported from Louisville, KY to Frankfort KY on November 16-18.
  - L. Consider/Approve Adams Middle School to create a part-time position of Alternative Education Program for the 2023-2024 school year.
  - M. Consider/Approve 2023-2024 fundraisers for the Gifted and Talented Program to benefit all schools in the county: Texas Roadhouse, Dairy Queen, Applebees, and Gattiland School Nights.
  - N. Consider/Approve up to 3 tuition agreements utilizing Kentucky Educational Development Cooperative (KEDC) Rank Change Program for the 2023-2024 school year.
  - O. Consider/Approve Floyd Central High School KYA students to be transported from Louisville, Kentucky to Frankfort, Kentucky on November 29- December 1, 2023.
  - P. Consider/Approve the Memorandum of Agreement with the Floyd County Schools and Kentucky Counseling Center.
  - Q. \*Consider/Approve agreement between the Floyd County Board of Education and the Big Sandy Area Community Action Program for the Head Start Program
  - R** \*Consider/Approve lease extension option with Warco Land Improvement Company for temporary Bus Garage
  - S. \*Consider/Approve submitting a Capital Funds Request to the Kentucky Department of Education seeking authorization to use capital outlay funds for cost associated with BG 24-100 Prestonsburg High School Turf Replacement
7. Executive Session to Discuss (Litigation, Property, Personnel, and Expulsions), KRS 61.810

**Order #20414 - Motion Passed:** Motion to go into executive session to discuss (general nature of the business), (the reason for the closed session) per KRS 61.810 (specific provision \_\_\_\_), THE TIME BEING 7:50 pm passed with a motion by Mr. Keith Smallwood and a second by Mr. Steve Slone.