



## Peaslee Board of Directors Agenda

**January 9, 2025, 3:30-5:00 p.m., Peaslee Tech Directors Meeting**

In Attendance: Shirley Martin-Smith, Bobbie Flory, Wayne Ricks, Mark Preut, and Dr. Kevin Kelley, Andrea Chavez, and Kiah O'Quinn, as official minute-taker

In Attendance via Zoom: Bonnie Lowe, Brittany Hall, and Rick Hird

Not in Attendance: Cindy Yulich and George Crump

**The meeting was called to order at 3:37 pm (Updates/discussions were made until a quorum was reached)**

1. Approval of November 14, 2024, Minutes/Agenda - Vote

**Shirley entertained a motion to approve the minutes and agenda. Brittany moved to approve the minutes/agenda. The motion was seconded by Mark. The motion of the minutes/agenda was unanimously approved.**

2. Parking Lot Repavement Bids - Vote

**Kevin presented the parking lot repavement and said this was to reseal, strip and fill large cracks in the parking lot. The repaving would be for the full parking lot, front and back. Kevin got a few bids from MaryCo Asphalt, Sunflower Paving, and Approved Paving LLC. He reached out to a couple more companies but due to the size of our lot, they would provide a bid. Kevin recommended we go with MaryCo Asphalt, which was the lowest bid at \$32,000. Shirley entertained a motion to approve the parking lot repavement. Wayne moved to approve the parking lot repayment. The motion was seconded by Bobby. The motion of the parking lot repayment was unanimously approved.**

3. Updates/Discussion:

- Building Updates

**Kevin presented a few updates on the building:**

- **The last mortgage payment is coming soon. Cindy Yulich was a big contributor in organizing all the banks in Lawrence for our original mortgage loan and to this day we still have a great relationship with all 11 banks.**
- **The current contractor on the solar project defaulted on the project, but we have got all major equipment installed. There is a performance bond, and a 3<sup>rd</sup> party claim's administrator is coming out to Peaslee on November 19<sup>th</sup> to evaluate what is left to complete. Since there is a bond, the bond company and insurance company want to get this project done. Crumwell Solar will be completing the job. Kevin is anticipating that in about 90 days we will be producing solar.**
- **The Black Hills Energy grant funded the addition of a garage door to the auto shop for more efficient flow. We were also able to expand the existing garage door in the CRUNCH space. With the expansion of the other garage door, we were able to still conduct CDL training during the cold snowy weather by bringing the tractor trailer inside.**

**Andrea mentioned the Google Virtual Tour Photographer was going to be here on January 28<sup>th</sup> to take pictures and videos of the building, inside and outside. This will include panoramic pictures as well as they will update Peaslee's Google listing, and we will get a copy of all the files.**

- Ground Source Heat Pump

**Kevin said we are in the process of obtaining bids right now for the Ground Source Heat Pump project. The goal is to have this project completed by the end of 2025. This project will be placing 2 wells that water will loop through creating a more efficient way for water to be cooled or heated for the building. Andrea is working on some grants to help fund this project. This project and the solar panels will help Peaslee become carbon negative and will create training programs for us.**

- Apprenticeship Updates
  - **Eudora High School Skilled Trades Pre-Apprenticeship began today, 1/9/25, due to the weather, with a total of 13 students. They will be doing auto, welding and building a tiny home on a tractor trailer. The class is Monday-Friday 12:45-2:45pm**
  - **There are about 20 High Schoolers from the Douglas County area schools that are enrolled one night a week on Mondays from 4-7pm in a dual Auto and Welding program**
  - **3 Youth Apprentices signed up for the Spring CDL-A from Baldwin and Wellsville high schools**
  - **1 new apprentice from MCM enrolled in the CDL-B apprenticeship**
  - **6 apprentices completed their apprenticeship in Robotics from Hallmark and will start a new Robotics in the Spring**
- Grant Updates
  - **Fostering Residential Advancement through Mentoring & Education (FRAME) Grant from the KS Department of Commerce- designed to support technical and community colleges in Kansas to train the next generation of skilled trades workers while addressing housing needs in the state. The program will provide funding to build homes and foster collaboration with local high school aged people. Grant ranges from \$250,000-\$1,000,000. In-kind match required which will include salaries, benefits, contractor costs and land. A minimum of two homes must be built and must be sold within 180 days of completion. Proceeds must remain with Peaslee to sustain and expand the program. We are partnering with the Lawrence/Douglas County Housing Authority on the land at 800 Garfield, where we will build a total of 3 studio homes, 2 under FRAME grant and 1 under HOME grant. Kevin met with Trent, with Santee Construction, to be the contractor for the project. Deadline 2/14/25. Award announced March 2025**
  - **Home Investment Partnerships Program (HOME) Grant- The City of Lawrence through the Housing Initiatives Division of the Planning and Development Services Department, HUD, provide incentives to develop and support affordable rental housing and homeownership affordability through the acquisition, new construction, reconstruction, or rehabilitation of non-luxury housing. Housing must be permanent or transitional housing. Funds must be matched by in-kind funds. HOME funding is approximately \$430,000. Deadline 1/31/25. Funds available March 2025**
  - **Did not receive Kriz Foundation funding requested for the ground source heat pump installation**

#### 4. Board Appointments – Vote

**This would normally be the time we would appoint officers for the board, but we are in the process of changing the board. Due to wanting to be a special district, the board was appointed by the City and County. Since we no longer see this special district happening, we would like to appoint our own board. Rick Hird is drafting the resolution and working with the County and City. Both Kevin and Rick see no objections from both the County and City. Mark made a motion to delay the board appointments and selection of officers until we get through this process with the City and County. Wayne seconded the motion. The motion to delay the selection of officers was unanimously approved.**

#### 5. Other Business

- **Kevin mentioned that we will be making a change to some of our programs and their duration. Currently we see a lot of people on waitlists. To help make programs more accessible, we will have**



the HVAC, Plumbing, and Electrical programs twice a week for 17 weeks, which allow about 3 start dates a year. Previously these classes were only one night a week for 40 weeks long.

- Kevin also mentioned that we installed flight simulators in the computer lab, which we hope to get the Aviation program running for high schoolers in the fall.
- We will have 8<sup>th</sup> and 9<sup>th</sup> graders from Central Middle School and LHS come for 4 days to learn about 5 different career options: Welding, Plumbing, Manufacturing, Carpentry and Auto Service. They will have time to talk about the career options in the field as well as a hands-on project and practicing the skills.
- Other tours include:
  - Wednesday, January 15th from 9:00 am -12:00 pm, 60 Central Middle School 8th graders
  - Thursday January 16th from 8:30 am - 2:30 pm, Lawrence High 9th graders. Two groups will come on this date. Group 1: 8:30 - 11:30 and Group 2: 12:00 - 2:30
  - Wednesday January 22nd from 9:00 - 12:00 pm, 60 Central Middle School 8th graders.
  - Wednesday January 29th from 8:15 am - 1:00 pm, Lawrence High School 9th graders. Two groups will come on this date. Group 1: 8:30 - 11:30 and Group 2: 11:00 - 1:00.
- Wayne Ricks brought the idea to the board about Peaslee hosting a car show for high schoolers to help bring more exposure to Peaslee.

6. Executive Session (If needed)

**No Executive Session was needed.**

7. Adjourn

**Shirley entertained a motion to adjourn. Bobbie moved to adjourn. The motion was seconded by Mark. The meeting was adjourned at 4:34 pm.**