



"To Build Knowledge and Skills for Success Today and Tomorrow"

AGENDA for October 28, 2025
5:30 PM Special Board Meeting
Sturgis Community Center - Theatre Room
Zoom Link: <https://youtube.com/live/EcEAF2RcJQc?feature=share>

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1. Call meeting to order/roll call
 2. Pledge of Allegiance
 3. Agenda
 4. Action Items
 - 4.a. SD National Guard Lease Agreement
 5. Presentation
 - 5.a. Overview of School Finances
 - 5.b. Previous Reductions Through Attrition
 6. Discussion/Open Forum Items
 - 6.a. Offer Seven (7) Early Retirement Incentives to General Fund (includes Title) Teachers
 - 6.b. Board Approved Increase Local Property Tax Effort Through Capital Outlay and Transfer Funds
 - 6.c. Reduction of 1.0 FTE Talented and Gifted (TAG) Program
 - 6.d. Reduction of 1.0 FTE Counselor
 - 6.e. Elimination of Contract for 1.0 FTE School Resource Officer Services from Summerset PD
 - 6.f. Reduction of 2.0 FTE Teachers Overall in (PVE, STEL, WW, SMS, SWMS)
 - 6.g. Reductions in Supplies, Professional Development, Afterschool Supports, Etc.
 - 6.h. Self Insurance of Buildings
 - 6.i. Closure of Atall Elementary School
 - 6.j. Closure of Hereford Elementary School
 - 6.k. District is Researching Providing Transportation for Atall Elementary and Hereford Elementary and Continue to Provide the Two Routes to CMCS.
 - 6.l. Combine Whitewood Elementary and Rural Principal
 - 6.m. Move Whitewood Elementary 5th Grade to Sturgis Williams Middle School
 - 6.n. Alternative Proposals to Current Recommendation List
 - 6.o. Open Forum for Public Alternative Recommendations
 - 6.p. Board Discussion On Public Comments

7. SDCL 1-25-2 Executive or closed meetings--Purposes--Authorization--Violation as misdemeanor. Executive or closed meetings may be held for the sole purposes of : View SDCL 1-25-2 for all reasons for executive session.
 - 7.a. School board members will enter into executive session, if needed, to discuss Personnel (SDCL-1-25-2.1); Student Related Matters (SDCL-1-25-2.2); Legal Counsel (SDCL-1-25-2.3); Employment Negotiations (SDCL-1-25-2.4); Marketing/Negotiations (SDCL-1-25-2.5); School Safety (SDCL-1-25-2.6)
8. Adjournment



DEPARTMENT OF THE ARMY
JOINT FORCE HEADQUARTERS, SOUTH DAKOTA NATIONAL GUARD
2823 WEST MAIN STREET
RAPID CITY, SD 57702

NGSD-FMO-PP

19 AUGUST 2025

MEMO: Lease, Maintenance, & Use Agreement between Meade School District No. 46-1 & South Dakota Army National Guard.

LEASE, MAINTENANCE, & USE AGREEMENT

This lease, maintenance, and use agreement is made and entered into this _____ day of _____, 2025, by and between the Meade School District No. 46-1, ATTN Superintendent, 1230 Douglas, Sturgis, South Dakota 57785, acting by and through its Board of Education (herein after referred to as, SCHOOL) and the State of South Dakota and the South Dakota Army National Guard, ATTN: CFMO, 2823 West Main Street, Rapid City, South Dakota, 57702. (Hereinafter referred to as STATE)

WHEREAS, the parties entered into a lease, maintenance, and use agreement dated 1st of December 2008 regarding the below described armory facility located in Sturgis, South Dakota. The armory facility and premises are located at address: 12930 E HWY 34, Sturgis, South Dakota 57785; more fully described as:

MEADE 46-1, STURGIS BROWN HIGH SCHOOL, EAST CAMPUS
SUBDIVISION LOT 1R, IN THE CITY OF STURGIS, THE COUNTY OF MEADE, IN
THE STATE OF SOUTH DAKOTA.

Previously described and referenced as:

BEGINNING AT THE SE CORNER OF A 5 ACRE PARCEL OF LAND
LOCATED IN TRACT NO. 37 OF T5N, R5E, BHM, MEADE COUNTY, SOUTH
DAKOTA SAID SE CORNER BEING THE POINT OF BEGINNING AND BEING
LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF SOUTH DAKOTA STATE
HIGHWAY 34, FROM WHICH CORNER NO AP-4 OF SAID TRACT NO. 34 BEARS S
76° 28' E 501.9'; THENCE FROM SAID SE CORNER 86° 09' W 330' ALONG THE
NORTHERLY RIGHT OF WAY OF SOUTH DAKOTA STATE HWY 34 TO THE SW
CORNER OF SAID PARCEL; THENCE N 6° 55' E 702.65' TO THE NW CORNER OF
SAID PARCEL; THENCE N 6° 55' E 81.61' TO THE NW CORNER OF SAID PARCEL;
THENCE S 83° 05' E 200' TO THE NE CORNER OF SAID PARCEL; THENCE S 6° 55'
W 200' TO THE SW CORNER OF SAID PARCEL; THENCE S 83° 05' W 200' TO THE
SW CORNER ; THENCE 6° 55' W 523.29' TO THE SW CORNER OF SAID PARCEL



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AND THE POINT OF THE BEGINNING, CONTAINING 5.918 ACRES, MORE OR LESS.

WHEREAS this agreement is entered into by the parties with the intent to supersede all previously signed agreements.

WHEREAS the parties entered into Real Estate Lease dated November 1st, 1975, with supplemental agreement No. 1 dated January 20th, 1987 and attached herewith and incorporated herein by this reference, whereby the state leased the armory facility and premises for a term ending November 1st, 2025, subject to renewal as provided therein.

SUBJECT TO THE FOREGOING, the parties mutually undertake and agree as follows:

1. That the real estate lease date November 1st, 1975, with supplemental agreement no. 1 dated January 21st, 1987 constitutes a valid and binding lease between the SCHOOL as Lessor and the STATE as LESSEE; and that this agreement shall govern the respective rights and duties of the parties with reference to the exclusive-use and joint use areas of the armory facility and premises.
2. This agreement supersedes all previously signed agreements and in case of conflict, the agreement shall control.
3. This agreement is effective upon execution by the parties, and subject to renewal, extension, and termination as provided herein, is for a term ending November 1st, 2055; for 30 years. This agreement may also be renewed after each term for an additional 25 years; at the option of the STATE within 180-day notice of the end of the original term.
 - a. A total loss of the facility event will immediately terminate this lease with written notice. Termination of the lease will require 180-day notice; signed by all parties participating within this lease.
4. During the term of the agreement the STATE shall pay on a semi-annually basis to SCHOOL the sum of fifteen thousand, \$15,000 as its (reasonable share of the cost of operation and maintenance of the existing armory facility and premises and the lease of the property exclusively and jointly used by the STATE. STATE agrees to increase its payment if the South Dakota Legislature increases the amount appropriated for this purpose. Notwithstanding any provision herein, if



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the amount appropriated is increased, the STATE will promptly notify SCHOOL in writing of the revised payment amount and the next payment(s) it will apply to.

5. The SCHOOL is responsible for the operation, maintenance and repair; includes snow removal, and utilities; of the armory facility and premises, janitorial services are excluded.
6. The above-legally described armory facility and premises shall be used by the state for the following purposes:
 - a. Premises: being the grounds to the east of the SDARNG entrance, covering the joint-use parking lot, the northeastern grass area, and the structured areas defined within this lease in section 7; AKA FACILITY.
 - b. Assembly, drill, and training of the National Guard.
 - c. Storage of arms, ammunition, supplies, equipment and paraphernalia of units of the National Guard.
 - d. Recreation of personnel belonging to or associated with the National Guard.
 - e. Facilitate office areas for full-time servicemembers
 - f. The bare land area, that includes the joint-use parking lot, is shown and defined in Exhibit B. Informally described as: the roughly, 1.42 acres, east and northeast of the SDARNG entry way and the northern portion of the facility on the eastern side.
 - i. STATE will have exclusive-use to the defined areas shown on Exhibit B. The SCHOOL agrees, this area is under the STATE'S full authority and will notify the Armory's NCO for daily activities and CFMO for any changes for STATE approval.
 - ii. The legal description in the current lease, that expires on 01 November 2025 is redefined in this superseded lease. The current STATE'S lease area south of the school; which now encompasses school expansion, a parking lot, and bare land; is no longer considered part of the STATE's lease area and the STATE relinquishes the previously defined area and authority back to the SCHOOL.
 - g. In time of war and/or, state emergency and national emergency for the administration and training of other units of the Armed Forces of the United States or any other use by the United States Government.



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7. The use of the armory facility and premises by the parties is set forth below and identified on the floor plan of the armory facility and premises attached hereto as EXHIBIT A. All areas not designated in this paragraph and in paragraph 8 as exclusive-use of the following numbered rooms and areas within the facility:

Room #	Room Description	Room #	Room Description
105	Office	1011	Administration
1005	Recruiting Office	1012	Office
1006	Office	1014	Vault
1007	Office	1015	Vault
1008	Office	1016	Office
1009	Office	1019	Unit Storage
1010	Office	1020	Unit Storage
103A	Unisex Restroom		

The STATE shall have the right, without expense to the SCHOOL, to install lockers, arm racks, storage containers, supply bins and such additional shelving and other fixtures as the STATE may require in the training and maintenance of the National Guard in any of the rooms designated as exclusive use by the STATE. It is understood and agreed to by the parties that any improvements are made by the STATE upon the armory facility remains its personal property and that upon termination of this agreement the STATE may, at its option, remove any or part of said property from the armory facility.

Except as provided below, the STATE and SCHOOL shall have joint use of the following rooms and area:

Room #	Room Description	Room #	Room Description
132	Women's Changing Area	135	Women's Locker Room
162	Classroom	130	Women's Changing Area
163	Classroom	123	Janitor Closet



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1027	Hallway	101	East Gym/Drill Floor
1028	Vestibule	127	Women's Locker Room
1029	Vestibule	129	Women's Shower Room
134	Women's Restroom	128	Women's Restroom
150	Men's Locker Room	133	Women's Shower Room
148	Hallway		

The STATE and SCHOOL shall have joint-use of the east parking lot. The STATE shall have exclusive-use of all joint-use areas described in this paragraph for purposes of regularly scheduled drills to be established by local SDARNG Unit Commander in coordination with the Armory Control Board.

8. The Construction and Facilities Management Officer (CFMO) of the SDARNG is the authorized representative of the STATE in matters pertaining to the agreement and the occupation and use of said armory facility and premises, with authority to prescribe and issue rules, orders and directives governing the use and occupation by military personnel and the presence and conduct of civilian personnel in or about the portions of the armory facility and premises designated for the exclusive-use of the STATE. SCHOOL's Superintendent or designee is the authorized representative of the SCHOOL in matters pertaining to the agreement and the occupation and use of the armory facility and premises. The SCHOOL may prescribe and issue rules, regulations and policies governing the use and occupation of the portions of the armory facility and premises designated for exclusive-use of the SCHOOL. The STATE and SCHOOL shall establish rules, regulations and policies for the areas of the armory facility and premises designated for joint-use of the parties. Further the parties shall establish an Armory Control Board, which shall be comprised of a representative from the SCHOOL and the senior full-time SDARNG employee of the unit stationed at the facility. The Armory Control Board will be responsible for the day-to-day scheduling activities of the armory facility and premises and act as the on-site representatives of the parties in carrying out the rules, regulations, policies, directives and orders of the parties.



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9. The SCHOOL agrees not to install any equipment, furniture, or fixtures and not to permit any use or disposition of the armory facility and premises that would interfere with use for administering and training the SDARNG or which would, in time of war or national emergency, interfere with use by other units of the Armed Forces of the United States or by the United States for any other purpose.
10. The SCHOOL shall arrange for and receive all revenue from and pay all attendant costs for the use of the building by organizations other than the STATE. Except in cases of emergency and as authorized by law, the STATE shall not interfere with the civic use of the facility and premises at times other than regularly scheduled drill periods or as otherwise set forth in this agreement. The foregoing provisions shall not constitute a waiver or surrender of control of use of the armory facility and premises by the STATE as provided by law and this agreement.
11. The STATE shall have the right to cancel this agreement upon thirty-day notice to the SCHOOL. In the event that the armory facility is destroyed by fire or other casualties, the agreement shall immediately terminate. In the event of partial destruction or damage so as to render the armory facility untenable for the purposes herein specified, either party may terminate this agreement with reasonable written notice to the other party.
12. This agreement depends upon the continued availability of appropriated funds and expenditure authority from the legislature for this purpose. If for any reason, legislature fails to appropriate funds or grant expenditure authority, or funds become unavailable by operation of law or federal funds reductions, this agreement will be terminated by the STATE. Termination for any of these reasons is not a fault by the STATE nor does it give rise to a claim against the STATE.
13. This agreement shall be governed by and construed in accordance with the laws of the State of South Dakota. In case of conflict, the provisions of SDCL Ch. 33-11, USCA Title 10 Armed Forces, Section 2236, and applicable Department of Defense directives, any subsequent amendments, new enactments or directives in regard thereto, and other applicable state and federal statutes and regulations shall be controlling over the provisions of this agreement.



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14. This agreement shall also be governed by South Dakota Administrative Rule 50:01:01:10-14. The armory control board shall establish a rental schedule for the drill floor and associated areas for groups classified as private for profit, not for profit and charitable, government, and athletic groups. Rates established for each classification shall take into account the use to be made of the armory. Types of use are profit ventures, fund raisers, athletics, nonpublic, meetings, and schools. Armory control boards who want to establish additional groups or uses shall submit their request to the adjutant general for interim approval.
15. Any notice or other communication required under this agreement shall be in writing and sent to the address set forth above. Notices shall be given by and to the SDARNG CFMO on behalf of the STATE, and by SCHOOL's Superintendent, on behalf of the SCHOOL or such authorized designees as either party may from time to time designate in writing. Notices or communications to or between the parties shall be deemed to have been delivered when mailed by first class mail, provided that notice of default or termination shall be sent by registered or certified mail, or, if personally delivered, when received by such party.
 - a. **SDARNG POINT OF CONTACT:** The point of contact in regard to this document is COL. Dana L. Limbo, Construction and Facilities Management Officer, South Dakota Army National Guard, (605) 737-6600 or dana.l.limbo.mil@army.mil. Secondary point of contact is Real Property Specialist, Chelsey Willet at (605) 737-6916 or chelsey.d.willet.nfg@army.mil.
16. In the event that any court of competent jurisdiction shall hold any provision of the agreement unenforceable or invalid, such holding shall not invalidate or render unenforceable any other provision hereof. Any lawsuit pertaining to or affecting this agreement shall be venued in the Circuit Court, seventh Judicial Circuit, Pennington County, South Dakota.
17. This agreement is binding upon the heirs, executors, administrators, assigns and successors in the interest of the parties hereto.
18. All other prior discussions, communications and representations concerning the subject matter of this agreement are superseded by the terms of this agreement,



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and except as specifically provided herein, this agreement constitutes the entire agreement with respect to the subject matter hereof.

In Witness Whereof, the parties signify their agreement effectively on the date above first written by the signatures affixed below.

Signatures start on the following page:



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Exhibit A:

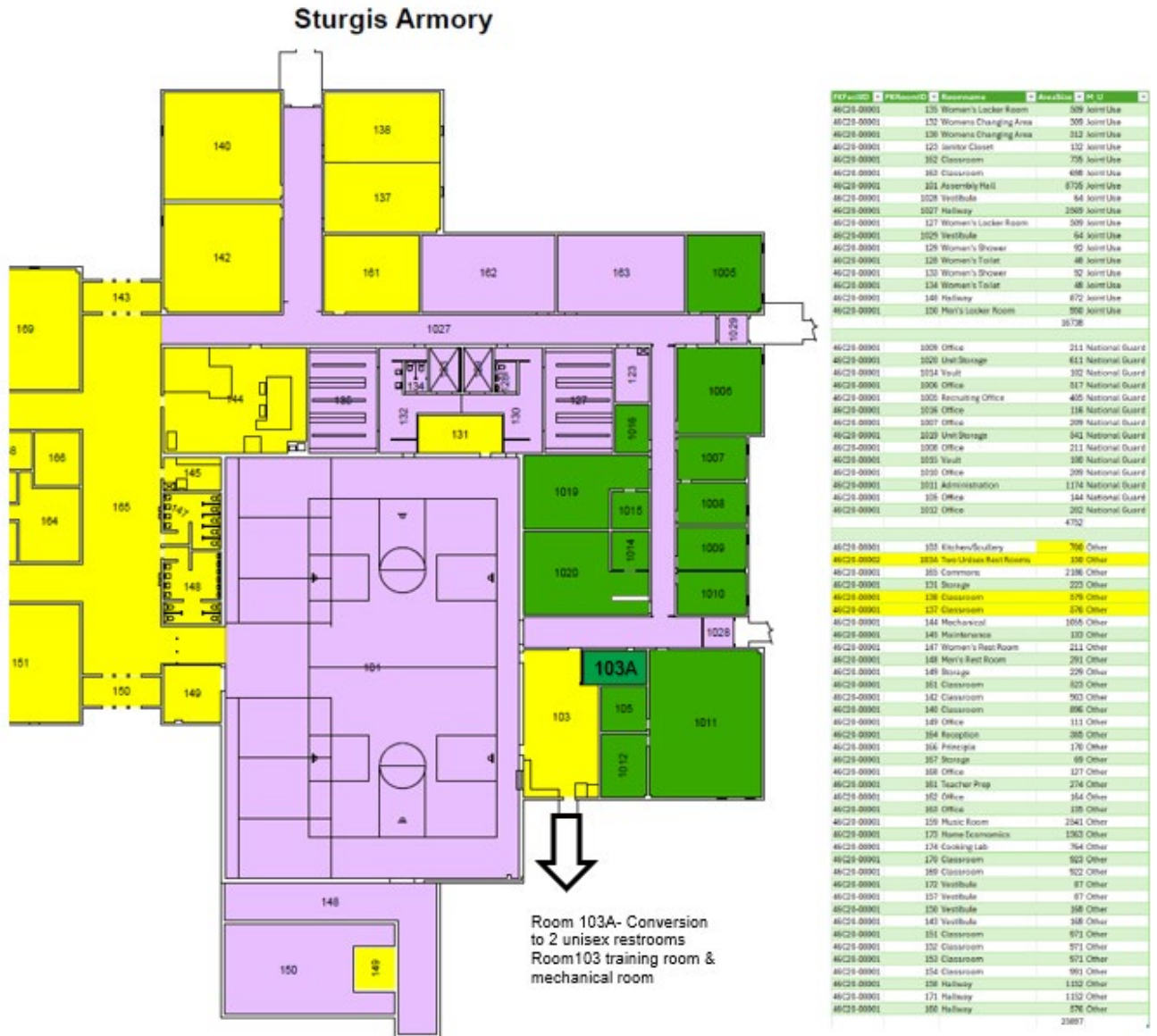
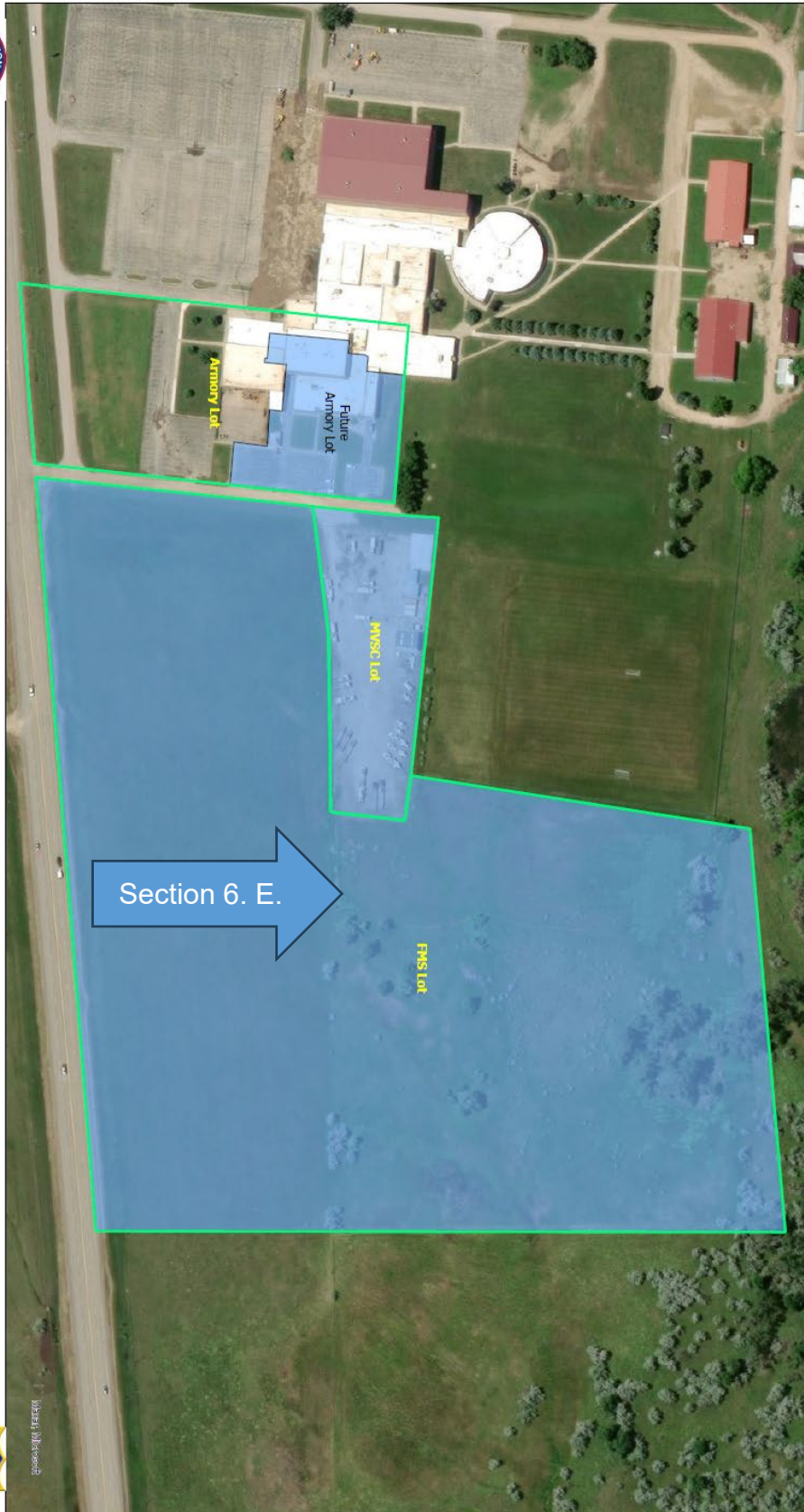


EXHIBIT B:



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Sturgis Armory/Parcel Exhibit



Disclaimer
The data provided is "as is" without warranty of accuracy, timeliness, or completeness. The user acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



Existing Land/Parcels
 Future Parcel Areas



The diagram was provided by the South Dakota Army National Guard CPMO - Planning & Programming Branch

FY2026 General State Aid Budget Calculator - Based on Proposed 1.25% Increase

as of 1/28/2025



Meade 46-1

Formula Number of Certified Instructional Staff FTE:	
State Aid Fall Enrollment Count (Fall 2025)	2,948.00
Number of Eligible Alternative Instruction Students in HS Activities	
X Alternative Instruction Activity Weight	10%
Weighted Alternative Instruction Activity Student Count	-
Count of Students Residing in Residential Treatment Facility	
X Target Student/Certified Instructional Staff FTE Ratio	15.00
Formula Number of Certified Instructional Staff FTE	196.53

Enter estimated count of students: SAFE Fall 2025

Enter count of Alternative Instruction (home school) students that participated in HS interscholastic activities sanctioned SDHSAA (2024-2025 school year)

3028.77

Applies only to Plankinton & Parkston - SDCL 13-13-10.1 (2C)

LEP Adjustment	
Number of Eligible LEP Students	
X LEP Weight	25%
Weighted LEP Student Count	-
LEP Formula Teachers	-

Enter projected count of LEP students scoring (composite) less than 4.0 on Language Acquisition Assessment (taken 2/2025)

Total Formula Number of Certified Staff FTE	196.53
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Formula Certified Instructional Staff Salary/Benefit Need:	
Target Certified Instructional Staff Salary	\$ 62,821.19
X Target Certified Instructional Staff Benefits %	29%
Target Certified Instructional Staff Salaries + Benefits	\$ 81,039.34
Need based on Certified Instructional Staff Salaries/Benefits	\$ 15,926,931

Overhead Costs	
X % of Overhead Costs	38.78%
State Aid Share for Non-Teacher Expenses	\$ 6,176,464

TOTAL GENERAL STATE AID NEED	\$ 22,103,394
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2nd Half Local Effort Projection (1st Half Pay 2026)				
	AG	Owner-Occupied	Other	Total
2024 Pay 2025 Valuation (as of 1/26/2026)	\$ 479,993,581	\$ 1,752,399,750	\$ 799,974,823	\$ 3,032,368,154
Assumed Pay 2026 Valuation Growth %	3.4%	2.5%	5.4%	
Estimated 2025 Pay 2026 Valuation*	\$ 496,313,363	\$ 1,796,209,744	\$ 843,173,463	\$ 3,135,696,570
Proposed 2025 Pay 2026 Levies**	\$ 1.125	\$ 2.518	\$ 5.211	
Estimated 2nd Half Local Effort - (1st Half Pay 2026)	\$ 279,176	\$ 2,261,428	\$ 2,196,888	\$ 4,737,492

Enter projected taxable valuation growth percentage for Pay 2026. Consider consulting with County Auditor.

*Double check valuations with County Auditor(s)

**Levies do not include additional opt-out levy, if applicable

TOTAL GENERAL STATE AID NEED (from row 33)	\$ 22,103,394
	MINUS
1st Half Local Effort - Property Taxes 2nd Half Pay 2025	\$ 4,852,146
Estimated 2nd Half Local Effort - Property Taxes 1st Half Pay 2026	\$ 4,737,492
Total Estimated Local Effort - Property Taxes	\$ 9,589,638
Local Effort - Other Revenue	\$ 719,343
ESTIMATED FY2026 General State Aid	\$ 11,794,413

10 GENERAL FUND REVENUE

FY 2025-2026

		enrollment	3028	2,948
10 1110 000	AD VALOREM TAXES	9,541,465	9,541,465	
10 1112 000	AD VALOREM MOBL HOMES	230,000	230,000	
10 1120 000	PRIOR YEAR	20,000	20,000	
10 1140 000	UTILITY TAX	224,000	224,000	
10 1190 000	PENALTY INTEREST	25,000	25,000	
10 1510 000	INTEREST SAVINGS	80,000	80,000	
10 1510 106/011	INTEREST FIB CD'S	35,000	35,000	
10 1510 107	INTEREST OFF PB&T CD	35,000	35,000	
10 1710 000	ADMISSIONS	60,000	60,000	
10 1790 000	OTHER PUPIL INCOME	5,000	5,000	
10 1910 000	RENTALS	25,000	25,000	
10 1920 000	DONATIONS	60,000	60,000	
10 1950 000	REFUND PRIOR YR EXP.	45,000	45,000	
10 1971 000	LAPTOP INSURANCE	3,000	3,000	
10 1973 000	MEDICAID	7,500	7,500	
10 1990 000	OTHER	15,000	15,000	
	REVENUE FROM LOCAL SOURCES	10,410,965	10,410,965	
10 2110 000	COUNTY APPORTIONMENT	380,000	400,000	
	REV FROM INTERMEDIATE SOURCES	380,000	400,000	
10 3111 030	STATE AID	12,448,180	11,839,287	
10 3112 030	STATE APPORTIONMENT	300,000	300,000	
10 3114 030	BANK FRANCHISE TAX	114,000	114,000	
10 3119 030	GAMING REVENUE	8,500	8,500	
10 3900 030	OTHER STATE REVENUE	8,000	8,000	
10 3910 030	NATIONAL GUARD RENT	5,700	5,700	
	REVENUE FROM STATE SOURCES	12,884,380	12,275,487	

10 4121 000	NATIONAL MINERALS	25,000	25,000
10 4122 000	TAYLOR GRAZING	14,500	14,500
10 4131 000	NATIONAL FOREST LAND	15,000	15,000
10 4151 014	FRUIT & VEGETABLE GRANT	163,799	163,799
10 4153 044	TITLE IV	78,124	78,124
10 4158 042	TITLE I	664,125	664,125
10 4158 047	TITLE I 1003	0	0
10 4159 503	TITLE II PART A	155,655	155,655
10 4161 000	VOCATIONAL EDUCATION	48,700	48,700
	REVENUE FROM FEDERAL SOURCES	1,164,903	1,164,903
10 5110 000	Transfer In		
10 752 000	FUND BALANCE	514,060	1,246,953
	Total revenue	25,354,308	25,498,308
		0.020275055	0.048903363
Budget	FY 25 EXPENDITURE BUDGET		
	FY 26 EXPENDITURE BUDGET	25,478,308	



Previous reductions:

1. 2023-24 Sturgis Williams Middle School reduction of core section teachers from 26 to 25 (1.0 FTE) \$64,000
2. 2023-24 Stagebarn Middle School reduction of core section teachers from 19 to 18 (1.0FTE) \$64,000
3. 2024-25 Hereford lost teacher to fill Elm Springs teaching position that had no applicants (1.0 FTE) \$64,000
4. 2024-25 Sturgis Brown High School has not filled Business/Computer position (1.0 FTE) \$64,000
4. 2025-26 Piedmont Valley Elementary reduction of core section teachers from 25 to 24 (1.0 FTE) \$64,000
5. 2025-26 Central Meade County School reduction of core section teachers from 4 to 3 (1.0 FTE) \$64,00
6. 2025-26 Reduction of bus routes from 23 to 21 (2 routes) \$83,000

The total of reductions through attrition and route reductions has been \$467,000 over the last three years.