



**Board of Trustees Minutes
Special Meeting
September 2, 2026**

The Board of Trustees of Kearney County Health Services met in the Functional Health Room of Kearney County Health Services, 727 East First Street, Minden, Nebraska on Wednesday, September 2, 2026. Notice of the meeting was posted at Kearney County Health Services, Hospital, Minden Medical Clinic, Minden Post Office, Minden First Bank and www.kchs.org under Board of Trustees. A Board Packet with an agenda of the meeting, minutes, and other pertinent information was emailed to each board member prior to the meeting.

I. Call to Order and Roll Call

Chairman Dahlgren called the meeting to order at 12:00 PM and called attention to the Public Meeting Laws that are posted in the meeting room.

Present:

Board Members

AJ Dahlgren, Chairman
Stephen Olson, Secretary
Sam Stadler
Jeff Hanson
Andy Grollmes

Guests - HFG Architecture

Rick Wilson via Phone
Max Taylor
Karis Buendia
Donnie Gillespie via phone

Guests - Sampson Construction

Heath Franzen
Brad Myers
Adam Streck
Brock Scott

KCHS Staff

Luke Poore, CEO
Gavin Blum, CFO
Rebecca Cooke, COO
Kendra Brown, Chief Nursing Officer
Kalee Grupe, Director of Inpatient Nursing
Anita Wragge, Marketing/Outreach Coordinator
Lenny Ginder, Director of Maintenance
Mark Klabunde, Director of Pharmacy
Dr. Douglas Althouse, MD
Doug Wulf, APRN

II. Public Comments

None

III. New Business

HFG Architecture – Phase I Update

1. Members of HFG Architecture joined the group in-person, and via phone to provide an update on Phase I. Topics included departmental layouts, flow, site assessment and converting a list of rooms to a floor plan. Below is a summary of topics discussed:

- a. General Layout of Site
- b. Internal site walkthrough of basic floor plan
- c. Medical Staff questions/ideas/concerns noted
- d. Initial External 3D models of exterior placed on site

2. Sampson Construction

Members of Sampson Construction provided the group with updates. Their initial impressions and thoughts showed no concerns or anything out of the ordinary. They mentioned that initial plans fall in line with similar facilities. They provided the group with an overall summary with divisional breakouts using assumptions based on similar facilities. They also provided a summary of what is feeding the direct values provided. The group held discussions on facility size compared to other facilities, parking, additional costs, maintenance plans and the site survey.

3. Financial Feasibility Update

Gavin Blum (CFO) provided the group with an update on the financial feasibility project. Piper Sandler and Eide Bailly continue working with a cost range instead of a specific cost for financial feasibility. Our plan for submission to USDA is on September 14th.

Action Taken: At 1:57 PM, a motion was made by Jeff Hanson to enter into Executive Session. The motion was seconded. All KCHS staff left except for Luke Poore, Gavin Blum and Rebecca Cooke.

Voting Aye: Dahlgren, Hanson, Grollmes, Olson, Stadler
Motion Carried.

End of Executive Session: At 2:13 PM, a motion was made by Stephen Olson to end Executive Session.

Voting Aye: Hanson, Grollmes, Olson, Stadler, Dahlgren
Motion Carried.

IV. Other Comments/Communications

The next regular meeting will be Wednesday, September 30, 2026 at Noon in the Functional Health Meeting Room.

V. Adjournment

The meeting Adjourned at 2:14 PM.

AJ Dahlgren, Chairman

Stephen Olson, Secretary