

**BOARD OF TRUSTEES  
SPECIAL MEETING MINUTES**

**DATE:** February 25, 2010  
**TIME:** 5:30 p.m.  
**PLACE:** Student Union, Room 209

**PRESENT:** Kevin Berthot  
Charlie Boaz  
Patricia Griffith  
Clint Isaac  
Mariam Mih  
David Peter

**PRESENT:** Dr. Vicky Smith, President  
Dr. Brian Inbody, Vice President for Student Learning  
Ben Smith, Vice President for Administration  
Brenda Krumm, Dean of Outreach and Workforce Development  
Sandi Solander, Business Manager  
Eric Tincher, Dean of Student Development  
Claudia Christiansen, Director of Development  
Kerry Ranabargar, Director of Technology Services  
Tim Heenan, Foundation President  
Mike Reid, Foundation Board Member  
Terri Dale, Board Clerk

Mr. Peter called the meeting to order at 5:30 p.m.

### **III. Approval of the Agenda**

Upon a motion and a second the agenda was approved. Motion passed.

Mr. Peter asked the Board's permission to allow Foundation Board members to interact at the meeting.

### **Agenda Item IV-A. Award of Build/Design Contract for Ottawa Campus**

Dr. Smith gave a brief history of the events that had transpired since the spring of 2006 that led to the decision to build a new campus at Ottawa. In the spring of 2006 at the Board retreat held in Ottawa the Board agreed there was a need to expand the Ottawa campus. About that time a group of businessmen from Ottawa approached the college administration about joining them in an effort to build a community center with the College as one of the partner's. Initially there were several entities involved in the project. In the summer of 2009 the partner's were down to two; the YMCA and the College. After consideration the College withdrew from the project and decided to pursue other avenues to expand the Ottawa campus.

The College received a Title III grant to offer new programs at the Ottawa campus. The programs would require one more science lab and more classroom space to implement the new program. After consulting with engineers the administration decided it was not feasible to spend the money to expand the current site. The Board directed the administration to look for another site.

Three properties were located and independently appraised and the administration concluded that none of the sites were suitable. The Board then directed the administration to build a new campus; and to build it as big as can be built. Land was located and an offer was made and accepted. The administration elected to pay \$3,000 extension on the initial closing date until several studies could be completed. The February 26<sup>th</sup> closing date was again extended with another payment of \$3,000.

Dr. Smith then asked Ben Smith, vice president for administration to give an update on progress and findings of the meets and Bounds Survey, the Traffic Impact Study and the recommendation to hire Loyd Builders as the firm to design/build the new campus.

The College provided current and projected enrollment figures and potential growth estimates for the new campus. Based on that information the traffic study indicated that additional turning lanes or a roundabout would need to be installed to accommodate the estimated traffic at the new campus.

Mr. Smith is in discussions with the City of Ottawa to determine the best way for the College to proceed to ensure acceptable traffic operations can be achieved. A meeting will be scheduled as soon as possible with appropriate City of Ottawa department heads, the KDOT area engineer, the proposed design/build contractor and the College to discuss the traffic impact study and possible site plan implications.

Dr. Smith said that depending on the outcome of the meeting the size of the building may have to be reduced to stay within the proposed budget for the program.

It was suggested that since the College have provided estimated growth that is not yet known, perhaps the City of Ottawa would allow the College to build the campus and then see how much new traffic was generated. There is also the possibility that the City of Ottawa will be installing a stop light to accommodate traffic to the American Eagle plant.

Dr. Smith reminded the Board that the only action at the meeting was to approve the recommendation for the design/build contractor. After that is approved the contractor and senior staff can meet and negotiate a price for the project. Approving a contractor does not obligate the Board of Trustees or the Foundation Board until a formal contract is negotiated and approved.

### **Resolution 2010-13**

RESOLVED, that the Board of Trustees of Neosho County Community College ("NCCC") after review of design proposals submitted and upon recommendation of the President and the Ottawa Educational Facility Project Team elect and authorize the following:

1. Loyd Builders is approved as the preferred contractor and design/build team for the Ottawa Educational Facility to be built by Neosho County Community College Foundation (the "Foundation").
2. The NCCC President and/or President's designees are authorized to engage in negotiations for terms of agreements, including design changes, options and cost parameters, which agreements will be between the preferred contractor and design/build team and the Foundation.
3. Pursuant to Agreement And Statement Of Authority For Intended Lease Agreement between NCCC and Foundation (the "Foundation Agreement"), terms negotiated for the Ottawa Educational Facility shall be subject to approval by the Board of Trustees of NCCC, which will be the Lessee of the facility.
4. The Foundation Agreement is ratified for these purposes.

**Upon a motion and a second the above resolution was approved. Motion passed unanimously.**

**V. Adjournment**

Upon a motion and a second the meeting adjourned at 6:52 p.m.