

MINUTES
Board of Trustees of Illinois State University
December 15, 2018

Donahue: I will now call this meeting of the Board of Trustees of Illinois State University to order. I note for the record that notice of today's meeting was posted in accordance with the Illinois Open Meetings Act and that the public has been notified of the date, time and location of this meeting.
Board Secretary Louderback, would you call the roll?

Trustee Churney – absent
Trustee Dobski
Trustee Donahue
Trustee Jones
Trustee Louderback
Trustee Rauschenberger
Trustee Rossmark
Trustee Aguilar

APPROVAL OF AGENDA

Donahue: Thank you Secretary Louderback. You have before you the agenda for today's meeting. Could I have a motion and second to approve the agenda? Trustee Rossmark so moved and was seconded by Trustee Aguilar.
Motion made, seconded, and vote recorded as all members voting aye.

PUBLIC COMMENT

Donahue: Next on the agenda is Public Comments. The Public Comments procedures can be found on the Board of Trustees website. Seeing that no one has indicated an interest in making a public comment today, we will move forward with the meeting.

Thank you everyone for attending today's special meeting of the Board of Trustees. We have a small window of time before the next commencement ceremony; so, we will move directly to the resolutions on the agenda.
President Dietz will you present the resolutions?

RESOLUTIONS

Dietz: Thank you Trustee Donahue. When we first discussed holding a special meeting, we thought we would have one resolution. Within the past two weeks, it became clear that three additional resolutions should be considered by the Board at this meeting. In the life of a university it is a long time between the October quarterly meeting and the February quarterly meeting. Waiting until the February meeting to bring forward these resolutions would significantly stall the start of these projects. We greatly appreciate your attendance at this meeting and considering the resolutions being brought before you today.

Resolution No. 2018.12/42 Acquisition of the Mifflin 80 Acre Farm, Chenoa IL

Dietz: The owners of the Mifflin 80 Acre Farm located at County Road 2550 E, Chenoa, IL, contacted the University to inquire about the University's interest in purchasing this property. The property is currently used as a farm land crop operation and contains approximately 80 acres. This property is of strategic value to the University because of its location immediately adjacent to the north border of the University Farm at Lexington. The University's plan is to use the property for additional farming operations and agricultural research.

The University had the Mifflin 80 Acre Farm property site inspected by licensed engineers and secured a favorable Phase I environmental audit. Subsequently, the University commissioned an appraisal of the property by Paul R. Finch, MAI, of Finch Appraisal Inc. The appraisal was completed on October 8, 2018 and placed, as is, fee simple value on the premises of \$810,000. Following negotiations over the price and related terms of sale, the University and the owners have agreed on a final purchase price of \$800,000 for the property with closing costs not to exceed \$10,000. University reserves would be used for this purchase. I ask your approval of this resolution.

Donahue: I would now ask for a motion and second to approve Resolution 2018.12/42. Trustee Rossmark so moved and was seconded by Trustee Rauschenberger. Is there any discussion? I'll note for the record that we have the individual who is running the farm for us so if there are any specific questions please ask them.

Motion made, seconded, and vote recorded as all members voting aye.

Resolution No. 2018.12/43 Braden Auditorium – Acoustical Panel Installation and Auditorium Painting

Dietz: The acoustical elements in Braden Auditorium are original to the building which opened in 1973 and have deteriorated to the point of failure as well as being non-functional. Not only are the acoustics in Braden affected by the deteriorating fabric banners, they have become a safety hazard. The fabric banners are failing at their moorings and at risk of falling to the floor.

This project would replace current acoustic banners on each sidewall of the house seating and the curtains at the rear of the house, the mezzanine and the balcony areas with permanent, manufactured fabric covered acoustical panels. Since we are doing this work in Braden, it was decided to repaint the auditorium which was last painted 20 years ago and is in need of a refresh. A companion painting project would use scaffolding erected for installation of the acoustic panels to reduce painting costs.

Completion of both projects in Braden Auditorium are at a cost not to exceed \$625,000. A combination of Bond Revenue and General Revenue funds would be used for this project. I ask your approval of this resolution.

Donahue: I would now ask for a motion and second to approve Resolution 2018.12/43. Trustee Louderback so moved and was seconded by Trustee Rossmark. Motion made, seconded, and vote recorded as all members voting aye.

Dietz: The next two resolutions are for emergency repairs funded by the State of Illinois and requiring approval by the Board of Trustees before the Capital Development Board will release funds for the projects.

Resolution No. 2018.12/44 Emergency Roofing Projects – Science Lab, Ropp & Turner

Dietz: The University maintains a priority list of facilities needing roof replacement based on field investigations and maintenance records. As funds become available, we address these priorities. The roofing systems on the Science Laboratory Building, Ropp Agriculture Building, and Turner Hall are beyond their useful life and have deteriorated to the point of failure.

The existing roof on Ropp Agricultural Building was completed in 1995, Science Lab Building in 1996, and Turner Hall in 1998. This project will remove the existing roofing systems completely and install new .060” fully adhered EPDM roofing systems. The replacement of the roofing systems on the three buildings is at a cost not to exceed \$2,253,000. Again, these funds are coming from the state. They have been sent from the Governor’s Office to the Capital Development Board which requires Board of Trustees approval prior to releasing the funds. I ask your approval of this resolution.

Donahue: I would now ask for a motion and second to approve Resolution 2018.12/44. Trustee Jones so moved and was seconded by Trustee Rauschenberger.

Louderback: How long do these roofs last.

Dietz: Technology around flat roofs has improved considerably over the last few years.

Donahue: We appreciate the state releasing the money.

Motion made, seconded, and vote recorded as all members voting aye.

Resolution No. 2018.12/45 College of Fine Arts - Emergency Infrastructure Repairs

Dietz: Since July 2015, College of Fine Arts buildings have experienced three significant infrastructure system failures causing severe disruption to University facility operations. The University responded to each of these failures with immediate emergency repairs using its own dollars. These emergency repairs led to the development of a focused 3-phase emergency infrastructure plan to address infrastructure concerns in CFA facilities. The first two phases of the plan have been completed.

We are now at Phase 3 of the CFA emergency infrastructure plan which involves 16 discreet projects in the Center for Visual Arts, Centennial East, and Centennial West. Work encompasses bathroom plumbing and domestic water piping systems, rebuilding and upgrading air handler units, water pump and grease trap replacements, and isolation valve installations. These projects were developed in priority ranking order, and are necessary to keep CFA facilities

operational. We are being strategic in focusing on areas that are scheduled for renovation in the College of Fine Arts revitalization project once it is funded by the state.

The total cost of the project is not to exceed \$3,013,000. As with the previous resolution, these funds are coming from the state and awaiting Capital Development Board approval for release. I ask your approval of this resolution.

Donahue: I would now ask for a motion and second to approve Resolution 2018.12/45. Trustee Aguilar so moved and was seconded by Trustee Rossmark. Any questions?

Aguilar: Under the plumbing portion will there be available drinking water in the building? I know that is a concern I have heard from students.

Donahue: Sarah, you mean there aren't drinking fountains in the building now?

Aguilar: There are but the water is not drinkable.

Stephens: The domestic drinking water situation will be addressed with this work. The pipes are galvanized and they rust on the inside so that is the issue.

Donahue: The good news is this will resolve the issue.

Motion made, seconded, and vote recorded as all members voting aye.

Dietz: Thank you Mr. Chairman, that concludes the business I have before the board today. Before we conclude I wanted to wish all of you a happy holiday season and thank you for your good work this year.

Donahue: I echo Larry's comments and wish everyone a Merry Christmas, Happy Holidays, and Happy New Year. Can I get a motion to adjourn? Trustee Louderback so moved and was seconded by Trustee Dobski. Motion made, seconded, and vote recorded as all members voting aye.