

**BOARD OF TRUSTEES SPECIAL MEETING**  
**ICC Administration Building**  
**February 3, 2014 - 6:30 p.m.**

**MINUTES**

**Members Present**

Norman Chambers  
Jay Jones  
Phillip Fienen  
Hoite Caston  
David Wallis  
Val DeFever

**Others Present**

Daniel Barwick, President  
Sara Harris, Vice-President for Academic Affairs  
Greg Eytcheson, Vice-President for Information and Operations  
Tammie Geldenhuys, Vice-President for Student Affairs and Athletics  
John Eubanks, Professor of Business/Accounting  
Debbie Phelps, Director of Institutional Research  
Beverly Harris, Executive Assistant/Board Clerk  
Timothy Haynes, Library Assistant  
Ben Seel, Professor of Political Science

**Guests**

Greg Lower, Reporter  
Jeff Chubb, College Legal Counsel  
R.J. Osborn, Community Member

**I. ROUTINE**

- A. Call to Order – Norman Chambers called the special meeting to order at 6:30 p.m.
- B. Pledge of Allegiance – David Wallis led the group in recitation of the Pledge of Allegiance.

Norman Chambers welcomed the guests and provided an overview of opportunities available for public comment on items pertaining to the agenda. Mr. Chambers gave the floor to Mr. R.J. Osborn for public comment on item II. A. of the evening's agenda. Mr. Osborn commented that meeting the educational needs of the residents of the College district might not necessitate larger enrollments; which increasing dorm capacity would require. Mr. Osborn concluded his comment period by encouraging a single Montgomery County Community College with campuses (and dorms) in both Independence and Coffeyville. Trustees Fienen and Wallis informed Mr. Osborn of continued efforts to share programs, courses, etc. with Coffeyville Community College, as well as, a failed attempt for a social event between the ICC Board of Trustees and Coffeyville's Board of Trustees.

**II. INSTITUTIONAL OPERATIONS**

- A. Development and Management Contract with Bluffstone, LLC – Norman Chambers asked Dr. Barwick to provide background information regarding the Bluffstone, LLC Development and Management Contracts. Dr. Barwick noted that the Independence Community College Strategic Plan incorporated construction of new dormitories and, as a result of this Board approved Strategic Plan goal, proposals were sought. Bluffstone, LLC submitted a proposal for construction and management of new dorms and Dr. Barwick, Jeff Chubb, Keli Young, and the Bluffstone attorney began negotiating terms of the draft proposal for Board of Trustees' consideration.

Trustee Caston voiced the opinion that the entire process had not been orderly and had not been Board initiated, but was initiated by only one person. Mr. Caston then read various sections of an October 16, 2013 e-mail from Dr. Barwick to the Board of Trustees and noted that answers to questions should have been received sooner. Norman Chambers noted that some information was not provided sooner, because the Bluffstone, LLC proposal was not received according to the promised timeline.

Mr. Caston requested verification of income based on future enrollment numbers, which would provide good credible information regarding the Board's obligation for construction. Dr. Barwick stated that only enrollment projections could be provided through the utilization of various scenarios, because enrollment numbers could not be guaranteed.

John Eubanks presented four financial scenarios associated with construction of new dorms. Dr. Barwick and the Trustees thanked John Eubanks for his presentation. Discussion followed regarding: temporary housing; construction of a second floor on the existing brick units; and a counter proposal to Bluffstone, LLC for phased construction.

- III. EXECUTIVE SESSION – Norman Chambers moved that the Board enter into Executive Session, to include Dan Barwick, Tammie Geldenhuys, Greg Eytcheson, and Jeff Chubb for thirty minutes following a five-minute break for preliminary discussions relating to the acquisition of real property in order to protect the privacy interests of the individuals to be discussed and that the Board return to Open Session at 8:30 p.m. in the Board Room. Jay Jones seconded the motion and the motion carried 6-0. The Board entered Executive Session at 8:00 p.m. The Board returned to Open Session at 8:30 p.m.

The Trustees asked Dr. Barwick to return to Bluffstone with the following three counter proposals:

- a. The brick units will not be demolished for new dorm construction;
- b. ICC supports phased construction and guarantees occupancy of approximately 35 residents per year; and
- c. Unspecified management fees associated with the Management Agreement be identified by Bluffstone, LLC.

- IV. ADJOURN – Phillip Fienen moved to adjourn. The motion was seconded by David Wallis and the motion carried 6-0. The meeting adjourned at 9:00 p.m.

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Beverly Harris  
Board Clerk

Independence Community College is committed to a policy of nondiscrimination on the basis of race, sex, national origin, religion, age, and handicap in admissions, educational programs or activities, and employment, all as required by applicable laws and regulations under the Title VI Civil Rights Act of 1964, Title IX regulations of 1972, Section 5 of the Social Rehabilitation Act of 1973, and the Americans With Disabilities Act of 1990.