

**Lake Land College
Buildings and Site Committee
April 8, 2021**

Minutes

The Buildings and Site Committee of the Board of Trustees met on April 8, 2021, in Webb Hall, room 081, Mattoon. Committee Chair Cadwell called the meeting to order at 9:00 a.m.

Trustee Committee Members Physically Present:

Mr. Gary Cadwell, Committee Chair
Mr. Kevin Curtis
Mr. Mike Sullivan
Mr. Tom Wright

Trustee Committee Members Participating via Telephonic Means:

None

Trustee Committee Members Absent or Not Participating by Any Means:

Ms. Doris Reynolds, Ex-Officio

Other Trustee Participants:

None

Other Meeting Participants Physically Present:

Dr. Josh Bullock, President
Ms. Jean Anne Grunloh, Senior Executive to the President
Mr. Jon Althaus, Vice President for Academic Services
Mr. Greg Nuxoll, Vice President for Business Services
Ms. Christy Donsbach, Executive Director for College Advancement
Mr. Scott Rawlings, Director of Physical Plant

Hearing of Citizens, Faculty and Staff.

President Bullock said he had not received any written requests to address the Committee. Committee Chair Cadwell asked if there were any additional requests for public comment that were not previously submitted by email to Dr. Bullock. There were no public comments.

Approval of Minutes of December 10, 2020 Meeting.

Trustee Wright moved and Trustee Curtis seconded that the minutes of the December 10, 2020, meeting be approved.

There was no further discussion.

Roll Call:

Yes: Trustees Cadwell, Curtis, Sullivan, and Wright. No: None.

Absent: Trustee Reynolds.

Motion carried.

Annual Farm Report.

Mr. Mark Niemerg, Agronomy Instructor and Farm Manager, presented an update on the College's Farm. He highlighted the following:

- Soil and grounds conditions, including cover crop determinations to monitor soil conditions.
- Challenges with waterways and water runoff issues.
- Average yields from last year's crops.
- Pandemic restrictions from external trainers.
- Connecting the farm management to classroom instruction, including farming best practices discussions.

Mr. Niemerg requested that the Committee consult with the College's Farm Manager prior to approving any construction project on the perimeter of the campus grounds that could affect farming conditions.

Mr. Niemerg answered various questions by Trustees related to the following:

- The College's current crop insurance coverage
- Use of grids
- Variable applications
- Rock chips or rip rap rock by water banks
- Carbon sequestration planning
- Pre-marketing of crops and/or pre-purchasing of supplies

Trustee Curtis expressed his opinion that pre-purchasing will yield financial savings the majority of the time (e.g. 8 out of 10 years). Mr. Niemerg said he had not been pre-purchasing supplies nor pre-marketing crops based upon direction from a prior administration. Dr. Bullock said the current farm reserves are sufficient to switch to this process in FY 2022, with pre-purchases remaining in the same fiscal year. Mr. Nuxoll said he would meet with Mr. Niemerg in the near future to develop a budgeting plan.

Following discussion, all Committee members present gave verbal consent that beginning with FY 2022, the College's Farm Manager will be allowed to pre-market and pre-purchase if he/she deems it would be most beneficial in a particular year for management of the College's Farm.

There was no further discussion.

Roll Call:

Yes: Trustees Cadwell, Curtis, Sullivan, and Wright. No: None.

Absent: Reynolds.

Motion carried.

CTS Energy Savings Report and Construction Updates.

Trustees reviewed an Infrastructure and Energy Assessment Report provided by three employees with the CTS Group of St. Louis, Missouri. CTS staff included Mr. Gordon Schweitzer, Engineer; Mr. Jim Simonin, Site Project Manager; and Ms. Sylvia McKyver, Higher Education Marketing. Mr. Schweitzer reminded trustees of the original intent of the partnership between the College and CTS established in 2007 and renewed in 2014 to develop and implement plans for energy efficiency and an energy renewable program. He also highlighted the following:

- Sources of energy savings (e.g. solar, geothermal) and financial impact
- Completed infrastructure and energy savings projects since 2007
- Utility usage
- Grants utilized to advance these projects

Trustee Sullivan asked what the College should consider for future energy savings projects. Mr. Schweitzer said CTS will be seeking additional solar incentive grant programs, performance improvements of current systems, and air filtration enhancements.

Dr. Bullock said the administration will need to address issues with the retention ponds in the near future.

Committee Chair Cadwell suggested the administration work with CTS to develop a plan to become energy self-sustaining. Mr. Schweitzer said he would work with the administration to develop a plan for future review by the Committee.

Discussion for Connecting the Board and Administration Center and the Foundation and Alumni Center to Generator Power.

Trustees reviewed a memorandum from Mr. Greg Nuxoll, Vice President for Business Services, detailing that currently the power to the Board and Administration Center (BAC) and Foundation and Alumni Center (FAC) are not backed-up or connected to the College's emergency generator back-up system. Trustees also reviewed a project proposal from CTS Group, the College's consultant, to purchase and install a 60KW Caterpillar diesel generator just south of the FAC building. The project proposal also included related installation costs, including placement of nine concrete filled, black painted bollards to cover and protect the geothermal caps located near the proposed installation area. Trustees learned the total projected estimated costs of the generator purchase and related installation is \$126,024.

Mr. Nuxoll referenced issues the administration encountered following the Committee's discussions on this issue during the December 2020 meeting. He noted staff turnover at CTS since discussions on this project began and the increased cost for purchase of the generator once CTS solicited bids. He also said the administration is now recommending we forgo installing a brick wall to hide the generator due to the estimated cost of \$35,000. Mr. Simonin said the exterior of the recommended generator to be purchased is constructed well and fully contained, thus should not diminish the aesthetics of the proposed installation site.

Trustees also discussed an alternate proposal from CTS for the purchase of a natural gas generator instead of a diesel generator, with a total estimated project cost of \$139,819. After discussion, Trustees agreed the administration should choose the purchase of the diesel generator to align with current systems already in operation on campus.

Trustee Sullivan motioned and Trustee Curtis seconded that the Committee report to the Board of Trustees the Committee's consensus approval of the proposed project with the CTS Group of St. Louis, Missouri, to allow the College to move forward in providing emergency backup power to the Foundation and Alumni Center and the Board and Administration Center at an estimated cost of \$126,024

There was no further discussion.

Roll Call:

Yes: Trustees Cadwell, Curtis, Sullivan, and Wright. No: None.

Absent: Reynolds.

Motion carried.

Other Business.

Committee Chair Cadwell asked about the status of landscaping improvements on the College's main campus. Mr. Nuxoll and Dr. Bullock provided updates on efforts underway to potentially contract with a landscape designer, develop a master landscaping plan for the entire campus, and then execute the overall plan over time as incorporated into each year's budget. Dr. Bullock said the administration is planning to increase the budgeted amounts for landscaping needs. Mr. Schweitzer said CTS could also assist in reviewing landscaping needs in alignment with their overall energy savings and infrastructure planning for the campus, especially in consideration of updates needed for the retention ponds.

There was no additional discussion.

Adjournment.

Trustee Wright moved and Trustee Curtis seconded to adjourn the meeting at 10:01 a.m.

Motion carried by unanimous voice vote.

Approved by:

/s/ Kevin L. Curtis
Committee Chair/Committee Secretary