

**Lake Land College
Buildings and Site Committee
September 8, 2022**

Minutes

The Buildings and Site Committee of the Board of Trustees met on September 8, 2022, in room 011 of the Board and Administration Center, Mattoon. Committee Chair Curtis called the meeting to order at 8:00 a.m.

Trustee Committee Members Physically Present:

Mr. Kevin Curtis, Committee Chair
Mr. Dave Storm
Mr. Tom Wright
Mr. Mike Sullivan, Ex-Officio (arrived 8:02 a.m.)

Trustee Committee Members Participating via Audio or Video Means:

None

Trustee Committee Members Absent or Not Participating by Any Means:

None

Other Trustee Participants:

Ms. Doris Reynolds

Other Meeting Participants Physically Present:

Dr. Josh Bullock, President
Ms. Jean Anne Highland, Chief of Staff
Mr. Greg Nuxoll, Vice President for Business Services
Ms. Valerie Lynch, Vice President for Student Services
Mr. Scott Rawlings, Director of Physical Plant
Ms. Madge Shoot, Comptroller
Ms. Seirra Laughhunn, Executive Assistant to the President's Office

Hearing of Citizens, Faculty and Staff.

There were no public comments.

Approval of Minutes of May 19, 2022 Meeting.

Trustee Storm moved and Trustee Wright seconded to approve the minutes of the May 19, 2022, Buildings and Site meeting.

There was no further discussion.

Roll Call:

Yes: Trustees Curtis, Storm, and Wright. No: None.

Absent: Trustee Sullivan (He arrived at 8:02 a.m. and missed this vote).

Motion carried.

Landscaping Master Plan Update.

Mr. Greg Nuxoll, Vice President for Business Services, updated Trustees on a campus master landscaping plan, which was originally presented to the Committee during the May 19, 2022 meeting. He provided Trustees with an updated campus functional diagram and map of proposed changes to the ring road around the main campus. Mr. Nuxoll reminded Trustees of the proposal to move entrance 1 about 150 feet south from its current location on Route 45 to remove the sharp curve in the road located near the space between the baseball and softball fields. He also reminded Trustees of a proposed new entrance 3 which would be established on the south end of the campus to provide for a straight road exit from Podesta Drive to Route 45. He said he has met with leaders from the City of Mattoon and officials with the Illinois Department of Transportation and they all preliminarily expressed support for the College's proposal for changes to entrance 1 and creating a new entrance 3. However, he said following an initial meeting with the owners of the Jack Flash gas station located just north of entrance 1 he learned the owners are opposed to this change. Mr. Nuxoll provided options for proceeding, including:

1. Meet with the owners of Jack Flash again and discuss benefits of the change to entrance 1, which would include offering them ownership of the extra land between the new entrance and their current location and potentially enabling them to expand their services such as electric charging stations or semi turn-around areas.
2. Keep entrance 1 at its current location for the present time and proceed with creating the new entrance 3 on the south side of campus.
3. Keep entrance 1 at its current location for entrance from Route 45 but eliminate the sharp curve of the road near the baseball and softball fields and instead angle the road toward Podesta Drive just after the intersection of Athletic Avenue and the road heading toward Lake Land Living Apartments.

Trustees discussed the various options and asked various questions of Mr. Nuxoll, President Bullock, and Mr. Scott Rawlings, Director of Physical Plant. Following discussion, the Committee's consensus was that the administration should seek another meeting with the owners of the Jack Flash gas station to see if a compromise might be reached for proceeding with the original option (#1 listed above) to move entrance 1 approximately 150 feet south of its current location on Route 45 and create a straight drive into Podesta Drive.

Mr. Nuxoll highlighted estimated costs received from both Planning Design Studio and Civil Design Engineering for the proposed changes to entrance 1 and creation of

entrance 3 of about \$1.54 million. Additionally he shared the total projected cost of \$18.9 million for all proposed projects within the 10-year master landscaping plan. Mr. Nuxoll and Dr. Bullock both referenced the potential to apply for grants for various portions of the 10-year plan such as for the pond improvements, cemetery fencing and walking/bike path trails.

Campus Master Plan Update.

Mr. Nuxoll updated Trustees on work underway with the College's architect of record, Bailey Edward, to update the Campus Master Plan for submission to ICCB. He said Bailey Edward's representatives have been on campus inspecting all buildings with the assistance of Mr. Rawlings and they have plans to engage the entire College community in seeking feedback for building needs. This process should be completed by the spring of 2023. However, Mr. Nuxoll will proceed with submitting minor updates to the current Campus Master Plan to the Board and then to ICCB by this December, which will be followed by submitting an amended plan next spring once we have the more in-depth plan from Bailey Edward. Dr. Bullock said that Dr. Brian Durham, ICCB Executive Director, has approved of our timeline for updating the Campus Master Plan.

Proposed Storage Building.

Mr. Nuxoll highlighted the need for additional storage on the College's main campus and said the administration is considering the space where the Campus Police Department building once stood. This space is now open since the controlled burn of the building this past spring. He said an anticipated cost would be \$200,000 for a storage facility that is similar to the recently built storage facility west of the Physical Plant. Trustee Curtis asked if the administration had considered if this was the optimal location for a new storage facility. Mr. Rawlings, Mr. Nuxoll and Dr. Bullock all relayed their opinion that they believed it was the best location for a new storage facility, but would investigate alternate locations. Trustee Curtis also asked that the administration consider creating loft space to store lighter weight items in the new facility to optimize storage space. Following discussion, the Committee's consensus was for the administration to proceed with exploring pricing options and bring this back to the Board in the future for approval of related bids.

Parking Lots on Main Campus.

Mr. Nuxoll and Mr. Rawlings gave an update on recent improvements to campus roadways and parking lots. Trustees learned that lots A, B and F still need to be improved. Mr. Nuxoll said lot A has been approved as a CDB project and is slated for enhancements to occur next spring at an estimated cost of \$1.4 million. He said the administration has submitted a request to ICCB for lot B improvements and Dr. Bullock said he is hopeful to receive a response from the state within the near future. Mr. Nuxoll asked for the Committee's opinion in moving forward with improvements to lots B and F

even if the College will have to fund the costs using fund balance. Following discussion, the Committee's consensus was for the administration to proceed in plans and pricing options to improve lots B and F, starting with lot F while we wait for a response from the state on our request to fund improvements to lot B. Mr. Nuxoll said the administration would bring back to the Board for approval in the future any bids related to the parking lot projects.

Mr. Nuxoll also gave an update on the use of space south of lot F for the College's CDL training program. He said that with the proposed changes to create an entrance 3 south of campus he recommends moving the CDL training program area to grounds off the back side of lot D. Following discussion, the Committee's consensus was for the administration to proceed with planning to change the CDL training program area as proposed and bring back to the Board for approval any bids related to the project.

Finally, Mr. Nuxoll and Mr. Rawlings spoke of the need for additional parking spaces near the Physical Plant facility. Dr. Bullock highlighted how students have had to park in the grass to attend a Building Trades class located in the new storage and program facility, adjacent to the Physical Plant facility. Trustees Curtis and Sullivan spoke of witnessing the lack of available parking near the Physical Plant area at various times. Mr. Nuxoll proposed adding approximately 10 parking spaces just north of the Physical Plant and another six or seven spaces south of the facility, with a projected cost of \$35,000. Following discussion, the Committee's consensus was for the administration to proceed with planning to add the additional parking spaces as proposed and bring back to the Board for approval any bids related to the project.

Other Business.

There was no additional discussion.

Adjournment.

Trustee Storm moved and Trustee Wright seconded to adjourn the meeting at 8:58 a.m.

Motion carried by unanimous voice vote.

Approved by:

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