

MINUTES OF THE BOARD OF TRUSTEES

INDIAN HILLS COMMUNITY COLLEGE

April 11, 2022

The regular Board of Trustees meeting for Indian Hills Community College was held on April 11, 2022, in the Perkins Conference Room on the Main Campus, Indian Hills Community College, Ottumwa, Iowa. Board President Mr. Richard J. Gaumer called the meeting to order at 4:09 p.m.

Roll Call

Members present: Ms. Nellie M. Coltrain, Ms. Beth Danowsky, Ms. Katie Nichols, Mr. Riley Sheetz, and Mr. Richard J. Gaumer.

Zoom/Phone

Mr. Jerry Kirkpatrick, Ms. Amy Webber, Mr. Alan Wilson, and Ms. Lori Yates.

Members absent:

Approval of Agenda

It was moved by Ms. Coltrain and seconded by Mr. Sheetz to approve the board agenda as presented. The motion carried unanimously.

Approval of Minutes

The minutes of the March 14, 2022, Regular Board Meeting were reviewed.

Motion

It was moved by Ms. Danowsky and seconded by Mr. Sheetz to approve the March 14, 2022 minutes as read. The motion carried unanimously.

Unfinished Business

None.

Centerville Campus Academic Building Design Concept Update

Dr. Matt Thompson introduced representatives from OPN Architects and Story Construction. Due to increase costs in materials OPN Architects reported on changes that have been made to lower the cost of the Centerville Project. OPN reported that there was a shift in the building location, which reduced retaining walls, an impact in utilities, temporary shoring, and the landscaping scope alternative, in which IHCC will help with this project. The volume of the building has been reduced, the curtain wall/glazing has been reduced, the wall construction was revised, as well as the interior door frames, metal screen walls, and special finishes have been minimized.

Project Budget History was displayed and showed that on January 15, 2022 the design budget was \$21 million and the estimate was \$25.1 million. Architects and Story Construction met with the IHCC team and came up with cost reductions of \$3 million and the estimate was then \$22 million. Due to increased materials the estimated cost of the building on April 11, 2022 is \$25.1 million.

Dr. Thompson, Story Construction, and OPN Architects talked to board members about the second round of cost reduction strategies. Some areas of potential cost savings are: site

RG
mo

lighting/fabric sunshade, aluminum screen walls, aluminum sunshade, and CTE acoustic wall treatments, remove translucent panels, aluminum feeders for 225A+, etc.

Board members asked questions to the architects, Story Construction, and Dr. Matt Thompson. Board members would like to see construction move forward continuing to cut costs, but not on square footage of the building or on the integrity of the building.

Establish May 9, 2022 at 4:00 p.m. in the Perkins Conference Room on the Main Campus, Indian Hills Community College, 525 Grandview Avenue, Ottumwa, Iowa as the date, time, and location for a public hearing on the proposed contract documents (plans, specifications, form of contract, and estimated cost) for the Centerville Campus Academic Building Pre-Cast Concrete Wall Bid Package.

Motion

It was moved by Ms. Nichols and seconded by Ms. Danowsky to establish May 9, 2022 at 4:00 p.m. in the Perkins Conference Room on the Main Campus, Indian Hills Community College, 525 Grandview Avenue, Ottumwa, Iowa 52501 as the date, time, and location for a public hearing on the proposed contract documents (plans, specifications, form of contract, and estimated cost) for the Centerville Campus Academic Building Pre-Cast Concrete Wall Bid Package

A roll call vote was taken:

Richard J. Gaumer	Yes
Katie Nichols	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

\$20,000,000 General Obligation School Bonds, Series 2022

Ms. Ferguson, Chief Financial Officer, asked for board consideration of sealed bids opened and reviewed by the Chief Financial Officer/Treasurer of the Board, Secretary of the Board, and the Financial Advisor.

Motion

It was moved by Ms. Coltrain and seconded by Mr. Sheetz that sealed bids be opened and reviewed by the Chief Financial Officer/Treasurer of the Board, Secretary of the Board, and the Financial Advisor.

A roll call vote was taken:

Richard J. Gaumer	Yes
Katie Nichols	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Beth Danowsky	Yes

RG
10

Lori Yates	Yes
Alan Wilson	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

Resolution Directing the Sale

Ms. Ferguson, Chief Financial Officer, asked for approval of the Resolution Directing the Sale.

Motion

It was moved by Mr. Sheetz and seconded by Ms. Nichols to approve the Resolution Directing the Sale.

A roll call vote was taken:

Richard J. Gaumer	Yes
Katie Nichols	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

Resolution Appointing Paying Agent, Bond Registrar, and Transfer Agent, Approving the Paying Agent, Bond Registrar and Transfer Agent Agreement, and Authorizing the Execution of Same.

Ms. Ferguson, Chief Financial Officer, asked for approval of the Resolution Appointing Paying Agent, Bond Registrar, and Transfer Agent, and Authorizing the Execution of the same.

Motion

It was moved by Ms. Danowsky and seconded by Mr. Sheetz to approve the Resolution Appointing Paying Agent, Bond Registrar, and Transfer Agent, and Authorizing the Execution of Same.

A roll call vote was taken:

Richard J. Gaumer	Yes
Katie Nichols	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

RG
1/10

The motion carried unanimously.

Approval of form of Tax Exemption Certificate.

Ms. Ferguson, Chief Financial Officer, asked for approval of the Tax Exemption Certificate.

Motion

It was moved by Ms. Coltrain and seconded by Ms. Nichols for the approval of form of Tax Exemption Certificate.

A roll call vote was taken:

Richard J. Gaumer	Yes
Katie Nichols	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

Approval of Continuing Disclosure Certificate

Ms. Ferguson, Chief Financial Officer, asked for approval of Continuing Disclosure Certificate.

Motion

It was moved by Ms. Nichols and seconded by Ms. Danowsky for the approval of Continuing Disclosure Certificate.

A roll call vote was taken:

Richard J. Gaumer	Yes
Katie Nichols	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

Resolution amending the Resolution Authorizing the Issuance of Bonds and Levying a Tax for the Payment Thereof Adopted February 14, 2022.

Ms. Ferguson, Chief Financial Officer, asked for approval of the Resolution amending the Resolution Authorizing the Issuance of Bonds and Levying a Tax for the Payment Thereof Adopted February 14, 2022.

RG
10

Motion

It was moved by Ms. Coltrain and seconded by Mr. Sheetz for the approval of the Resolution Authorizing the Issuance of Bonds and Levying a Tax for the Payment Thereof Adopted February 14, 2022.

A roll call vote was taken:

Richard J. Gaumer	Yes
Katie Nichols	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

Amended Budget for fiscal Year 2022

Ms. Ferguson, Chief Financial Officer, requested approval for Publication of the FY22 amended Certified Budget.

Motion

It was moved by Ms. Coltrain and seconded by Mr. Sheetz for approval of Publication of the FY22 amended Certified Budget.

A roll call vote was taken:

Richard J. Gaumer	Yes
Katie Nichols	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

Establish May 9, 2022 at 4:00 p.m. in the Perkins Conference Room on the Main Campus, Indian Hills Community College, 525 Grandview Avenue, Ottumwa, Iowa as the date, time, and location for a public hearing on Adoption of the FY22 Amended Budget.

Motion

It was moved by Ms. Nichols and seconded by Mr. Sheetz for approval of a Public Hearing to Adopt the FY22 amended Certified Budget.

RB
7/10

A roll call vote was taken:

Richard J. Gaumer	Yes
Katie Nichols	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

Approval of Monthly Claims

Board member Ms. Nichols reviewed the list of monthly claims on behalf of the board and reported that all questions were answered by appropriate staff members.

Motion

It was moved by Ms. Nichols and seconded by Ms. Yates to approve the monthly claims for the month of March 2022. The motion carried unanimously.

Financial Report

Ms. Taren Ferguson, Chief Financial Officer, presented the FY2022 Financial Report through March 31, 2022.

Revenue: Tuition/Fees continue to show an increase of \$457,423, which is attributed to the increased tuition rates and how IHCC processes high school discounts. State support is up and this is due to an increase in State General Aid. All expenses look good and Salaries and Fringe continue to align with the budget and there are no large changes to report. Capital Outlay saw some expenditures for Garmin GPS equipment and floor scrubbers, which is why it shows we have used 162% of the budget.

Fund 2: Items continue look as they should with equipment on order and slowly being received.

Fund Balance summary has been provided.

Motion

It was moved by Mr. Sheetz and seconded by Ms. Yates to approve the Financial Report. The motion carried unanimously.

Not to Exceed \$3,055,000 Industrial New Jobs Training Certificates, Series 2022-1, Multiple Projects

Receipt of Bids

Ms. Maggie Burger, Speer Financial Inc., talked about bids that were received for the \$3,055,000 Taxable Industrial New Jobs Training Certificates. Ms. Burger reported that there were 8 bidders with Northland Securities, Inc. having the low bid with a True Interest Rate of 3.277652%. Ms. Burger recommended that the Certificates be awarded to Northland Securities, Inc.

RG
11/18

Motion

It was moved by Mr. Sheetz and seconded by Ms. Danowsky to award the Receipt of Bids to Northland Securities, Inc.

A roll call vote was taken:

Richard J. Gaumer	Yes
Katie Nichols	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

Resolution instituting proceedings to take Additional Action

Ms. Burger presented the Resolution instituting proceedings to take Additional Action and asked for board approval.

Motion

It was moved by Mr. Sheetz and seconded by Ms. Coltrain to approve the Resolution instituting proceedings to take Additional Action.

A roll call vote was taken:

Richard J. Gaumer	Yes
Katie Nichols	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

\$3,055,000 Industrial New Jobs Training Certificates, Series 2022-1, Multiple Projects**Resolution Directing the Sale and Delivery of \$3,055,000 Industrial New Jobs Training Certificates was presented**

Ms. Burger presented the Resolution Directing the Sale and Delivery of \$3,055,000 Industrial New Jobs Training Certificates.

Motion

It was moved by Ms. Danowsky and seconded by Ms. Sheetz to approve the Resolution Directing the Sale and Delivery of \$3,055,000 Industrial New Jobs Training Certificates.

RG
ms

A roll call vote was taken:

Richard J. Gaumer	Yes
Katie Nichols	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

Resolution Authorizing the Issuance of \$2,955,000 Industrial New Jobs Training Certificates, Series 2022-1, and Providing for the Securing of such Certificates for the purpose of carrying out an Industrial New Jobs Training Program Project Designated as the 2022-1 Multiple Project, and approval of Continuing Disclosure Certificate.

Motion

It was moved by Ms. Coltrain and seconded by Ms. Sheetz to approve the Resolution Authorizing the Issuance of \$2,955,000 Industrial New Jobs Training Certificates, Series 2022-1, and providing for the Securing of such Certificates for the purpose of carrying out an Industrial New Jobs Training Program Project designated as the 2022-1 Multiple Project, and approval of Continuing Disclosure Certificate.

A roll call vote was taken:

Richard J. Gaumer	Yes
Katie Nichols	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

IACCT Report

Mr. Rich Gaumer reported that the 2022 IACCT Conference will be held in Sioux City at Western Iowa Tech Community College on July 20-22, 2022. Please let Ms. Harvey know if you are planning to attend.

The 2022 ACCT Leadership Congress is in New York City October 26-29, 2022. This is the only annual conference for community college leaders and the only national conference devoted to community college trustees.

Personnel Report

Mr. Zeke Flick, Director, Human Resources, presented the Personnel Report.

RB
ms

Motion

It was moved by Mr. Sheetz and seconded by Ms. Yates to approve the Personnel Report. The motion carried unanimously. The Personnel Report is made a part of these minutes.

President of the College**A. Facilities Report**

Dr. Brett Monaghan, Vice President, Student Development & Operations, gave the facilities report. Dr. Monaghan reported that new countertops in bathrooms have been completed, there are a couple more rooms that need carpet replaced and carpeting will be finished.

There were power issues at the North Campus, the power company came to campus and the issues were resolved.

A new elevator has been ordered for the Library and contractors are still working on getting specs for the HVAC system.

Keokuk Mahaska Window Maintenance and Replacement Project

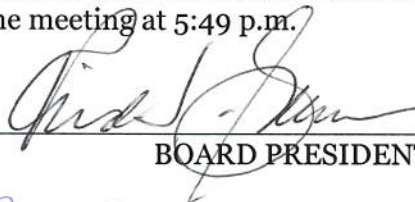
Ms. Taren Ferguson, Chief Financial Officer, reported that windows in Keokuk Mahaska need to be replaced. There was a disclosure of contract in which a board members company was low bid and was awarded the contract (Iowa Code 279.7A). This was the only bidder interested in the contract. The bid deadline was extended once to seek additional bidders; however, no additional bids were received.

Closing Comments

Dr. Thompson thanked all board members for their feedback on the Centerville Building.

Adjournment

Board member Ms. Nellie Coltrain moved that the meeting be adjourned. Hearing no objections Mr. Gaumer adjourned the meeting at 5:49 p.m.



BOARD PRESIDENT



BOARD SECRETARY