

Louisiana Community and Technical College System Facilities and Property Committee Meeting

**July 13, 2005
8:00 a.m.**

**Baton Rouge Community College - The Louisiana Building
5310 Florida Blvd, Baton Rouge, LA 70806**

MINUTES

1. Call to Order by the Committee Chair

In the absence of Facilities and Property Committee Chair, Sean Reilly, and Vice Chair, Kevin McCotter, Board Chair Kathy Sellers Johnson served as Acting Chair of the Committee. Acting Chair Johnson called the meeting to order at 8:02 a.m.

2. Roll Call

Bonni Blouin, Coordinator of Board Services called roll. The following Committee members were present: Kathy Sellers Johnson, Acting Chair, Brett Mellington and Karondellet Womack-Williams. A quorum of the Committee was not established. Acting Chair Johnson appointed all Board members present to serve on the Facilities and Property Committee to establish a quorum for the meeting. The following Board members were appointed to serve on the Facilities and Property Committee: Edwards Barham, Mike Chandler, Ava Dejoie, Ann Knapp, and Stevie Smith. Board Supervisors DeLaney (arrived to the meeting at 8:20 a.m.), Alvin Kimble (arrived to meeting at 8:42 a.m.), and Mike Stone (arrived to meeting at 8:15 a.m.), also attended the meeting, having arrived at the times noted.

3. Response to Board Request to Provide Options for Facility Expansion for River Parishes Community College

Anthony Brown notified Acting Chair Johnson that Dr. Joe Ben Welch, Chancellor, River Parishes Community College, had been detained at a photo shoot at the System Office and was not present at this time to address the Board for discussion of agenda item #3.

On motion of Supervisor Knapp, seconded by Supervisor Mellington, the Facilities Committee agreed to amend the agenda to defer agenda item #3 to later in the agenda.

Acting Chair Johnson presented an amended motion to defer agenda items #3 and #4 to be heard upon the arrival of all parties indicated. Supervisor Mellington seconded the motion. The motion carried.

4. Status of South Louisiana Community College – New Iberia Campus

To be addressed later in the agenda.

5. Review and Advisement: 2006-2007 Preliminary Capital Outlay Request

Ms. Jan Jackson, Senior Vice President of Finance and Administration, and Mr. Anthony Brown, Director, Facility Planning, Management and Administrative Services, Louisiana Community & Technical College System, addressed the Committee and presented the 2006-2007 Preliminary Capital Outlay Request for review and advisement. This agenda item will be presented at the August, 2005 Full Board meeting for final consideration by the Board. Acting Chair Johnson asked Committee members to review the request presented and be prepared to take action on it at the August, 2005 Board meeting.

At this time, Acting Chair Johnson noted that Senator Romero had arrived. She asked Committee members to consider taking agenda item #4 out of order to accommodate Senator Romero and his guests.

On motion of Supervisor Knapp, seconded by Supervisor Mellington, the Committee approved the request to take agenda item #4 – Status of South Louisiana Community College – out of order to accommodate Senator Romero and his guests. The motion carried.

Senator Romero indicated that he was waiting on the remainder of his group to arrive and he was not ready to address the Committee at this time.

Acting Chair Johnson asked that agenda item #3 – Response to Board Request to Provide Options for Facility Expansion for River Parishes Community College – be heard at this time.

Dr. Joe Ben Welch, Chancellor, and Dr. Bill Martin, Vice Chancellor, River Parishes Community College, addressed the Committee to present their proposal for an expansion to the college. A handout was provided to Committee members.

Chancellor Welch reviewed each of the options presented for the Committee's consideration, and provided short and long term recommendations. He informed Committee members that a meeting with Motiva is scheduled for Monday, July 18th, to sign off on the donation of the property that will be used to house the proposed new building.

A lengthy discussion related to this issue followed.

Dr. Bumphus asked Jan Jackson and Anthony Brown to come forward to address the Committee and provide the Staff Recommendation, short-term and long-term, for this agenda item.

Anthony Brown indicated that a new building would be the best short-term solution for addressing the housing need at River Parishes Community College.

Ms. Jackson noted that any recommendation submitted would be totally contingent on the acceptance of Facility Planning at the Division of Administration.

On motion of Supervisor Smith, seconded by Supervisor Knapp, the Facilities and Property Committee voted to recommend to the full Board, to accept the recommendation submitted by River Parishes Community College (RPCC) to construct a facility to be built by A&T Robert Enterprises with 5,808 gross square feet and 5,290 net assignable square feet which will be leased to RPCC at \$14.67 per square foot or \$77,605 per year. This action is contingent upon approval by the Board of Regents, the Division of Administration and the Bond Commission.

Supervisor Barham presented an amendment to the motion to request that River Parishes Community College will present a long-term solution for consideration by the Full Board in three (3) months.

On motion of Supervisor Barham, seconded by Supervisor Mellington, the Facilities and Property Committee voted to recommend to the full Board, to accept the recommendation submitted by River Parishes Community College (RPCC) to construct a facility to be built by A&T Robert Enterprises with 5,808 gross square feet and 5,290 net assignable square feet which will be leased to RPCC at \$14.67 per square foot or \$77,605 per year. In addition, River Parishes Community College (RPCC) will present a long-term solution, for consideration by the Full Board, in three (3) months. This action is contingent upon approval by the Board of Regents, the Division of Administration and the Bond Commission. The amended motion carried.

It was noted that Senator Romero and his guests had joined the meeting. Dr. Bumphus stated that Senator Romero had contacted him regarding some concerns he had related to the New Iberia campus of the South Louisiana Community College (SLCC). He invited Senator Romero to come forward to address the Board.

Senator Romero addressed the Board and thanked them for the opportunity to speak to the Committee and express his concerns. He noted that he had attended a board meeting a few months back to discuss concerns he had regarding the condition of the New Iberia Campus facility. He provided background information on how the New Iberia Campus facility had been donated, six (6) years ago, to the Louisiana Community and Technical College System, by the Iberia Parish School Board, to house the new South Louisiana Community College campus. He made reference to a contract that had been entered into in December, 1997, between the Board of Trustees, (before the current LCTCS came into being), and the Iberia Parish School Board, of which he had been provided a copy of by the school board. He quoted a portion of the contract, Section 3, which addressed, “. . . *the cost and expense with all the necessary repairs of said facility for the occupancy and use prior to and during*

the terms for the use of the same. No structural repairs or renovations shall be made to said facility without the express written consent of the school board, herein.”

Senator Romero listed several problems that currently exist at the facility, including a leaking roof and nine (9) out of twelve (12) air conditioning units that are inoperable. He stated that he had asked members of the school board to accompany him to the meeting today to address the members of the Committee. He introduced Blain Mesh, President, Iberia Parish School Board; Mary Presley, Mary Davis and Robbie LeBlanc, members, Iberia Parish School Board; and, Sonny Bodeman, Superintendent of Schools.

Acting Chair Johnson indicated to Senator Romero that she had taken a tour of the New Iberia Campus, following his attendance at the previous Board meeting where he initially expressed his concerns regarding the New Iberia Campus facility. She affirmed the problems with the facility, stated by Senator Romero, and added that she understood that there was some quandary as to how the repairs to the building would be paid for.

Dr. Bumphus acknowledged Senator Romero’s concerns and indicated that Mr. Jerry Jones, Facility Planning and Control, and Rich Griswold, Board of Regents, were in attendance to address some of the issues raised and added that he would like to address some of the components of the contract that he had referenced. He made note of the fact that the contract was signed before the LCTCS came into existence, and legally, there are some things that the LCTCS cannot do.

Robbie LeBlanc addressed the Facilities Committee and expressed his frustration with their (the Iberia Parish School Board) inability to get repairs made to the New Iberia facility that was donated by the school board to house the SLCC campus. He stated that they have been working with Facility and Planning for two years and have not had any success in getting repairs made to the building.

Sonny Bodeman addressed the Facilities Committee and voiced his concerns regarding the current facility situation in New Iberia. He indicated that enrollment at the campus is down by 30% over the past three years. He also made reference to a contract, drafted by the State of Louisiana and reviewed by the Attorney General’s Office, which states that “they” would be responsible for repairs. He indicated that he felt there is a communication problem between the community college and the State administrative office on what can be spent for the upkeep of the building. He stated that he had visited the facility recently and found that the gym is being used for storage of *“furniture no longer needed or wanted by Lafayette.”* He also expressed his frustration in his dealings with the Office of Facility and Planning.

Dr. Bumphus thanked Senator Romero and his guests for coming to the Facilities Committee meeting to submit their concerns. He assured Mr. Bodeman that the LCTCS is 100% committed to SLCC and the New Iberia campus. He added that there are some things in the contract mentioned – a contract that was not entered into with the current LCTCS (System) Board of Supervisors or any of the current professional staff employed with the System – which he would like to address. He

asked Mr. Jerry Jones with the Office of Facility and Planning, to come forward to address the Committee. He added that the current LCTCS Board of Supervisors has taken every action brought forward from the SLCC to support this institution. He further stated that the chancellor of SLCC has worked closely with Anthony Brown to address the issues at the New Iberia campus.

Senator Romero again voiced his frustration and stated that “. . . *there is no commitment to take care of this facility and I am here today to tell the Board that I was here once before about the grass . . . and since that time, the Faculty Senate has taken a vote, a unanimous vote, to ask that maybe the chancellor be put out. . .*”

Supervisor Knapp stated that if a personnel matter was to be discussed it would need to be done in Executive Session. She added that she would like to hear from Jerry Jones and Rich Griswold to receive their input on this issue.

Mr. Jerry Jones stated that a problem exists with the lease in that it obligates the LCTCS to maintain the facility from the inception of the lease. He stated that the lease was not approved by the Leasing Section within the Office of Facility and Planning. He added that typically a facility is not maintained by the state if the facility is leased. Instead, the owner of the facility is asked to pay for maintenance and repairs and compensation to the owner is provided in the terms of the lease.

Mr. Leo Hamilton, General Counsel for the LCTCS, interjected and stated that there is no lease and there is no contract. He stated that a proposed new lease was sent “to the Board” in December, 2003 and the lease has never been returned. He added that the new document would have required the LCTCS Board of Supervisors to work with the Iberia Parish School Board to address all issues, specifically the issues related to the maintenance and repairs of the facility. He further stated that attached to the proposed contract was a draft of a cooperative endeavor agreement which was never returned to the LCTCS.

Lengthy discussion related to the issue of a lease followed. Mr. Hamilton provided a timeline of the actions that took place regarding a lease and/or contract with Iberia Parish School Board and the LCTCS. He indicated that he can provide copies of all documents mentioned, if requested. He concluded that efforts have been made, by the System, to resolve the issues related to the New Iberia facility.

Jerry Jones stated that capital outlay appropriation for this project was made to the New Iberia Parish School Board because they (Office of Facility and Planning) had a problem with appropriating funds to the LCTCS and having them spend those funds to work on someone else’s property. He added that to resolve this issue, appropriation of funds were provided to the school board for handling the project as a non-state entity project in Facility, Planning and Control. He further stated that this is done through a cooperative endeavor agreement between Facility, Planning and Control and the non-state entity. He stated that should resolve the capital outlay entity physical problems that exist in the facility. He added that this is a short term

solution to repair the building, but it will not resolve the long-term obligation of maintaining the building.

Mr. Jones further stated that a cooperative endeavor agreement will need to be created between Iberia Parish School Board and the LCTCS to address the maintenance issue with the facility. He assured Mr. Bodeman that Dr. Bumphus has never contacted his office requesting that this project be “slowed down”, and no one from the LCTCS Board of Supervisors has ever contacted his office in relation to this project. He explained the capital outlay process and stated that he is working to expedite the process. He provided an explanation as to what has happened on the New Iberia facility to date. He stated that the latest issue is related to a public bid issue. He concluded that the New Iberia project will have to be re-bid and he committed to expediting the process to get this project completed.

Supervisor Knapp addressed Mr. Rich Griswold and asked for clarification of what has been stated and asked what options are available to the LCTCS Board relative to providing maintenance of the building in question.

Mr. Griswold indicated that the agreement, between the LCTCS and the New Iberia School Board, needs to be re-written to include a payment, as a part of the rent, to have the school board maintain the facility.

Supervisor Knapp clarified that under the current agreement, the LCTCS is unable to do anything and a new agreement must be created. She asked Senator Romero if there was any problem with creating a new agreement.

Senator Romero indicated that there was no problem with creating a new agreement and “. . . *at the end of the day, all we want is to have the building preserved . . .*”

Supervisor Knapp reiterated that the remedy that has been suggested today is to have the Superintendent and the New Iberia School Board president work with the Office of Facility, Planning and Control to create a new agreement which will address the maintenance issue.

Mr. Blaine Mesh, Board President, Iberia Parish School Board, addressed the Committee and stated that the school board never asked for a lease because the building was given to the community college at no charge. He expressed his concern with an agreement that would require the school board to pay for maintenance of a building that they are not using. He stated that any agreement offered would have to specifically state that reimbursement of any money spent by the school board would be reimbursed – otherwise, he would not sign the agreement.

Supervisor Barham requested that, as a long term solution, that the LCTCS explore the possibility of acquiring the facility or building a separate campus for New Iberia.

Dr. Bumphus responded that each and every option will be explored in this area.

Further discussion on this issue continued.

Dr. Bumphus thanked all the guests who attended the meeting today. He informed Senator Romero that his assistant has scheduled a time for him to visit the New Iberia campus on July 20th.

Supervisor Dejoie requested that alternative sites be considered for current students of the New Iberia campus to attend classes until the facility can be repaired.

Dr. Bumphus responded that it is his understanding that classes are planned for the Fall semester at the New Iberia campus and in fact, enrollment is up 20% over last summer.

Senator Romero responded that enrollment is down, not up as stated by Dr. Bumphus. He indicated that he was going to research the numbers and return to the Board with this information. He accused the System of using “smoke and mirrors” to inflate the enrollment numbers.

Senator Romero thanked the Committee members for allowing them to voice their concerns. At this time, Senator Romero and his guests left the meeting.

Acting Chair Johnson requested that, due to the hour, she would like to defer agenda items 6-8 to be addressed at the Full Board meeting.

On motion of Supervisor Smith, seconded by Supervisor Knapp, the Facilities Committee voted to defer agenda items 6-8 for consideration during the Facilities Actions items at the Full Board meeting. The motion carried.

6. Request for Purchase of Acreage for Bossier Parish Community College
7. Facility Assessment Executive Summary
8. Lease of Parking Spaces for River Parishes Community College
9. Adjournment

There being no further business to come before the Facility and Property Committee, on motion of Supervisor Knapp, seconded by Supervisor Mellington, the Committee adjourned at 9:55 a.m.