

**APRIL 19, 1999
PINE ROOM, #258
2ND FLOOR TAYLOR BUILDING
5:30 p.m.**

AGENDA

MINUTES: *Mike Mason (A)*

TREASURER'S REPORT: *Mike Mason (A)*

BID: LAND SALE (A)

APPROVAL OF 1999-2000 CONTRACTS: (A) *President Meyerhoeffer*

CASSIA COUNTY CONTRACT: (A) *President Meyerhoeffer*

EAGLE-FOUNTAIN STUDENT PROPOSAL: (I) *President Meyerhoeffer*

NEW DEVELOPMENT—FILLMORE ST.: (I) *President Meyerhoeffer*

FINE ARTS UPDATE: (I) *President Meyerhoeffer*

OLD BUSINESS

NEW BUSINESS

COLLEGE OF SOUTHERN IDAHO
COMMUNITY COLLEGE DISTRICT
BOARD OF TRUSTEES MEETING

APRIL 19, 1999

CALL TO ORDER: 5:30 p.m. PRESIDING: LeRoy Craig

ATTENDING: Trustees: LeRoy Craig, Dr. Charles Lehman

College Administration: Gerald Meyerhoeffler, President
John M. Mason, Secretary/Treasurer
Robert Alexander, College Attorney
Dr. Jerry Beck, Vice President of Instruction
Dr. Joan Edwards, Vice President of Planning and
Development
Dr. Ken Campbell, Dean of Technology
Dr. John Martin, Registrar
Graydon Stanley, Director of Student Information
Ron Shopbell, Director of Dual Credit
Randy Dill, Physical Plant Director

Jeff Duggan, Assistant to the President
Kerry Deament, Public Information Director

DIRECTOR

CSI Staff: Henry Jones

Visitors: Joe Russell, Liana Noble, Mary Mitchell,
Patsie Liebert, Emery Petersen, George Hughes and
Irene Liebert

Faculty Representatives: George Haisell

MINUTES OF REGULAR SESSION OF MARCH 22, 1999 were approved

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TREASURER'S REPORT: Due to the implementation of a new software system, the Treasurer's report was not presented to the Board.

BIDS:

1. The Board approved the sale of 6.41 acres of land to Mall Associates L.L.C. and the related financing agreement of April 2, 1999 on MOTION by Bill Babcock. Affirmative vote was unanimous.

The sale remains contingent upon the 6.41 acres and the adjacent 11.85 acres to the north being rezoned to C1-PUD by the City of Twin Falls.

PRESIDENT'S REPORT:

2. Joe Russell of Mall Associates, L.L.C. addressed the Board. He expressed his appreciation to the President for his integrity, leadership and honesty through out the land purchase process.

Mr. Russell advised the Board that he thought the extension of Filmore Street was inevitable and that he felt

extension:

b. An attractive fence a minimum of 5 feet tall should be constructed along the extension.

c. Attractive landscaping should be provided along the fence.

d. Existing culdesacs should not be allowed to enter into the extension.

3. The Board listened to testimony from the campus neighbors who would be impacted by the extension of Filmore Street.

~~George Hugs spoke against the extension. He stated he would miss the park like atmosphere and felt the extension should not be a condition of Mall Associates development.~~

Emcry Petersen stated that Mr. Russell had provided for the neighbors on the south boundary of the property by the construction of a ten foot wall and attempting to mitigate noise from the proposed mall.

Liana Noble spoke against the extension. She said they had recently purchased their home and did not want to border the extension. She further recommended that an extension off of Harrison through the campus be evaluated.

Patsie Liebert spoke against the extension. She said emptying three streets onto Falls Avenue in such a short space would create a bottleneck. She felt that the

the Filmore Street extension is evaluated.

Mary Mitchell spoke against the extension. She said that her home would sit on a peninsula with roads on three sides.

Bill Babcock stated that the Board needed more information before it could evaluate the impact of the Filmore extension. He recommended that the City of Twin Falls make a presentation similar to what they would require to approve a development.

Dr. Thad Scholes stated that not everyone on the Board is convinced that the extension of Filmore Street is inevitable. Dr. Scholes also asked Mr. Russell about the landscaping plan along the east side of campus that borders Filmore Street. Mr. Russell responded that suitable landscaping would be provided.

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3. (continued) President Meyerhoeffer agreed to facilitate a meeting with the City of Twin Falls and the neighbors and try to find a way to make the extension acceptable to all parties.

4. The student proposal for a fountain south of the flagpoles was held due to a lack of funds. The Board may reconsider the proposal at a later date.

5. Robert Alexander advised the Board that he was still ~~working with the Cassia School District #151~~ concerning the joint use of the old Burley High School. He will come back to the Board with a special quit claim deed for the property and a joint use agreement.

6. The Board approved a general increase of three percent for all staff with additional increases for rank, degree and position changes on MOTION by Dr. Charles Lehrman. Affirmative vote was unanimous.

The President stated that increases were given to faculty to move them to the mean of the Mountain States Community College Salary Survey. This is a benchmark the college has been using for several years.

7. The President updated the Board on the progress of the space needs analysis completed by ZGA Architects on the Fine Arts Addition. Currently the total additional space is

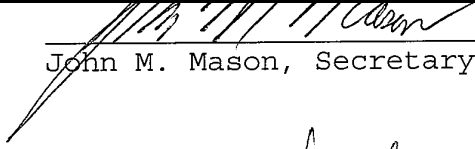
that we needed at least fifteen additional women's toilets in the new addition.

Mike Mason was directed to provide the architects with the addresses of Dr. Lehrman and Donna Brizee so they could be included in the planning process.

8. The regularly scheduled May board meeting was moved from May 17, 1999 to Friday, May 7, 1999 at 5:00 p.m. on MOTION by Dr. Charles Lehrman. Affirmative vote was unanimous.


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John M. Mason, Secretary-Treasurer

APPROVED May 7, 1999



Chairman



April 14, 1999

To: President Meyerhoeffer and the College of Southern Idaho Board of Trustees

From: Mike Mason

Re: Land Sale

On August 12th and 19th of 1998 we advertised for the sale of 6.41 acres that the College purchased from the College of Southern Idaho Foundation. By agreement between the property to the foundation.

We received one bid for the 6.41 acres in the amount of one million dollars from Mall Associates L.L.C. The bid was accompanied by a twenty-five thousand dollar certified check for earnest money. The purchase offer listed the following relevant conditions:

- a. The property must be rezoned to C1-PUD by the Twin Falls City Council.
- b. The College must cooperate with the buyer to allow for a storm water drainage plan on College property to the west and/or northwest of the 6.41 acres. This drainage is to accommodate approximately 20 acres of storm water run off.

An addendum to the original agreement was received on April 2, 1999. This addendum requests that the College accept one hundred and seventy-five thousand dollars in addition to the twenty-five thousand dollar earnest money

and the remaining eight hundred thousand dollars is to be paid

Mall Associates L.L.C. leasing, selling or erecting a structure on any portion of the subject property.

Based upon a review of the agreement by College Attorney Robert Alexander, I recommend that we accept the sole bid of Mall Associates L.L.C. in the amount of one million dollars for the 6.41 acres. I also recommend we accept the financing agreement of April 2, 1999 offered by Mall Associates L.L.C.

1. Purchase is assigned to Mall Associates L.L.C.

2. Mall Associates L.L.C. will pay the College of Southern Idaho a total purchase price of \$1,000,000.00, in the following manner, for the property described in the Purchase/Sale agreement that this addendum will be attached to and made a part of.

Mall Associates L.L.C. will pay the College of Southern Idaho an additional \$175,000.00 for a total down payment of \$200,000.00.

- b. A Note and Deed of Trust will secure the \$800,000.00 balance. The Note will have a 5% interest rate with an eighteen- (18) month term. The Deed of Trust will stipulate that: 1. Mall Associates L.L.C. may construct roads and make other infrastructure improvements to the property as approved by the City of Twin Falls for the P.U.D. development. 2. The balance of the Note, with accrued interest, must be paid in full prior to Mall Associates L.L.C. leasing, selling, or erecting a structure on any portion of the subject property.

Joe Russell
Managing Member, Mall Associates L.L.C.

April 2, 1999
Date

James H. Meyer
College of Southern Idaho

4-5-99
Date

CERTIFIED TO BE A TRUE COPY

[Signature]
8 MAY 99

LEVEL I PRIORITY

Space	Area in SF
Scenery Shop / Storage Area (Limited)	2,500
Proscenium Theatre (200-250)	7,850
4 - Lecture / Classrooms (30)	3,600
1 - Telecommunications Classroom (30)	900
1 - Multi-Media Lecture / Classroom (70+)	1,500
Dressing / Make-up / Green Room	3,500

Public Restrooms	1,500
Forensics Laboratory / Work Room / Faculty Offices	29,070
ASSIGNED	5,814
NON-ASSIGNED (20%)	34,884
TOTAL AREA REQUESTED	

DRAFT

LEVEL II PRIORITY

Space	Area in SF
Rehearsal Room	750
Departmental Office / Faculty Work Room	

Consolidation of Practice Modules	1,000
Instrument Storage (CSI)	350
Instrument Storage (Student)	
Percussion Storage / Practice Room	550

Accessory Storage (Music Stands / Platforms / etc.)	1,000
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NON-ASSIGNED (20%)	11,430
TOTAL AREA REQUESTED	

LEVEL III PRIORITY

	4,000
Modification of Band Room	1,750
Expansion of Existing Auditorium	14,500
TOTAL AREA REQUESTED	

SUMMARY

Space	Area in SF
Level I Priority	34,884
Level II Priority	11,430
Level III Priority	21,650
TOTAL REQUESTED / EFFECTED AREA	67,964

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