



Mission Statement: Inspire individuals & enrich our community one student at a time.



Vision Statement: Be a national leader in academic excellence & partner of choice in the communities we serve.

KANSAS CITY KANSAS COMMUNITY COLLEGE
Board of Trustees Special Meeting
Tuesday, June 20, 2023 – 4:00 P.M.

CONSENT AGENDA – Item A1
Meeting Minutes

1. **Call to Order:** Chairwoman Evelyn Criswell called the meeting to order at 4:03 p.m. in Upper Jewell Lounge at KCKCC-Main Campus and in the KCKCC Zoom meeting platform on Tuesday, June 20, 2023.
2. **Roll Call:** Trustees present were Chairwoman Evelyn Criswell, Mr. Don Ash, Ms. Pat Brune, Dr. Ray Daniels and Ms. Linda Hoskins Sutton.

Vice Chair Brad Isnard joined the meeting at the end of the “Wash Barn” portion of the meeting. Ms. Rosalyn Brown was not present.

3. **New Business:** Chair Criswell invited Dr. Greg Mosier to present the proposed plans for the “Wash Barn” at Technical Education Center (TEC). Dr. Mosier shared the recommended next steps for the Wash Barn explaining the College was researching doing a renovation of this building to house the new high voltage classroom and small indoor lab. It was determined the building needs a significant amount more work than originally expected along with a high expense.

Dr. Mosier presented images of the exterior of the building pointing out how deep that building is recessed into the ground which allows rain into the building on the southwest corner. He continued to share images of the northwest view and the west view showing water sitting in and around the building. There were images of the main entrance from the south of the outside and the inside which showed debris that had pushed inside the building. Additional images were shared showing how, over the years, the building has been vandalized and items stripped out, such as the heating, ventilation and air conditioning (HVAC), copper electrical cables, wiring and other items. The building would need a complete gutting, a new HVAC, new electrical work and other utility work.

Dr. Mosier shared the cost estimate to remodel was about \$830,000.00 equaling over \$200.00 per square foot, even excluding costs of items that would be put back in in relationship to the new high voltage program. Dr. Mosier further explained the interior remodel would not positively affect the outside of the building. The outside would still look like a laundromat and it would not be the image KCKCC should project into the future.

Dr. Mosier continued that during the remodel study, Chris Gardner, Director of Facility Services, found documents from the Unified Government (UG) from when the Walmart was remodeled into the new Technical Education Center and the programs moved to TEC from the school district. The document(s) mentioned the College's plans at that time were to demolish the building. KCKCC has a special waiver for the sewer line for the main building which runs underneath this building. The sewer line is not broken, but there are dips and valleys in it which can tend to cause blockage. At that time, in 2011-2012, when the remodel was done, the waiving of having to update the sewer system was put in place specifically because the College stated there were no plans to reutilize this building in the future.

Dr. Mosier gave a recommendation to the Board that when KCKCC does the demolition for the downtown project that a Request for Proposal (RFP) be done, or work with the contractor who was selected for the downtown demolition as there may be cost savings to demolish this building. Then the sewer line issues need to be addressed as in the agreement made with the UG in 2012. Then bring that demolished area up to grade and pave over it to make it an addition to the parking lot.

Dr. Mosier asked for questions from the Board.

Chair Criswell asked what the next steps in this project should be. Dr. Mosier answered when KCKCC has the demolition team for the downtown project, determine if the College can work with them on cost savings to demolish this building, bring it up to grade and turn it into a parking lot. In the future, KCKCC may have an opportunity or a need to build there, but the current structure is not the image of the College that is wanted at a cost of almost \$1,000,000. Trustee Daniels commented that building has been an eyesore, agreed the College should demolish it and asked about bringing up the grade and making it part of the parking lot. Dr. Mosier answered, yes, as if the building was never there. Trustee Brune questioned if the sewer line would be taken care of at that time. Dr. Mosier answered, yes, KCKCC would be required by the agreement with the Unified Government.

Dr. Mosier continued if the Board agrees, then when the College does the downtown demolition, Dr. Kneuvean, will reach out to the contractor who wins that bid, include it as a secondary bid item on the RFP for the downtown project or get three quotes to have the Wash Barn building demolished and bring it up to flat grade for the parking lot

in the winter. Trustee Daniels questioned if there is a safety issue with the Wash Barn building. Dr. Mosier answered there are additional ways to secure the building.

Trustee Brune asked if the Board needed to vote. Mr. Goheen advised to have a formal vote since the expenditure of funds is involved to essentially authorize the demolition. Trustee Brune motioned to authorize the president to enter into the best possible agreement to demolish the Wash Barn building, bring it up to grade and to repair the sewer lines. Trustee Daniels seconded the motion. **The Motion Carried.**

4. **Executive Session(s):** Chair Criswell announced there will be two (2) executive sessions. Chair Criswell called for a motion to enter the first executive session for consultation with an attorney for the public body or agency which would be deemed privileged in the attorney-client relationship with possible action to follow in open session for a 10-minute duration. All action would take place in Upper Jewell Lounge and in the virtual meeting room. Trustee Brune made the motion. Trustee Hoskins Sutton seconded the motion. **The Motion Carried.**

The Board was allowed time to travel to the executive session meeting room at 4:15 p.m.

They were joined by Dr. Greg Mosier, President, Mr. Greg Goheen, College Attorney, and Dr. Scott Balog, Executive Vice President.

The Board entered the first executive session in Room 3397 and in the virtual meeting room at 4:20 p.m. The Board ended the first executive session at 4:30 p.m.

Returning to the open session, Chair Criswell called for a motion to enter a second executive session for the preliminary discussion of the acquisition of real property with possible action to follow in open session for a 15-minute duration. All action would take place in Upper Jewell Lounge and in the virtual meeting room. Vice Chair Isnard made the motion. Trustee Brune seconded the motion. **The Motion Carried.**

The second executive session began at 4:31 p.m. The Board ended the second executive session at 4:46 p.m.

The Board was allowed time to travel to Upper Jewell Lounge.

At 5:02 p.m., Chair Criswell returned the meeting to open session.

No action was taken on the executive sessions.

5. **Adjournment:** Chair Criswell called for a motion to adjourn the meeting. Trustee Daniels made the motion. Vice Chair Isnard seconded the motion. **The Motion Carried.**

The meeting adjourned at 5:02 p.m.

ATTEST: 
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Chairperson, Ms. Evelyn Criswell


Secretary, Dr. Greg Mosier