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Board of Trustees

4-1-1985

April 1, 1985 Meeting Minutes

Shawnee State University

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MINUTES

Shawnee State Community College
Special Board of Trustees Meeting
Monday, April 1, 1985

A special meeting of the Board of Trustees was called to order by Chairman Morgan at 7:30 P.M.

Members Present: Mr. Jenkins, Mrs. Andrews, Mr. Brown, Mr. Ferguson, Mr. Morgan.
Dr. Carson joined the meeting at 8:00 P.M.

Members Absent: Mr. Rittenour, Mr. Hyland, Dr. White

Mr. Taylor explained to the board that Ohio Power has requested an easement in the area of Mill Street, east of Sinton and west of Waller (the exact parcels noted in the deed of easement), purpose of such request was to provide the needed space for burying the 69 K.V. power line. Being no further discussion Chairman Morgan called for a motion. Mr. Ferguson moved the easement described be provided and the requested signatures be provided. Mrs. Andrews seconded the motion. (Resolution 4-85).

Ayes: Mr. Jenkins, Mrs. Andrews, Mr. Brown, Mr. Ferguson, Mr. Morgan

Nays: None

Mr. Taylor also brought to the Boards' attention the status of the bid openings held March 26, 1985, for the new Student Center. See exhibit A for a list of low bidders and the budget for the project. Mr. Taylor alerted the board to the fact that these contractors were non-union and thus informational pickets may appear at the job site. Also, Mr. Taylor noted that the low bids were approximately \$40,000 lower than the estimates and thus some minor changes in the project are being requested. A list of such changes along with the appropriate dollars are listed on exhibit B, attached. Mr. Jenkins moved that contracts be awarded to the low bidders and the recommended changes be a part of the general contract. Mr. Ferguson seconded the motion. (Resolution 5-85).

Ayes: Mr. Jenkins, Mrs. Andrews, Mr. Brown, Mr. Ferguson, Mr. Morgan.

Nays: None

Mr. Taylor requested some direction from the Board regarding land purchases; specifically a piece of property owned by Joseph W. McGraw and located at 1129 Second Street, Portsmouth, Ohio (see attached letter). Following some general comments from Mr. Jenkins and Mr. Morgan the general consensus of the Board was to proceed in acquiring the mentioned property at the proposed sales price.

Dr. Carson entered the meeting at this time.

The final item to be presented to the Board was one of student housing. Mr. Taylor had just met with Mr. McCurdy (College Attorney), Mr. Johnson (University Housing Counsel), Mr. Goldberg and Mr. Nadeau (Developers). The contract has not been completed but Mr. Goldberg requested a resolution in order to aid in securing financing for the project. Therefore, Mr. Jenkins moved Resolution 6-85, Dr. Carson seconded the motion.

Ayes: Mr. Jenkins, Mrs. Andrews, Mr. Brown, Mr. Ferguson, Dr. Carson, Mr. Morgan

Nays: None

Mr. Goldberg, Mr. Nadeau, and Mr. Tanner entered the meeting at this time to review the revised plans. Mr. Tanner explained the changes as proposed. Minor revisions were noted in the first and second floor of the projects. The Board having no objection to the items mentioned, gave verbal approval to the revised plans. The time schedule calls for the project to be turned over to the University Housing by August 15, 1985 and available for students by September 1, 1985, per Mr. Goldberg. Items of concern expressed by Board regarding contract language are:

- (1) A buy back provision be included in the contract
- (2) Language providing Shawnee State College the first option to purchase student housing should University Housing decide to sell or should they file bankruptcy
- (3) The area in which the housing is to be constructed should be specified in detail within the contract.

Being no further business Mrs. Andrews moved to adjourn. Mr. Brown seconded the motion.

Ayes: Mr. Jenkins, Mrs. Andrews, Mr. Brown, Mr. Ferguson, Dr. Carson, Mr. Morgan

Nays: None

Meeting was adjourned.

CORPORATE - UNDERGROUND

Please execute the attached Deed-Of-Easement in the following manner:

1. The President and Secretary, or any two officers so designated, should sign on the appropriate lines on the back near the top right corner.
2. Two witnesses should sign on the lines across from the above signatures.
(NOTARY CAN ALSO SIGN AS A WITNESS IF NEEDED)
3. The signatures then must be notarized. The Notary's Statement is just below the signatures. It is very important that the Notary acknowledges the signatures as members or officers of the corporation, board, or organization, never as individuals.
4. The date that the Easement is signed should be filled in at the appropriate space provided above the signatures.
5. A copy of the minutes where the board gives approval of granting the Easement and authorizing the signatures should be returned with the easement.
6. Upon receiving the completed easement, the legal consideration will be forward to you to meet the terms of the Easement.

The attached Ohio Power Company drawing numbered 6T12E is for your records.

Thank you for your prompt attention and help.

Deed of Easement

(Name and Address)

Shawnee State Community College
940 - 2nd Street
Portsmouth, Ohio 45662

Eas. No. _____ Map No. 445

Dwg. No. 6T12E

W.O. No. 746/0998/0615

IN consideration of the sum of One Dollar, (\$1.00) receipt of which is acknowledged, and in further consideration of the promises of the Grantee, herein set forth, _____

his wife (or unmarried), herein called "Grantor", whether one or more persons, hereby grants unto OHIO POWER COMPANY, an Ohio corporation, Canton, Ohio, the Grantee, its successors, assigns, lessees and licensees, hereafter collectively called "Company", a right of way and easement for a distribution system in, on, under, over, through and across the following described lands situate in Wayne

Township, County of Scioto, State of Ohio, being part of Section No. 20,

Township No. 1N, and Range No. 21W, and described as follows:

Lot 17 of the Thos. Waller Est. (City Book #4-D; page 324)

Lots 13, 14, 15, & 16 of the Eliz Waller Sub'd. of Lot 2 of the Thos. Waller Estate (City Book #3; page 308).

Lots 16 thru 23 of the Delong Addition (City Book #3; page 274).

Lots 4 thru 7 and 18 thru 21 of the Peck Bond and Sinton Addition (City Book #2A; pg.384)

Deed Reference: Vol. 757 page 140
Vol. 724 page 608
Vol. 762 page 95
Vol. 757 page 757

me _____
dress _____
ie _____
s. No. _____ Map No. _____

ceived for Record _____ M _____ 19 _____
corded in Deed Records _____ 19 _____
lume _____ Page _____
Recorder _____
County _____
te of _____

IN WITNESS WHEREOF, Grantor has (have) hereunto set their hand(s) this 1st day of April, 19 85.

Signed and Acknowledged in the Presence of:

Frank C. Taylor
R. Neil Hawk

Shawnee State Community College

Victor W. Morgan
Orville R. Ferguson

STATE OF OHIO, }
Scioto County } ss.

Before me, a _____ Notary Public in and for said County, personally appeared the above named _____

who acknowledged that they _____ did sign the within instrument and that the same is the free act and deed of said board.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 1st day of April A.D. 19 85.

My commission expires Feb. 23, 19 86.
Agatha J. Evans
Notary Public, STATE OF OHIO
MY COMMISSION EXPIRES FEB. 23, 1986

STATE OF OHIO, }
_____ County } ss.

Before me, a _____ in and for said County, personally appeared the above named _____

who acknowledged that _____ did sign the within instrument and that the same is free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this _____ day of _____ A.D. 19 _____.

My commission expires _____, 19 _____.

Notary Public

THIS INSTRUMENT PREPARED BY OHIO POWER COMPANY

Hayes, Wittenmyer, Tanner & Partners - Architects

601 Eighth Street • Portsmouth, Ohio 45662 (614) 354-6621

REGISTERED: OHIO, KENTUCKY, WEST VIRGINIA, TENNESSEE
ILLINOIS, FLORIDA, ARKANSAS, MARYLAND
MEMBER: NCARB

Earl C. Hayes, Jr., A.I.A.
James K. Wittenmyer, A.I.A.
Elmer L. Frasher, A.I.A.
Mark E. Tanner, A.I.A.

SHAWNEE STATE COMMUNITY COLLEGE

RENOVATION OF 1010 SECOND STREET PROPERTY ESTIMATE OF PROJECT COSTS

APRIL 1, 1985

LOW BIDDER

General Work	\$165,265 + 6559.	Portco, Inc.
Plumbing Work	19,950	Grandview Plumbing & Heating
HVAC Work	13,902	Nagle Heating & Air Conditioning
Electrical Work	21,950	Portland Electric
TOTAL	\$221,067	

Associate Architect's Fee

8% of Construction Cost	\$17,685
Reimbursement for Plans & specs	1,733
Approval fees	<u>632</u>
Total Fee	\$20,050
State Architect's Fee	2,908
Equipment	18,500
Advertising & Contingency	37,475 - 6559
TOTAL PROJECT COST	\$300,000

PORTCO, INC.

604 Elm Street - - - P. O. Box 758

PORTSMOUTH, OHIO 45662

Phone 353-2908

March 29, 1985

Hayes, Wittenmyer, Tanner & ASSOC.
Attn: Mark Tanner

Re: Shawnee State Community College Student Activities Bldg.

Gentlemen:

Additional Provisions

Item 1.	Add V.A. tile for rooms 11 and 2 at cost of	\$ 3107.00
	Deduct concrete sealer	<u>205.00</u>
		\$ 2902.00
Item 2.	Provide four (4) hand dryers--cost	\$ 1197.00
	Delete four (4) paper towel dispensers	<u>115.00</u>
		\$ 1082.00
Items 3 & 4	Add two (2) 8 x 4 chalkboards	
	" 1 Mira 5050 rolling projection screen	
	" 1 16 x 4 tackboard	
	" 1 8 x 4 tackboard	
	All above including labor	\$ 1469.00
Item 5.	Provide carpet instead of tile in meeting room	
	Cost of carpet including labor	\$ 1384.00
	Deduct cost of tile	<u>278.00</u>
		\$ 1106.00

PORTCO, INC.

Gary Cunningham
Gary Cunningham

T.T.C.

\$ 6559.00

RECEIVED MAR 31 1985

EXHIBIT B

JOSEPH W. McGRAW & ASSOCIATES

"Professional Services For Business"

P.O. Box 1110
Portsmouth, Ohio 45662

March 26, 1985

Mr. Frank Taylor, President
Shawnee State College
940 Second Street
Portsmouth, Ohio 45662

RE: Potential acquisition of 1129 Second Street property by Shawnee State College.

Dear Frank:

I have discussed this matter in detail with my partner and he has agreed that we would be willing to sell this property to the college. You requested that we provide the following information:

Our purchase price:	\$29,462.17
Our purchase date:	September 1981
Proposed sale price:	\$35,000.00

The above purchase price and date of purchase can be verified by Bank One of Portsmouth N/A, Vice President, Larry Cayton. In addition to our original purchase price we have invested another approximately \$4,600.00 in improvements to the property to convert it into a 5 unit apartment house plus 1 sleeping room, capable of generating approximately \$960.00 per month in gross revenue. Currently, the building is unoccupied as we are at the point where we are contemplating investing an additional \$4-5,000.00 in the heating system and other improvements, or selling the property.

If this proposal has any interest to you or should you have any further questions please contact me at 354-7779.

Sincerely,


Joseph W. McGraw

JWM/mem

RESOLUTION 6-85

Upon Motion duly made, seconded, and unanimously carried, it was resolved that, in supplement to resolution number 2-85 the President and Secretary of Shawnee State Community College be and hereby are empowered to enter into a Lease Agreement with University Housing Company, an Ohio Corporation, for the purpose of constructing and operating student housing facilities on real property of Shawnee State Community College situated in Portsmouth, Ohio, and bounded on the west by Waller Street and on the north by Buskirk Alley, said Lease to be for a base term of 45 years with an annual rental of \$1.00 a year, said Lease to be upon such additional terms and conditions as shall be acceptable to the said President and Secretary of Shawnee State Community College, and the said President and Secretary are hereby authorized and empowered to execute such Lease Agreement in the name of and on behalf of Shawnee State Community College.

RESOLUTION 1-85

Whereas the Records Office has requested that the policy on the release of information be adjusted to include awards, and

Whereas this policy has been reviewed by the Vice President of Student Services, the President's Cabinet, the Educational Policies Committee, and is recommended by the President,

Now therefore be it resolved that the Policy be adjusted to include:

"The College considers student enrollment AND AWARDS as directory information and will release without authorization the fact that a student is enrolled or HAS RECEIVED AWARDS. Information other than the fact that a student is enrolled or HAS RECEIVED AWARDS requires a written release from the student with the following exceptions: Governmental agencies which fund students such as CETA, BVR, and VA must work through a counselor or designated secretarial staff person.

with a total of 294 sq. ft. of living space. A ratio of 200 sq. ft. per person is considered to be adequate for dwelling purposes, and both numbers are well in excess of typical dormitory construction standards.

E. It is anticipated that natural gas will be utilized to provide heating, hot water, cooking and clothes drying. Electricity will be utilized for airconditioning, lighting and other appliances.

F. A summary of all design features is as follows:

Site Plan

- ° campus green quadrangles
- ° lighted pedestrian mall
- ° landscaping with berms and indigenous shrubs and trees
- ° bicycle racks under decks
- ° all utilities underground

Buildings

- ° Western red cedar exteriors
- ° architectural precast panels
- ° double glazed operable windows with screens
- ° gas fired forced air heat
- ° electric air conditioning
- ° central vacuuming systems
- ° washer/dryer and folding table
- ° smoke detectors
- ° drapes throughout

- ° carpeting/vinyl tile
- ° automatic setback thermostats

Kitchen

- ° gas stoves and ovens with exhaust hoods
- ° built-in microwave ovens
- ° dishwashers
- ° refrigerator/freezers
- ° stainless steel sinks with disposals and instant hot water faucets
- ° wood cabinets
- ° breakfast bar with stools
- ° all cooking utensils, dishes and silverware provided

Bedrooms

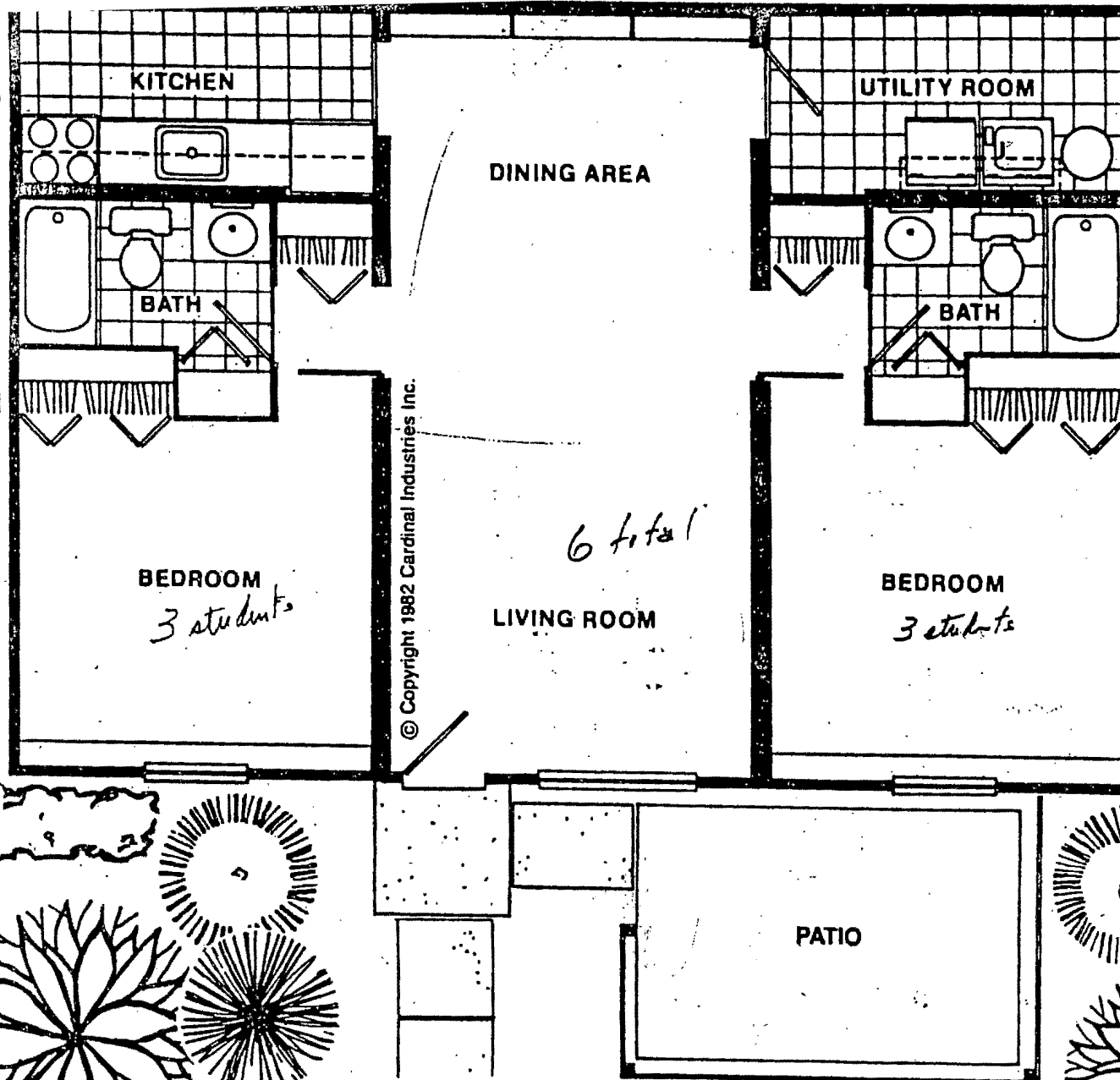
- ° built-in desks and storage spaces
- ° prewired for telephone, Cable TV and access to SSCC mainframe computer
- ° beds and chairs provided
- ° sound deadening material in walls

Handicapped Units

All features mentioned above, plus:

- ° ramp access
- ° on-site parking
- ° stair lifts
- ° handicapped designed kitchen and bath
- ° barrier free unit design

7. Each unit will have its own HVAC system located in the utility room on the lower level.
8. This phase of the housing program will be constructed in 4 buildings of 4 units each. As before, one building can be configured for occupancy by handicapped students.
9. The buildings will be laid out facing one another parallel to Mill Street. The green will be minimized in order to optimize site coverage. The end walls, which will be orientated towards the existing campus, will be faced in brick to match the colors used in the new buildings.
10. Parking will be allocated at the ratio of two spaces for every five students.
11. A separate free-standing managers' residence and service center will be erected on the site. The preferred manager profile will be a retired couple.
12. Rents under this program will average \$150 per student per month, slightly higher for the upper level bedrooms, slightly lower for the lower level bedrooms. Utility charges are estimated at \$20 per month. The utility charge may in fact be closer to \$15 per month, but that cannot be determined at this time.



No less than \$10.00 increase

than \$20.00

TWO BEDROOM / TWO BATH FLOOR PLAN