

**EAST CENTRAL COLLEGE  
BOARD OF TRUSTEES MEETING**

**Tuesday, January 15, 2019**

**CALL TO ORDER:** The special meeting of the Board of Trustees was called to order at 6:30 p.m. by Board President Ann Hartley. Other Board members present for the meeting were Joseph Stroetker, Prudence Fink Johnson, Cookie Hays, Eric Park and Audrey Freitag. Also present were President of the College Jon Bauer; Administrators - Interim Vice President of Academic Affairs Robyn Walter, Vice President of Finance and Administration Phil Pena, Vice President of Student Affairs Heath Martin and Vice President of External Relations Joel Doepker; Other Staff – Campus Police Officer Todd Schlitt and Executive Assistant to the President Bonnie Gardner.

**RECOGNITION OF GUESTS:** Guests included Amanda Postma from the *Missourian*; Mike Baker, Doug Mahnken, and Brian Cornelisse from Johnson Controls.

**PUBLIC COMMENT:** There were no public comments.

**JOHNSON CONTROLS PERFORMANCE MANAGEMENT CONTRACT - PHASE 2:** Doug Mahnken provided a recap of the scope of the project and noted the scope was identified in the facilities master plan completed in 2015. The equipment includes, but is not limited to, 16 rooftop units, two boilers and a cooling tower. All equipment will be tied into the building automation system. The installation is scheduled to be completed by late August; procurement of equipment will take about 90 days following the order. The entire project will be finalized by the end of September and the savings guarantee will begin October 1, 2019.

Mike Baker explained that all products have a one year parts and labor warranty; the rooftop units also have a five-year compressor parts warranty. The 2018 pricing of \$1,864,228 (without service agreement) will be honored and projected energy and operational savings from the project are \$30,227 annually. The optional maintenance agreement costs \$90,970 per year and includes routine maintenance, operational inspections, and repair services.

Dr. Bauer noted that three local banks responded to the inquiry about financing with United Bank of Union offering the best option with a fixed rate over 15 years. An underwriter is not needed since this will be a private loan; bond counsel is prepared to issue a letter of opinion for the financing. Dr. Bauer further stated that his recommendation is to not purchase the maintenance agreement at this time. If the college later determines it would be beneficial, a recommendation will be brought to the Board at that time.

**Motion:** To **approve** phase 2 of the performance management contract with Johnson Controls at a cost of \$1,864,228 without the maintenance agreement.

*Motion by Prudence Johnson; Seconded by Audrey Freitag; Carried Unanimously.*

**Motion:** To **accept** the terms of financing from United Bank of Union at a fixed rate of 3.62% over a term of 15 years, subject to the approval of bond counsel.

*Motion by Prudence Johnson; Seconded by Eric Park; Carried Unanimously.*

**ADJOURNMENT:**

**Motion:** To **adjourn** the January 15, 2019 public Board of Trustees meeting at 6:59 p.m.

*Motion by Prudence Johnson; Seconded by Cookie Hays; Carried Unanimously.*

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President, Board of Trustees

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Secretary, Board of Trustees