

Des Moines Area Community College

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Board of Directors Meeting Minutes

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6-17-1968

### Board of Directors Meeting Minutes (June 17, 1968)

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AREA XI COMMUNITY COLLEGE  
315 WALNUT STREET  
ANKENY, IOWA 50021

SPECIAL HEARING  
CLASSROOM & LABORATORY

JUNE 17, 1968 A continuation of the special hearing held on June 10, 1968 regarding the receiving of bids for the leasing of demountable type buildings to serve as phasing campus buildings Nos. 1, 2, 3, 4 and 5 for Area XI Community College was held in the Vocational-Technical Education Center, 2501 Vine Street, West Des Moines, Iowa, at 7:30 P.M., June 17, 1968.

ROLL CALL Members Present: James R. Maggert, President  
Ross C. Cramlet  
Rolland E. Grefe  
Max W. Kreager  
Harold Welin  
Robert Lounsberry  
Dwight Mater  
William C. Price  
Harry Bloomquist

Absent: None

Also Present: Roy Reeves, Administrative Assistant  
Irv Steinberg, Business Manager  
Amos Emery, Architect  
Ralph Carpino, Emery-Prall Associates  
Ed Doran, Doherty Construction Company  
Kent L. Mosher, Stroh Corporation  
Eugene Peterson, Raymur Schools Corporation  
William Murray, Raymur Schools Corporation  
Richard Smith, Board Attorney

CONSIDERATION OF BID FROM RAYMUR SCHOOLS CORPORATION General discussion was held relative to the bid previously received from the Raymur Schools Corporation. Mr. Richard Smith reviewed the proposed changes to the original bid, which was mutually contemplated by representatives of Raymur Schools Corporation, Emery Prall Associates, and Mr. Smith.

Specific revisions and/or additions contemplated include:

Extending the lease to nine years.

Payment of first year's rental to be paid 30% upon signing of lease, 60% upon arrival of contractor on site, and 10% on Area XI Community College occupancy of buildings.

Several minor architectural changes as reported by Mr. Amos Emery.

Extending possession date of building #1 to December 2, 1968.

ACTION REGARD- A motion was made by M. Kreager, seconded by R. Cramlet that the  
ING RAYMUR attorney's memorandum to the Board and the letter from the Depart-  
SCHOOLS ment of Public Instruction approving preliminary building plans be  
CORPORATION made part of the minutes of this Board meeting.  
BID Motion passed unanimously.

A motion was made by M. Kreager, seconded by R. Lounsberry that the possession date of building #1, as specified in the original bid, be changed to December 2, 1968, and that due to the advantages to be gained by Area XI Community College that the terms of the lease be extended from eight to nine years.

Motion passed unanimously.

A motion was made by H. Welin, seconded by R. Lounsberry that the method of payment for the first year's rent be made as follows: 30% upon signing of lease; 60% upon arrival of Raymur Schools Corporation on site; and 10% balance upon Area XI Community College occupancy of building.

Motion passed unanimously.

Director H. Bloomquist introduced the resolution next hereinafter set out and moved its adoption. Director R. Cramlet seconded the motion to adopt. The roll was called and the following Directors voted:

AYES: James R. Maggert  
Ross C. Cramlet  
Rolland E. Grefe  
Max W. Kreager  
Harold Welin  
Robert Lounsberry  
Dwight Mater  
William C. Price  
Harry Bloomquist

NAYS: None

Whereupon, the President of the Board declared that said Resolution was adopted as follows:

RESOLUTION AMENDING PLANS  
AND SPECIFICATIONS

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE AREA COMMUNITY COLLEGE MERGED AREA (EDUCATION) XI IN THE COUNTIES OF BOONE, DALLAS, JASPER, MADISON, MARION, POLK, STORY AND WARREN, STATE OF IOWA, TOGETHER WITH THE COUNTY SCHOOL SYSTEM OF GUTHRIE COUNTY, STATE OF IOWA, WITH THE EXCLUSION OF THE BAYARD COMMUNITY SCHOOL DISTRICT, STATE OF IOWA:

WHEREAS, plans and specifications have been, by resolution, approved by this Board for demountable type buildings to be leased to Area XI Community College to serve as its Phasing Campus buildings Nos. 1, 2, 3, 4 and 5 at Ankeny, Iowa, and

WHEREAS, following the adoption of such plans and specifications bids were opened that had been received for the entering into of such a lease, which bids were made in accordance with the plans and specifications on file, and

WHEREAS, the bid of Raymur Schools Corporation of Galva, Illinois is in the opinion of the Board the lowest bid which it is in the best interest of said School District and Board to accept, and which bid makes an alternate proposal as provided for in the specifications and form of proposal on file, based on certain changes being made in the plans and specifications, and

WHEREAS, the Board of Directors believe that it would be in the best interests of said Area Community College to change the plans and specifications to correspond with the alternates proposed in the bid:

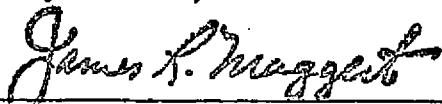
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SAID AREA COMMUNITY COLLEGE:

That the plans and specifications previously approved and adopted by this Board be and the same are hereby changed and modified as follows:

#### CHANGES IN PLANS AND SPECIFICATIONS

1. Raymur exposed aggregate concrete panel attached to Steelex interlocking wall system to be provided on buildings #2, 3, 4 and 5.
2. Raymur exposed aggregate concrete panels attached to Steelex interlocking wall system or approved equal may be substituted for spandex panels on Building No. 1 if spandex panels are not available.
3. All roof live loads shall be 30 pounds p.s.f. minimum.

PASSED AND APPROVED, this 17th day of June, 1968.



President of the Board of Directors  
of said Area Community College

ATTEST:

  
Secretary of the Board of Directors  
of said Area Community College

Director M. Kreager introduced the resolution next hereinafter set out and moved its adoption. Director H. Bloomquist seconded the motion to adopt. The roll was called and the following Directors voted:

AYES: James R. Maggert  
Ross C. Cramlet  
Rolland E. Grefe  
Max W. Kreager  
Harold Welin  
Robert Lounsberry  
Dwight Mater  
William C. Price  
Harry Bloomquist

NAYS: None

Whereupon, the President of the Board declared that said Resolution adopted as follows:

RESOLUTION AMENDING FORM OF LEASE

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE AREA COMMUNITY COLLEGE MERGED AREA (EDUCATION) XI IN THE COUNTIES OF BOONE, DALLAS, JASPER, MADISON, MARION, POLK, STORY AND WARREN, STATE OF IOWA, TOGETHER WITH THE COUNTY SCHOOL SYSTEM OF GUTHRIE COUNTY, STATE OF IOWA, WITH THE EXCLUSION OF THE BAYARD COMMUNITY SCHOOL DISTRICT, STATE OF IOWA:

WHEREAS, a form of lease has been by resolution approved by this Board for the leasing of demountable type buildings to Area XI Community College to serve as its Phasing Campus Buildings, Nos. 1, 2, 3, 4 and 5 at Ankeny, Iowa, and

WHEREAS, following the adoption of such resolution bids were opened that had been received for the entering into of such a lease which bids were made in accordance with the plans and specifications on file, and

WHEREAS, the bid of Raymur Schools Corporation of Galva, Illinois, is in the opinion of the Board the lowest bid which it is in the best interest of said Area Community College and Board to accept, and which contains an alternate proposal as provided for in the specifications and form of proposal, based on certain changes being made in the form of the lease agreement, and

WHEREAS, the Board of Directors believe that it would be in the best interest of the said Area Community College to change the form of lease agreement to correspond with the said alternate bid:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SAID AREA COMMUNITY COLLEGE:

That the form of lease previously approved and adopted by this Board be and the same is hereby changed and modified as follows:

CHANGES IN LEASE FORM

1. Separate leases shall be executed for each of the five (5) buildings and the total annual rental shall be apportioned as follows:

Building No. 1 - \$ 94,344.00  
 Building No. 2 - 18,661.00  
 Building No. 3 - 18,661.00  
 Building No. 4 - 18,661.00  
 Building No. 5 - 18,661.00

2. The plans and specifications made a part of the lease agreement shall be those approved by this Board on June 10, 1968 prior to the opening of bids, as changed and modified by a resolution of this Board adopted June 17, 1968.

3. Paragraph 2 shall be deleted and the following inserted in lieu thereof:

"No. 2. The Lessee shall pay to the Lessor annual rental of \$\_\_\_\_\_. The annual rental for the first year of the lease term shall be paid as follows:

30% - July 1, 1968.  
 60% - On Lessor arriving on site with materials,  
 but not before July 1, 1968.  
 10% - On possession.

The annual rental for the second year of the lease term shall be paid in advance on the 21st day of October, 1969 and the annual rental for subsequent lease years shall be paid in advance on the 21st day of October of each year of the lease term thereafter. The rent shall be payable at the Home Office of the Lessor or at such other place as Lessor may designate in writing."

4. The term of the lease as set out in Paragraphs 1 and 10 shall be changed from eight (8) years to nine (9) years.

5. The following paragraph shall be added to the lease:

"23. This lease is one of a series of five leases being executed by the parties on this date, for the leasing of demountable type buildings to serve as Lessee's Phasing Campus Buildings Nos. 1, 2, 3, 4, and 5. A breach of any one of these leases by either of the parties, shall be deemed a breach of all five leases and the parties duties to perform and the parties remedies shall be so determined."

6. The date of possession for Building No. 1 shall be changed to December 2, 1968.

PASSED AND APPROVED, this 17th day of June, 1968.

*James R. Mudgett*

\_\_\_\_\_  
 President of the Board of Directors  
 of said Area Community College

ATTEST:

*Sw Stembera*  
 \_\_\_\_\_  
 Secretary of the Board of  
 Directors of said Area Community College

Director R. Cramlet introduced the Resolution next hereinafter set out and moved its adoption. Director H. Welin seconded the motion to adopt. The roll was called and the following Directors voted:

AYES: James R. Maggert  
Ross C. Cramlet  
Rolland E. Grefe  
Max W. Kreager  
Harold Welin  
Robert Lounsberry  
Dwight Mater  
William C. Price  
Harry Bloomquist

NAYS: None

Whereupon, the President of the Board declared said Resolution adopted as follows:

RESOLUTION MAKING AWARD OF LEASE

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE AREA COMMUNITY COLLEGE MERGED AREA (EDUCATION) XI IN THE COUNTIES OF BOONE, DALLAS, JASPER, MADISON, MARION, POLK, STORY AND WARREN, STATE OF IOWA, TOGETHER WITH THE COUNTY SCHOOL SYSTEM OF GUTHRIE COUNTY, STATE OF IOWA, WITH THE EXCLUSION OF THE BAYARD COMMUNITY SCHOOL DISTRICT, STATE OF IOWA:

That the bid of Raymur Schools Corporation of Galva, Illinois, in the amount of \$168,988.00 annually, for the leasing of demountable type buildings to Area XI Community College to serve as its Phasing Campus Buildings, Nos. 1, 2, 3, 4 and 5 at Ankeny, Iowa, as described in the plans and specifications heretofore adopted by this Board and as previously modified and changed by this Board at this hearing, be and is hereby accepted, the same being the lowest bid, that it is in the best interest of said School District to accept for the lease.

The President and Secretary of the Board of Directors of said School District are hereby directed to execute a lease with the said Raymur Schools Corporation of Galva, Illinois, for the leasing of such facilities at such annual rental amount for the period of nine years, said lease to be in the form previously approved by this Board and as modified by the action taken at this hearing, such lease not to be binding on said School District until approved by the Board of Directors.

PASSED AND APPROVED, this 17th day of June, 1968.

*James R. Maggert*

President of said Board of Directors  
of said School District

ATTEST:

*Sue Steinberg*  
Secretary of said Board of Directors  
of said School District

ADJOURNMENT A motion was made by H. Welin and seconded by R. Cramlet that the special hearing be adjourned.  
Motion carried unanimously.

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SPECIAL MEETING A special meeting of the Area XI Community College Board of Directors was held in the Vocational-Technical Education Center, 2501 Vine Street, West Des Moines, Iowa, on Monday, June 17, 1968.

ROLL CALL Members Present: James R. Maggert, President  
Ross C. Cramlet  
Rolland E. Grefe  
Max W. Kreager  
Harold Welin  
Robert Lounsberry  
Dwight Mater  
William C. Price  
Harry Bloomquist

Absent: None

Also Present: Roy Reeves, Administrative Assistant  
Irv Steinberg, Business Manager  
Amos Emery, Architect

APPROVAL OF MINUTES R. Lounsberry made a motion, seconded by H. Welin that the minutes of the meeting held June 10, 1968 be amended to delete R. Lounsberry from the initial list of members present and to indicate Mr. Lounsberry's arrival at the meeting just prior to the opening of bids, and that the minutes so amended be approved.  
Motion passed unanimously.

CORRESPONDENCE President Maggert distributed to all Board Members a copy of the publication "Action Report by Partners in Educational Legislation," which is a recap of the Act of the members of the 62nd General Assembly of Iowa regarding educational legislation.

A letter to Superintendent Lowery from the Maytag Company regarding their visit to Area XI facilities was reviewed.

STEERING COMMITTEE PROPOSED PLATFORM R. Grefe made a motion, seconded by R. Lounsberry that the legislative platform adopted by the joint committee of the Iowa Board of Public Instruction, Merged Area Steering Committee, and Merged Area Superintendents, which was reviewed in detail at the June 10, 1968 meeting, be ratified and that the President be authorized to certify the resolution and send same to the Secretary of the Joint Steering Committee.  
Motion passed unanimously.

PURCHASE OF BUSES A motion was made by D. Mater, seconded by M. Kreager that approval be given for the purchase of two used school buses at an approximate cost of \$1,000 each, in accordance with Superintendent Lowery's recommendation at the June 10, 1968 meeting; however, that the buses are not to be used for the sole purpose of transporting students to and from school facilities.  
Motion passed unanimously.



CLAIMS AND ACCOUNTS

A motion was made by R. Cramlet, seconded by H. Welin that the architectural fees due Emery Prall and Associates for the months of February, March and April, totalling \$12,967.25, be approved for payment.  
Motion passed unanimously.

PERSONNEL

A motion was made by M. Kreager, seconded by R. Lounsberry that Dr. Ellis Hanson be offered the position of Director of General Education, effective July 1, 1968, at an annual salary of \$18,000.  
Motion passed unanimously.

APPROVAL OF SHORT COURSES

A motion was made by R. Cramlet, seconded by D. Mater that approval be given for two new short courses entitled as follows:

- Child Development
- Interstate Commerce - Law and Practice

Motion passed unanimously.

BOARD SECRETARY

A motion was made by R. Cramlet, seconded by M. Kreager that Irv Steinberg be appointed Board Secretary.  
Motion passed unanimously.

A motion was made by R. Cramlet, seconded by R. Lounsberry that Dale Bellairs be commended for his services as Board Secretary and for his many hours of work over and above normal working hours.  
Motion passed unanimously.

ADJOURNMENT

A motion was made by H. Welin, seconded by R. Cramlet that the meeting be adjourned. Motion passed and the meeting was adjourned at 9:55 P.M.

The next regular meeting was scheduled for Monday, July 8, 1968.

*James R. Maggert*

James R. Maggert, President

*Irv Steinberg*  
Irv Steinberg, Board Secretary