

Des Moines Area Community College

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Board of Directors Meeting Minutes

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2-24-1976

### Board of Directors Meeting Minutes (February 24, 1976)

DMACC

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DES MOINES AREA COMMUNITY COLLEGE  
2006 South Ankeny Boulevard  
Ankeny, Iowa 50021

SPECIAL MEETING

FEBRUARY 24, 1976

A special meeting of the Des Moines Area Community College Board of Directors was held on February 24, 1976 in Building #31, Ankeny Campus, 2006 South Ankeny Boulevard, Ankeny, Iowa. The meeting was called to order by Max Kreager, Board President, at 7:30 p.m.

ROLL CALL

Members present: Max Kreager  
Harry Bloomquist  
Donald Rowen  
Walter Hetzel  
Murray Goodman (arrived later)  
Cecil Galvin

Members absent: Harold Welin  
Eldon Leonard  
Maurice Campbell

Others present: Paul Lowery, Superintendent  
Jack Asby, Vice President, Business Management  
Irv Steinberg, Controller/Board Secretary  
Dane Shelton, Voorhees Associates  
Jeff Voorhees, Voorhees Associates  
Dallas Olson, WECO, Inc.  
Don Warren, WECO, Inc.  
William Hall, WECO, Inc.  
Bud Wiuff, WECO, Inc.  
Russ Quick, Voorhees Associates  
Grant Voorhees, Voorhees Associates  
Charles Bullard, DM Register Reporter  
Rus Slicker, Vice President, Management and Planning  
Don Zuck, Director, Physical Plant  
Joe Borgen, Vice President, Instruction  
Don Rhead, Director, Personnel  
Melinda Voss, DM Tribune Reporter  
Leonard Bengtson, Vice President, Student Life

PROPOSALS ON  
STUDENT  
HOUSING

Presentations were made by representatives of WECO, Inc. and Voorhees Associates on their proposals to construct student housing. Following these presentations, the board president requested that the Des Moines Area Community College administrative staff further review the proposals and submit recommendations to the board at the March 8, 1976 regular board meeting as to board action which might be taken.

STATE BOARD  
APPROVAL TO  
SELL LAND

It was moved by W. Hetzel, seconded by C. Galvin, that approval be requested from the State Board of Public Instruction to sell 20 acres of land in the southwest corner of the Ankeny Campus at a price of not less than \$9,000 per acre.

It was moved by W. Hetzel, seconded by C. Galvin, that 10 acres of land in the southwest corner of the college property be offered for sale at \$9,000 per acre for the purpose of developing student housing. *MOTION PASSED.*

EXECUTIVE  
SESSION

It was moved by C. Galvin, seconded by D. Rowen, that the board go into executive session to discuss strategy relative to collective bargaining. Motion passed and the board went into executive session at 10:15 p.m.

RECONVENE OF  
MEETING

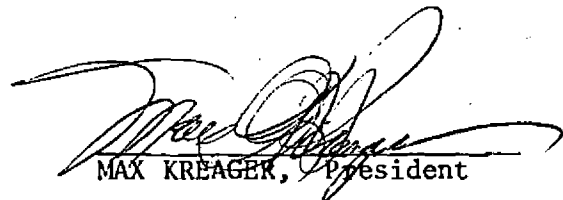
The special board meeting reconvened at 10:30 p.m. All board members present prior to the executive session were again present, in addition to Paul Lowery, Irv Steinberg, Jack Asby, Rus Slicker, Joe Borgen, Don Rhead, and Leonard Bengtson.

FY 76-77  
BUDGET  
REVISION  
APPROVAL

It was moved by H. Bloomquist, seconded by W. Hetzel, that the proposed FY 76-77 revised General Fund Budget totaling \$13,695,250 and Plant Fund totaling \$2,522,915, be approved for filing and publication, and that, as established at the February 9, 1976 regular board meeting, the public hearing on said budget be held at 7:30 p.m., March 8, 1976 at the Heartland Area Agency located at 1932 S.W. Third Street, Ankeny, Iowa, and that the board secretary be directed to publish the required notices and budget estimate summary as required by law. Motion passed.

## ADJOURNMENT

It was moved by C. Galvin, seconded by D. Rowen, that the meeting be adjourned. Motion passed and the meeting adjourned at 11:00 p.m.



MAX KREAGER, President



IRV STEINBERG, Secretary

2/24/76

For Discussion Only

Student Housing Information for Board of Directors

I. Land Appraisal Information:

Two Appraisals

1. James Nolan, A.S.A., S.R.A., C.R.A.  
Prole, Iowa  
Land Usage: Multiple Housing - Value \$5,000 per acre
2. Hennessey Appraisal & Counseling Service  
Wayne Hennessey, M.A.I., S.R.P.A.  
Ankeny, Iowa  
Land Usage: Industrial - \$4,000 per acre  
Multiple Housing - \$8,500 per acre

*6750 acres.*

II. Developer Presentations:

- 7:15 p.m. - WECO Inc.  
Jack Ellenberger, Contractor, Ankeny, Iowa  
Bud View, Contractor, Ankeny, Iowa
- 8:15 p.m. - Voorhees Associates  
Jeffrey Voorhees, Architect, Des Moines, Iowa  
Dick Hallett Real Estate & Insurance, Spencer, Iowa

Attachments: DMACC Student Housing Proposal Check Lists  
Suggested Questions to Ask Developers  
Student Housing Specifications

DMACC Student Housing Proposal

Check List

Name of Developer WECO, INC

	Acceptable	Not Acceptable	?
1. Number of acres needed for initial housing plan?			X
2. Is a construction timetable included which outlines the number of units in each phase and the completion date of each phase?	X		
3. Does proposal include construction plans?	X		
A. Site plan showing initial housing plan.	X		
B. Site plan showing housing plan for entire 20 acres.			X
C. Floor plan for a typical apartment.	X		
D. Floor plan for a typical building or a typical story within the building.	X		
E. Parking facilities.	X		
F. Streets.			X
G. Other improvements or amenities.	X		
H. Elevations and perspective drawing.	X		
I. Basic materials--roof	X		
siding	X		
interior walls			X
floors	X		
J. Do apartments have food preparation capabilities?	X		
K. Are there laundry facilities, game room and meeting room within the proposal?	X		
4. Does proposal include and describe furniture?	X		
5. Does developer have present or prior construction experience?	X		
6. Does developer have present or prior financing experience?	X		
7. Is a management proposal included?	X		
A. Operated by owner.	X		
B. Operated by others (contracted).			
C. Management concept.	X		
D. Qualifications and prior management experience.	X		
E. Occupancy plan--single students only.	X		
F. Occupancy plan--single and married students.	X		
G. Proposed monthly rental charge and inclusions.			UTIL
8. Is a statement on nondiscrimination practices included?	X		

DMACC Student Housing Proposal

Check List

Name of Developer VOORHEES / HALLETT

	Acceptable	Not Acceptable	?
1. Number of acres needed for initial housing plan?		X LOCATION	
2. Is a construction timetable included which outlines the number of units in each phase and the completion date of each phase?			X
3. Does proposal include construction plans?	X		
A. Site plan showing initial housing plan.	X		
B. Site plan showing housing plan for entire 20 acres.	X		
C. Floor plan for a typical apartment.	X		
D. Floor plan for a typical building or a typical story within the building.	X		
E. Parking facilities.	X		
F. Streets.			X
G. Other improvements or amenities.	X		
H. Elevations and perspective drawing.			X
I. Basic materials--roof			X
siding			X
interior walls	X		
floors	X		
J. Do apartments have food preparation capabilities?	X		
K. Are there laundry facilities, game room and meeting-room within the proposal?	X		
4. Does proposal include and describe furniture?			X
5. Does developer have present or prior construction experience?	X		
6. Does developer have present or prior financing experience?	X		
7. Is a management proposal included?	X		
A. Operated by owner.	X		
B. Operated by others (contracted).			
C. Management concept.	X		
D. Qualifications and prior management experience.			X
E. Occupancy plan--single students only.	X		
F. Occupancy plan--single and married students.	X		
G. Proposed monthly rental charge and inclusions.		X	
8. Is a statement on nondiscrimination practices included?	X		

DMACC Student Housing Proposal

Check List

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F. Streets.			
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floors			
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DMACC Student Housing Proposal

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E. Occupancy plan--single students only.			
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8. Is a statement on nondiscrimination practices included?			



Questions that need some response from prospective developers:

From WECO we should probably ask:

1. College requires initial sale of land to be adjacent to highway approved access. Their proposal shows access otherwise. What are their plans to comply with available access?
2. Inquire as to their plans for area west of creek.
3. Streets identified on drawings not connected with the approved access. What are the plans?
4. You may want to question the type of interior wall surface. Would appear they need something more durable than sheet rock.
5. Inquire if utilities are included in proposed rental charges. Narrative would not indicate same.
6. How many acres of land do they feel they will need over the total planned construction?
7. Mr. William Hall indicated as having managerial responsibilities. What role will he play in actual operations?

Inquire of Voorhees/Hallett the following:

1. Their proposal indicates they want to purchase an area 300 by 500 feet located at southeast corner of site. This is not contiguous with highway approved access road. What are their plans for accessing the designated area?
2. Ask to spell out construction timetable for initial and succeeding phases. This is not covered in their proposal.
3. Plan streets. How will they be tied in with highway approved access?
4. There is need for additional specifications on planned elevations, construction materials and other phases of construction. Questions relative to this should be asked.
5. Need additional information on type of furniture.
6. How do they propose to provide adequate privacy for students using furniture as dividers?
7. Need for more specifics on qualifications in prior management experience.
8. Rental fees as proposed exceed specification maximum. Can they adjust their proposed fee downward?
9. They suggest college might provide additional parking. Could we use existing?

February 10, 1976

Des Moines Area Community College  
Student Housing Specifications

The Des Moines Area Community College is interested in:

1. The sale of up to 20 acres of land along the west and south property lines. Access provided at intersection of the future second avenue extension and future highway 401.
2. Negotiations relative to the sale of land will be based on certified appraised value and individual proposals submitted by prospective owners.
3. Proposals submitted by prospective developer of student housing are to include plans for construction, financing capabilities and management plans.
  - a. Preliminary plans outlining:
    1. Type and style of housing
      - a. Basic material - brick, paneling, others
      - b. Unit floor plan
      - c. Apartment floor plan
    2. Elevations including perspective drawing
    3. Improvements or amenities
    4. Parking facilities
    5. Apartment furniture
    6. Construction time table including number of units in each phase and completion date of each phase
    7. Statement on nondiscrimination practices
  - b. Qualifications and experience of proposed developers:
    1. Data sheet of present or prior construction and financing experience
  - c. Management proposal:
    1. Proposed plan of operation, owner-operated - contracted operations
    2. Management concept
    3. Occupancy plan - single and married units
    4. Qualifications and prior management experience
    5. Proposed monthly rental charges and inclusions

Other considerations:

4. Buyer to finance, provide or arrange for construction and operation of student housing.
5. Proposed student housing architecture must compliment existing college buildings and meet all building codes and ordinance state of Iowa, city of Ankeny. Present zoning, M-3, Limited Industrial.
6. Proposed student housing is to be furnished for student occupancy in permanent apartment-type housing with food preparation capabilities (no mobile units).

(OVER)

7. Owner to provide facilities for laundry services, meeting and game rooms.
8. If feasible, develop capacity for 100 students by September 10, 1976, with provisions for additional capacity as needed.
9. Housing design and construction should be such that monthly rent, exclusive of telephone, will be commensurate with current student rental charges elsewhere in the area. Suggested rent not to exceed \$70 per month or \$280 per apartment. There will be provisions for inflation related increases.
10. The college will be responsible for providing a water line, walkways and bike paths from existing college services to student housing property lines to the extent revenue from sale of land will finance.
11. College not interested in management.
12. College will actively support and encourage student use of the facilities.
13. College will cooperate but will not be responsible for collection of rental payments or enforcement of disciplinary problems.
14. The College Board of Directors may modify proposed construction and management plans and will make a decision on proposal by March 8, 1976.
15. Preliminary plans to be submitted with proposal to Jack Asby, Vice President, Business Management, Des Moines Area Community College, 964-6249 no later than 9:00 a.m., February 24, 1976.
16. Formal presentation to Board by developers starting at 7:15 p.m., Board Room 3115, Building 31, February 24, 1976.
17. The college has the right to reject any and all proposals.

# Memorandum

**des moines area  
community college**

2006 ANKENY BLVD., ANKENY, IOWA 50021

PHONE 964-0651

DATE February 19, 1976  
TO Board of Directors  
FROM Paul Lowery  
RE: Special Board Meeting

Location

Location

As you recall, plans for the special meeting on Tuesday, February 24, are to meet at Bakers Cafeteria on NE 14th, just north of Interstate 80, at 6:00 p.m. Following dinner we will proceed to Room 3115 on the campus to hear proposals on student housing, which is scheduled to begin at 7:15.

I believe it was also agreed that if there is time remaining, after proposals on student housing are heard, the remaining policies will be reviewed.

An item that you might find of interest is that Horn of Cedar Rapids has introduced HF 1246 to permit area schools to construct and maintain facilities for physical development of students.

Enclosed with this memorandum are the following items:

1. An editorial that appeared in the Des Moines paper on student housing.
2. Revised student housing specifications.
3. Minutes of the regular meeting of February 9.

ps

Enclosures

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## Student housing

Community colleges evolved as primarily commuter colleges, but not every student who attends one is able to commute. This is particularly true in the sprawling Des Moines Area Community College region, where many students live beyond reasonable daily driving distance. Iowa community colleges, moreover, are intended to serve the entire state (not just their area) with vocational and technical programs. Many programs are offered only at a few campuses — in some cases only at one.

Iowa law bars community colleges from providing housing. But if the housing available locally does not meet student needs, the colleges cooperate with private developers or local nonprofit groups which can provide suitable housing.

The Des Moines Area Community College board has been talking for at least five years with developers about providing housing for some of its students. Although the college is almost 10 years old, the nearest housing still is two miles away in Ankeny. Des Moines is 10 miles away. There is no bus service between the campus and either city. No housing ever materialized near the college, however, because prospective developers ran into problems in obtaining land and city services.

Now the board is prepared to sell prospective apartment-builders up to 20 acres of land in the southwest corner of the 320-acre campus. The board voted this week to ask the State Board of Public Instruction for permission to sell the property and take bids from developers.

The board wants to go slowly at first — which may be wise — but for a wrong reason. As several members put it, they “do not want to hurt the Ankeny housing market.”

The board ought to be more concerned about the students than about the occupancy rate in Ankeny apartment buildings. The financial saving realized by living close to the campus can be important to some students, and the board should encourage developers to meet the need for convenient, low-cost housing.