

**COLLEGE OF SOUTHERN IDAHO  
BOARD OF TRUSTEES**

**APRIL 19, 1999  
PINE ROOM, #258  
2<sup>ND</sup> FLOOR TAYLOR BUILDING  
5:30 p.m.**

**AGENDA**

**MINUTES: *Mike Mason (A)***

**TREASURER'S REPORT: *Mike Mason (A)***

**BID: LAND SALE (A)**

**APPROVAL OF 1999-2000 CONTRACTS: (A) *President Meyerhoeffer***

**CASSIA COUNTY CONTRACT: (A) *President Meyerhoeffer***

**EAGLE-FOUNTAIN STUDENT PROPOSAL: (I) *President Meyerhoeffer***

**NEW DEVELOPMENT—FILLMORE ST.: (I) *President Meyerhoeffer***

**FINE ARTS UPDATE: (I) *President Meyerhoeffer***

**OLD BUSINESS**

**NEW BUSINESS**

COLLEGE OF SOUTHERN IDAHO  
COMMUNITY COLLEGE DISTRICT  
BOARD OF TRUSTEES MEETING  
APRIL 19, 1999

CALL TO ORDER: 5:30 p.m. PRESIDING: LeRoy Craig

ATTENDING: Trustees: LeRoy Craig, Dr. Charles Lehrman,  
Bill Babcock, Dr. Thad Scholes and Donna Brizee

College Administration: Gerald Meyerhoeffer, President  
John M. Mason, Secretary/Treasurer  
Robert Alexander, College Attorney  
Dr. Jerry Beck, Vice President of Instruction  
Dr. Joan Edwards, Vice President of Planning and  
Development  
Dr. Ken Campbell, Dean of Technology  
Dr. John Martin, Registrar  
Graydon Stanley, Director of Student Information  
Ron Shopbell, Director of Dual Credit  
Randy Dill, Physical Plant Director  
Jeff Duggan, Assistant to the President  
Karen Baumert, Public Information Director  
Doug Maughan, Public/Herrett Center Information  
Director

CSI Staff: Henry Jones

Visitors: Joe Russell, Liana Noble, Mary Mitchell,  
Patsie Liebert, Emery Petersen, George Hughes and  
Lloyd Liebert

Faculty Representatives: George Halsell

Times News: Jennifer Sandmann

MINUTES OF REGULAR SESSION OF MARCH 22, 1999 were approved  
as written on MOTION by Donna Brizee. Affirmative vote was  
unanimous.

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TREASURER'S REPORT: Due to the implementation of a new software system, the Treasurer's report was not presented to the Board.

BIDS:

1. The Board approved the sale of 6.41 acres of land to Mall Associates L.L.C. and the related financing agreement of April 2, 1999 on MOTION by Bill Babcock. Affirmative vote was unanimous.

The sale remains contingent upon the 6.41 acres and the adjacent 11.85 acres to the north being rezoned to C1-PUD by the City of Twin Falls.

PRESIDENT'S REPORT:

1. President Meyerhoeffler briefed the Board on the process leading to the sale of the land. He stated that the City of Twin Falls had indicated that the extension of Filmore Street through the campus to Falls Avenue would be required as a condition to approving the rezone of the 6.41 acres. The President expressed his concern about the impact the extension would have on homes bordering the east side of the campus.

2. Joe Russell of Mall Associates, L.L.C. addressed the Board. He expressed his appreciation to the President for his integrity, leadership and honesty through out the land purchase process.

Mr. Russell advised the Board that he thought the extension of Filmore Street was inevitable and that he felt the City of Twin Falls would be reasonable in accommodating the needs of homeowners. He recommended the homeowners and College request the following four items be included in the extension:

a. The street should be lowered 24 to 36 inches below the existing surface.

b. An attractive fence a minimum of 5 feet tall should be constructed along the extension.

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c. Attractive landscaping should be provided along the fence.

d. Existing culdesacs should not be allowed to enter into the extension.

3. The Board listened to testimony from the campus neighbors who would be impacted by the extension of Filmore Street.

George Hugs spoke against the extension. He stated he would miss the park like atmosphere and felt the extension should not be a condition of Mall Associates development.

Emcry Petersen stated that Mr. Russell had provided for the neighbors on the south boundary of the property by the construction of a ten foot wall and attempting to mitigate noise from the proposed mall.

Liana Noble spoke against the extension. She said they had recently purchased their home and did not want to border the extension. She further recommended that an extension off of Harrison through the campus be evaluated.

Patsie Liebert spoke against the extension. She said emptying three streets onto Falls Avenue in such a short space would create a bottleneck. She felt that the Washington Avenue North expansion should be completed before the Filmore Street extension is evaluated.

Mary Mitchell spoke against the extension. She said that her home would sit on a peninsula with roads on three sides.

Bill Babcock stated that the Board needed more information before it could evaluate the impact of the Filmore extension. He recommended that the City of Twin Falls make a presentation similar to what they would require to approve a development.

Dr. Thad Scholes stated that not everyone on the Board is convinced that the extension of Filmore Street is inevitable. Dr. Scholes also asked Mr. Russell about the landscaping plan along the east side of campus that borders Filmore Street. Mr. Russell responded that suitable landscaping would be provided.

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3. (continued) President Meyerhoeffer agreed to facilitate a meeting with the City of Twin Falls and the neighbors and try to find a way to make the extension acceptable to all parties.

4. The student proposal for a fountain south of the flagpoles was held due to a lack of funds. The Board may reconsider the proposal at a later date.

5. Robert Alexander advised the Board that he was still working with the Cassia School District #151 concerning the joint use of the old Burley High School. He will come back to the Board with a special quit claim deed for the property and a joint use agreement.

6. The Board approved a general increase of three percent for all staff with additional increases for rank, degree and position changes on MOTION by Dr. Charles Lehrman. Affirmative vote was unanimous.

The President stated that increases were given to faculty to move them to the mean of the Mountain States Community College Salary Survey. This is a benchmark the college has been using for several years.

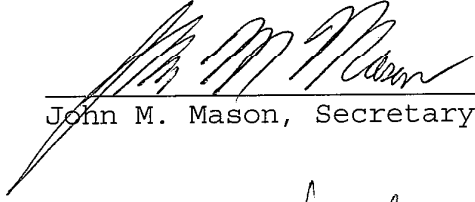
7. The President updated the Board on the progress of the space needs analysis completed by ZGA Architects on the Fine Arts Addition. Currently the total additional space is estimated at 36,000 square feet. Dr. Lehrman pointed out that we needed at least fifteen additional women's toilets in the new addition.

Mike Mason was directed to provide the architects with the addresses of Dr. Lehrman and Donna Brizee so they could be included in the planning process.


8. The regularly scheduled May board meeting was moved from May 17, 1999 to Friday, May 7, 1999 at 5:00 p.m. on MOTION by Dr. Charles Lehrman. Affirmative vote was unanimous.

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ADJOURNMENT was declared at 6:36 p.m.

  
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John M. Mason, Secretary-Treasurer

APPROVED      May 7, 1999

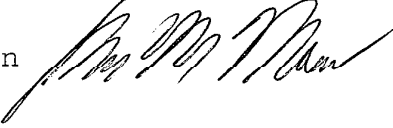
  
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Chairman



COLLEGE OF  
SOUTHERN  
IDAHO  
BUSINESS OFFICE

April 14, 1999

To: President Meyerhoeffer and the College of Southern  
Idaho Board of Trustees

From: Mike Mason 

Re: Land Sale

On August 12<sup>th</sup> and 19<sup>th</sup> of 1998 we advertised for the sale of 6.41 acres that the College purchased from the College of Southern Idaho Foundation. Roy Raymond donated the property to the foundation.

We received one bid for the 6.41 acres in the amount of one million dollars from Mall Associates L.L.C. The bid was accompanied by a twenty-five thousand dollar certified check for earnest money. The purchase offer listed the following relevant conditions:

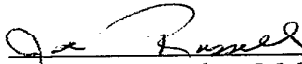
- a. The property and adjacent 11.85 acres to the north must be rezoned to C1-PUD by the Twin Falls City Council.
- b. The College must cooperate with the buyer to allow for a storm water drainage plan on College property to the west and/or northwest of the 6.41 acres. This drainage is to accommodate approximately 20 acres of storm water run off.

An addendum to the original agreement was received on April 2, 1999. This addendum requests that the College accept one hundred and seventy-five thousand dollars in addition to the twenty-five thousand dollar earnest money as a total down payment of two hundred thousand dollars. The remaining eight hundred thousand dollars is to be paid in eighteen months (October 2001) and earn an interest rate of five percent. The note must be paid in full prior to Mall Associates L.L.C. leasing, selling or erecting a structure on any portion of the subject property.

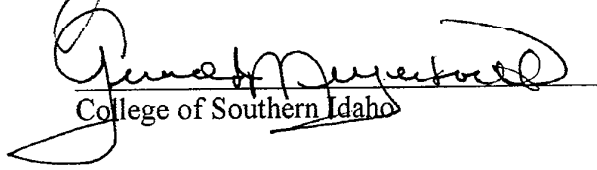
Based upon a review of the agreement by College Attorney Robert Alexander, I recommend that we accept the sole bid of Mall Associates L.L.C. in the amount of one million dollars for the 6.41 acres. I also recommend we accept the financing agreement of April 2, 1999 offered by Mall Associates L.L.C.

ADDENDUM TO PURCHASE SALE AGREEMENT DATED JULY 3, 1998

1. Purchase is assigned to Mall Associates L.L.C.
2. Mall Associates L.L.C. will pay the College of Southern Idaho a total purchase price of \$1,000,000.00, in the following manner, for the property described in the Purchase/Sale agreement that this addendum will be attached to and made a part of.
  - a. Within 14 days following the successful rezone of the subject property to C-1 P.U.D. Mall Associates L.L.C. will pay the College of Southern Idaho an additional \$175,000.00 for a total down payment of \$200,000.00.
  - b. A Note and Deed of Trust will secure the \$800,000.00 balance. The Note will have a 5% interest rate with an eighteen- (18) month term. The Deed of Trust will stipulate that: 1. Mall Associates L.L.C. may construct roads and make other infrastructure improvements to the property as approved by the City of Twin Falls for the P.U.D. development. 2. The balance of the Note, with accrued interest, must be paid in full prior to Mall Associates L.L.C. leasing, selling, or erecting a structure on any portion of the subject property.

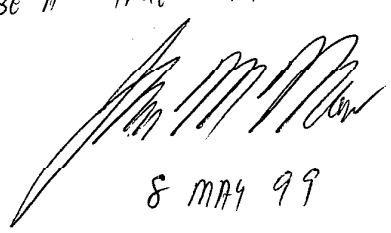
  
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Managing Member, Mall Associates L.L.C.

April 2, 1999  
Date

  
\_\_\_\_\_  
College of Southern Idaho

4-5-99  
Date

CERTIFIED TO BE A TRUE COPY

  
8 MAY 99



**LEVEL I PRIORITY**

Space	Area in SF
Scenery Shop / Storage Area (Limited)	2,500
Proscenium Theatre (200-250)	7,850
4 - Lecture / Classrooms (30)	3,600
1 - Telecommunications Classroom (30)	900
1 - Multi-Media Lecture / Classroom (70+)	1,500
Dressing / Make-up / Green Room	3,500
Faculty Offices (4 - 6)	480 / 720
Lobby / Reception / Public Space	5,500
Public Restrooms	1,500
Forensics Laboratory / Work Room / Faculty Offices	1,500
ASSIGNED	29,070
NON-ASSIGNED (20%)	5,814
<b>TOTAL AREA REQUESTED</b>	<b>34,884</b>

DRAFT

**LEVEL II PRIORITY**

Space	Area in SF
Rehearsal Room	1,200
Departmental Office / Faculty Work Room	750
Business Office / Box Office	200
Consolidation of Practice Modules	1,800
Instrument Storage (CSI)	350
Instrument Storage (Student)	-----
Percussion Storage / Practice Room	550
Keyboard / Computer Lab	1,200
Electronic Equipment Storage	200
Accessory Storage (Music Stands / Platforms / etc.)	1,000
Piano Storage (2-Grand Pianos)	225
Music Library	250
Small Recital / Practice Room	1,800
ASSIGNED	9,525
NON-ASSIGNED (20%)	1,905
<b>TOTAL AREA REQUESTED</b>	<b>11,430</b>

ZGA Architects and Planners, Chartered  
 College of Southern Idaho-Fine Arts Addition  
 Twin Falls, Idaho

**LEVEL III PRIORITY**

Space	Area in SF
Long Term Scenery / Costume / Prop Storage	4,000
Modification of Entry Doors	---
Modification of Choral Room	1,400
Modification of Band Room	1,750
Modification / Upgrade of Existing Auditorium	14,500
<b>TOTAL AREA REQUESTED</b>	<b>21,650</b>

**SUMMARY**

Space	Area in SF
Level I Priority	34,884
Level II Priority	11,430
Level III Priority	21,650
<b>TOTAL REQUESTED / EFFECTED AREA</b>	<b>67,964</b>

DRAFT

ZGA Architects and Planners, Chartered  
 College of Southern Idaho-Fine Arts Addition  
 Twin Falls, Idaho