

**Eastern Wyoming College Board of Trustees  
November 17, 2015  
Dolores Kaufman Boardroom**

**Special Work Session Minutes**

The Eastern Wyoming College Board of Trustees met for a special work session on November 17, 2015 in the Dolores Kaufman Boardroom.

Those members attending were Angie Chavez, Marilyn Fisher, John Patrick, Lowell Kautz, and George Nash. Julie Kilty and Mike Varney were the only Trustees unable to attend. Also attending were Dr. Patterson, Ron Laher, Dr. Landa, Dr. Cogdill, Tami Afdahl, and John Hansen.

Board President Chavez opened the work session at 9:00 a.m. and requested the Board approve the agenda.

**ACTION:** Mr. Patrick moved and Ms. Fisher seconded the motion to approve the agenda. Motion carried unanimously.

**ACTION:** The Board was requested to approve the appointment of Kyle Rice to the position of Director of Residence Life. Ms. Fisher moved to approve the appointment of Kyle Rice; second by Mr. Patrick. Motion was unanimously passed.

The Board then turned the discussion to the agricultural building.

Ms. Chavez reviewed the discussion held last week with Todd Peterson, Dr. Patterson, Dr. Landa and Trustees Chavez and Patrick regarding the ATEC.

Dr. Patterson indicated he hoped the Board would be able to come to a consensus on the direction they wish to go regarding the construction of the Agricultural Technology Education Center. He indicated he felt there were three possible options for discussion.

- Option 1: Do nothing and forget building an Ag facility. Dr. Patterson stated he did not believe this was the option to choose.
- Option 2: Move forward with the building as originally designed. This option would require additional funding, would require Commission approval (and perhaps legislative approval), would not be able to go forward for approval this year, and most likely would be at the very least a couple of years before construction could begin. The College could also apply for a federal grant which does not look very promising.
- Option 3: Move forward with the building leaving the core of the building intact and phase in the demonstration area. This option could begin construction as early as spring of 2016.

Mr. Laher provided the Board with a copy of the plans for the building minus the demonstration area.

The Trustees had several concerns such as the College overseeing two construction projects at the same time, understanding the financing, or how the changes may affect the bond.

Mr. Laher provided an explanation of why there is a difference in the construction amounts. He indicated when the grant was submitted to the Wyoming Business Council the cost of the building was over \$8 million. The estimated \$7.9 million cost of the building also included the in-kind value of the six acres. In addition, the Business Council wanted the grant submitted with a higher contingency. At that point, the Business Council began questioning whether there needed to be legislative approval of the \$8 million cost. Once the College decided to withdraw the grant request to the Wyoming Business Council, the architects were requested to scale back the project to see what could be done with the \$4.7 million in funding which included the general obligation funds and the amount the Foundation feels they can raise for the project. Mr. Laher indicated if the Board of Trustees determine they wish to move forward with the scaled back project the Board will need to request the Foundation provide a \$1.4 million bridge loan while the pledges are coming in. He feels the Foundation has the financial ability to do this. He further noted the College will need to get permission to annex the six acres into the city limits so water and sewer can be connected to the facility. Lastly, the College will need to submit a request to the City of Torrington for a variance for a graveled parking lot rather than a paved lot.

Dr. Patterson reminded the Trustees that the University of Wyoming was not a viable option any longer. UW had been approached many times regarding their interest in partnering with the College on this building and Dr. McGinity indicated to Dr. Patterson that UW did not have the funds available to help with the project.

Dr. Patterson outlined the process if the College were to resubmit the ATEC project to the Commission and legislature for funding. We currently have permission from the Commission and legislative approval to construct a \$4 million building. If the College resubmits, the project will need to go through the capital construction formula model to receive project ranking from the Commission. Depending on available resources the top four or five projects might be approved. He noted it would be important to strengthen the Ag program before requesting funding. Requests go forward to the Commission during odd years so the earliest EWC could submit a request would be in the spring of 2017. The project would then be scored by Commission staff using the 13 measures which make up the capcon model.

Discussion continued regarding the project and the direction of the Ag program.

Dr. Landa indicated she is currently working on a strategic plan for the agriculture program. She stated she wants to gather information and make a data-driven decision regarding the program direction. In addition, she stated the College needs to look at the demographics as it relates to our student needs and interests. The Ag Department will be meeting with different constituent groups such as the Foundation, the Ag Advisory Council, folks from University of Wyoming and Chadron State College, EWC alumni, and current students.

The discussion continued with board members and administrators sharing their thoughts on whether to move forward with the project or put the project on hold until it can be resubmitted to the Commission for state funding.

At 11:30 a.m., a lunch break was taken. Then at 12:10 p.m. the work session was reconvened.

Following the lunch, the discussion continued. Mr. Laher stated the College has \$3.3 million from the general obligation bonds and a goal of \$1.4 million from Foundation fundraising for a total of \$4.7 million. The architect is estimating a cost of \$4.9 million.

The Trustees indicated before taking any action they wished to meet with the Foundation at their December 2, 2015 meeting to share the Trustees thoughts on how to proceed. Following that meeting, the Trustees plan to take action concerning the building at their December 8, 2015 board meeting.

**ACTION:** The Trustees were requested to approve holding an executive session prior to their regular December board meeting in order to complete the president's evaluation. Ms. Fisher moved to approve holding an executive session on December 8, 2015 at 3:30 p.m. to finalize Dr. Patterson's evaluation, as presented. Mr. Nash seconded and the motion passed unanimously.

**ACTION:** At 1:00 p.m., Mr. Patrick moved to adjourn to executive session. Motion carried unanimously.

At 1:17 p.m. the executive session was closed and the work session was adjourned.

Submitted by:

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Holly L. Branham

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Angie Chavez, President

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Marilyn Fisher, Secretary