

**30th Street Education Center
Building Council
Meeting Minutes
April 19, 2019
San Juan College Board Room
4:00PM**

Call To Order:

Edward DesPlas called the meeting to order at 4:00 p.m.

It was determined that Dr. Eugene Schmidt would chair this meeting on an ad-hoc basis. This meeting was conducted as required by Joint Partnership Agreement for 3401 E 30th Street and held in accordance with the Open Meetings Act.

Attendees: Joseph Rasor, Member
Dr. Toni Hopper Pendergrass, Member
Edward DesPlas, Member
Ted Lasiewicz, Member
Mike Isaacson, Member
Dr. Eugene Schmidt, Member
Vacant, Member

Guests: Sherry Galloway
Chris Harrelson

Handouts: Draft: By-laws of the Building Council
Draft: 30th Street Education Center Building Council Open Meeting Notice Resolution – Fiscal Year 2019
Draft: Resolution 2019-20 of the Building Council of the 30th Street Educational Center

Minutes:

1. Approval of Agenda

Mr. DesPlas moved to approve the agenda. Mr. Lasiewicz seconded the motion. Motion passed by unanimous voice vote.

2. Approval of Minutes from March 29, 2019

Mr. Rasor noted that Phil Valdez's name was incorrect in the minutes. Mr. Isaacson moved that the March 29, 2019 minutes be approved as corrected. Mr. Lasiewicz seconded the motion. Motion passed by unanimous voice vote.

3. Building Council Bylaws

The building council reviewed the draft of the by-laws. After lengthy review, it was determined that Mr. DesPlas and Mr. Lasiewicz would hold a conference with Dan Castillo to

discuss the best verbiage to bring the by-laws into alignment with the Joint Partnership Agreement (JPI).

Among the changes suggested:

Article 1, Section 1.1: Add "30th Street" before Education Center and change "The Council" to "Education Center."

Throughout the document change Farmington Municipal School District to Farmington Municipal Schools District and "The Council" to "Education Center."

Section 3.2. 1: eliminate "and Treasurer".

Section 3.3.4: It was discussed that the building as a whole would be insured with the cost being split. The individual entities will be responsible for insuring the contents. The part of the section "adjust and settle any claims thereunder" will be retained. It was noted that currently there is insurance in place on the building at a cost of \$21,000 with annual renewal. The renewal date needs to be adjusted to February 27, 2019.

Section 3.3.8: Eliminate "Rules and Regulations" and add "by-laws, JPA, and resolutions."

Section 3.5.1: Change to "The Education Center meetings will be held as adopted in the Open Meetings resolution each fiscal year. "

Article 4: Consolidate all of this article into one paragraph, "The Education Center administration consists of the College and the District and they are responsible for their separate distinct operations within the building."

Section 5.4: change "College and the District" to "College or the District." Add "the College as the fiscal agent will receive donations for the good of all the building."

Section 5.6: replace "as follows" with "according to prevailing state guidelines and requirements."

Section 5.8: replace "JPA" with "these by-laws".

Article 6: Strike the duplicate "shall be." Change "public hearing" to "council meeting."

The date of signing needs to be adjusted.

Since there are not officers in place the document will be signed by Dr. Pendergrass and Dr. Schmidt.

The revised draft of the by-laws will be on the next agenda as a second reading.

4. Open Meetings Resolution

The Building Council reviewed the draft of the Open Meetings resolution.

Item 1 was changed to read, "All meetings shall be held at San Juan College, 4601 College Blvd., Farmington, NM in the Educational Service Center Board Room."

Mr. Isaacson moved the resolution be approved as amended. Mr. DesPlas seconded the motion. The motion passed by unanimous voice vote.

Mr. DesPlas will send out the revised document for signature.

5. Resolution for Remote Attendance/Virtual Connection (for Council member attendance at Council Meetings)

Mr. DesPlas moved to change the signatures from Council President and Secretary to San Juan College President and Farmington Municipal Schools Superintendent and remove the heading over the signatures "BUILDING COUNCIL". Mr. Rasor seconded the motion.

Mr. Isaacson moved to change "roll call" in the ADOPTED line to "majority vote." Mr. Lasiewicz seconded the motion.

Mr. DesPlas moved that in paragraph four the words "Board of Education of the Farmington Municipal School District" be replaced with "the 30th Street Educational Center Council." Mr. Rasor seconded the motion.

All motions passed with a unanimous voice vote.

Mr. Isaacson moved that the resolution be approved with the amendments. Mr. Rasor seconded the motion. Motion passed by unanimous voice vote.

6. Building Council Membership – Seventh Member

Julie Baird, Steve Nelson, and Warren Unisicker were recommended to fill the remaining Building Council position.

Dr. Pendergrass nominated Julie Baird for the position.

The group discussed if those being considered should be contacted prior to placing them on the board. Mr. Rasor indicated he had visited with Ms. Baird and she indicated she has time available and would be interested.

Dr. Schmidt deferred to Dr. Pendergrass' recommendation and called for the vote.

Ms. Baird was approved unanimously by voice vote.

Mr. DesPlas will reach out to Ms. Baird.

7. Building Controls System

At the last meeting there was concern voiced over the building controls system due to its age. It is reaching the end of its physical and technologic life span. It was recommended that the system be replaced at an approximate cost of \$370,000, split 53%/47%. FMS recommended waiting to replace the system. SJC felt waiting would increase the cost. It was agreed that Bridges and Paxson would do an independent review and provide a recommendation. Their recommendation is that it would be prudent to replace the system at this time.

Mr. Lasiewicz indicated that the cost is over the FMS budget for building renovations and the request will need to be taken back to the FMS board for approval. Mr. Lasiewicz also voiced concerns that the real cost will be much more than has been quoted. Mr. Lasiewicz inquired about the timeline for the work to be done. That is unknown at this time.

FMS countered with an offer that FMS would take over the building controls system for the time that the current system is in place. That is not possible because it violates the JPA.

A second option offered was for the College to front the cost to be paid back by FMS at a later date. SJC cannot legally provide the funding to FMS.

Currently this is on the SJC board agenda for April 23, 2019 and requires HED approval.

The cost for replacement is a proposed amount.

If the system is not replaced the College will either hire an employee or and outside provider to oversee the current system and the cost will be split 53%/47%.

FMS can take it to their board on Thursday, April 25, 2019.

Mr. DesPlas moved that the Building Council approve the upgrade proposal by Johnson Controls and that each of the respective partners take to their boards next week the recommendation that we participate together in this replacement and upgrade. Dr. Pendergrass seconded the motion. The motion passed by voice vote, with Mr. Lasiewicz voting no.

If both boards approve the proposal, SJC will take this to the HED on May 8, 2019.

If either board votes no, the proposal will be abandoned.

8. Adjournment

Dr. Schmidt adjourned the meeting at 5:36 p.m.