

**MINUTES OF THE
SPECIAL MEETING OF THE BOARD OF TRUSTEES
LONE STAR COLLEGE SYSTEM
CENTRAL SERVICES AND TRAINING CENTER
TRAINING AND DEVELOPMENT CENTER BOARD ROOM
5000 RESEARCH FOREST DRIVE
THE WOODLANDS, TEXAS 77381**

May 19, 2009

5:00 p.m.

PRESENT: Mr. Randy Bates; Chair
Dr. David Holsey, Vice Chair
Ms. Priscilla Kelly, Secretary
Mr. Chris Daniel, Assistant Secretary
Dr. Richard Campbell
Ms. Stephanie Marquard
Mr. David Vogt
Mr. Robert Wolfe

ABSENT: Mr. Robert Adam

I. CALL TO ORDER: Mr. Bates called the special meeting of the Board of Trustees to order at 5:04 p.m. after determining a quorum was present.

II. CERTIFICATION OF THE POSTING OF THE NOTICE OF THE MEETING: Chancellor Carpenter confirmed that the Notice for the meeting had been properly posted. No action was required. A copy is attached as Exhibit "A."

III. CLOSED SESSION: At 5:04 p.m. Mr. Bates convened the Board in closed session, in accordance with Section 551.001 et. Seq. of the Texas Government Code under one or more of the following provision(s) of the Act:

Section 551.072 – Deliberation Regarding Real Property
Section 551-074 – Personnel Matters

Mr. Daniel arrived at 5:21 p.m.

IV. RECONVENE OPEN MEETING: Mr. Bates reconvened the open meeting at 6:40 p.m.

V. PERSONNEL REPORT AND CONSIDERATION

Review of an Employee Grievance Appeal (ACTION ITEM 1): upon a motion by Dr. Holsey and a second to the motion by Ms. Kelly, the Board unanimously sustained the Chancellor's recommendation that the contract of Dr. Nadine Jenkins not be renewed. A copy is attached as Exhibit "B."


VI. FINANCIAL REPORTS AND CONSIDERATIONS

1. Consideration of Approval to Authorize the Chancellor or Designee to Negotiate and Execute a Contract for the Purchase of Land to Accommodate the Future LSC-Aldine Center (ACTION ITEM 2): upon a motion by Ms. Marquard and a second to the motion by Mr. Daniel, the Board unanimously approved the authorization of the Chancellor or his designee to negotiate and execute a contract for the purchase of land to accommodate the future LSC-Aldine Center from Sahami Investments, 9355 Harwin Drive, Houston, Texas 77036 in an amount of \$1,800,000. A copy is attached as Exhibit "C."

2. Consideration of Authorization for the Chancellor to Negotiate and Execute a Master Services Agreement and Professional Services Agreement relating to Lone Star College System Real Property (ACTION ITEM 3): upon a motion by Dr. Holsey and a second to the motion by Ms. Marquard, the Board unanimously approved the authorization for the Chancellor to negotiate and execute a Master Services Agreement and Professional Services Agreement in an amount not to exceed \$420,000 relating to Lone Star College System real property. A copy is attached as Exhibit "D."

VII. ADJOURNMENT: There being no further business, the meeting was adjourned at 6:43 p.m.

ATTEST:



Board of Trustees, Chair



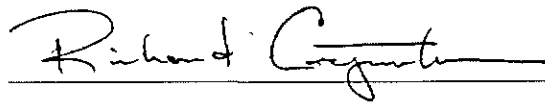
Board of Trustees, Secretary

Exhibit "A"

**Certification of Posting of Notice to the May 19, 2009
Special Meeting of the
Lone Star College System's
Board of Trustees**

I, Richard Carpenter, Chancellor of the Lone Star College System, do hereby certify that a notice of this meeting was posted on Friday the 15th day of May, 2009 in a place convenient to the public in the Administration Office of the Central Services and Training Center, on all college campuses and on the system website, as required by Section 551.002 et seq., Texas Government Code. Special notice of the meeting was provided to the news media as required by Section 551.001 et seq., Texas Government Code.

Given under my hand this the 15th day of May, 2009.

A handwritten signature in cursive script, reading "Richard Carpenter", is written over a horizontal line.

Richard Carpenter
Chancellor

Exhibit "B"

Personnel Report and Consideration (ACTION ITEM 1) Special Board Meeting 5-19-09

Request: Review of Nonrenewal of Employee Contract– Dr. Nadine Jenkins

Rationale: As a result of a prior approved contract nonrenewal, the Board of Trustees has heard in closed session during a Special Meeting on May 7, 2009 the employee appeal pursuant to Texas Government Code Chapter 551 and Board Policy Manual Section IV, F.8.04 Changes in Contract Status.

Staff Resource: Richard Carpenter 832-813-6515

Exhibit "C"

Financial Report and Consideration No.1 (ACTION ITEM 2) Special Board Meeting 5-19-09

Request: Consideration of Approval to Authorize the Chancellor or Designee to Negotiate and Execute a Contract for the Purchase of Land to Accommodate the Future LSC-Aldine Center

Chancellor's Recommendation: That the Board of Trustees authorize the Chancellor or his designee to negotiate and execute a contract for the purchase of land to accommodate the future LSC-Aldine Center from Sahami Investments, 9355 Harwin Drive, Houston, Texas 77036 in an amount of \$1,800,000.

Rationale: The LSC-Carver Center building is owned by Aldine Independent School District and sits on land adjacent to Carver High School. The current 15 year lease with Aldine ISD will expire on August 31, 2011. There is the option to renew the lease with Aldine ISD but the existing space is not conducive for our future growth. LSC-North Harris anticipates expanded college preparatory courses, Adult Education, General Education Development, and a Regional construction trades program. LSC-Aldine Center will accommodate for this growth and provide an educational, social and cultural center for the community.

This purchase will consist of approximately 17.3 acres of land on Victory Vogel. The land parcel is located approximately *one mile west* of LSC-Carver Center.

The System will retain a professional engineering and surveying firm to prepare a site investigation of the 17.3 acres. Additionally, a certified appraisal has been performed and established fair market value at \$2.70 per square feet (sf) or \$2,028,000. The anticipated purchase price of the land parcel is \$2.40 per sf or \$1,800,000.

Fiscal Impact: Funds for this purchase are available from 2008 general obligation bonds.

Staff Resource: Steve Head 281-618-5444
Cindy Gilliam 832-813-6512

Exhibit "D"

Financial Report and Consideration No.2 (ACTION ITEM 3) Special Board Meeting 5-19-09

Request: Consideration of Authorization for the Chancellor to Negotiate and Execute a Master Services Agreement and Professional Services Agreement relating to Lone Star College System Real Property.

Chancellor's Recommendation: That the Board of Trustees authorize the Chancellor or his designee to negotiate and execute a contract for (i) a Master Services Agreement on Service Order Basis, and (ii) Professional Services Agreement. The services will not exceed fair market value.

Rational: In responding to the needs of the LSCS Community, LSCS has continued to partner with Prairie View A&M, Sam Houston State, Texas A&M University, Texas Southern, University of Houston and UH Downtown for convenient access to higher education for residents of the greater Houston area. As a result of the successful LSCS bond referendum in 2008, LSCS has responded within its service area, including the Northwest Houston community, in continuing the successful model of partnering with four year Universities by acquiring property and buildings for an additional upper division University Center in the Northwest area, and in furthering LSCS relationships by meeting the needs of the business community via its LSC – Corporate College. The Master Services and Professional Services Agreements will put into operation these services so that the partnering model with four year universities can be enhanced; and in accelerating the teaming efforts with LSCS business community members through LSC – Corporate College.

Fiscal Impact: Funds for these services are available from the 2008 Revenue Bond. The costs for these Agreements are estimated to be in excess of \$400,000 and will be updated and reported to the Board of Trustees on a regular basis.

Staff Resources: Richard Carpenter 832-813-6515
Cindy Gilliam 832-813-6512