



Nebraska State College System

CHADRON | PERU | WAYNE

February 15, 2023

Call to Order

The meeting was called to order at 1:33 PM by Chairman John Chaney

Attendee Name	Title	Status	Arrived
John Chaney	Chairman	Present	
Bob Engles	Vice Chairman	Present	
Jess Zeiss	Trustee	Present	
Marjean Terrell	Trustee	Present	
Deborah Frison	Trustee	Present	

Approval of Meeting Agenda

A motion was made by Trustee Engles and seconded by Trustee Frison to approve the Meeting Agenda. Voting **AYES:** Chaney, Engles, Zeiss, Terrell, and Frison.

Public Comments

No public comment

Items for Discussion and Action

1. Fiscal, Facilities and Audit

1.1 Approve Design Development Amendment for Indoor Recreation Complex Project for Peru State College

Peru State College Facility Master Plans developed in 2012 and again in 2022 both indicated that additional recreational and athletic facilities are necessary to better serve the student population. Per Board Policy 8060, the program statement for the Indoor Recreation Complex was accepted and approved by the Board on April 21, 2022, and the design development documents were accepted and approved on January 12, 2023. Since then, the College and the design firm of Leo A. Daly, as well as the construction manager, Sampson Construction, have revised the design of the structures immediately north of the Oak Bowl Stadium in order to avoid constructing foundations over an existing storm sewer and to better accommodate City of Peru ordinances and

zoning requirements. The substantive design change includes rotating the Air-Supported Dome ninety degrees to give it a north-south orientation and locating it closer to 3rd Street immediately east of the site.

The Amendment to the design development report provides the revised pages as a result of the design changes, and includes a modest reduction in the size of the Air-Supported Dome. Note that the estimated project budget and proposed funding sources remain the same as the original design development previously approved by the Board. Although there is a modest additional estimated construction cost associated with the design changes, the College is prepared to manage these additional costs through various means when the Guaranteed Maximum Price (GMP) is established with the goal of maintaining the current budget for the first phase.

A motion to approve the Design Development Amendment for Indoor Recreation Complex Project for Peru State College was recommended by the committee to the full Board, which approved the motion. Voting **AYES:** Chaney, Engles, Zeiss, Terrell, and Frison.

1.2 Approve Utility Easement and the Vacating of Streets and Alleys with the City of Peru for the Indoor Recreation Complex at Peru State College

In accordance with Board Policies 8006 and 8007, Peru State College requests the following actions, resolutions, and agreements with the City of Peru:

Approve Resolution and Agreement for Storm Sewer Easement on College Property

Attached is a Resolution and Agreement with the City of Peru to provide for a twenty-five (25) foot wide permanent easement for the future maintenance, repair, and replacement of the existing seventy-two (72) inch storm sewer that runs underground south to north from just north of the existing Oak Bowl Stadium ADA/Maintenance Building to Washington Street. Approval will relieve the College of future responsibility for the City owned storm sewer.

Approve City of Peru Ordinance for Vacating 4th Street and Alleys on College Property

Because the College proposes permanent structures on vacant property north of the Oak Bowl Stadium that remains platted for 4th street and alleys, the College is requesting an ordinance change from the City of Peru to vacate said street and alleys. Approval will revise the City plat maps per the attached proposed plat map and revise existing City ordinances with conflicting information regarding Blocks 204 and 205 of the Neals Addition, which currently include the portion of 4th street and the alleys proposed for vacation.

Request for City of Peru Zoning Change and Variance for Parking on College Property

The College is requesting a City zoning change from Residential to Commercial for the property on Blocks 204 and 205, which will allow for the height of the proposed Indoor Recreation Complex Air-Supported Dome. The College also requests a variance for the parking requirement for commercially zoned properties with assembly areas. In this case, 150 parking spaces are required and the College requests a City variance for 135 parking spaces. Both the proposed Planning Commission and City Council resolutions for the zoning change and parking variance are attached for Board information and review, since they do not require Board approval.

With approval of this item, the Board authorizes the Chancellor to approve any reasonable revisions to the resolutions, agreements, exhibits and maps included here that are subsequently negotiated in good faith between Peru State College and the City of Peru.

A motion to approve the Utility Easement and the Vacating of Streets and Alleys with the City of Peru for the Indoor Recreation Complex at Peru State College was recommended by the committee to the full Board, which approved the motion. Voting **AYES:** Chaney, Engles, Zeiss, Terrell, and Frison.

Adjournment

The meeting was adjourned at 2:13 PM

Paul Turman, Chancellor

The meeting notice and agenda have been published in the Omaha World Herald February 6, 2023 and posted on the Omaha World Herald website. The meeting notice and agenda have also been distributed via email to members of the Board of Trustees, the presidents of the State Colleges, the Associated Press and selected Nebraska newspapers.