

**COCONINO COMMUNITY COLLEGE
DISTRICT GOVERNING BOARD**

WORK SESSION

NOVEMBER 30, 2020



**COCONINO COMMUNITY COLLEGE
MINUTES OF A WORK SESSION
OF THE
DISTRICT GOVERNING BOARD
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A Work Session of the Coconino Community College District Governing Board was held via interactive videoconferencing (Zoom). Board Chair, Ms. Patricia Garcia, called the meeting to order at 4:15 pm.

PRESENT: Patricia Garcia
Patrick Hurley
Joseph R. Smith
Nat White

ABSENT: None

Also Present: Dr. Colleen Smith, CCC President; Ms. April Sandoval, Mr. Dietrich Sauer, Mr. Kay Leum, Mr. Kurt Stull, Dr. Jami Van Ess, Mr. Bobby Sedillo, Dr. Nate Southerland, Mr. Steve Peru, and Mr. Tony Williams.

Attending from Genterra Enterprises: Mr. Rich Bowen, Mr. Tim Kinney, Sr., Mr. Tim Kinney, Jr., Ms. Gabe Smith, and Mr. Mike Thomas. Attending from Todd and Associates: Mr. Gary Todd, Mr. Charles Gillatt, Mr. Cody Zimmerman, Mr. Scott Beard, and Mr. Steve Caruso.

Reports, summaries, background material, and other documents referred to in these minutes can be found in the November 30, 2020 documents file.

Follow Up

- None

Introductions

Mr. Rich Bowen reviewed the participation in the master planning meetings held so far and discussed the goals of this project to create student housing and plan for future expansion of the campus. People in Page have been very positive about the work Ms. Kay Leum has been doing and have expressed their appreciation and support of Coconino Community College.

Tonight's presentation topics included information about the College, the project, expanding educational opportunities, and 21st-century design. Dr. Smith discussed current and planned educational programs for Page.

GENERAL QUESTIONS

The Board responded to a series of questions to help develop the master plan.

What do you envision for the future of CCC (both aesthetically or programmatically)?

- Mr. Hurley supported using as much of the space as possible and leaving room for additional space as programs need it.

- The group discussed the boundaries of the campus, some of the limitations those boundaries might pose, and an analysis of programs and floor space.
- Mr. Hurley wants to get more information on what the City of Page plans to do with their piece of land that includes the Library.
- Mr. Hurley also recommended that the road shown on the older master plan to the east of the property be removed as it will become a shortcut for the residential areas.
- In any presentations on this effort, Mr. Hurley would like to see a drawing on the Master Plan Phase I & II page of the presentation with property boundaries on it.
- Mr. Hurley asked if the team had reviewed the City of Page's zoning and planning regulations.
- The group discussed pedestrian traffic at the Library and Page Center.
- The Page community has mentioned preserving the Rim Trail that runs around the Library and the Page Center. It is an amenity for the community and is something that the City has used to draw people to Page.
- The group discussed the plot of land, what could be used for classroom expansion, and what could be used for classroom/campus space.

What are we not thinking of as far as programs or the overall future of the College?

- Mr. Patrick Hurley and Mr. Joseph Smith feel the College has a pretty good handle on what the community needs and the programs listed are adequate.
- Dr. Southerland asked whether an early childhood education program is important to Page and if an associated child care space would benefit the community.
- If the area does grow significantly in the next 20 years, tourism will be the big industry, and there will still be a need for general education/transfer classes.
- The Board agreed that housing is a big issue in Page. They have heard messages that there is not enough space for seasonal employees, and vacation rentals have taken over the rental market.
- Mr. Joey Smith mentioned that there are many ideas proposed for the City of Page, but they don't happen because of housing.

Who are the user groups you see using this housing? How do you envision this being used?

- If the campus runs during the slow season, using housing for seasonal employees in the high season would be very useful for employers throughout the Page area and increase employment.
- Students will be the focus of this project, but there may be ways to include workforce groups.
- The Board expressed concern about mixing student and workforce groups.
- The group discussed the possibility of having some of the project be available for long-term housing for teachers and healthcare workers. There was also discussion about the types of amenities this group would need.
- The Board discussed whether the College should be a profit center and support itself. A housing center could be a profit and could be a way to support the College.
- The Board asked questions about how to determine the number of students to house.
- Housing can be a way to increase enrollment.
- Dr. Nate Southerland discussed a recent meeting with Utah State University Blanding and their housing efforts.
- The group discussed the zoning of the College's parcel and the City of Page agreement that allows that land to be used for educational purposes.
- The group discussed that not all of Page is not supportive or agreeable to housing projects and may express that concern at public hearings about the project.

- Mr. Patrick Hurley would like to see the buildable area of this parcel and a map that shows the plot's boundaries.
- The Page community is complex, and this development can impact the City of Page and the surrounding community. Some of the building in Flagstaff for student housing has been devastating for the neighborhoods and caused division.
- Mr. Gary Todd suggested considering a view from the street and suggested adding things like signage, landscape, wayfinding, etc., to see how the building is viewed from the street.

Do you think the units should have cooking facilities? How many beds do we want in a unit?

- The Board would recommend cooking facilities as there isn't a lot close to campus, and it would help students want to cook their native foods.
- CCC students aren't always young, so the Board asked to included consideration for older students.
- There are many ways to lay the project out and control costs by sharing kitchens and bathrooms.

What do we want to focus on at tomorrow's meeting?

Since the Board has given a lot of input and many of the Board's questions cannot be answered until Genterra and Todd, and Associates complete a site visit to Page, the Board decide to cancel the meeting scheduled for Tuesday, December 1, 2020, at 4:00 pm.

One thing that would help Mr. Hurley in later phases of the project would be a site analysis that shows the buildable area.

Dr. Nat White gave his input and suggested that the Administration should discuss student projections and how the College would use this facility. Dr. White would like to hear what the professionals think before getting into too much detail.

The Board asked questions on who was included in the real estate group and what was discussed at that meeting; the City of Page housing study and the City's plans to address the needs identified in the study; and whether the College is taxed on the land in Page.

ADJOURNMENT: The Work Session Adjourned at 5:52 pm.

MINUTES PREPARED BY:

Dr. Nat White
Vice Chair/Secretary of the Board

Ms. April Sandoval
Board Recorder

Ms. Patricia Garcia
Board Chair