

# Morehead State University

## Board of Regents

### Special Meeting

Friday, August 26, 2016, 10:30 a.m.  
DeMoss Suite, Center for Health, Education and Research

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#### Agenda

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **OATH OF OFFICE ADMINISTERED TO NEW AND REAPPOINTED MEMBERS**
  - Mr. Adam Abbott
  - Mr. Craig Preece
  - Mr. Patrick Price
  - Ms. Terri Walters
- IV. **ELECT VICE CHAIR AND SECRETARY; APPOINT TREASURER (Pursuant to KRS 164.330)**
- V. **AMEND CAMPUS MASTER PLAN TO INCLUDE PURCHASE OF REAL PROPERTY FOR WATER SEDIMENT BASIN**
- VI. **DISCUSSION**
  - Fair Labor Standards Act and Personnel Policy PSNE-5, Overtime Pay for Employees Classified as Staff Nonexempt
  - Personnel Policy PAc-26, Termination of Faculty for Financial Exigency and Discontinuance of Program
  - Preliminary Enrollment Report
  - Report on Presidential Search
  - Proposed 2017 Meeting Dates
- VII. **UPCOMING MEETINGS AND EVENTS**
  - Quarterly Meeting, Friday, September 30, 9 a.m.
  - Audit Committee Meeting, Friday, November 11, 8 a.m.
  - Work Session, Friday, November 11, 9 a.m.
  - Quarterly Meeting, Friday, December 9, 9 a.m.
  - Fall Commencement, Saturday, December 10, 10:30 a.m.
- VIII. **ADJOURNMENT**

**AMEND CAMPUS MASTER PLAN TO INCLUDE  
PURCHASE OF REAL PROPERTY FOR WATER  
SEDIMENT BASIN**

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**BOR (V)  
August 26, 2016**

**Recommendation:**

That the Board approve the amendment of the Campus Master Plan to include the acquisition of an approximate .50 acre parcel of land located on the corner of Rowan Street and Bridge Street in Morehead.

**Background:**

The Board approved a project in the University's 2016-2022 Capital Plan to construct a water sediment basin at the Water Purification Facility located on US 60. The Kentucky Division of Water issued a citation to the University for excessive TSS (dirt and silt) and Chlorine being discharged back in the water source of Triplett Creek. The construction of the sediment basin will enable the Water Purification Facility to meet all state regulations required by the Division of Water pertaining to discharge of debris and chemicals.

A parcel of property owned by the City of Morehead just outside but adjacent to the University's Campus Master Plan is the preferred location for construction of the sediment basin. Construction of the sediment basin at this location will reduce the overall construction cost by over \$500,000 due to its proximity and elevation in relationship to the University's Water Purification Facility. Soil tests were completed to ensure that the parcel is well suited for construction of the basin.

APPCO Appraisal Service of Ashland, KY, appraised the parcel in March 2016 at a value of \$129,500. The University has negotiated with the City of Morehead on a purchase price for the property. In addition to a cash payment, the agreement would include the University investing in a number of safety and aesthetic improvements on the property. The improvements are estimated at a cost of \$59,680 based on project bids received by local contractors. Improvements include installation of lighting, sidewalks, landscaping, paint and signage to serve pedestrians using the existing footbridge that spans Triplett Creek. A purchase price of \$69,820 was calculated by reducing the full appraisal value (\$129,500) by the total estimates for the improvements (\$59,680).

Appraisals have been received from state approved appraisers that support the purchase price. With Board approval, the property would be acquired in accordance with procedures for acquisition of real property contained in the Kentucky Revised Statutes including authorization from the Secretary of Finance and Administration Cabinet.

## Resolution for Acquisition of Property

**WHEREAS**, upon the recommendation of the President on August 26, 2016, the Board of Regents has reviewed the request to acquire real property described as an approximate 0.50 acre parcel of land located at on the east side of Rowan Street and north side of Bridge Streets in Morehead, Kentucky; and

**WHEREAS**, the acquisition of the above mentioned property is in consistent with the needs of the University; and

**WHEREAS**, the acquisition of the above mentioned property is in the best interest of the Commonwealth of Kentucky; and

**WHEREAS**, independent appraisals have been obtained for the purpose of establishing that the fair market value of the property is greater than the acquisition price of the property; therefore

**BE IT RESOLVED**, by the Morehead State University Board of Regents that upon approval of the appraisals by the Secretary of the Finance and Administration Cabinet the President is authorized to acquire the above described property from the City of Morehead, Rowan County, Kentucky.

**RECOMMENDED:**

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Wayne D. Andrews, President

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Date

**APPROVED:**

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Paul C. Goodpaster, Chair  
MSU Board of Regents

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Date