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Board of Trustees Physical Plant Committee September 24, 1974

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APPROVED BY THE BOARD OF TRUSTEES

Date: October 22, 1974
By: Margaret R. Dexter, Clerk

UNIVERSITY OF MAINE
BOARD OF TRUSTEES

September 24, 1974
Bangor, Maine

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~~APPROVED BY THE BOARD OF TRUSTEES~~
~~Date: _____~~
~~By: Margaret R. Dexter, Clerk~~

Physical Plant Committee

PRESENT: Chairman Stephen T. Hughes, Kenneth H. Ramage, Carroll R. McGary, Robert R. Masterton, Francis A. Brown, Carlton D. Reed, John Quinn, Gayle Bossie. Staff: Donald R. McNeil, Herbert L. Fowle, Jr., Richard A. Eustis, Barnett I. Shur, John M. Blake, John Morison, Lloyd J. Jewett, N. Edd Miller, Richard J. Spath, Arthur S. Buswell, Einar A. Olsen and Sally V. Holm.

Chairman Hughes opened the meeting. Mr. Ramage moved acceptance of the minutes of March 27, 1974, April 23, 1974, May 21, 1974 and June 18, 1974 as submitted. The motion was seconded and unanimously VOTED.

Augusta Student Housing Report. President Jewett reported on the housing arrangements provided Augusta students by Howard Johnson's. He explained that the motel rents to students at the rate of \$475 per room per semester, with additional charges of \$15 per semester for linen and \$10 per month for television. All fees are non-refundable. Seven students are currently utilizing these facilities. President Jewett emphasized that the University of Maine at Augusta assumed no responsibility for student conduct and that the University served only as a catalyst between Howard Johnson's and the students. He indicated that the fees charged were for room only, but that students were permitted to have hot plates and small refrigerators in their rooms.

One Year Lease with Trinity Church in Portland. Chairman Hughes announced that he would abstain from discussion and voting on this topic since he was a communicant of Trinity Church. President N. Edd Miller reviewed the terms of the lease and told the Committee that the Day Care Center would be free to students, but that fees would be charged to some, such as UMPG faculty.

Dr. McGary moved acceptance of the recommendation that the Board of Trustees approve the lease of a portion of the Trinity Church undercroft located at 113 Coyle Street in Portland for the initial period commencing September 1, 1974 to August 31, 1975 with renewal of the lease subject to staff approval of the renewal agreement. The motion was seconded and unanimously VOTED.

Purchase of Michaud Property, UMFK. President Spath described the Michaud Property located at 21 Pleasant Street in Fort Kent. He told the Committee that the mobile home on the property could be converted into a student health care unit and that the house itself could serve as a bookstore and housing unit.

On motion of Dr. McGary which was seconded, the Committee VOTED unanimously to recommend:

that the Board of Trustees approve the exercising of the option on the Michaud Property located at 21 Pleasant Street in Fort Kent, Maine for a total purchase price of \$38,000.

Mars Hill Assignment of Rights. Mr. Shur explained the purpose of the vote, which was to get a sub-lease with the State of Maine so that the State can use the right-of-way. Mr. Morison said that space was available at the MPBN Mars Hill transmitter site and that there would be no problem of electrical interference. On motion of Mr. Ramage which was seconded, the Committee unanimously VOTED to recommend:

that the Board of Trustees permit the Maine Department of Public Safety (State Police) to use the "right-of-way" from Mountain Road in Mars Hill to the MPBN Transmitter Site and to permit the Maine Department of Public Safety to locate two-way radio equipment at the MPBN site in Mars Hill.

Lease at New Harbor. Vice President Blake reviewed the proposal to lease approximately 450 square feet of office space in the Cheney Insurance Building at New Harbor, Maine, which would be used to house the Marine Extension Program at the Darling Center. On motion of Mr. Ramage which was seconded, the Committee unanimously VOTED to recommend:

that the Board of Trustees approve the lease of approximately 450 square feet in the Cheney Insurance Building in New Harbor, Maine for one year (with option to renew) at an annual lease rate of \$1800 per year subject to staff review and approval of the actual lease agreement.

Construction of Honors Program Office, UMO. Vice President Blake told the Committee that the proposed honors program office would serve honor students who do not usually pursue the same program as other students.

On motion of Mr. Ramage which was seconded, the Committee unanimously VOTED to recommend that the Board of Trustees approve the construction of an Honors Program office on the Orono Campus.

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Sale of Land on Stillwater Avenue, Old Town. Vice President Blake told the Committee that it had been determined that the land in question was no longer vital to the University and that its sale would give additional taxable property to the town of Old Town. Mr. Fowle explained that any proceeds from the sale of this land must be used to acquire more land. Mr. Masterton asked if the sale of this small piece of property would diminish the salability of the rest of the University - owned land on Stillwater Avenue. Mr. Blake affirmed that this action would merely serve to open up the rest of the area to possible sale to other interested parties.

On motion of Mr. Brown which was seconded, the Committee unanimously VOTED to recommend that the Board of Trustees approve the sale of a parcel of land approximately 150' x 132' located on Stillwater Avenue in Old Town, Maine.

Recommended Biennial Capital Construction Program. Vice Chancellor Fowle presented an overview of the recommended biennial capital construction program. He stated that the Administrative Council had discussed and reviewed the philosophy, procedures and strategy of the program and that the Presidents had agreed to have the staff determine the priority orders in each category. The Council had raised questions on where MPBN should be placed on the list, and there was general agreement that it should be a separate item on the list.

Dr. McGary proposed that the Fogler project be removed from the first priority category entitled, "Supplemental Funding for Projects Previously Approved" and placed in the third priority category, "Major Capital Construction Projects."

Mr. Masterton expressed the opinion that the Board should not confuse the role of setting priorities with legislative tactics and that the decision of how to present the project to the legislature was not relevant. He said that the Board should decide policy and set priorities.

Dr. McGary moved that the Fogler Library Project at the University of Maine at Orono in Priority No. 1 of the Recommended Biennial Construction Program be moved to Priority No. 3 and assigned a position within Priority No. 3 on the basis that Item No. 3 was improperly categorized in Priority No. 1. The motion was seconded.

The Committee VOTED to amend the priority list within the guidelines outlined by Dr. McGary. Mr. Quinn and Mr. Ramage were opposed.

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MPBN Project Request. Mr. Morison reviewed the background of the Maine Public Broadcasting Network project request. There was discussion regarding the location of the proposed new facility. Dr. McGary asked how seriously Augusta had been considered as a possible site for MPBN, and indicated that there should be further consideration of this location. Mr. Morison said that the big advantage of the Orono location was that it gave the studios campus volunteer workers. It was agreed to explore the Augusta site question at a later date.

Dr. McNeil told the Committee that he felt it would be best to take the MPBN request as a separate item on the referendum and let the decision rise or fall on its own merits. Mr. Ramage moved that MPBN be removed from the priorities list and made a separate item. The motion was seconded. The Committee VOTED to amend the priorities list, omitting MPBN. Mr. Quinn was opposed and Ms. Bossie abstained. The staff was directed to revise the priorities list as indicated by the McGary amendment.

On motion of Dr. McGary which was seconded, the Committee VOTED unanimously to recommend acceptance of the "Recommended Biennial Capital Construction Program" as amended.

On motion of Dr. McGary which was seconded, the Committee VOTED unanimously to recommend to the full Board that the Chancellor be authorized to contact the Executive and Legislative branches of State government to seek funds up to and not exceeding amounts indicated on the "Recommended Biennial Capital Construction Program".

Adjournment.

Janet C. Beaulieu

for
Margaret R. Dexter
Clerk, Board of Trustees