



Special Board Meeting | November 7, 2025

Minutes

Iowa Western Community College
11/7/2025 9:00 AM CST

@ Ashley Hall Administrative Office Bay | 2700 College Rd, Council Bluffs, IA 51503

Attendance

Present:

Members: Chris Blake (remote), Eddie Holtz, Connie Hornbeck (remote), Dan Kinney, Jenny Kruger, John Marshall MD, Erin McKee, Kerry Newman (remote), Randy Pash, Tom Riley (remote), Gilbert Thomas (remote)

Absent:

Members: Matt Johnson, Kirk Madsen

1. Call to Order

The meeting was called to order by Board Chair Connie Hornbeck.

2. Roll Call

Board Chair Hornbeck asked for the roll. Roll call was taken by the Board Secretary.

3. Approve Agenda

Board Chair Hornbeck asked for a motion to approve the agenda as presented.

Motion:

A motion was made to approve the agenda as presented.

Motion moved by Gilbert Thomas and motion seconded by John Marshall MD. All aye votes were recorded. Motion carried.

4. Action Items

4.1. Recommendation to Terminate Faculty Contract

Dr. Kinney presented the Trustees with the recommendation to terminate the faculty contract for Cameron Smith, Welding Instructor.

Board Chair Hornbeck asked if there were any questions from the Trustees. Hearing none, she asked for a motion to approve the recommendation as presented.

Motion:

A motion was made to terminate the faculty contract of Cameron Smith.

Motion moved by Tom Riley and motion seconded by Chris Blake. All aye votes were recorded. Motion carried.

4.2. Approval of Guaranteed Maximum Price Amendment to the Contract with the CMAR for the Transportation and Logistics Project

Dr. Kinney shared that the Trustees were originally presented with these numbers 18 months ago, and with the passing of the Bond Referendum the college is ready to move forward. Boyd Jones has presented the Guaranteed Maximum Price (GMP). The Trustees were asked to approve the GMP of \$43,608,796.

Board Chair Hornbeck asked if there were any questions in regard to the GMP.

Highlight from the discussion include:

- The price could be less if they see additional savings throughout the project. Tariffs continue to be an unforeseen expense. If the college makes an addition to the project then the cost would be on the institution - this is unlikely to happen.
- The plan is for the contractors to mobilize next week.
- Other numbers presented on the list from HGM are estimates - #3 (equipment) is the biggest variable at this point.
- Dr. Kinney and the Institutional Advancement staff are fundraising for the funding for renovations to the existing space. They are looking to raise \$10 million. If there are funds left over they can be used for renovations. If more funds are raised then the college does not have to borrow all \$55 million.
- The timeline would be for the dirt to sit six months; building would start in March/April and take 18 months. Pending any weather delays the college would take over the building in September of 2027.
- Connie stressed the importance of communication with taxpayers if the project is able to be complete under budget and not all of the \$55 million is borrowed.
- A question was asked on the interest rate percentage we are paying on the bond. We have not sold the bonds yet so we don't know, and it is hard to estimate.
- Connie asked for a document on how we keep track of the money and what requirements we have to follow.

Board Chair Hornbeck asked for a motion to approve the Guaranteed Maximum Price Amendment to the Contract with the CMAR for the Transportation and Logistics Project in the amount of \$43,608,796.

 [HGM Option of Probable Project Cost.pdf](#)

Motion:

A motion was made to approve the GMP amendment as presented.

Motion moved by Gilbert Thomas and motion seconded by John Marshall MD. All aye votes were recorded. Motion carried.

5. Adjournment

Board Chair Hornbeck asked for a motion to adjourn the meeting.

Motion:

A motion was made to adjourn.

Motion moved by Gilbert Thomas and motion seconded by Chris Blake. All aye votes were recorded. Motion carried. The meeting was adjourned at 9:26am.

