

WESTERN COMMUNITY COLLEGE AREA
BOARD OF GOVERNORS

PROPOSED AGENDA

SPECIAL VIDEOCONFERENCE MEETING

December 8, 2016

4:00 P.M. – BROADCAST SITES

Conference Room
Alliance Schools Administration Building
1604 Sweetwater Avenue
Alliance, Nebraska

Room E-189
John N. Harms Center
Western Nebraska Community College
Scottsbluff Campus
2620 College Park
Scottsbluff, Nebraska

High School Conference Room
Chadron High School
901 Cedar Street
Chadron, Nebraska

Room 26
Creek Valley High School
301 Washington
Chappell, Nebraska

Boardroom
Garden County High School
200 West 4th Street
Oshkosh, Nebraska

- A. Call to Order, Ms. Walworth
- B. Roll Call
- C. Community Comments
- D. Board Chairperson Comments
- E. Approval of Agenda
- F. Excuse Absent Board Members
- G. Items for Consideration
 - 1) Western Nebraska Community College Facilities – Mr. Knapper
 - a) Approval of Revisions to Program Statement of WNCC Main Building Addition and Renovation and Authorization to Submit Revised Program Statement to Nebraska Coordinating Commission for Postsecondary Education
- H. Next Regular Meeting: Wednesday, December 21, 2016, 1:00 p.m., Boardroom, Western Nebraska Community College, Scottsbluff Campus, 1601 East 27th Street, Scottsbluff, Nebraska.
- I. Adjournment

MINUTES OF MEETING
BOARD OF GOVERNORS
WESTERN COMMUNITY COLLEGE AREA

TIME AND PLACE
ROLL CALL
NOTICE OF MEETING

A special meeting of the Western Community College Area Board of Governors was held at 4:02 p.m., on Thursday, December 8, 2016, in Room E-189, John N. Harms Center, Western Nebraska Community College, Scottsbluff Campus, 2620 College Park, Scottsbluff, Nebraska, and at the following videoconference sites: Conference Room, Alliance Schools Administration Building, 1604 Sweetwater Avenue, Alliance, Nebraska; High School Conference Room, Chadron High School, 901 Cedar Street, Chadron, Nebraska; Room 26 Creek Valley High School, 301 Washington, Chappell, Nebraska; and Boardroom, Garden County High School, 200 West 4th Street, Oshkosh, Nebraska, as per the publicized notice in the Star-Herald on Friday, December 2, 2016, with the following members present: William M. Packard, M. Thomas Perkins, Mary K. Shaver, Julienne K. Walworth, Vice Chairperson, Scottsbluff Site; Richard G. Stickney, Alliance Site; Merlyn L. Gramberg and Kimberly A. Marcy, Chadron Site; R. J. Savely, Chappell Site; and F. Lynne Klemke, Oshkosh Site. Absent: Timothy H. Daniels, Thomas L. Perlinski. Student Representatives present: None. Faculty Representatives present: William A. Loring, Scottsbluff Campus. College staff present: Todd R. Holcomb, Coral E. Richards, William D. Knapper, Kimberly J. Dale, Evangeline K. Grant, David E. Goshans, Allison Judy, Jennifer M. Rogers, Kristin R. Wiebe. College Attorney present: Philip M. Kelly. A current agenda was available in the College President's office and the Board Secretary's office on the Scottsbluff Campus at the time of the publicized notice.

QUORUM

Ms. Walworth declared a quorum was present for the transaction of business.

COMMUNITY COMMENTS

Ms. Walworth asked for Community Comments.

Ms. Walworth reminded community members who wish to make comments that, pursuant to Board Policy #830.1000.79, each speaker will be limited to a five minute presentation. There were no Community Comments.

BOARD CHAIRPERSON
COMMENTS

Ms. Walworth announced that for public information, there is a copy of the Nebraska Open Meetings Act available on the table at the back of the room.

BOARD CHAIRPERSON COMMENTS Cont.	Ms. Walworth thanked Board members for travelling to the respective sites to attend this special meeting. Ms. Walworth also thanked Mr. B. J. Peters, ESU 13 Director/Technology/Distance Learning/Media, for his assistance to set up the videoconference sites for the meeting.
APPROVAL OF AGENDA	Ms. Walworth called for a motion to approve the agenda. Dr. Perkins moved the agenda be approved as presented. Seconded by Ms. Shaver. The vote was, Yes: Gramberg, Klemke, Marcy, Packard, Perkins, Savely, Shaver, Stickney, Walworth. No: None. Absent: Daniels, Perlinski. Motion carried.
EXCUSE ABSENT BOARD MEMBERS	Ms. Walworth reported Mr. Daniels notified the Secretary he would be unable to attend the meeting because of Personal Business. Mr. Perlinski also notified the Secretary he would be unable to attend the meeting because of Personal Business. Ms. Klemke moved Mr. Daniels and Mr. Perlinski be excused from the meeting. Seconded by Mr. Savely. The vote was, Yes: Klemke, Marcy, Packard, Perkins, Savely, Shaver, Stickney, Gramberg, Walworth. No: None. Absent: Daniels, Perlinski. Motion carried.
WESTERN NEBRASKA COMMUNITY COLLEGE FACILITIES Approve Revisions to Program Statement of WNCC Main Building Addition and Renovation; Authorization to Submit Revised Program Statement to Nebraska Coordinating Commission for Postsecondary Education	Mr. Knapper thanked the Board members for taking time from their busy schedules to attend this special meeting. He commented there may be a need for more special meetings in the future in order to keep the renovation project moving forward. Mr. Knapper reported in the Program Statement of the WNCC Main Building Addition and Renovation was submitted to the Coordinating Commission on September 8, 2016. The Coordinating Commission staff has read the Program Statement, and on November 20, 2016, Mr. Knapper received a two page request from the Coordinating Commission asking for additional information to be included in the Program Statement. Mr. Knapper reported a meeting of the Commissioners of the Nebraska Coordinating Commission for Postsecondary Education was held on December 1, 2016, and the next scheduled meeting is January 17, 2017.

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Mr. Knapper referred Board members to the information that was mailed with the meeting notice. The first document is the Program Statement, which the Board approved on September 7, 2016, that was submitted to the Commission on September 8, 2016. The second document is the proposed additional information needed to complete the proposal. The additional information is highlighted in yellow.

Mr. Knapper reviewed the proposed additional information for each of the following sections of the Program Statement:

- Section 2.A. Data which supports the funding request.
- Section 4.B. – Consistency with the agency comprehensive capital facilities plan.
- Section 5.A. – Functions/purpose of existing programs as they relate to the proposed project.
- Section 5.B. Square footage of existing areas.
- Section 5.C. – Utilization of existing space by facility, room and/or function.
- Section 6A.2. – Projected occupancy/use levels.
- Section 6.B.1. – Square footage by individual area and/or function.
- Section 6.B.3. – Square footage difference between existing and proposed areas (net and gross).
- Section 7 – Equipment Requirements.
- Section 8.1 – Phasing.
- Section 9.B – Total Project Cost.

Mr. Knapper asked for questions or comments concerning the proposed additional information.

Board members questioned why so little attention was given to the Heating, Ventilation and Air Conditioning system as it is difficult to regulate the temperature throughout the building and the current system is a two pipe system. It was suggested information regarding the need to upgrade the Heating, Cooling and Air-Conditioning be expanded.

Mr. Savely moved the information with regard to the Heating, Ventilation, and Air-Conditioning system be expanded. Seconded by Dr. Perkins. The vote was Yes: Marcy, Packard, Perkins, Savely, Shaver, Stickney, Gramberg, Klemke, Walworth. No: None. Absent: Daniels, Perlinski. Motion carried.

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(A copy of the additional Information is attached in the official minute book.)

In addition to the information requested by the Coordinating Commission staff, Mr. Knapper reported changes have been made to Section 10 – Funding.

Mr. Knapper reported that based on Nebraska Statute, an opinion by the Nebraska Attorney General, and the advice of Bond Counsel the Project Funding Source information has been changed. The funding source "General Fund Lease Purchase/Certificates of Participation" is changed to read "Plant Fund Lease-Purchase/Certificate of Participation." The total expenditures for the project of \$18,500,000 does not change. Bond Counsel has also recommended the following statement be added to the final paragraph of Section 10. "The College expects that all lease-purchase obligations will be paid in full from the WNCC Foundation pledges. However, in order to achieve lower interest rates on such lease-purchase financing, the College plans to tell lenders that it will commit its capital improvement fund levy for payment of the lease-purchase obligations in case such WNCC Foundation pledges fall short."

Mr. Knapper reported there will be an adjustment to the time table since the Program Statement was not considered during the December 1, 2016, meeting. He remarked the next meeting of the Commissioners will be held January 17, 2016, in Omaha, which is the day before the Western Area Board of Governors meeting.

Mr. Knapper reported following the Coordinating Commission staff review and approval of the revised program statement, it is anticipated the Coordinating Commission will consider it during the January 2017 meeting,

Dr. Perkins moved the Board approve the Revisions (additional information) to the Program Statement of WNCC Main Building Addition and Renovation, as presented. He further moved the Board authorize the Secretary to submit the revised Program Statement, dated December 2016, to the Nebraska Coordinating Commission for Postsecondary Education for consideration. Seconded by Mr. Savely. The vote was, Yes: Packard, Perkins, Savely, Shaver, Stickney, Gramberg, Klemke, Marcy, Walworth. No: None. Absent: Daniels, Perlinski. Motion carried.

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Board members inquired whether the failure of the Southeast Community College bond issue was a concern for the Coordinating Commission as it considers future addition/renovation projects. There was further discussion concerning how the community colleges are viewed by the Legislature, and the results of a study which suggested all community college building projects should be approved by a vote of the people.

Mr. Knapper commented the law is there for the College to move forward with the project.

Board members expressed concern about further delays, and the how the project would move forward if the Revised Program Statement is disapproved by the Commission. Further delays will increase the cost of the project. It was also mentioned that any construction project which is utilizes two million dollars from tax funds as a funding source must have Coordinating Commission approval.,

NEXT REGULAR MEETING

The next Regular meeting of the Western Community College Area Board of Governors will be held on Wednesday, December 21, 2016, at 1:00 p.m., in the Boardroom, Western Nebraska Community College, Scottsbluff Campus, 1601 East 27th Street, Scottsbluff, Nebraska.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 4:45 p.m.

Julienne K. Walworth, Vice Chairperson

Coral E. Richards, Secretary