

**MEETING OF TRUSTEES
GARDEN CITY COMMUNITY COLLEGE**

March 6, 2017

Trustees Present: Jeff Crist, Dr. Marilyn Douglass, Steve Martinez, Melvin Neufeld, Dr. Blake Wasinger, Terri Worf

Others Present: Debra Atkinson, Deputy Clerk
Renee Cheramy, Administrative Assistant to the Executive Vice President
John Green, Athletic Director
Mark Minton, *Garden City Telegram*
Larry Pander, Fire Science Instructor/Faculty Senate Representative
Chuck Pfeifer, Director of Information Technology
Ryan Ruda, Vice President of Instruction/Student Services
Jeff Southern, Institutional Research and Special Projects
Kristi Tempel, Public Relations/Marketing
Phil Terpstra, Dean of Academics
Tammy Tabor, SGA Student Advisor and Director of Enrollment Management
Dee Wigner, Executive Vice President
Herbert Swender, President

CALL TO ORDER:

Chair Crist, called the regular board meeting to order at 6:02 p.m.

COMMENTS FROM THE CHAIR:

Chair Crist made the following comments:

- Congratulated Buster women and men's basketball teams for a great job this season.
- Noted that the game atmosphere is outstanding. The many activities at football and basketball games has brought a collegiate feel to the events.
- Recognized and congratulated GCCC Academic Excellence Challenge team on their first place finish in the regional tournament. .
- Reminded Trustees that Thursday, March 9 is the Instrumental Concert, 7:30 p.m., Pauline Joyce Auditorium.
- Chair Crist reminded Trustees that March 13-17 is spring break, no classes, campus closed March 16-17.
- Chair Crist encouraged Trustees to assist with the March 28 resident appreciation dinner. Volunteers should arrive at 4:45 p.m. for the 5:00-6:30 p.m. dinner in the cafeteria.
- Chair Crist urged attendees to attend the GCCC Rodeo March 31-April 2. This marks the 50th anniversary of GCCC Rodeo.

OPEN COMMENTS FROM PUBLIC:

Chair Crist noted that no one from the public had registered to make comments.

PRESIDENT'S REPORT:

This portion of the meeting is related to student accomplishments, activities, campus visitors, and special events that have taken place in the GCCC campus community since the last Board of Trustee meeting.

During a special ceremony on February 13, at Pittsburg State University, PSU President Steve Scott, and the Adjutant General for Kansas, General Lee Tafarielli signed a Memorandum of Agreement that established a formal linkage between PSU, Garden City Community College, and Kansas Army National Guard.

Beginning fall 2017, the linkage will provide a path for students at GCCC to take the first two years of the Senior Reserve Officers Training Corps (SROTC) curriculum and then transfer to PSU to finish the final two years of the SROTC curriculum and receive a commission into the U.S. Army.

Dr. Swender reported that Chief Master Sergeant Mitchell O. Brush, Senior Enlisted Advisor for the National Guard Bureau housed in the Pentagon in Washington D.C., and Chief Master Sergeant James L. Brown, visited the GCCC campus on February 15. The purpose of the visit was to look at the model of Task Force Broncbuster, and to share about the partnership with national level leaders.

Dr. Swender noted that at halftime of the men's basketball game on February 15, a new floor plan for the main gymnasium was unveiled. Completion is projected for a fall of 2017, which will be in time for Buster Volleyball and Basketball. Thanks to the generosity of Conestoga Energy Partners this renovation will become a reality. Conestoga Energy Partners CEO, Tom Willis, was on hand to help with the reveal. The gymnasium will soon be renamed Conestoga Arena. The court will be named Ron Schwartz Court, in honor of a long-standing GCCC Board of Trustee member, who passed away last year while serving in office. The overall complex will remain Dennis Perryman Athletic Complex (DPAC).

We were pleased to welcome Senator Pat Roberts to Garden City Community College campus on Tuesday, February 21. Tours for the day included Task Force Broncbuster, the John Deere Tech program, and the meats judging team. Senator Roberts also stopped by a GCCC Department of Public Safety Class and a Horse Science class. He visited with GCCC students in the classrooms, and helped DPS students answer test questions.

Dairy Farmers of America (DFA) employees trained at the GCCC fire tower. GCCC fire instructor, Larry Pander helped with the training teaching confined space block out, tag out, and extinguisher handling. Dr. Swender shared with Trustees that Pander is well thought of at the state level and expressed his thanks for a job well done.

GCCC was represented at the Wichita County High School Career Fair, February 23. Representatives from GCCC visited with over 200 students about agriculture, animal science, industrial maintenance, welding, cosmetology, criminal justice, EMT/Paramedic, business, physics, and cyber security.

GCCC fall sophomore athletes were honored at the home game on February 22. The basketball, dance, and cheer team received individual posters as keepsakes. Dr. Swender expressed his thanks to GCCC Athletic Director, John Green and Broncbuster Athletic Association President, Mark Douglass for their work in recognizing and honoring GCCC sophomores.

GCCC art students participated in an artist's workshop with Eleanor Heimbaugh, an Assistant Professor of Art at Bethany College, in Lindsborg, Kansas. The students made clay creations. Heimbaugh's ceramic art was featured in the January exhibition in Mercer Gallery.

Dr. Swender noted that football National Championship T-shirts are now on sale in the Broncbuster Bookstore. Dr. Swender was honored to welcome Real Men, Real Leaders Kansas group on February 28. Twenty-one Fifth and sixth grade students from Abe Hubert, Bernadine Sitts, and St. Mary's visited with Dr. Swender about higher education, saw the National Championship trophy, and got to meet the GCCC basketball team. Prospective John Deere Tech Students stopped by campus, on March 1, and participated in a John Deere Open House. Dealership representatives, students and parents attended the informational meeting. Out of the 12 students visiting, six students signed up to enroll, and others indicated a high interest. This will put the program close to capacity.

Dr. Swender and Athletic Director, John Green, reported that student athletes could have access to the internet for the purpose of accessing the student portal for homework assignments and completion, while traveling to and from games played at other venues. A unique piece of equipment called a "Plum Case", on loan now as a

demo case, can provide internet access for up to 128 students. Green went on to say this equipment can be used for all groups on campus. The case has not been purchased as of yet, but Green reports that the athletic department will be applying for grants to fund the possible future purchase. Dr. Swender and John Green expressed thanks to Craig Lurtz, Transportation Coordinator, Chuck Pfiefer, Director of Information Technology and Jeromy Gigot, Director of Endowment Association for their assistance in research and applying for the grant. The opportunity of applying for additional grants could provide for up to two additional cases.

INTRODUCTION OF NEW EMPLOYEES:

Dee Wigner, Executive Vice President, introduced new employee, Renee Cheramy, Administrative Assistant to the Executive Vice President.

Dr. Swender welcomed the GCCC employee and presented her with a GCCC Broncbuster lapel pin.

REPORT FROM STUDENT GOVERNMENT ASSOCIATION:

Nhicolos Aponte, SGA President, was not available to give a report.

REPORT FROM FACULTY SENATE:

Larry Pander, Fire Science Instructor/Faculty Senate Representative, reported nominations have been received for senate offices and results will be released soon. Faculty Senate will host a luncheon on April 21

Trustees thanked Pander for his report.

CONSENT AGENDA:

Chair Crist asked if Trustees wished to remove any items from the consent agenda. No items were removed.

Chair Crist then asked for a motion approving consent agenda items II-A-C.

Motion:

Douglass moved, seconded by Martinez to approve consent agenda items, II-A-C as presented.

Ayes: Crist, Douglass, Martinez, Neufeld, Wasinger, Worf

Nays: None

Motion carried: 6-0

Approved actions follow:

(A) APPROVED MINUTES of previous meeting (February 14, 2017).

(Supporting documents filed with official minutes.)

(B) APPROVED PERSONNEL ADJUNCT/OUTREACH CONTRACTS, as presented

(Supporting documents filed with official minutes.)

(C) APPROVED SUBMITTED FINANCIAL INFORMATION, as presented

(Supporting documents filed with official minutes.)

EXECUTIVE SESSION:

Motion:

Worf moved, seconded by Neufeld that the board go into a twenty-minute executive session at 6:30 p.m. for the purpose of discussing the acquisition of real property and to discuss personnel matters of nonelected personnel, returning to open session at 6:50 p.m.

Ayes: Crist, Douglass, Martinez, Neufeld, Wasinger, Worf

Nays: none

Motion carried: 6-0

Present in Executive Session:

GCCC Board of Trustees

Herbert J. Swender, President

Dee Wigner, Executive Vice President

Board of Trustees resumed open session at 6:50 p.m.

OTHER ACTION:

(A) APPROVED ACQUISITION OF REAL PROPERTY AND OF 10 YEAR LEASE PURCHASE AGREEMENT

The college has the opportunity to purchase the remaining four (4) apartment buildings located at 1703, 1707, 1709 and 1713E. Laurel Street. In addition, included in the purchase is an office/shop building located at 1705 E. Laurel Street. The property, currently owned by John and Carmen Wagner, will provide much needed housing for GCCC. The proposed property will be purchased through a lease-purchase agreement with Clayton Holdings, LLC which is affiliated with Garden City's Commerce Bank. The 10-year lease purchase will be repaid with proceeds from student room and board fees.

In accordance with Kansas Statutes, the college published an official notice to purchase and finance the purchase of property and replacement of the residence hall parking lot (south lot). The required 30-day protest period has passed with no protest being filed.

Motion:

Worf moved, seconded by Martinez to authorize Administration to negotiate a contract to purchase property at 1703, 1705, 1707, 1709 and 1713 E. Laurel St. not to exceed \$1,755,000. Additionally, the board authorizes the administration to enter into a lease/purchase agreement with Clayton Holdings, LLC not to exceed total financing costs of \$3 million that includes purchase of property, replacement of residence hall parking lot, and replacement of parking lot sewer line.

Trustees had a short discussion regarding purchase date and tenant notification.

Ayes: Crist, Douglass, Martinez, Neufeld, Wasinger, Worf

Nays: None

Motion carried: 6-0

(B) APPROVED RESIDENTIAL LIFE PARKING LOT REPLACEMENT, SEWER LINE REPLACEMENT AND A PORTION OF THE MECHANICAL TUNNEL LID REPLACEMENT

The original presentation on January 10, 2017, discussed financing of the Residence Hall (south) parking lot replacement and purchasing the remaining four units of the Wagner Apartments. The college's architect designed and released specifications for the complete replacement of the residential life parking lot. Additionally included in the RFP was alternate proposals for replacing the sewer line, which is located under the residence hall parking lot and address needed repairs to a portion of the college's tunnel system in the quad area. The tunnel system serves as a mechanical pathway for HVAC, electrical and communication lines—original to the 1968 campus construction.

The asphalt parking lot will be replaced with concrete, additional lighting will be added and water drainage improved. The sewer line replacement involves the sewer line from the west hall residential life units to the city main. The sewer line is also original to the late 1968 construction and should be replaced while the parking lot is under construction.

The mechanical tunnel “lid replacement project” includes removal and replacement of the pedestrian sidewalk, which is structural to the top, and sidewalls portions of the tunnel.

The area involves the sidewalk from the intersection between the Fouse and Fine Arts buildings going west to the west side of the Fine Arts building totaling approximately 160 feet.

Trustees had a brief discussion to clarify that finances for the mechanical tunnel lid would come from general fund.

Motion:

Worf moved, seconded by Wasinger to authorize Administration to accept the proposal and enter into an agreement with JAG Construction for \$1,072,804.00 plus \$35.00 per linear foot for replacement of the sewer line, to replace the residential life parking lot with concrete and to repair a portion of the campus mechanical tunnel lid.

Ayes: Crist, Douglass, Martinez, Neufeld, Wasinger, Worf

Nays: None

Motion carried: 6-0

Vendor:	JAG Construction	
For:	Residential Life Parking Lot Construction (replaced with concrete)	\$1,072,804.00
	Sewer Line Replacement and Repair a Portion of Campus	
	Mechanical Tunnel Lid	\$35.00 per linear foot

MONITORING REPORTS and ENDS REPORTS:

Trustees indicate they had received and reviewed the following monitoring report:

- Annual, General Executive Constraints, Pg. 7, #1

Trustees accepted the monitoring report as presented.

Dr. Swender took this opportunity to direct Trustee attention to several GCCC updated policies that had been distributed for review, which included:

- Policies
- Learning Assessment
- Program Review
- Strategic Planning

Chair Crist stated that the Board of Trustees, through policy review process, has reviewed updated policies from the administration. The revisions to policies have been reviewed and accepted by GCCC Trustees.

REVIEW OF MONITORING REPORTS:

Trustees reviewed the following monitoring reports:

- Monitoring Report – Annual, Personal Enrichment

BOARD PROCESS AND POLICY GOVERNANCE REVIEW:

Policy Governance Officer, Dr. Marilyn Douglass, recommended a complete review of the Policy Governance manual. Trustee Douglass went on to suggest setting a date for a Policy Governance board retreat to accomplish the review. Board Clerk will suggest dates in June for consideration.

REPORT FROM FINNEY COUNTY ECONOMIC DEVELOPMENT CORPORATION:

Trustee Martinez reported the following:

- FCEDC is busy recruiting companies and currently has a promising follow-up.
- FCEDC President, Lona DuVall, recently attended a dairy/agriculture exposition in California.
- Star Bond proposals are due in July.
- Dairy Farmers of American trainings are coming up. Trustee Martinez indicated that GCCC may offer the trainings.

REPORT FROM KACCT/COP:

Trustee Neufeld reported the following:

- Trustee Neufeld reported KACCT is discussing school funding, guns on campus and concerns of larger state schools moving to take over community college markets.

OWNERSHIP LINKAGE:

Trustee Worf displayed a GCCC campus newspaper from 1954. The paper gave a snapshot of what was happening at GCCC at that time.

DATE CONFIRMATION:

Trustees confirmed that a special Board of Trustees meeting would take place March 23, 2017 at 7:30 a.m. light breakfast served and the meeting will be held in the Endowment Room of the Beth Tedrow Student Center.

Meeting adjourned at 7:30 p.m.

UPCOMING CALENDAR EVENTS:

April 14 & 17	Easter Break, Campus Closed
April 27	GCCC Awards Banquet, 5:30 PM.-7:30 PM., Conestoga Arena, Dennis Perryman Athletic Complex Choral Pops Concert, 7:30 PM, Fine Arts Auditorium
May 1	Retirement Reception, 2-4 PM, Endowment Room of Beth Tedrow Student Center Athletic Banquet, 6:00 PM, Conestoga Arena, Dennis Perryman Athletic Complex
May 4	Band Pops Concert, 7:30 PM, Fine Arts Auditorium
May 5	Commencement, 7:00 PM, Conestoga Arena, Dennis Perryman Athletic Complex
May 6	Alternative School Graduation, 10:00 AM, Conestoga Arena, Dennis Perryman Athletic Complex Nursing Graduation, 2:00 PM, Conestoga Arena, Dennis Perryman Athletic Complex
May 7	ESL Graduation, Conestoga Arena, Dennis Perryman Athletic Complex
May 8	Guitar/Rock Ensemble, 7:00 PM, Fine Arts Auditorium

Debra J. Atkinson
Deputy Clerk

Herbert J. Swender
President

Jeff Crist
Chair of the Board