

**WEATHERFORD COLLEGE
BOARD OF TRUSTEES
MINUTES OF REGULAR MEETING
March 10, 2022**

The Weatherford College Board of Trustees met in regular session at 2:00 p.m., Thursday, March 10, 2022, in the Community Room of the Emerging Technologies and Workforce Building. Board Chair Mr. Smith called the meeting to order. Other trustees present were Dan Carney, Sue Coody, Dr. Trev Dixon, Doug Dowd, Dr. Robert Marlett, Judy McAnally and Secretary Lela Morris. None were absent. Brent Baker, vice president of institutional advancement, gave the invocation and the Pledge of Allegiance was recited.

Call to Order,
Invocation and
Pledge of Allegiance

No one spoke for Public Comment.

Public Comment

President Tod Allen Farmer submitted the following recognitions and employee notices:

President's Report

a. Recognitions –

- o Weatherford College recently honored 40 exemplary teachers from across our five-county service area and beyond during the 26th annual Jack Harvey Academy of Exemplary Teachers celebration. The Nashville School of the Arts 2017 teacher of the year, Ryan Murphey, provided an exceptional speech followed by a musical performance by he and his father Michael Martin Murphey. Many of our area school superintendents positively commented on the exceptional event.
- o Weatherford College has recently signed graduate level articulation agreements with Texas A&M Commerce and Tarleton State University. WC students graduating with bachelor's degrees will now be able to seamlessly transfer into a choice of multiple master's degree programs.
- o The grand opening ceremony for the new Emerging Technologies and Workforce Building will be Wednesday, March 30th at 3:30 p.m. Several officials will be joining for the event. This new facility will provide generations of students to come with affordable access to a high-quality education.

b. Employment Notices –

DMAC (Local) requires the college president to provide the names of contract employees that have resigned or retired since the last board meeting. In accordance with this policy, President Farmer reported the following:

- Karen Holmes, Accounts Payable Assistant, Business Office, resignation effective 2/25/2022.

Consent Agenda

A recommendation was made that the Board of Trustees approve the February 10, 2022 *Minutes submitted by Theresa Hutchison, executive assistant to the president.*

Minutes

The cash balance as of February 28, 2022 is \$72,823,537.16. This is an increase of \$23,045,613.52 from last year at February 28, 2021. The operating statement at February 28, 2022 indicates that total revenues collected are \$62,928,025 or 82.97% of budget. Total expenditures are \$40,063,613 or 53.37% of budget. The recommendation was for approval of the financial reports ending February 28, 2022 as presented. *Cash Balance Reports and Operating Statements at February 28, 2022 presented by Dr. Andra Cantrell, executive vice president for financial & administrative services are attached.*

Financial Reports

As required by Government Code 2256.005, the investment officer shall prepare and submit to the Board a written report of investment transactions for all funds covered by the Public Funds Investment Act. This report is submitted to the Board on a quarterly basis, within a reasonable time after the end of the period. Attached you will find a Report of Investments for the period ending February 28, 2022. The recommendation made was for approval of the Report of Investments at February 28, 2022 as submitted. *The Report of Investments at February 28, 2022 submitted by Dr. Andra R. Cantrell, executive vice president for financial & administrative services is attached.*

Quarterly Investment Report

At the June 10, 2021 Board meeting, the Board approved the Facility Maintenance Services with CBRE Managed Services, Inc. for a three-year period beginning September 1, 2021 and ending August 31, 2024 with two additional twelve months as optional extension periods for a Year 1 cost of \$2,270,059 subject to an adjustment based on the completion of the new Workforce & Emerging Technologies Building. The attached First Amendment to Facilities Management Services Agreement covers the facilities management services of the new building for an increase of \$79,733 bringing the revised Year 1 price to \$2,349,792. The recommendation submitted is for approval of the First Amendment to Facilities Management Services Agreement with CBRE Managed Services, Inc. with a revised Year 1 price of \$2,349,792. *The First Amendment to Facilities Management Services Agreement submitted by Dr. Andra R. Cantrell, executive vice president for financial & administrative services is attached.*

Amendment to CBRE Facilities Management Services Agreement

Dr. Marlett made the motion to approve the Consent Agenda as presented. Ms. Morris seconded and the motion carried unanimously.

Consent Agenda
792-1
Approved

Dr. Cantrell presented the 2022-23 Tuition and fees based upon the recommendation of the Tuition and Fees Advisory Committee. The administration is recommending an increase in tuition as well as increases in a number of fees. The administration, along with the assistance of the Tuition and Fees Advisory Committee, have researched and analyzed the current rates of Weatherford College and the other community colleges in the state of Texas. The recommendation made was that the Board of Trustees approve the 2022-23 tuition and fees as presented. Ms. Coody made the motion to approve the Adoption of 2022-23 Tuition and Fees as presented. Dr. Dixon seconded and the motion carried unanimously. *Attached are the Schedule of Proposed Tuition and Miscellaneous Charges & Course Fee Changes for Fiscal Year 2022-2023 submitted by Dr. Andra R. Cantrell, executive vice president for financial & administrative services.*

Adoption of 2022-23
Tuition and Fees
792-2
Approved

Julie MacMillan with RBC Capital Markets, LLC presented a financing plan for the Student Housing Facilities, which included a current market update as well as a description of the revenue bond offering and the maintenance tax note refunding. The recommendation made was for approval of the financing plan presented for the Student Housing Facilities. The trustees agreed to discuss this item when more details are available at a meeting to be held in April. *The Preliminary Plan of Finance submitted by Dr. Andra R. Cantrell, Executive Vice President for Financial & Administrative Services is attached.*

Review Plan for
Finance of Student
Housing Facilities
792-3
Tabled

Julie MacMillan with RBC Capital Markets, LLC presented the financing of the Student Housing Facilities project to be constructed during this coming year. Since a final Guaranteed Maximum Price (GMP) will not be available until further work has been finalized, it is recommended that a Resolution authorizing reimbursement for costs relating to the Student Housing Facilities be passed by the Board of Trustees. The passage of this resolution will allow such payments for consultant fees, architect fees, construction managers at risk (CMAR) fees, equipment, and any other payments associated with the construction of the facility to be reimbursed at such times that the Revenue Bond obligations to finance the project is issued. The recommendation made was for approval of the Resolution Authorizing Reimbursement for Costs Relating to Student Housing Facilities and of the Certificate for Resolution. Ms. Morris made the motion to approve the plan as presented. Mr. Carney seconded and the motion carried unanimously with a roll call vote. *Attachments: (1) Resolution Authorizing Reimbursement for Costs Relating to the Student Housing Facilities; and (2) Certificate for Resolutions submitted by*

Resolutions Authorizing
Reimbursements for
Costs Relating to
Student Housing
Facilities
792-4
Approved

Dr. Andra R. Cantrell, executive vice president for financial & administrative services.

As required by the Texas Government Code 2269.056 (a), the governing body of a governmental entity that considers a construction project using a method authorized by this chapter other than competitive bidding must, before advertising, determine which other method provides the best value for the governmental entity, which includes the following: Competitive Sealed Proposals, Construction Manager-Agent, Construction Manager-at-Risk, Design-Build and Job Order Contracting. Texas Government Code 2269.053(a) provides that the governing body of a governmental entity may delegate its authority under this chapter regarding an action authorized or required by this chapter to a designated representative, committee, or other person and (b) the governmental entity shall provide notice of the delegation, the limits of the delegation and the name or title of each person designated under Subsection (a) by rule or in the request for bids, proposals or qualifications or in an addendum to the request, for the construction of the new Student Housing Facilities project. The Administration of Weatherford College is recommending Construction Manager-at-Risk per Section 2269.251, Subchapter F, for the method of procurement and delegation of authority and selection of committee per Section 2269.053, Subchapter A, to Dr. Tod Allen Farmer, President of Weatherford College, for the new Student Housing Facilities project. Ms. Coody made the motion to approve the resolutions as presented. Mr. Dowd seconded and the motion carried unanimously. *Resolution No. 1 Construction Procurement Method and Resolution No. 2 Delegation of Authority on Student Housing Facilities Project submitted by Dr. Andra R. Cantrell, executive vice-president of financial & administrative affairs are attached.*

Resolutions Authorizing
Method of Procurement
on Construction,
Delegation of Authority
and Delegee's Selection
of Committee on
Student Housing
Facilities Project
792-5
Approved

The following reports were submitted to the Board:

- a. Academic and Student Services Update submitted by Michael Endy, Vice President of Instruction and Student services
- b. Hanover Research Demand Study submitted by Dan Curlee, General Counsel and presented by Dr. John Jones, Executive Director of Institutional Research

Reports

Vice President Brent Baker made the following announcements:

- Feb. 10, WC Jazz Orchestra Sextet, Alkek Theatre @ 7:30 p.m.
- Feb. 10, Home tennis match, 9th Grade Center @ 2 p.m.
- Feb. 12, Home softball game @ 2:30 p.m.
- Feb. 12, Home basketball games @ 2 p.m. and 4 p.m.
- Feb. 16, Home softball games @1 p.m.
- Feb. 19, Home baseball games @ 12 p.m. and 3 p.m.
- Feb. 19, Home basketball games @ 2 p.m. and 4 p.m.

Announcements

March 10, 2022

- Feb. 26, Home basketball games @ 2 p.m. and 4 p.m.
- Feb. 28, Home baseball game @ 2 p.m.
- March 2, Home softball games @ 5 p.m. and 7 p.m.
- March 3, Songwriter Showcase, Alkek Theatre @ 7:30 p.m.
- March 4, Violin Piano Duo Recital, Alkek Theatre @ 7:30 p.m.
- March 5, Home baseball game @ 1 p.m.
- March 9, Home softball game @ 3 p.m.
- March 14-18, Spring Break, campus closed

The Board of Trustees entered into Closed Session at 2:49 p.m. to consult with the college attorney in accordance with Government Code 551.072, to deliberate real property in accordance with Government Code 551.072, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee in accordance with Government Code 551.074, and to deliberate the Board of Trustees Self-Assessment in Accordance with Government Code 551.074.

Closed Session

The Board reconvened in Open Session at 4:10 p.m.

Open Session

No action was taken regarding Real Estate.

Real Estate
791-3
No action

No action was taken regarding Personnel Matters.

Personnel Matters
791-4
No Action

No action was taken regarding the Board of Trustees Self-Assessment; however, General Counsel Dan Curlee stated that it was completed as required by TASB policy and procedure and in congruence with SACS requirements.

Board of Trustees
Self-Assessment
Completed
No Action
791-5

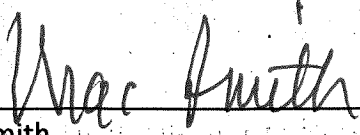
Mr. Carney made the motion to approve the annual evaluation and to extend President Tod Allen Farmer's current contract for an additional year with a salary increase of 10%. Ms. Morris seconded and the motion carried unanimously with a roll call vote. Several trustees gave positive comments on behalf of President Farmer's performance as college president.

Annual Evaluation and
Employment contract of
the College President
791-6

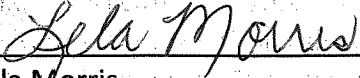
At 4:26 p.m., Dr. Marlett made the motion to adjourn the meeting. Ms. Coody seconded and the motion carried unanimously.

Motion to Adjourn
791-7
Approved

March 10, 2022



Mac Smith
Chair, Board of Trustees



Lela Morris
Secretary, Board of Trustee