



Chairperson Arlyn Uhrmacher called the work session and regular meeting of the Southeast Community College Board of Governors to order at 1:30 p.m. on Tuesday, July 22, 2025, at the Beatrice Campus, 4771 W. Scott Road, Beatrice, NE.

ROLL CALL:

Present:

Kathy Boellstorff, Johnson
Chuck Byers, McCool Junction
Brandon Gunther, Hickman
Vicki Haskell, Fairbury
Joann Herrington Pitcher, Lincoln
Carina McCormick, Lincoln
Nancy A. Seim, Lincoln
James Sherwood, Lincoln
Neal Stenberg, Lincoln
Linda Hartman, Faculty Representative
Arlyn Uhrmacher, Lincoln

Absent:

Kristin Yates, Lincoln

PUBLIC MEETING LAW COMPLIANCE STATEMENT

Chairperson Uhrmacher stated the public meeting notice had been published in the Lincoln Journal Star on Monday, July 14, 2025, as well as posted on the bulletin board in the Area Office and on the website. He indicated that the meeting is conducted according to the principles of the revised ***Robert's Rules of Order***.

Chairperson Uhrmacher stated that supplementary materials were available for the public, along with a copy of the Open Meetings Law. A specific agenda item is reserved for Public Comment, item number 11. To testify during this time any member of the audience may approach the Board. In general, oral testimony by individuals is limited to five minutes. Written testimony will also be accepted for the public record.

TOPICS FOR DISCUSSION

Facilities and Financing Update

Dr. Bev Cummins, Vice President Campus Operation & Development, provided facilities update.

- Associate Vice Presidents
 - Scott Maas, Lincoln
 - Toni Landenberger, Beatrice

- Jon Kisby, Milford

Lincoln Campus projects:

- Current science spaces
- Biosciences
- Chemistry
- Geoscience
- Physics
- Revised to Life Science center (Chemistry to remain in building)
 - Organic chemistry moved from ESQ to B section resulting in extensive infrastructure work.
- Continuing to build design space for science tower
- Future renovation B section
 - Post Life science center
 - Three Physics labs
 - Geo science lab
 - Three Chemistry labs
 - Faculty offices
 - General purpose classroom
- Future renovation A section
 - Criminal justice
 - Early childhood
 - Child development center
 - Expanded culinary
- Phase 2: Life science center program statement

Dr. Sherwood asked if there would be naming rights for the science building? Dr. Cummins stated yes, there will be an opportunity for naming rights.

Milford Campus projects:

- Current building construction space
 - Eicher Technical Center
 - HVAC Building
- Building site plan
 - Diesel Tech
 - Nebraska Hall
 - ETC
- Schematic Design construction technologies center
 - Uses external spaces for labs
 - Future renovation Electrical Construction
 - Future renovation Industry partners spaces
 - Currently no Industry Partner space in Milford

Mr. Byers asked where was the money coming from? Dr. Illich mentioned that they are able to use from cash flow.

Ms. Seim asked if renovations would include students in the program? Dr. Cummins stated no because the fire marshal no longer accepted that.

Beatrice Campus projects:

- Current Agriculture center
 - Instructional Ag spaces are spread out
- Phase 1 developing Ag technology lab spaces
 - Horticulture and turfgrass management
 - Precision agriculture
 - Agriculture and management and production
 - Portion of agricultural educator
 - Final design is still in progress
 - Approximately 20,000 square feet

Chairperson Uhrmacher asked about the arena and where is SCC with that? Dr. Cummins mentioned that CIF funds cannot be used to fund the projects and that the SCC Educational Foundation would start fundraising to get the projects started.

Scott Keen, Piper Sandler, provided an update on financing.

- Financing options for future capital projects
 - COPs financing, pay as you go, facilities fees, private giving
 - Science tower
 - Construction technology center
 - Agriculture center
 - Revenue bonds, pay as you go, facilities fees, private giving
 - Lincoln residence hall
 - Milford residence hall

Dr. Illich mentioned that they are still working through raising more money for the projects.

- Investment Banker responsibilities
 - Evaluation of the project and the allowable financing options under State Statutes and IRS Rules for tax-exempt bonds
 - Evaluation of the structuring options available (debt service terms, final maturities, redemption provisions, etc.)
 - Assist Bond Counsel in the preparation and review of the Preliminary Official Statement, Declaration of Trust, Lease Agreement, Bond Resolution documents
 - Lead the communications with the Rating Agencies (Moody's/S&P) - goal to obtain the highest possible bond ratings
 - Lead the communications with the potential investors
 - Manage the sale of the bonds through Piper Sandler network of investment representatives throughout the country
 - Prepare for the "Closing" of the bond financing and delivery of the proceeds to the Bond Trustee.

- Primary Nebraska Community College Financing options:
 - General Obligation Bonds
 - Facilities Revenue Bonds
 - Tax-Supported Certificates of Participation
 - Call Date/Refinancing Opportunities
- COPS Financing
 - Current COPS capacity
 - Market conditions
 - Federal reserve
 - Budget consideration
 - Tariff negotiations
 - COPS Financing consideration
- COPS financing capacity factors
 - SCC currently used .64 cents of its maximum 2-cent capital levy authority to retire existing COPS debt
 - SCC had substantial capacity for a 2025 COPS financing while keeping more than half of its 2-cent levy available

Mr. Stenberg asked if COPS financing would include all three projects? Dr. Illich and Mr. Keene stated yes.

Ms. Hartman thanked Mr. Keene for his presentation. She asked if Moody/S&P were regional? Mr. Keene stated yes that they are regional.

Ms. Hartman asked if there was a difference from industry partner space compared to commercial space? Mr. Keene stated yes there was a difference.

Dr. Sherwood asked if rates are too high are they able to stop? Mr. Keene stated yes that is in the resolution and does state that rates and amount cannot exceed a certain amount.

Chairperson Uhrmacher declared the Board in recess at 3:05 p.m.

Chairperson Uhrmacher declared the Board in session at 3:18 p.m.

CONSENT AGENDA

Ms. Boellstorff motioned to approve all other of the consent agenda items except item two. Seconded by Mr. Byers.

- 1) Approval of Agenda as Presented
- 2) Approval of Minutes of June 17, 2025, Regular Meeting
- 3) Approval and Ratification of Bills and Claims
- 4) Approval of Personnel Changes for College Administrative and Support Personnel
- 5) Approval of Hiring/Resignations/Terminations of Instructional Staff

Chairperson Uhrmacher asked for discussion.

Ms. Boellstorff mentioned to remove the agenda item and discuss separately.

Roll call vote follows:

FOR (10):

Boellstorff
Byers
Herrington Pitcher
Seim
Gunther
Haskell
McCormick
Sherwood
Stenberg
Uhrmacher

AGAINST (0)

ABSENT (1):

Yates

Motion Carried

Ms. Boellstorff:

Mr. President, with regard to the Consent Agenda item for Bills and Claims, I declare a conflict of interest and abstain from the action with regard to the following voucher numbers and vote to approve all other bills and claims and all other Consent Agenda items:

- V0919073

Chairperson Uhrmacher:

With regard to the Consent Agenda item for Bills and Claims, I declare a conflict of interest and abstain from the action with regard to the following voucher numbers and vote to approve all other bills and claims and all other Consent Agenda items:

- V0919036

Ms. Boellstorff motioned to approve minutes as amended by addition. Seconded by Mr. Gunther.

Roll call vote follows:

FOR (10):

Boellstorff
Gunther
Byers
Seim
Stenberg

AGAINST (0)

ABSENT (1):

Yates

McCormick
Herrington Pitcher
Sherwood
Haskell
Uhrmacher

Motion Carried

FINANCIAL REPORT

Modified Cash Basis Financial Summary through June 30, 2025 Unaudited

General Fund		Year to Date through June 30, 2025				
		Budget 24-25	Budget	Actual	Variance	% Variance
<u>Revenues:</u>						
State aid	30,702,844	30,702,844	30,702,844	-	--	
CCFF	63,199,019	63,199,019	63,199,019	-	--	
Tuition	16,947,158	16,947,158	18,468,488	1,521,330	8.98%	
Other	1,309,158	1,309,158	2,549,478	1,240,320	94.74%	
Total Revenues	112,158,179	112,158,179	114,919,829	2,761,650	2.46%	
<u>Expenses</u>						
Personal services	89,727,123	89,727,123	81,640,538	(8,086,585)	-9.0%	
Operating	20,299,999	20,299,999	23,491,371	3,191,372	15.7%	
Travel	565,780	565,780	399,448	(166,332)	-29.4%	
Equipment	1,565,277	1,565,277	6,174,210	4,608,933	294.4%	
Total Expenses	112,158,179	112,158,179	111,705,567	(452,612)	-0.4%	
Net Position	-	-	3,214,262	3,214,262		

Dr. Illich, President, reviewed the financial report for the period through June 30, 2025. He also reviewed the investment accounts.

The budget report ending June 30, 2025 showed:

Percentage of Budget year:	100%
Percentage of Budget spent:	99.6%
Percentage of Board budget spent:	85.2%

Ms. Pitcher moved acceptance of the unaudited financial report. Seconded by Ms. Seim.

Chairperson Uhrmacher asked for discussion. There was none.

Roll call vote follows:

FOR (10):

Herrington Pitcher
Seim
McCormick

AGAINST (0)

ABSENT (1):

Yates

Stenberg
Boellstorff
Byers
Sherwood
Haskell
Gunther
Uhrmacher

Motion Carried

BOARD MEMBER REPORTS

Mr. Byers mentioned attending another Bob Ross class and York County Commission meetings.

Chairperson Uhrmacher and Mr. Stenberg attended a docutract training at SCC. Chairperson Uhrmacher attended a car museum.

BOARD TEAM REPORTS

Executive. Chairperson Uhrmacher stated the Executive Team met on July 3 and set the agenda for the July 22nd, work session and regular meeting. EAT also drafted a recommendation of policy A-5 changing team name and distributed a proposed academic and student affairs team version 7/22/2025 but no action was taken at that time.

Planning. Ms. Seim stated that the team met prior to the board meeting. The team discussed the 3 "C" of advocacy collaboration, connection, and communication which was linked to SCC's Vision statement that the College worked collaboratively and courageously with education partners and industry partners. The team also discussed a type of outreach communication letters within SCCs service area and having Mr. Seth Meranda, Administrative Director of Marketing & Communications attend some of the meetings.

Finance & Facilities. Ms. Boellstorff stated the team did not meet prior to the Board meeting. She provided an overview upcoming projects and events.

Lincoln Campus

- Welding Technology Center: Open House and Ribbon Cutting on Thursday, August 21, Governor confirmed to attend.
- Tripling some rooms in Woodhaven, putting us 36 beds beyond capacity for total of 282. We are full with a waitlist of 70 students.
- The parking on the north side of campus/south of the Welding Tech Center is making progress and expected to open by start of August term, weather permitting.
- Renovation continues for Organic Chemistry lab (moved from ESQ), and vacated N/R and Lower T Section for additional classrooms, athletics space, and offices.
- Dr. Illich mentioned that they are waiting on a closing date for the ESQ building downtown.

Beatrice Campus

- Sodding has been completed on the baseball field and additional aggregate is being added to level and finish the space.
- Anticipate use of all 4 halls this fall, building refreshes are underway.

Milford Campus

- Exterior landscaping for Nebraska Hall began last week, currently finishing up small details on 2nd and 3rd floors, 1st floor student space progress will continue to the start of Fall semester. Elevator inspection was July 22nd and should get occupancy as soon as that is passed.
- SCC Purchased Houses: We auctioned the yellow house, garage/workshop, and storage shed on July 11th. House Mover plans to move both houses between August 12th and 31st.
- Continuing the 3rd bed in the 2-person rooms again this year, gains 40 beds over the design capacity for a total of 398. We are full with a waitlist of 20 students.

HR and Policy. Mr. Stenberg mentioned the team met prior to the board meeting. The team discussed and unanimously agreed to ask for the board's approval on policies B-1 and B-3. B-1 had no changes and B-3 changes were included in the board packet.

TCA Joint Board. Mr. Uhrmacher mentioned the TCA Board meeting is on August 5th at 9:30 a.m.

NCCA Representative. Mr. Byers discussed the NCCA budget and mentioned that the NCCA's next meeting is on August 11th at 8:00 a.m. in Lincoln.

PRESIDENT'S REPORT

Dr. Illich reported on the following items:

- Policy B-3
 - Legal counsel will review, followed by the admin team
- Coordinating Commission meeting
 - McCook Community College
 - July 25, 2025
- Lincoln Parking lot
 - Will be brought to the finance and facilities team for discussion
- Welding Technology Center
 - Ribbon cutting August 21, 2025
 - Governor Pillen will be in attendance
- Federal changes
 - Funds for Adult education will be funded by SCC for the remaining of the year
 - 17k students participate in the program
 - There was a pause to the funding across the country
 - TRIO funding was still pending

- Big beautiful bill had passed
 - Financial aid for programs that fall under the income median
- York community joint partnership with SCC learning center
 - To do a career academy class
 - The land might be gifted
 - SCC would lease that space.
- UNL Transfer Retreat
 - July 28, 2025
 - 60 expected to attend
- Governor's summit
 - August 14, 2025
 - Dr. Illich is part of the panel
- Enrollment
 - Up 800 students
 - Up 400 for the summer

FACULTY ASSOCIATION REPORT

There was none.

PUBLIC COMMENT

Chairperson Uhrmacher asked for public comment. There was none.

ADMINISTRATIVE PRESENTATION/BOARD REVIEW

2024 Graduate Report

Gary Lytle, Representative from the College's Career Services Office presented the findings from the 2024 Graduate Report. The annual report included graduate data related to success and placement rates. The Graduate Report was one of the College's recruiting tools for potential students deciding whether to attend SCC. It included starting salary data for all of SCC's career/technical programs and the names of the hundreds of companies that hired SCC graduates. The report was assembled with the support of career services, IR, and community relations staff.

- Much of the information was self-reported from graduates
 - Focus was first job or school after graduation
 - Compiled by career services staff at or near the time of graduation
- 2024 Graduate numbers
 - Associates Degree – 1100
 - Graduates – 1926
 - 96% responded are employed or continuing their education
 - 95% are employed in their field of study
 - 87% are working in the state of Nebraska
 - 62% are working in the SCC service area

- 87% are at a college or university in Nebraska

Chairperson Uhrmacher mentioned that there are certain programs that would draw students to SCC and then students return to their home state.

Ms. Hartman asked if athletes affected the in state of Nebraska after graduation? Mr. Lytle stated more than likely.

Ms. Hartman asked if there are questions about the data who can they ask? Dr. Illich mentioned to contact IR.

DISCUSS, CONSIDER AND TAKE ALL NECESSARY ACTION WITH REGARD TO:

Board Policy B-1 and B-3

The Equity and Human Resources/Policy Team has reviewed Board Policy B-1 and is recommending Board approval of that policy without modification. The Team recommends modification of Policy B-3 as shown on the documents provided in connection with today's meeting.

Mr. Stenberg motioned to approve unrevised Board Policy B-1 and revised Board Policy B-3 such policies on file with official College records and presented at this meeting, and, hereby direct the College Administration to take such action as to implement such policies effective immediately. Seconded by Dr. McCormick.

Chairperson Uhrmacher asked for discussion. There were none.

Roll call vote follows:

FOR (10):

Stenberg
McCormick
Gunther
Sherwood
Byers
Haskell
Herrington Pitcher
Boellstorff
Seim
Uhrmacher

AGAINST (0)

ABSENT (1)

Yates

Motion Carried

LEGAL COUNSEL REPORT

There was no report.

TIME AND PLACE FOR AUGUST MEETING

Chairperson Uhrmacher stated the next Board regular meeting is scheduled for August 26, 2025, at 2:00 p.m., at the Learning Center at Nebraska City.

GOOD OF THE ORDER

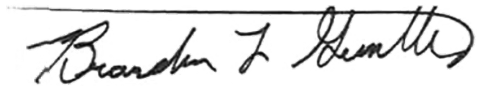
Chairperson Uhrmacher mentioned that the Welding Technology Center Ribbon Cutting and Nebraska Hall Ribbon Cutting information were sent out. He also reminded the board that the Milford Outstanding Faculty and staff award was on August 13, 2025 at 11 a.m.

Ms. Boellstorff asked if the Executive Advisory Team would consider moving the October meeting due to the ACCT Conference being that same week.

ADJOURNMENT

Chairperson Uhrmacher adjourned the meeting at 4:35 p.m.

Brandon Gunther

A handwritten signature in black ink, reading "Brandon F. Gunther". The signature is written in a cursive style with a horizontal line above it.

Secretary

SOUTHEAST COMMUNITY COLLEGE BOARD OF GOVERNORS

Tuesday, July 22, 2025

Southeast Community College
Beatrice Campus
4771 W. Scott Road, Beatrice, Nebraska
Academic Excellence Center – Room 134

WORK SESSION & REGULAR MEETING AGENDA – 1:30 P.M.

- | | |
|---|-----------|
| 1. Meeting Called to Order | 1:30 p.m. |
| 2. Roll Call | 1:33 |
| 3. Public Meeting Law Compliance Statement | 1:35 |
| 4. Topics for Discussion | 1:37 |
| a) Facilities & Financing update | |
| BREAK | 2:50 |
| 5. Consent Agenda | 3:00 |
| a. Action Item - Review Agenda; Move Action Items to Regular Agenda and/or Approve Consent Agenda Items | |
| 1) Approval of Agenda as Presented | |
| 2) Approval of Minutes of June 17, 2025, Regular Board Meeting | |
| 3) Approval and Ratification of Bills and Claims | |
| 4) Approval of Personnel Changes for College Administrative and Support Personnel | |
| 5) Approval of Hiring/Resignations/Terminations of Instructional Staff | |
| 6. Financial Report | 3:05 |
| 7. Board Member Reports | 3:15 |
| 8. Board Team Reports | 3:25 |
| 9. President's Report | 3:35 |
| 10. Faculty Association Report | 3:55 |
| 11. Public Comment | 4:00 |
| BREAK | 4:05 |
| 12. Administrative Presentation/Board Review | |
| a) 2024 Graduate Report | 4:15 |
| 13. DISCUSS, CONSIDER AND TAKE ALL NECESSARY ACTION WITH REGARD TO: | |
| a) Board Policy B-1 and B-3 | 4:35 |
| 14. Legal Counsel Report | 4:40 |
| 15. Time and Place for August Meeting | 4:41 |

16. Good of the Order

4:43

17. Adjournment

4:45

The Southeast Community College (SCC) Board of Governors reserves the right and is empowered to discuss, consider and take action on (a) any item listed on the Agenda, and (b) at any time during the meeting, irrespective of the time or order listed. In addition, the Open Meetings Act requires and the intention of the Board is that agenda items be sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting. The SCC Board of Governors releases its agenda well in advance of most meetings and desires that all interested persons are fully informed. Any interested person who has a question or needs clarification about the sufficiency of a descriptive item should contact the Office of the President.

The Lincoln Journal Star
PO Box 81609
(402) 473-7448

State of Florida, County of Orange, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of The Lincoln Journal Star, a legal newspaper printed, published and having a general circulation in the County of Lancaster as that and state of Nebraska, and that the attached printed notice was published in said newspaper and that said newspaper is the legal newspaper under the statute of the State of Nebraska.

The above facts are within my personal knowledge and are further verified by my personal inspection of each notice in each of said issues.

PUBLICATION DATES:

Jul. 14, 2025

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NOTICE NAME: July 22, 2025 Work Session & Regular Meeting

Publication Fee: \$20.35

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Orange



PAMELA BAEZ
Notary Public - State of Florida

Commission # HH 186700
Expires on October 14, 2025

Subscribed in my presence and sworn to before me on this: 07/14/2025

A handwritten signature in blue ink, likely belonging to the Notary Public, Pamela Baez.

Notary Public
Notarized remotely online using communication technology via Proof.

**NOTICE OF THE
MEETING OF
THE BOARD OF
GOVERNORS OF
THE SOUTHEAST
COMMUNITY
COLLEGE AREA**

July 22, 2025, at 1:30 P.M.
Location: Beatrice Campus
Academic Excellence Center -
Room 134
4771 West Scott Road, Beatrice,
Nebraska

Notice is hereby given that the work session and regular meeting of the Board of Governors of the Southeast Community College Area, will be held at 1:30 p.m. on July 22, 2025, at the Southeast Community College Beatrice Campus, Academic Excellence Center, room 134, 4771 West Scott Road, Beatrice, NE. The agenda for the meeting, kept continuously current, is available for public inspection during regular business hours at the Southeast Community College - Lincoln Campus, 8800 O Street, Lincoln, Nebraska.

THE BOARD OF GOVERNORS OF
THE SOUTHEAST COMMUNITY
COLLEGE AREA
COL-NE-1005470 7/14 ZNEZ