



Chairperson Arlyn Uhrmacher called the regular meeting of the Southeast Community College Board of Governors to order at 2:05 p.m. on Tuesday, August 26, 2025, at the Southeast Community College – Nebraska City Learning Center, 1406 Central Ave, Nebraska City, NE.

**ROLL CALL:**

**Present:**

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

**Absent:**

Vicki Haskell, Fairbury

**PUBLIC MEETING LAW COMPLIANCE STATEMENT**

Chairperson Uhrmacher stated the public meeting notice had been published in the Lincoln Journal Star on Monday, August 18, 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 10. 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.

**CONSENT AGENDA**

Mr. Byers moved approval of the consent agenda. Seconded by Mr. Stenberg.

- 1) Approval of Agenda as Presented
- 2) Approval of Minutes of July 22, 2025, Work Session & 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

**Chairperson Uhrmacher asked for discussion.** There was none.

Roll call vote follows:

**FOR (10):**

Byers  
Stenberg  
Seim  
Boellstorff  
Gunther  
Yates  
Pitcher  
McCormick  
Sherwood  
Uhrmacher

**AGAINST (0)**

**ABSENT (1):**

Haskell

**Motion Carried**

Carina McCormick:

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:

- V0920062
- V0920061

Nancy Seim:

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:

- V0919577

James Sherwood:

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:

- V0919580

## FINANCIAL REPORT

### Unaudited Cash Basis Financial Summary through July 31, 2025

| General Fund            | Budget<br>25-26    | Year to Date through July 31, 2025 |                  |                    |                   |
|-------------------------|--------------------|------------------------------------|------------------|--------------------|-------------------|
|                         |                    | <u>Budget</u>                      | <u>Actual</u>    | <u>Variance</u>    | <u>% Variance</u> |
| <b><u>Revenues:</u></b> |                    |                                    |                  |                    |                   |
| State aid               | 31,565,827         | -                                  | -                | -                  | --                |
| CCFF                    | 71,181,055         | -                                  | -                | -                  | --                |
| Tuition                 | 17,913,603         | 6,807,169                          | 7,044,683        | 237,514            | 3.49%             |
| Other                   | 995,988            | 82,999                             | 236,771          | 153,772            | 185.27%           |
| <b>Total Revenues</b>   | <b>121,656,473</b> | <b>6,890,168</b>                   | <b>7,281,454</b> | <b>391,286</b>     | <b>5.68%</b>      |
| <b><u>Expenses</u></b>  |                    |                                    |                  |                    |                   |
| Personal services       | 95,743,799         | 7,978,650                          | 6,725,102        | (1,253,548)        | -15.7%            |
| Operating               | 21,279,396         | 1,773,283                          | 957,367          | (815,916)          | -46.0%            |
| Travel                  | 716,387            | 59,699                             | 774              | (58,925)           | -98.7%            |
| Equipment               | 4,132,500          | 11,432                             | 11,432           | -                  | 0.0%              |
| <b>Total Expenses</b>   | <b>121,872,082</b> | <b>9,823,064</b>                   | <b>7,694,675</b> | <b>(2,128,389)</b> | <b>-21.7%</b>     |
| <b>Net Position</b>     | <b>(215,609)</b>   | <b>(2,932,896)</b>                 | <b>(413,221)</b> | <b>2,519,675</b>   |                   |

Dr. Illich reviewed the unaudited financial report for the period through July 31, 2025. Dr. Illich also reviewed the investment accounts.

The budget report ending July 31, 2025 showed:

Percentage of Budget year: 8.3%  
 Percentage of Budget spent: 6.3%  
 Percentage of Board budget spent: 3.9%

Ms. Boellstorff moved acceptance of the unaudited financial report. Seconded by Dr. Sherwood.

**Chairperson Uhrmacher asked for discussion.** There were none.

Roll call vote follows:

**FOR (10):**

Boellstorff  
 Sherwood  
 Yates  
 McCormick  
 Seim  
 Gunther  
 Byers  
 Stenberg

**AGAINST (0)**

**ABSENT (1):**

Haskell

Pitcher  
Uhrmacher

**Motion Carried**

**BOARD MEMBER REPORTS**

Ms. Seim, Ms. Boellstorff, Mr. Byers, Dr. Sherwood, Dr. McCormick, Ms. Hartman, and Mr. Uhrmacher attended the Welding Technology Center Ribbon Cutting and Open House.

Mr. Byers and Ms. Boellstorff met with Dr. Illich to discuss the ACCT presentation in October.

Mr. Uhrmacher met with Mr. Stenberg to discuss policies. He attended the General Motors ceremony on August 19 to give scholarships for students in that program.

**BOARD TEAM REPORTS**

**Executive.** Chairperson Uhrmacher stated the team met prior to the Board meeting and set the agenda for today's regular meeting and discussed policies related to Title IX.

**Finance & Facilities.** Ms. Boellstorff stated the team met prior to the Board meeting. She provided an overview of the status of projects included on the Facilities Project Status chart and upcoming projects. She mentioned that there will be an action item for financing later in the meeting that would go towards the agriculture center in Beatrice as well as other projects. Ms. Boellstorff mentioned that the open house for Nebraska Hall is at 1:00 pm on September 5 and discussed the proposed annual financial report.

**Planning/Advocacy Team.** Ms. Seim stated the team met prior to the Board meeting. She mentioned that the team met with Ms. Herwick to discuss the New strategic plan, empowering excellence. She also mentioned that the team met with Mr. Meranda to discuss marketing strategies. She stated they needed to promote SCC being a premiere school with professional faculty.

**Human Resources and Policy Team.** Mr. Stenberg stated the team met prior to the Board meeting. Mr. Stenberg proposed a revision to E-4 benefits and come to the board in the near future. He mentioned that the team discussed policy B-5, which is an action item in today's meeting. He mentioned that the team voted unanimous to approve. The team also discussed LB 89 Stand by Women Act, what was discussed needs to go to the administrative team for review and possible suggestions. He mentioned policy A-5 will come to the board by November.

**NCCA Representative.** Mr. Byers stated the NCCA Board met their quarterly meeting beginning of August. He mentioned the annual meeting and awards will be in Lincoln on November 2 and 3, 2025.

**TCA Joint Board.** Mr. Uhrmacher stated the TCA Joint Board met prior to the board meeting. He mentioned that registration had increased by 10%, insurance was divided by SCC and LPS, and 16 students were enrolled in the Early childhood program. He stated the next meeting will be on September 9 at 9:30am.

## **PRESIDENT'S REPORT**

Dr. Illich reported on the following:

- Milford Campus
  - The house that was toured by the board was sold within 48 hours of being posted
- Coordinating Commission
  - Program statement was approved
- WTC ribbon cutting
  - Was August 21
- Nebraska Hall
  - September 5
- ESQ
  - closing September 9
- REU change
  - Increased 12.6%
- Fall enrollment increased approximately 800
- Welding booth naming right campaign
- UNL partnership
  - Hosted by Shawna Herwick in Lincoln Campus
    - Over 60 attendees
  - A potential second retreat to be hosted on UNL campus
- Attended the Governor Summit
  - Dr. Illich was a panelist
  - Sapphire Guzman, an SCC student in the welding program was a panelist
- Reorganization of the Administrative staff
  - Robin Moore will be working on special projects
  - Seth Meranda is currently working on SCC branding
- ACCT presentation
  - October 23
  - Presenters are Mr. Byers, Ms. Boellstorff, Dr. Cummins, and Dr. Illich

## **FACULTY ASSOCIATION REPORT**

Linda Hartman, Faculty Representative, discussed:

- 1<sup>st</sup> annual SkillsUSA Sport Shoot Fundraiser
  - September 13 at 9:00 am at Oak Creek Sporting Club in Brainard
  - All proceeds go to the SCC Chapter of SkillsUSA

## **PUBLIC COMMENT**

**Chairperson Uhrmacher asked for public comment.** There was none.

## **ADMINISTRATIVE PRESENTATION/BOARD REVIEW**

### **Beatrice Campus Ag Program Statement**

Dr. Illich presented on the Agriculture Program Statement

- Enrollment
- Enrollment Impact of modernized agriculture facilities
- Current ag spaces
  - Instructional Ag spaces are spread out – impacting connection to campus and adds to complexity.
- Ag technology center and greenhouse
- Ag tech center – floor plan
- Phase 1 square footage
  - Labs
  - Classrooms
  - Offices
  - Storage/Support spaces
  - Expanded total square footage by also using classrooms in Kennedy, AEC, and Ag Hall.
  - Ag tech center – phase 1 timeline
    - August – Board presentation and review
    - September – Board Decision
    - October – CCPE Consideration

### **NCCA – Courtney Wittstruck**

Courtney Wittstruck, Executive Director, reported on:

- 2025 Legislative Session Summary
  - Bills/resolutions – 736
  - Amendments introduced – over 1,600
  - Bills identified as 1, 2, or 3 priority – 87
  - Public hearing for which the NCCA took formal position on a bill – 17
  - Fiscal Notes calculated and submitted to LFO – 15
  - Issues of the Rotunda Review – 23
  - NCCA Legislative Day in Lincoln attendees – approximately 30
- 2025 NCCA Session Guidelines / “North Star”
  - Ensure existing funding model is honored and remains unchanged
  - Biennial appropriations request
  - Other funding – protect existing, explore opportunities for increases
  - Monitor
- Evolution
- NCCA Legislative priorities
- Preview of 2026 Legislative Session
  - Even more headwinds than this year

- Current state budget status
- Federal instability and cuts
- NCCA BOD's 2026 Legislative Priorities
  - Not lose anything – no step backwards
  - New money requests (in addition to existing)
    - State aid
    - Dual enrollment
    - NSWERS
    - Lost federal money
  - Address inequities in community college state aid formula
    - Not this year, but start discussion
    - Community college need to come up with a proposal
  - 90 credit applied bachelor's degree
    - Long term goal: start discussion, lay groundwork for future sessions

Dr. Sherwood asked if you can explain the thinking on dual enrollment? Ms. Whittstruck explained that dual enrollment is such a good program to the state that it was easier to get behind the program than to jump on the bandwagon for other programs. The program is very beneficial to not only community colleges but to high schools as well.

- Important dates
  - RCCA annual conference – October
  - NCCA Executive Committee Meeting – October 6 – zoom
  - ACCT Leadership Congress – October 22-25
  - NCCA Q4 BOD Meeting and annual meeting – November 2 & 3

**Chairperson Uhrmacher declared the Board in recess at 3:25 p.m.**

**Chairperson Uhrmacher declared the Board in session at 3:40 p.m.**

### **2025-2026 Southeast Community College Budget and Tax Levy Review and Uniform Budget**

Amy Jorgens, Vice President of Administrative Services, provided an overview of the 2025-2026 Southeast Community College Budget.

- General Fund Budget History
  - For Fiscal years ended June 30
- State Aid Summary
- Valuation & Levy Summary
- FTE & REU Enrollment Summary
- Nebraska Community College Historical Tuition & Fees Total per Semester
- Certification of Taxable Value Tax Year 2025 & Property Tax Year 2024 and 2025  
Final Valuations

Dr. Sherwood asked if the difference was due to depopulation? Dr. Illich stated yes that our area is growing and theirs is decreasing.

- Expanded summary 2025-2026
- Proposed 2025-2026 General fund budget
- SCC Non-Recurring Expenditures
- 2025-2026 General Fund Budget Revenue & Expense Summary
- Capital Improvement Fund and Levy
- 2025-2026 State of Nebraska Community College Budget Form
  - Budget is for the period July 1, 2025 through June 30, 2026
  - Notice of Budget Hearing and Budget Summary

Ms. Jorgens mentioned that the budget hearing must be held separately from the regularly scheduled meeting and cannot be limited by time per LB 148, passed in 2020. The SCC Board of Governors September 23, 2025 meeting schedule will be as follows:

September 23, 2025, at 3:00 p.m. – SCC Board of Governors Special Meeting – Budget Hearing and Action on Proposed Budget for the 2025-2026 Fiscal Year, followed by the Board of Governors Regular Meeting.

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

##### **Authorization to Advertise 2025-2026 Budget**

Ms. Jorgens provided a brief update prior to the action item to approve advertisement of the 2025-2026 Notice of Budget Hearing and Budget Summary.

Dr. Sherwood motioned to approve the advertising of the 2025-2026 Notice of Budget Hearing and Budget Summary per the Nebraska Budget Act as outlined below:

|                                                             |    |             |
|-------------------------------------------------------------|----|-------------|
| General Fund                                                | \$ | 121,872,082 |
| Self Supporting Funds                                       |    | 207,400,000 |
| Capital Improvement Fund                                    |    | 25,626,518  |
| Notice of Budget Hearing and Budget Summary Total 2025-2026 | \$ | 354,898,600 |
|                                                             |    |             |
| Tax Levy By Fund (per \$100 valuation)                      | \$ | -           |
| General Fund                                                |    |             |
| Capital Improvement Fund                                    | \$ | 0.02000     |
| Total Levy 2025-2026 (per \$100 valuation)                  | \$ | 0.02000     |

Seconded by Ms. Pitcher.

**Chairperson Uhrmacher asked for discussion.** There were none.

Roll call vote follows:

| <b>FOR (10):</b> | <b>AGAINST (0)</b> | <b>ABSENT (1)</b> |
|------------------|--------------------|-------------------|
| Sherwood         |                    |                   |
| Pitcher          |                    |                   |
| McCormick        |                    |                   |
| Stenberg         |                    |                   |
| Boellstorff      |                    |                   |
| Yates            |                    | Haskell           |
| Seim             |                    |                   |
| Gunther          |                    |                   |
| Uhrmacher        |                    |                   |

**Motion Carried**

### **Policy B-5**

Review and Revision of Board Policy. The Equity and Human Resources/Policy Team has reviewed Board Policy B-5 and is recommending revision of that policy as shown on the documents provided in connection with today's meeting.

Mr. Stenberg motioned to approve revised Board Policy B-5 such policy on file with official College records and presented at this meeting and hereby direct the College Administration to take action to implement such policy effective immediately. Seconded by Dr. McCormick.

**Chairperson Uhrmacher asked for discussion.** There were none.

Roll call vote follows:

| <b>FOR (10):</b> | <b>AGAINST (0)</b> | <b>ABSENT (1)</b> |
|------------------|--------------------|-------------------|
| Stenberg         |                    |                   |
| McCormick        |                    |                   |
| Seim             |                    |                   |
| Pitcher          |                    |                   |
| Gunther          |                    | Haskell           |
| Boellstorff      |                    |                   |
| Byers            |                    |                   |
| Sherwood         |                    |                   |
| Yates            |                    |                   |
| Uhrmacher        |                    |                   |

**Motion Carried**

**Lease-Purchase and Capital Improvement Fund Financing for potential facility projects on Beatrice, Lincoln and Milford campuses, with an aggregate principal amount not to exceed \$46,000,000**

RATINONALE:

In its continuing efforts to upgrade and modernize the campuses, the College desires to initiate building construction and acquisitions for potential new facility projects, including a potential agriculture technology center at the College's Beatrice campus, a potential life science center at the College's Lincoln campus, and a potential construction technologies center at the College's Milford campus, together with all related infrastructure and utility improvements and all furnishings and fixtures located or incorporated therein or affixed thereto. Financing for such facility projects would be through a Lease-Purchase Agreement, including one or more licenses and easements and other related documents, whereby the trustee will issue instruments with an aggregate principal amount not to exceed \$46,000,000. The College will commit to levy a capital tax levy from the Capital Improvement Fund as security.

Ms. Boellstorff motioned to approve this agenda item and the included Resolution regarding financing of building construction and acquisition costs for constructing, acquiring and equipping potential facility projects on the Beatrice, Lincoln and Milford campus in the aggregate principal amount not to exceed \$46,000,000, as more particularly described in the Resolution incorporated herein. Seconded by Dr. McCormick.

**Resolution Regarding Building Construction and Acquisition which Authorizes Grant of one or more License and Easements, Entry into a Lease-Purchase Agreement, Committing to Levy a Capital Tax Levy as Security Therefor, and Approval of Other Related Matters**

**BE IT RESOLVED BY THE BOARD OF GOVERNORS OF SOUTHEAST COMMUNITY COLLEGE AREA, IN THE STATE OF NEBRASKA, AS FOLLOWS:**

**Section 1. Findings and Determinations.** The Board of Governors (the "**Board**") of Southeast Community College Area (the "**College**"), in the State of Nebraska, hereby finds and determines as follows:

(a) It is necessary, desirable, advisable and in the best interests of the College that the College construct and acquire certain buildings and improvements to the College's campuses, which may include some or all of the following as may be determined by an Authorized Officer (as defined below): an agriculture technology center at the College's Beatrice campus, a life science center at the College's Lincoln campus, and a construction technologies center at the College's Milford campus, and together with all furnishings and fixtures located or incorporated therein or affixed thereto and any related facilities (collectively, the "**Project**").

(b) The College has carefully considered the options available to it with respect to financing the construction and acquisition of the Project.

(c) In order to facilitate the foregoing and to pay the cost thereof, it is necessary and desirable for the College to take the following actions:

1. Execute and deliver one or more License and Easements (collectively, the **“License and Easement”**) to and in favor of the Trustee (as defined below) pursuant to which the College will grant a nonexclusive easement over certain of the College’s properties and an exclusive easement over the footprint of each building comprising the Project in order for the Trustee to locate the Project on such campuses, substantially in the form presented herewith;
2. Enter into a Lease-Purchase Agreement (the **“Lease”**) with a bank or trust company as determined pursuant to the provisions of **Section 4** hereof (the **“Trustee”**), pursuant to which the College, as lessee, will lease-purchase and purchase on contract from the Trustee, as lessor, the Trustee’s interest in the Project, substantially in the form presented herewith;
3. Execute and deliver a Continuing Disclosure Undertaking (the **“Disclosure Certificate”**) pursuant to which the College agrees to provide certain financial and other information with respect to the Certificates of Participation, Series 2025 (the **“Certificates of Participation”**), evidencing proportionate interests of the owners thereof in basic rent payments to be made by the College under the Lease, the form of which is described in the Preliminary Official Statement (as defined below);
4. Execute and deliver a Tax Compliance Agreement (the **“Tax Certificate”**) pursuant to which the College makes certain representations and covenants related to the exclusion of the interest portions of Basic Rent under the Lease from gross income for purposes of federal income taxation, in such form as approved by the Chairperson, Vice Chairperson, Secretary and Treasurer of the Board, and the President and Vice-President for Administrative Services of the College (each, an **“Authorized Officer”**); and
5. Authorize an Authorized Officer to approve a Declaration of Trust (the **“Declaration of Trust”**) by the Trustee, pursuant to which the Certificates of Participation will be executed and delivered, substantially in the form presented herewith.

The License and Easement, Lease, the Disclosure Certificate and the Tax Certificate are referred to together herein as the **“College Documents.”**

**Section 2. Authorization and Approval of College Documents and Declaration of Trust.** An Authorized Officer is hereby authorized and directed to approve, execute and deliver the final forms and changes to the College Documents and to approve the final form and changes to the Declaration of Trust on behalf of and as the act and deed of the College.

**Section 3. Official Statement.** The College hereby approves the publication, distribution and use of a Preliminary Official Statement in connection with the offering of the Certificates of Participation, substantially in the form presented herewith, with such changes, additions and modifications as may be approved by an Authorized Officer. An

Authorized Officer is hereby authorized to deem the information contained in the Preliminary Official Statement to be "final" as of its date, except for the omission of such information as is permitted by Rule 15c2-12(b)(1) under the Securities Exchange Act of 1934, as amended. The College further authorizes and directs the preparation of, and authorizes and directs the execution and delivery by an Authorized Officer of, a final Official Statement for use in connection with the sale of the Certificates of Participation.

**Section 4. Sale of Certificates of Participation.** In connection with the sale of the Certificates of Participation, each Authorized Officer is hereby authorized to specify, determine, designate, establish and appoint, as the case may be (i) the price at which the Certificates of Participation will be sold to the Piper Sandler & Co., Lincoln, Nebraska, (ii) the form and contents of the Certificate Purchase Agreement, (iii) the title (including series designation) of the Certificates of Participation, dated date and aggregate principal amount of the Lease, which aggregate stated principal amount shall not exceed \$46,000,000, and the final maturity date, (iv) the principal portions of Basic Rent falling due in each year, (v) the rate or rates of interest to be borne by each principal portion, (vi) the dates on which the principal portions and interest portions of basic rent on the Lease shall fall due, (vii) whether the Certificates of Participation will be subject to redemption prior to their stated maturity, and if subject to such optional redemption or mandatory sinking fund redemption, the provisions governing such redemption, including redemption prices not to exceed 104% of the principal amount redeemed, (viii) the amount and due date of each sinking fund installment for any of the Certificates of Participation issued as term Certificates of Participation, (ix) the identity of the Trustee and the form and content of any agreement between the College and such entity, and (x) all other terms and provisions of the Lease and the Certificates of Participation not otherwise specified or fixed by this Resolution.

**Section 5. Security.** The College hereby pledges a portion of moneys derived from annual taxes levied as necessary, together with other funds available for the purpose, for rent and other amounts due under the Lease as authorized pursuant to Section 85-1517(b), Reissue Revised Statutes of Nebraska, as amended. The College hereby covenants and agrees, so long as rental payments are due under the Lease, to make and continue to make for so long as permitted by law an annual levy on all the taxable property within its geographical area pursuant to Section 85-1517(b), Reissue Revised Statutes of Nebraska, as amended, which will be sufficient, along with any other funds available for the purpose, to enable the College to pay rental payments under the Lease as and when the same become due, and to take all actions required to provide funds to make such payments as may be required.

**Section 6. Execution of Documents.** An Authorized Officer is hereby authorized to execute and deliver for and on behalf of the College the College Documents and all additional agreements, certificates, documents, or other papers and to perform all other acts as they may deem necessary or appropriate in order to implement and carry out the matters herein authorized.

**Section 7. Further Authority.** Without in any way limiting the power, authority or discretion elsewhere herein granted or delegated, the Board hereby (a) authorizes and

directs an Authorized Officer and all other officers, officials, employees and agents of the College to carry out or cause to be carried out, and to perform such obligations of the College and such other actions as they, or any of them, in consultation with special tax counsel, the Lessor and its counsel, the purchaser of the Certificates of Participation and its counsel, shall consider necessary, advisable, desirable or appropriate in connection with this Resolution, including, without limitation, the execution and delivery of all related documents, instruments, certifications and opinions, and (b) delegates, authorizes and directs to an Authorized Officer the right, power and authority to exercise his or her independent judgment and absolute discretion in (1) determining and finalizing the terms and provisions of the Lease and the Certificates of Participation not specifically set forth in this Resolution and (2) the taking of all actions and the making of all arrangements necessary, proper, appropriate, advisable or desirable in order to effectuate the execution and delivery of the Lease and the issuance, sale and delivery of the Certificates of Participation and the use of proceeds thereof. The execution and delivery by an Authorized Officer or by any such other officers, officials, employees or agents of the College of any such documents, instruments, certifications and opinions, or the doing by them of any act in connection with any of the matters that are the subject of this Resolution, shall constitute conclusive evidence of both the College's and their approval of the terms, provisions and contents thereof and of all changes, modifications, amendments, revisions and alterations made therein and shall conclusively establish their absolute, unconditional and irrevocable authority with respect thereto from the College and the authorization, approval and ratification by the College of the documents, instruments, certifications and opinions so executed and the actions so taken.

All actions heretofore taken by an Authorized Officer and all other officers, officials, employees and agents of the College including, without limitation, the expenditure of funds and the selection, appointment and employment of special tax counsel and other agents in connection with the execution and delivery of the Lease and the issuance, sale and delivery of the Certificates of Participation, together with all other actions taken in connection with any of the matters that are the subject hereof, are in all respects hereby authorized, adopted, specified, accepted, ratified, approved and confirmed.

The delegations of authority and powers in this resolution by the Board of Governors to the President of the College shall be considered an order on file in the office of the Board of Governors, pursuant to the provisions of Section 85-1511(12), Reissue Revised Statutes of Nebraska, as amended.

**Section 8. Contract.** The provisions of this Resolution, of any supplemental resolution, and of any resolutions or other proceedings providing for the execution and delivery of the Lease and the sale of the Certificates of Participation and the terms and provisions thereof shall constitute a contract between the College, the Lessor and the registered owners of the Certificates of Participation, and the provisions thereof shall be enforceable by any owner of a Certificate for the equal benefit and protection of all such owners similarly situated, by mandamus, accounting, mandatory injunction or any other suit, action or proceeding at law or in equity that is presently or may hereafter be authorized under the laws of the State of Nebraska (the **"State"**) in any court of competent

jurisdiction. Such contract is made under and is to be construed in accordance with the laws of the State.

After the execution and delivery of the College Documents, and the issuance, sale and delivery of the Certificates of Participation, this Resolution and any supplemental resolution shall not be subject to repeal, but shall be subject to modification or amendment only to the extent and in the manner provided for in this Resolution.

**Section 9. Rights; Benefit.** With the exception of rights or benefits herein expressly conferred, nothing expressed or mentioned in or to be implied from this Resolution, the College Documents or the Certificates of Participation is intended or should be construed to confer upon or give to any person other than the College, the Trustee and the registered owners of the Certificates of Participation, any legal or equitable right, remedy or claim under or by reason of or in respect to this Resolution or any covenant, condition, stipulation, promise, lease or provision herein contained. The Resolution and all of the covenants, conditions, stipulations, promises, agreements and provisions hereof are intended to be and shall be for and inure to the sole and exclusive benefit of the College, the Lessor and the registered owners from time to time of the Certificates of Participation as herein and therein provided.

**Section 10. Officers; No Liability.** No officer or employee of the College shall be individually or personally liable for the performance of any duties or obligations under the College Documents or the payment of the principal of or interest on any Certificate. Nothing herein contained shall, however, relieve any such officer or employee from the performance of any duty provided or required by law.

**Section 11. Severability.** If any one or more of the covenants or agreements or portions thereof provided in this Resolution on the part of the College to be performed should be determined by a court of competent jurisdiction to be contrary to law, then such covenant or covenants, or such lease or agreements, or such portions thereof, shall be deemed severable from the remaining covenants and agreements or portions thereof provided in this Resolution and the invalidity thereof shall in no way affect the validity of the other provisions of this Resolution or of the Lease, but the Lessor and the registered owners of the Certificates of Participation shall retain all the rights and benefits afforded to them hereunder and under the Lease or any applicable provisions of law.

If any provisions of this Resolution shall be held or deemed to be or shall, in fact, be inoperative or unenforceable or invalid as applied in any particular case in any jurisdiction or jurisdictions or in all jurisdictions, or in all cases because it conflicts with any constitution or statute or rule of public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable or invalid in any other case or circumstance, or of rendering any other provision or provisions herein contained inoperative or unenforceable or invalid to any extent whatsoever.

**Section 12. Applicable Law; Jurisdiction.** This Resolution shall be construed and interpreted in accordance with the laws of the State. All suits and actions arising out of this

Resolution shall be instituted in a court of competent jurisdiction in the State except to the extent necessary for enforcement, by any trustee or receiver appointed by or pursuant to the provisions of this Resolution, or remedies under this Resolution.

**Section 13. Enforceability; Electronic Transmission; Counterparts.** All documents, agreements, certificates, and instruments related to the Certificates of Participation shall be valid, binding, and enforceable against the College when executed and delivered by means of (i) an original manual signature; (ii) a faxed, scanned, or photocopied manual signature, or (iii) any other electronic signature permitted by electronic signatures laws, including any relevant provisions of the Uniform Commercial Code, in each case to the extent applicable. Each faxed, scanned, or photocopied manual signature, or other electronic signature, shall for all purposes have the same validity, legal effect, and admissibility in evidence as an original manual signature. Each document, agreement, certificate, and instrument related to the Certificates of Participation may be executed in any number of counterparts, each of which shall be deemed to be an original, but such counterparts shall, together, constitute one and the same document, agreement, certificate, or instrument, as applicable.

**Section 14. Conflicts.** Any resolution of the College inconsistent with this Resolution is hereby repealed to the extent of such inconsistency.

**Section 15. Effective Date.** This Resolution shall take effect and be in force from and after its adoption according to law.

**APPROVED** by the Board of Governors of Southeast Community College Area, in the State of Nebraska, this 26th day of August, 2025.

**Chairperson Uhrmacher asked for discussion.** There were none.

Roll call vote follows:

| <b>FOR (10):</b> | <b>AGAINST (0)</b> | <b>ABSENT (1)</b> |
|------------------|--------------------|-------------------|
| Boellstorff      |                    |                   |
| McCormick        |                    |                   |
| Gunther          |                    |                   |
| Stenberg         |                    |                   |
| Sherwood         |                    |                   |
| Byers            |                    | Haskell           |
| Pitcher          |                    |                   |
| Yates            |                    |                   |
| Seim             |                    |                   |
| Uhrmacher        |                    |                   |

**Motion Carried**

**LEGAL COUNSEL REPORT**

There were none.

#### **TIMES AND LOCATION FOR SEPTEMBER REGULAR MEETING**

Chairperson Uhrmacher stated the budget hearing and regular meeting are scheduled for September 23, with the budget hearing to begin at 3:00 p.m., followed by the regular meeting, at Milford Campus, Dunlap Center, rooms A and B.

#### **GOOD OF THE ORDER**

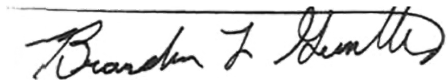
Dr. Illich introduced the new coordinator for Nebraska City Gregory Seay. Mr. Seay stated that he lived and attended school in Oklahoma City and wanted to be a Superintendent but then decided he wanted to go into higher education. He moved to Peru Nebraska in 2008 and became the new Dean of students at Peru State College. He mentioned that he had retired and decided to come back to work and applied for the coordinating position for the Nebraska City learning center. He stated that the Nebraska City learning center is very valued by the community and they have established a great partnership with Honeywell.

Chairperson Uhrmacher stated that the Nebraska Hall dedication is on September 5 at 1:00 pm in Milford.

#### **ADJOURNMENT**

Chairperson Uhrmacher adjourned the meeting at 4:11 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, August 26, 2025**

Southeast Community College  
Nebraska City Learning Center  
1406 Central Ave, Nebraska City, NE  
Room 104

**REGULAR MEETING AGENDA – 2:00 P.M.**

- |                                                                                                         |           |
|---------------------------------------------------------------------------------------------------------|-----------|
| 1. Meeting Called to Order                                                                              | 2:00 p.m. |
| 2. Roll Call                                                                                            | 2:03      |
| 3. Public Meeting Law Compliance Statement                                                              | 2:05      |
| 4. Consent Agenda                                                                                       | 2:07      |
| 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 July 22, 2025, Work Session & 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                              |           |
| 5. Financial Report                                                                                     | 2:12      |
| 6. Board Member Reports                                                                                 | 2:22      |
| 7. Board Team Reports                                                                                   | 2:32      |
| 8. President's Report                                                                                   | 2:42      |
| 9. Faculty Association Report                                                                           | 2:57      |
| 10. Public Comment                                                                                      | 3:02      |
| 11. Administrative Presentation/Board Review                                                            |           |
| a) Beatrice Campus Ag Program Statement                                                                 | 3:07      |
| b) NCCA – Courtney Whittstruck                                                                          | 3:17      |
| Break                                                                                                   | 3:27      |
| c) 2025-2026 Southeast Community College Budget and Tax Levy Review and Uniform Budget (Goal 8.6)       | 3:37      |
| <b>12. DISCUSS, CONSIDER AND TAKE ALL NECESSARY ACTION WITH REGARD TO:</b>                              |           |
| a) Authorization to Advertise 2025-2026 Budget                                                          | 4:12      |
| b) Policy B-5                                                                                           | 4:17      |

- c) Lease-Purchase and Capital Improvement Fund Financing for potential facility projects on Beatrice, Lincoln and Milford campuses, with an aggregate principal amount not to exceed \$46,000,000 4:22
- 13. Legal Counsel Report 4:27
- 14. Times and Location for September Budget Hearing and Regular Meeting 4:29
- 15. Good of the Order 4:32
- 16. Adjournment 4:35

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 New Jersey, County of Camden, ss:

Yuade Moore, 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:**

Aug. 18, 2025

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**NOTICE NAME:** August 26, 2025 BOG Meeting

**Publication Fee:** \$20.92

(Signed) Yuade Moore

**VERIFICATION**

State of New Jersey  
County of Camden

Subscribed in my presence and sworn to before me on this: 08/19/2025

Sharon E. Thomas-Pope

Notary Public

Notarized remotely online using communication technology via Proof.

**SHARONN E THOMAS-POPE**  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires January 23, 2027

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

**August 26, 2025  
2:00 P.M.**

**Southeast Community College  
Nebraska City Learning Center  
1406 Central Ave, Nebraska  
City, NE**

Notice is hereby given that the regular meeting of the Board of Governors of the Southeast Community College Area, will be held at 2 :00 p.m. on August 26, 2025, at the Southeast Community College Nebraska City Learning Center, room 101, or other location therein, 1406 Central Ave, Nebraska City, 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-1005934 8/18 ZNEZ**