

**ALVIN COMMUNITY COLLEGE
REGULAR MEETING OF MARCH 24, 2016
OFFICIAL MINUTES**

The Board of Regents of Alvin Community College met in regular session on the 24th day of March, 2016 at 6:00 p.m., with the following members, administrative personnel, and guests present:

L.H. "Pete" Nash	Chair
James B. DeWitt	Vice-Chair
Karlis Ercums III	Secretary
Mac Barrow	Regent
Jody Droege	Regent
Mike Pyburn	Regent
'Bel Sanchez	Regent
Doyle Swindell	Regent
Christal M. Albrecht	President, Alvin Community College
Cynthia Griffith	Alvin Community College
Karl Stager	Alvin Community College
Marilyn Dement	Alvin Community College
Wendy Del Bello	Alvin Community College
Jim Simpson	Alvin Community College
Karen Edwards	Alvin Community College
Linda Austin	Alvin Community College
John Bethscheider	Alvin Community College
Drew Nelson	Alvin Community College

Deborah Kraft	Stacey Chambless	Leslie Bartosh
Dwight Rhodes	Stephanie Havemann	Monica Morgan
Ike Hamrick	Suzanne Jerabeck	Patty Hertenberger
John Tompkins	Tammy Giffrow	Shirley Brothers
Kyle Marasckin	Vicki Marvel	Terry Sawma
Laurel Joseph	Andy Tacquard	Bob Wooten
Mark Putnam	Dick Tyson	Dave Hartsook
Patrick Sanger	George Tacquard	Leila Sarmecanic
Rhonda Hull	John Wennerstrom	
Sarah Harrell	Kam Marvel	

1. Call to Order

The meeting was called to order by Chairman Nash at 6:11 p.m.

2. Certification of Posting of Notice

Certification of the posting of the notice as listed in the agenda was acknowledged. Dr. Albrecht certified that a notice of the meeting was posted in accordance with Title 5, Chapter 551, Texas Government Code.

The Board immediately went into Executive Session.

- **Executive Session:** *Section 551.072 - For the purpose of deliberating the purchase, exchange, lease, or value of real property, if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. Section 551.074 - To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.*

The Executive Session ended at 6:48 p.m.

3. Call to Order

The meeting was called to order by Chairman Nash at 7:07 p.m.

- **Pledge**
- **Invocation**

Invocation by Mr. Pyburn.

Approval of Minutes

The Board of Regents deferred the approval of Special Board meeting of February 11, 2016, Special Board Workshop of February 15, 2016 and Regular Board meeting of February 18, 2016 minutes until the April 28, 2016 Board meeting.

Information Items

The Dolphin Spotlight for this month included: Gabriel Guterrez, Dr. Stephanie Havemann and Sara Currie Harrell.

Student Report

There was no student report for March 2016.

President's Report

Dr. Albrecht shared the following comments:

At the last meeting, a concerned citizen asked what ACC's plan would be if they built a Westside campus and the projected enrollment was not realized. I would like to take a few minutes to address this question.

The bond election, if passed, would allow the college to build a 60,000 – 80,000 square foot facility on the Westside of our taxing district. Depending on the number and type of classrooms and laboratories in this first building of the new campus, initial estimates indicate that approximately 1,800 students would enroll and that building capacity could be near 3,000 students. Our models to arrive at these projections were extremely conservative and based on recruiting these 1,800 students and retaining them at a 43% retention rate, which is 8% lower than the 51% retention rate at the ACC campus. The region where the campus is projected to be located has from double to almost quadruple the population from which our current campus draws students. For instance, at our existing campus, we draw students from about a 500,000 population base and would draw from amongst a million population base with a campus located at highway 6 and 288. A campus located closer to Shadow Creek Ranch would draw from a population base of nearly 2 million. For the Westside Campus to just break even, a total of 761 new students would need to be enrolled each year to cover the costs for the campus.

We know that in the fall 2015 semester, we lost 1939 students from our ACC zip codes to San Jacinto College and 605 to Houston Community College for a total of over 2,500 students. We do not know the reason why these students chose to go to colleges outside their district and pay higher tuition to do so, but we do know that one of the top three reasons students choose a community college is its proximity to home or work. Residents in the Westside of our taxing district have been paying taxes to ACC but it is difficult for them to access ACC and they have instead been paying higher tuition and fees for the convenience of attending a college closer to home. With a Westside location, ACC will be a better value for Westside residents, offering in-district tuition and a convenient location.

Some opponents of a Westside Campus believe that Pearland residents are too highly educated to benefit from a community college or will not send their children to a community college, preferring to send them to A&M, UT, Rice or other 4-year universities. According to the US census, there are over 41,000 college-aged individuals, those who are 18 – 40, who live within the Pearland City limits. Fifteen (15%) or about 6,100 of those are enrolled in an undergraduate program with about 60% attending HCC, San Jacinto, Wharton County, or ACC. It is inaccurate to say that residents in the Westside of our taxing district won't attend a community college because they already ARE attending community colleges.

Approximately 22% of all residents have an earned credential (bachelor's, associate's or certificate). We can look to other community colleges located in high income communities in the Houston area and see that their community colleges are thriving and that parents in those areas are indeed seeing the value of sending their children to community colleges prior to enrolling them in 4-year universities.

I feel that the concept that the Westside campus could fail is so remote given the studies we have conducted and the conservative estimates we have used. But since it has been asked, I will address some possibilities of the use of the facility if it did not achieve projected enrollments.

- 1) ACC Regents could consider leasing space not occupied with classes to local businesses in need of office space to bring in revenue to offset operational costs.
- 2) Similarly, ACC could seek partnerships with other universities to rent classroom space in the facility. If the college were to lease the 60,000 square foot building at \$2.77 per square foot or more, the college would re-coup the interest and principle payments associated with the campus. Anything more than \$2.77 per square foot would generate more than the interest and principle payments associated with the campus. I should point out that \$2.77 is far below the current trends in the market.
- 3) Lastly, it would be unlikely that the ACC Board of Regents would want to sell the campus until after the time period where the sales price would be equal to the remaining balance on the bond.

We are fortunate that residents of the Alvin Community College taxing district had the foresight to take the steps to start a community college back in 1948. I am sure there were Nay-Sayers back then who doubted the need for or the benefits of having a community college in the community. Thankfully the college did open and so many in the area have benefitted from attending ACC. As I think about the future of ACC, I think the more important and likely question that we should be asking ourselves is what will the community do once the Westside Campus is open and it reaches full capacity within the first 5 years of operation? Will the community be ready to support the expansion of the campus to a second or third building? How will we ensure that we continue to serve the educational needs of our taxpayers?

Based on a thorough analysis of student enrollment, population trend projections, demographics and the local economy, the Westside Campus is bound to be a resounding success. We cannot allow fear of change and denial of demographic realities to prevent us from expanding and serving all of our constituents.

Citizen Inquiries

Time will be allotted at each regular meeting of the Board of Regents for citizen inquiries. After registering with the Board Secretary prior to the meeting, a citizen shall have an opportunity to address the Board of Regents for the four specific purposes as designated by State laws governing opening meetings: (1) to discuss an item that appears on the agenda/notice of the meeting, (2) to make a request for specific, factual information, (3) to ask for a recitation of existing policy, (4) to redress grievances. In accordance with State law, no deliberation, discussion, or decision will be made other than to consider a proposal to place the subject on the agenda for a subsequent meeting, unless the subject is listed on the Board agenda, in which case it may be discussed by the Board of Regents. A written response / acknowledgment will be provided from the Board of Regents. Oral comments are limited to five minutes in length, unless extended by a majority of the Regents by vote, and must not mention any individuals by name or position or contain any personally identifiable reference (State of Texas Opening Meeting Law). In the event there is a charge or grievance to be made against a specific agent, employee, or student, then it shall be conducted in an Executive Session to comply with State law.

Mr. George Tacquard – Mr. Tacquard stated that he is a 1953 graduate of ACC. He thanked Dr. Albrecht for her information regarding a backup plan for the west side campus should it become a reality and then fail. His concern was prompted by an article in the Houston Chronicle about the HCC campus on Sienna Parkway closing due to low student enrollment (he also had copies of an article from a former HCC student) and how HCC was able to sell its campus to the county for office space and the land back to the developer at a loss to HCC. He spoke to the information given earlier about the dramatic growth in population west and north of ACC's west boundary

and how the HCC campus was in that particular area and the population information does not guarantee students based on HCC's experience. He recommended that the design of the west side building be such for possible resale of the building. He also spoke to a large sign, intended upon informing the public about the Bond and its cost, disappearing and being placed in the Droege's business dumpster and that Mr. Droege would check the security camera footage for any information on who may have put it there. He said that he has had other Bond signs disappear and feels that there are people willing to break the law to keep voters uninformed.

Mr. Dick Tyson – Mr. Tyson stated that he attended the meeting regarding land use and the building of the girls' softball field house, and the matter of pipelines came up. He requested that it be recorded that his hope would be that the rules pertaining to pipelines according to the pipeline and farm planning alliance would be incorporated in the land use. He had not heard of it being followed and understands that a natural gas pipeline crosses the campus. Drainage and pipelines are critical. With mosquito diseases, he hopes that we are not counterbalancing what we are doing and seems like that damage has been forgotten. He also stated that today on the agenda is the amended order calling for a bond election and that is today and 44 days before the "count them" day and it's not 44 days before we start voting. He stated that this was a little late and asked to please put this off until November and stated that "I don't think this passes the "smell" test". He stated that he would like to vote and that his precinct is not listed on the list of precincts here.

Mr. John Wennerstrom – Mr. Wennerstrom stated that he wanted to remind the audience the conversation about the bond election keeps going toward the west side. He said the west side is not the only item on the bond and that these are several things on the bond including expanding the ACC campus with a Technical building, looking at upgrading systems, and upgrading educational opportunities in Alvin. He said that some may not agree with building a campus on the west side but this campus is just as important and to remind everybody that this campus is what brings students, what educates everybody and this campus is the one that really needs to grow. He stated that even though the Bond includes the west side campus, it is still also about the ACC campus.

Ms. Droege stated that she wanted on record that she didn't know anything about the sign thrown in their trash and that her husband told her about it. They had absolutely nothing to do with the incident. After checking the cameras there was nothing there, as the cameras don't reach across the street. She didn't know who did that, but wants it on record that she had nothing to do with it.

Data Report – Unduplicated Enrollment Detail Report

The Unduplicated Enrollment Detail report compiled by the Texas Higher Education Coordinating Board (THECB) was presented. The report was based on information from Fall 2014, Spring 2015, Summer 2015 and Fall 2015 semesters. The information included a breakdown of student population by age, full time/part time status, in district/out of district, academic/technical major, ethnicity and gave the percentage of dual credit students. ACC has a younger population (average age of 23), a quarter of the students attend part time, over 50 percent of our students work at least 20 hours a week and over a third have children - a very typical community college demographic. The data presented was for information only.

Mr. Barrow made reference to the out of district number of 53.8 percent in the report and that ACC has a substantial number of people coming here from out of district. Mr. Patrick Sanger stated that typically over the past 14 years the data has shown that we are over 50-51 percent and or higher out of district. This report from THECB shows information that is submitted specifically on census date. He also stated that ACC is unusual in that more than half of our students come from out of district and that it could be our location, as we border several counties and the fourth largest city in the U.S. – Houston.

Ms. Sanchez also asked Mr. Sanger three questions. First, can we tell which zip codes the students are coming from? He stated that an out of district zip code report was generated last year. Second, can you tell which programs they are coming to ACC for? Yes, the report has been run in the past. Thirdly, is Process Technology one of the programs students come here for? Yes, it is one of the larger technology programs for both in and out of district students.

Proposed Reorganization of Continuing Education/Workforce Development

Chairman Nash was asked to defer discussion on the request for the proposed Continuing Education and Workforce Development Division (CEWD) reorganization until a future meeting when further information can be obtained.

Grant submission to the Texas State Library and Archives Commission 2017 Impact Grant and to the Texas Workforce Commission 2016 Self Sufficiency Fund Grant and Fast Start III Grant

The request was made for ACC to submit three grant proposals. Those included a \$5,000 grant to the Texas State Library and Archives Commission, a \$350,000 grant proposal to the Texas Workforce Commission 2016 Self Sufficiency Fund and a \$300,000 proposal to the Texas Workforce Commission Fast Start III grant to fund pipefitting training.

Motion to approve the college submittal of the three grants was made by Ms. Sanchez. Seconded by Mr. DeWitt. Motion passed unanimously.

Multidisciplinary Studies Associate Degree Program

The Board was given information regarding the rule passed in Senate Bill 1189 requiring that the governing board of each public junior college to establish a multidisciplinary studies associate degree program. ACC has chosen to identify the currently approved Associate of Arts degree in General Studies to be effective as of September 1, 2016 which will include the academic elements required by the Senate Bill 1189 and the mandatory advising component.

Motion was made to approve the Associate of Arts degree in General Studies as the identified multidisciplinary associate degree program by Mr. Pyburn. Seconded by Ms. Droege. Motion passed unanimously.

Annual Racial Profiling Data Report

Chief Hamrick stated in the annual racial profiling report that the department does not demonstrate any problems regarding racial profiling practices and that no complaints have been received regarding any officer's misconduct for the period from January 1, 2015 through December 31, 2015. This report was for information only.

Strategic Plan Update

Dr. Albrecht reported that the Accountable Management Leaders and Accountable Executives are fulfilling the goals and objectives outlined in the Strategic plan, have appointed 23 teams to begin work on the first year's goals and that the teams will define the steps needed to realize the completion of each goal. This update was for information only.

Contract for Purchase of Electricity

The Vice President of Administrative Services, Mr. Karl Stager, has been in discussion with Mr. Bob Wooton of Tradition Energy to secure a lower price for the cost of electricity. Mr. Stager explained that we have an opportunity to lock in a low rate, as the rates are at a 17 year low, and could get a rate less than five cents per kilowatt hour for up to nine years. Chairman Nash asked if Mr. Stager would go search for bids and bring back to the Board for approval and Mr. Stager explained that the way the process would work would be the same as the gas contract in that by giving him the authority to lock in the rate, as they fluctuate daily and when Tradition energy informs him of a good rate, then he would lock in and set the rate. The vote by the Board would give him the authority to do so. He would then inform the Board of the rate that was locked in. An inquiry was made by Mr. Pyburn as to if there would be any price advantage if the current contract was cancelled, accepting the penalty and begin using the lower rate now. Mr. Wooton replied that there would not be an advantage, and that the penalty would have to be paid up front. Mr. Barrow asked if there was any indication of an increase in gas prices over the next two years and Mr. Wooton said yes, there have been indications. Mr. Barrow asked if we can lock in now even though we don't start until July and Mr. Wooton stated that a lower current rate can be locked in for the future contract before the current contract expires in 2018. Mr. Pyburn asked Mr. Wooton if we should lock in for the sixty month period and Mr. Wooton stated that the most of their governmental clients are locking in for the longest term they can.

Mr. Ercums had a question as to why the monthly totals of June, July and August with a spike in April, were higher with the campus being least occupied in June, July and August. He asked was it because maybe it's so hot and have to keep the buildings at a certain temperature with the building's inefficiencies of the equipment that we have. Mark Putman confirmed that the air conditioning is run on the days we are off and weekends for a few hours to keep the heat down in the buildings. Mr. Ercums stated that maybe if the Bond passes more efficient equipment can be purchased and run cheaper.

Motion made by Mr. DeWitt to authorize the Vice President of Administrative Services or his designee to accept competitive offers for electricity. Seconded by Mr. Pyburn. Motion passed unanimously.

Insurance Renewal Proposal for 4/1/2016 – 4/1/2017

The proposed renewal of the insurance coverage for 2016-2017 remained the same as the 2015-2016 coverage with the exception of a reduction in the premium that equates to a decrease of 12.8 percent in the College's Property and Liability insurance cost.

Chairman Nash asked if the college went out for bids and Mr. Stager said every three years the college does go out for bids. Mr. Stager stated that this is the second year and the college is now up for renewal and that there is a reduction in the premium. Mr. Dave Hartsook of Victory Insurance said that he shops the market each year for anything that may decrease and that the property market drives the cost and is very competitive at this time. He was able to get a calendar year named storm deductible, which means that if there is more than one named storm in a year, the 2 percent will only apply once. Mr. Pyburn inquired as to how many buildings on campus were worth more than \$5 million dollars and if all buildings had the same deductible and when shopping for the best price, is there anything with a lower minimal or a straight deductible. Mr. Wooten stated that most minimums are higher than what we are paying and that there is not a straight deductible. Mr. Stager said that we had few buildings worth that amount. Mr. Barrow stated that he thought the Stantec report had the replacement values for all the buildings. Mr. Pyburn stated that there is a list that shows all the properties and each building is listed individually and its value. Mr. Ercums noted that these buildings are listed at replacement cost (including contents) and not the current value. Mr. Wootens stated that they run the costs each year to confirm that they are current with the 100 percent replacement value costs and that is what they insure for.

Motion made by Ms. Sanchez to renew the insurance proposal with Victory Insurance Agency. Seconded by Mr. Swindell. Motion passed unanimously.

Faculty & Staff Contracts

The faculty and staff contract recommendations for 2016-2017 were brought before the Board for approval. Motion was made by Mr. Ercums to approve the renewal of faculty and staff contracts for 2016-2017. Seconded by Ms. Sanchez. Motion passed unanimously.

Financial Report Ending February 2016

The financial report ending February 2016 was presented to the Board for approval. Motion by Mr. Ercums that the Board of Regents approves the Financial Report ending February 2016 as presented. Seconded by Mr. Pyburn. Motion passed unanimously.

Amended Order of General Election and Amended Bond Election Order

The Brazoria County Election Director sent the amended Order of General Election and Amended Bond Election Order for approval after the removal of the West Columbia Branch as an early voting location. Dr. Albrecht clarified that no mistakes were made on our part in calling either of these elections and the reason for the amended order was because of the Brazoria County Elections Director called and said that the West Columbia branch would no longer be a voting site for the May 7 election. If the language would have been written originally that we would be consistent with whatever voting sites the county had, there would not have to be a Board vote.

However, that language was not inserted in the General Election, although it was in the Bond Election order, and to ensure that everything is being done properly it had to be put before the Board for approval. After discussing possible future changes that would require Board approval and the timing is such that the Board would have to call special meetings for an amended approval only, it was decided that Mr. Stager and Ms. Hull could move forward on their behalf.

Motion to approve the Amended Order of general election and amended bond election order by Ms. Sanchez. Seconded by Ms. Droege. Motion passed unanimously.

A second motion was made to approve the amended order with the voting sites to be corrected to reflect the actual voting sites as defined by Brazoria County by Ms. Sanchez. Seconded by Ms. Droege. Motion passed unanimously.

Adjournment

There being no further business before the Board, the meeting was adjourned at 8:04 p.m.

Karlis Ercums III, Secretary

L. H. "Pete" Nash, Chair