METROPOLITAN COMMUNITY COLLEGE AREA
BOARD OF GOVERNORS'
MEETING MINUTES
APRIL 24, 2021

A meeting of the Board of Governors of the Metropolitan Community College Area was called to order at 9:00 a.m. at Werner Park, 12356 Ballpark Way, Papillion, NE 68046.

Chair Monahan asked the Recording Secretary to the Board, to call the roll:

Members Present:

Brad Ashby, *arrived 9:24 am*
Erin Feichtinger, *arrived 9:02 am*
Adam Gotschall
Steve Grabowski, Treasurer
Ron Hug, *arrived 11:44 am*
Phillip Klein
Linda McDermitt, Secretary
Maureen Monahan, Chair
Zach Reinhardt, Assistant Secretary
Fred Uhe, Vice Chair

Members Absent:

Angela Monegain

Also Present: Randy Schmailzl, College President

MOTION: Monahan moved to excuse absent Board members; Gotschall seconded the motion.

Feichtinger, yes
Gotschall, yes
Grabowski, yes
Klein, yes
McDermitt, yes
Monahan, yes
Reinhardt, yes
Uhe, yes

Motion carried.

1c—Pledge of Allegiance

Monahan led the Pledge of Allegiance.

Agenda Item 1d—Announcement of Posted Location of Open Meetings Act

The Chair reported that a copy of the Open Meetings Act, as amended by LB 83, which was approved by the Governor on April 21, 2021, is available in the rear of the room. A copy of the Open Meetings Act is made available for public Inspection.

Agenda Item 1e—Recording of Notice of Public Meeting

The Chair then reported on the Notice of Public Meeting and stated, she had the Notice of Meeting, which was published on April 15, 2021, in the Omaha World Herald, a newspaper of general circulation within Dodge, Douglas, Sarpy, and Washington Counties, Nebraska, and on the newspaper's website, and a copy of which was provided on April 12, by email to the Board of Governors. The Affidavit of Publication that is usually available at the meeting had not been delivered to the Board's office by the close of business on Friday April 23. Without objection, she directed that the Notice of Meeting, and the Affidavit of Publication once received, along with the methods and dates of providing notice, be recorded in the minutes of this meeting.

1. *Proof of Publication, pursuant to Policy 10503 of the Board of Governors, in the form of an affidavit of an employee of the Omaha World-Herald, a newspaper of general circulation within Dodge, Douglas, Sarpy, and Washington Counties, Nebraska to the effect that notice of this meeting was published in that new newspaper on April 15, 2021 and on the Omaha World-Herald website Omaha.com from April 15 - 21, 2021.*

2. *Affidavit of College employee Rita Eyerly, to the effect that a copy of the published Notice of Meeting was transmitted to each member of the Board of Governors, on April 12, 2021, in a manner specified by Policy 10503 of the Board of Governors.*

The notice of the meeting stated that an agenda for this meeting, kept continually current, was available for public inspection at the principal office of the Board of Governors, Building No. 30, 30th and Fort Streets, Omaha, Nebraska, by making prior arrangements by calling 531-622-2415.

Agenda Item 2—Public Comments

There were no public comments.

Agenda Item 3—Discussion

Agenda Item 3a—Metropolitan Community College Site Overview – Stan Horrell, Director of Campus Planning & Sustainability

Horrell provided a brief overview of current MCC locations, including history, total acreage, and usage at the locations.

Agenda Item 3b—Economic Forecast, Sarpy County – Andrew Rainboldt, Executive Director, Sarpy County Economic Development Corporation

Rainboldt provided an overview of population trends, economic activity, employer projects, and a sewer update.

Population: over the last 15 years there has been a steady growth in the greater Omaha area with a projected 1 million by 2025 with Sarpy County seeing the fastest growth.

Workforce: seeing a downward trend in age of workers as more baby boomers are retiring. Diversity of Sarpy County is 20% non-white, which is up from 10%, 30 years ago.

Employer projects: building permits are used as proxy for capital investment. Facebook and Google led to large growth in that measure. There is growth of multi-family housing in a tight market. A brief discussion ensued on the need for mixed zoning. Sarpy County doesn't often issue Tax Increment Financing.

Top projects: In 2019 Google purchased about 300 acres for a data center project at Hwy 50 and Schram. Currently, they have over $1 billion invested, with about 500 employees in the metro area, plus contractors working at their site. Other projects include, Hormel at 132nd & Lincoln, with 800 to 1000 workers; Amazon at two locations; Streck Labs; and Facebook. These employers are driving growth and the need for workers.

Rainboldt noted that to continue growth in Sarpy County and through the region, we need more workers, particularly in construction and other trades. There is a goal to encourage middle school students to consider construction jobs. The Greater Omaha Chamber is putting a lot of effort into talent development, with an emphasis on the trades.

Uhe noted we can encourage young people to stay in Nebraska and Sarpy County with good solid jobs that pay well.

Agenda Item 3c—Sarpy / Elkhorn Valley Campuses – Stan Horrell, Director of Campus Planning and Sustainability

Schmailzl introduced the Sarpy property discussion by noting that administration is ready to move toward an update of the MCC master plan, which will include the Sarpy and Elkhorn Valley (EVC) campuses.

Schmailzl reviewed a brief history of the acquisition of the Sarpy land. In September 2013, the Board passed a resolution to solve concerns at EVC and search for land in Sarpy County. The Board followed the master plan and invested in the trades, and also purchased property in the center of Sarpy County. In May 2015, after much research, and based on a resolution passed by the Board, MCC bought property in Sarpy County in anticipation of future growth.

Horrell shared an overview of MCC's planning history and the role of master planners. The last two MCC master plans resulted in projects at the Fort Omaha Campus and South Omaha Campus. In 2020, the update of the MCC master plan process was delayed due to COVID-19. Horrell also noted the need to run any educational project over $2 million through the Coordinating Commission for Postsecondary Education, which requires a master plan to be on file prior to approval. This means before administration can move forward with educational planning at Sarpy, the master plan must be updated.

Noting the distances from various MCC locations and nearby communities, Horrell noted that there are many regional education opportunities for future Sarpy campus, citing the Toyota T-TEN as an example.

Reinforcing the good timing of the Sarpy land purchase by MCC, Horrell noted that MCC paid about $55,000 per acre for the Sarpy land. Amazon paid $130,000 per acre and Google paid $75-100,000 per acre. Out of the 140 acres MCC owns, approximately 130 acres are expected to be developable. Papillion is the only jurisdiction MCC will deal with related to zoning and zoning is yet to be determined.

Horrell noted there will be roadway improvements, sanitary sewer fees and other utility costs before any building plans can be started. Monahan reminded the Board that the Sarpy land is currently leased for farming, as approved by the Board.

Schmailzl noted that taxpayers have not been charged for any of the improvements thus far and bond issues are not likely, due to the four-county service area.

Moving the vision forward for Sarpy will include the development of a Request for Qualifications (RFQ) to find a qualified partner to help with this planning. Recognizing that the Board often changes every two years, the goal is to develop a plan that new board members can readily plug into. Administration wants to finalize an RFQ to move toward finding a qualified partner, master developer to assist with the planning, ensuring continuity for the future. Administration's goal is to include decisions to activate EVC's potential. All MCC donors are local; funding is local; and administration prefers a local partner to carry the College into the future.

Discussion ensued. Schmailzl wrapped up the discussion by noting this is the first conversation of many on the subject and ultimately the Board will need to approve the third generation of the master plan.

Agenda Item 3f—Redistricting – Dave Hohman, Legal Counsel

This agenda item was moved to accommodate the guest speaker.

Hohman provided an overview of the redistricting statutes, redistricting process, and criteria used in 2011 following the 2010 census. It is estimated that 2020 census data will not be released to the states until August or September. Then the legislature needs to establish their new boundaries and the Governor will need to sign the redistricting bill, all expected to happen in a special Legislative session later this year.

While the Board awaits the census data, the Board could do a few things: 1) determine if a redistricting committee should be appointed or if they want the full Board involved; 2) adopt a list of criteria to follow in redrawing the boundaries; 3) consider authorizing the College President to enter into a contract with MAPA or another service provider for the process of redrawing the district lines.

Wayne Bena, Deputy Secretary of State for Elections, State of Nebraska, shared census timelines that he has worked to develop with the federal census bureau and Nebraska senators. Legacy data is due August 16 and the Nebraska Legislature is set to get the data on August 17. Vendors such as MAPA will be able to begin to make sense of the data at this time. Bena strongly recommends a vendor with GIS capabilities be utilized for the best accuracy in drawing MCC Board district lines.

It is expected that the Unicameral will move into a special session to pass state legislative lines by September 26, 2021. This action would enable counties to begin data review by October 1, 2021.

Bena will see that data is shared with counties and all legalities are followed, including details such as a precinct cannot be split by a state legislative district and there cannot be more than 1715 voting voters at any election precinct, as well as other guidelines.

MCC will have November 1 to December 30, 2021 to draw district lines. There are options to take the deadline to January 5, 2022, also the date to certify elections.

At 11:23 a.m., there was a break. At 11:33 a.m., the workshop resumed.

Agenda Item 3d—Fort Omaha Campus Report

Schmailzl introduced Kay Friesen, Vice President for Planning and Operations, and Bernie Sedlacek, Director, Facilities Management, Planning, and Construction to share an update on the Fort Omaha Campus (FOC) changes.

Friesen stated with completion of the South Omaha Campus coming up, administration is working to complete the backfill from prior construction at the FOC, to complete the current Master Plan. This project included a review of changes in departments, staffing, and the modernizing of facilities, which impacts multiple FOC buildings.

Building 10, built in 1984, has served as an instructional building and has some vacated spaces, following the opening of the three new buildings at FOC. The pandemic has highlighted the need for accessible technology for faculty, staff, students, and the local community, which has led to the vision for making building 10 more technology-focused and available to MCC and the community.

The renovation of Building 10 is tentatively being named, “Academic and Community Center.” It will have academic classrooms on the second floor, with access to technology on the first floor. The first floor will be remodeled and potentially called “Digital Express” with zones for gatherings, community rooms, quiet space, and a space where students and community members can come to staff for help with technology.

The HVAC system will also be updated. Private dollars have been committed for the project. Friesen briefly outlined specific details that the Board will approve in May and June, at their regular Board meetings.

Sedlacek reviewed specifics of the departments and employee moves and renovations in specific buildings at the FOC. This included moving five departments and 40 staff out of building 10, in preparation for the demolition of the first floor. Seven buildings at the FOC have been impacted with moves, remodeling, and relocation of staff.

Overall, 15 departments, 97 staff, and 44,000 square feet are involved in the FOC building updates. The goal of completion is the end of 2021.

Schmailzl noted the great need for technology for the local community became very apparent, in the midst of COVID-19, and positively impacted the ability to secure private support.

Schmailzl updated the Board on the car wash located on 30th Street, at the edge of the Fort Omaha Campus.

Agenda Item 3e—Path Forward – Pat Crisler, Chief of Staff & Dr. Tom McDonnell, Vice President for Academic Affairs

Crisler provided an overview of the Path Forward Initiative, noting the words are intended as a promise to help students find their path, stay on the path and complete it, while learning along the way.

The Path Forward project is designed to reshape College systems to improve student outcomes based on a deeper understanding of students' experiences. Initial data included extensive interviews with students and focus groups to learn about experiences, expectations, and needs. Results confirmed barriers that students face, including, jobs, families, hunger, and transportation issues, etc.

The Path Forward Initiative challenges College staff to:

- remove the barriers that are within our power to remove
- lower the hurdles we can lower
- recalibrate systems so students who come to MCC seeking a degree can expect to earn their degree.

Crisler introduced the draft version of a video which will be used internally to introduce MCC staff to the Path Forward Initiative.

McDonnell stated that as we continue to discover what students need, this initiative will continue to develop and shift. It is an ongoing process designed to continually evaluate what we do, how we do it, and how we can improve systems to make the MCC experience better for all students.

This is MCC's answer to guided pathways initiatives being discussed nationally. There are four pillars to be considered:

- Simplify educational pathways
- Help students get on a path
- Help students stay on a path
- Ensure students are learning

Changes at MCC may include making advising more practical, and providing more academic support. The e-pantry is one example of what has already been done.

McDonnell shared a structure of teams and committees who will collaborate and work together to make this initiative successful. The Higher Learning Commission Academy and Programs are a part of the process, so that accreditation will be strengthened.

The success will be measured with leading and lagging indicators, credit metrics, and persistence rates. McDonnell noted much of the statistical tracking is due to the strength of the MCC Institutional Effectiveness team.

Finally, the Path Forward completion initiative is designed to align with Board and institutional priorities through:

- Accreditation
- Diversity, Equity, and Inclusion
- Workforce Development
- Economic Development
- Accountability
- Student Success

Gotschall applauded the effort, sharing his own MCC experience, where his degree didn't necessarily lead him to where he is today. McDonnell shared specific examples of MCC programs that currently are working within the framework of the Path Forward Initiative. Crisler stressed the importance of career identity to student completion, noting the value of involving local employers across the curriculum to enrich students' learning experiences.

Feichtinger asked how students will be interviewed to ensure success. McDonnell noted that part of the design team plan is to scale up advising, navigators, etc.

Agenda Item 3g—LaVista Dog Park

Schmailzl invited Sedlacek and Hohman to provide a brief overview of the request for a dog park to the north of the MCC Sarpy Center. Hohman stated that for the dog park to move forward, there would need to be an MCC written agreement with City of LaVista.

The City will do the installation of the dog park (which LaVista is calling temporary), cover all maintenance, all upkeep and cleaning, provide liability insurance indemnifying the College of any action that might occur, and that it will be a City of LaVista dog park. This lease agreement would need to be approved by the Board.

Randy summarized by stating that MCC doesn't do parks, but we would like to show support for the City of LaVista, as a partner.

Agenda Item 3h—Board Member Absences – Maureen Monahan, Board Chair

Monahan shared concerns she has heard from Board members regarding Board member absences. She referenced Board Policy 10103, Procedure for Filling Vacancies on the Board of Governors, where it is noted in (1), "After notice and hearing, a vacancy shall also exist when any member is absent from more than three consecutive regular meetings of the Board, unless such absences are excused by a majority of the remaining Board members."

She stated that a decision to remove a Board member would probably prove challenging in light of state statute, the terms "notice" and "hearing" in the policy are rather vague, and negative publicity might come from such actions.

She noted that Board members can have private conversations regarding concerns. It should also be noted that people may have physical and mental health issues, which need to be respected. She stated that as Chair, she would never disclose any information shared in private, about why a Board member might be absent and would encourage a motion to excuse that member.

Discussion ensued.

Agenda Item 3i—Board Member Topics of Interest

Monahan asked for topics of interest.

Hug noted his concern regarding the Board Policy that spells out term limits and advocated for one-year officer terms to give more Board members the perspective of being Board Chair.

Monahan summarized by noting that she and administration are looking at policies that may need to be reviewed and updated.

Uhe thanked the Board for meeting in Sarpy County.

Agenda Item 4—Adjournment

MOTION: Grabowski moved to adjourn the meeting; Hug seconded the motion.

Gotschall, yes

Grabowski, yes
Hug, yes
Klein, yes
McDermitt, yes
Monahan, yes
Reinhardt, yes
Uhe, yes
Ashby, yes
Feichtinger, yes

Motion carried. The meeting was adjourned at 1:00 p.m.

Linda McDermitt, Secretary, Board of Governors Date

AFFIDAVIT OF TRANSMISSION OF NOTICE OF MEETING OF BOARD OF GOVERNORS OF METROPOLITAN COMMUNITY COLLEGE AREA

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

Rita Eyerly, being first duly sworn upon oath deposes and states as follows:

1. **That pursuant to direction received from the Chair of the Board of Governors of the Metropolitan Community College Area, I caused the following Notice to wit:**

NOTICE OF MEETING

Notice is hereby given that the Board of Governors of the Metropolitan Community College Area will hold a Workshop on Saturday, April 24, 2021, commencing at 9:00 o'clock A.M. at Werner Park, 12356 Ballpark Way, Papillion, Sarpy County, Nebraska, which meeting will be open to the public. An agenda for such meeting, kept continually current, is readily available for public inspection at the principal office of said Board of Governors, 30th & Fort Streets. Building #30, Omaha, Nebraska, during normal business hours. To make arrangements for public inspection call 531-622-2415.

Maureen Monahan
Chair, Board of Governors

PUBLISH on Thursday, April 15, 2021

to be published in *Omaha World-Herald* on *April 15, 2021*; and that the order to said newspaper was made by electronic transmission on *April 12 2021.*

1. **That on *April 12 a copy of such Notice was addressed and sent by e-mail or, if so requested, by personal delivery to each member of the Board of Governors.***

Further affiant sayeth not.

Rita Eyerly

SUBSCRIBED AND SWORN TO before me this 26th day of April, 2021

Pauline R. Laughlin
Notary Public

PAULINE R. LAUGHLIN
State of Nebraska-General Notary
My Commission Expires
October 22, 2022

Omaha World-Herald

Affidavit of Publication

Date: April 23, 2021

METROPOLITAN COMMUNITY COLLEGE
ACCOUNTS PAYABLE
PO BOX 3777
OMAHA, NE 68103-0777

Date	Category	Description	Ad Size	Total Cost
04/21/2021	Legal Notices	NOTICE OF MEETING Notice is hereby given that	1 x 0 L	181.99

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Maureen Monahan
Chair, Board of Governors
ZNEZ

Publisher of the World Herald

I, (the undersigned) an authorized representative of the World Herald, a daily newspaper published in Omaha, Douglas County, Nebraska; do certify that the annexed notice NOTICE OF MEETING Notice **was published in said newspapers on the following dates:**

04/15/2021

The First insertion being given ... 04/15/2021

Newspaper reference: 0000224023

Billie Johnson
Billing Representative

Sworn to and subscribed before me this Friday April 23, 2021

Kimberly Kay Harris
Notary Public

State of Virginia
City of Richmond
My Commission expires

Kimberly Kay Harris
NOTARY PUBLIC
Commonwealth of Virginia
Reg. No. 356753
Commission Exp. Jan. 31, 2025

THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU