Ranger College
Board of Regents Meeting Minutes
September 29, 2025 6:00 P.M
Goleman Library Board Room

Members Present
Vanna Dains
Doug Crawley
Bobby Murry
Jackie Stephens
Shawn Wells
Sandi Herod
Della Carey
JoAnne Greenwood
Gay Anne Wolford

CEO/Staff Present
Dr. Derrick Worrels, President
Dr. Lindy Matthews
Robert Culverhouse
Ahmy Arca
Luis Ramirez
Gabe Lewis
Patti Woolam
Aaron Wand
Dr. Babette Cuadrado
Gaylyn Mendoza
Chuck Lemaster
Amy Spindle
Stephanie Worrels
Dr. Dayna Prochaska
Evelyn Guillen
Dr. Sandra Lee
Stan Feaster
Scott Norwood

Guest
Jeremy Gauche, KYA

Agenda Item #1- Call to Order Public Meeting.
Regent Stephens called the meeting to order at 6:00PM.

Agenda Item #2- Invocation
Dr. Worrels voiced the invocation.

Agenda Item #3- Pledge of Allegiance
Regent Stephens led the Board in reciting the Pledge of Allegiance.

Agenda Item #4- Public Comment for Individuals Not on the Agenda.
No comments were made.

Agenda Item #5- President's Report

a. Ranger Hall renovation nearing completion.
b. Successful "Day of Champions" and college day events were held.
c. Enrollment increased by 2.1% for the third consecutive year, despite hopes for larger increase.
d. The nursing program achieved a preliminary 100% pass rate on the national licensing exam for summer graduates.
e. Legal representation sought to remove the squatter from Highway 16 property.
f. Coach Butler is recovering well in rehab.

Agenda Item #6- Update on Construction of the Rodeo Facility and Naming of the Facility (Stephens)
Discussion on the construction and potential naming of the rodeo facility, waiting on bids.

Agenda Item #7- Update on the Softball Field (Stephens)

Softball field construction to begin next week with completion aimed for December 15-30. A 6% line injection is planned to stabilize the soil before artificial turf installation.

Agenda Item #8- Consideration of Constructing a Cross Country Course on Campus or Rodeo Property (Stephens)
Consideration of constructing a cross country course on campus or rodeo property to ensure student safety during practice.

Agenda Item #9- Discussion on Strategies for Addressing Personnel Raises. (Stephens)
Discussion on strategies for addressing personnel raises, with a focus on adequate compensation for custodial and maintenance staff and tiered compensation structures.
Next meeting present strategies.

Agenda Item #10- Consider and Approve the August 2025 Preliminary Financial Statements (Mendoza)

- Total assets at $78,168,000.
- Liabilities at $27,689,000.
- Discussion of SECO loan and bond debts, revenue and expenses.
- Fence damage insurance claim included in miscellaneous revenue.
- Increase in Pell grant disbursements.
- Cash and investment details, checks over $500 reviewed.
- A new outdoor weather warning system is in place for campus safety, particularly for athletics.

Regent Murry made and Regent Dains seconded a motion to approve the August 2025 Preliminary Financial Statements. The motion was carried unanimously.

Agenda Item #11- Consider and Approve the Resolution for the Prevailing Wage Determination on Construction Projects for Fiscal Year 2025-2026 (Mendoza)

As required by the Texas Govt Code 2258.022(a), the Board of Trustees, when contracting for a public work awarded by a political subdivision of the state, shall determine the general prevailing rate of per diem wages in the locality in which the public work is to be performed for each craft or type of worker needed to execute the contract and the prevailing rate for legal holiday and overtime work. Subsection (1) and (2) go on to state the public body's options in fulfilling its statutory responsibility of determining prevailing wage rates as being:

1. Conducting a survey of the wages received by classes of workers employed on projects of a character similar to the contract work in the political subdivision of the state in which the public work is to be performed; or
2. Using the prevailing wage rate as determined by the United States Department of Labor in accordance with the Davis-Bacon Act (40 U.S.C Section 276a et seq.), and its subsequent amendments.

Ranger College has recommended Texas Government Code Section 2258.022 (a), Subsection (2) as its option in determining the general prevailing wage rate of per diem wages in the locality in which the public work is to be performed for each craft or type of worker needed to execute the contract and the prevailing wage rate for legal holiday and overtime work as determined by the United States Department of Labor in accordance with Davis Bacon Act (40 U.S.C. Section 276a et seq.) and its subsequent amendments, for all the construction projects whose contracts are entered into and executed between September 1, 2025 and the end of the fiscal year on August 31, 2026.

Regent Crawley made and Regent Herod seconded a motion to approve the resolution for the prevailing wage determination on construction projects for the fiscal year 2025-2026. The motion was carried unanimously.

Agenda Item #12- Consider and Approve to place the property donated in Wise County for sale in accordance with CAL (LEGAL) policy and for President Dr. Worrels to negotiate the contract (Mendoza)
Discussion regarding placing donated property in Wise County for sale, tasking the President with being the point person and letting in commercial real estate personnel.

Regent Crawley made and Regent Dains seconded a motion to approve to place the property donated in Wise County for sale in accordance with CAL (LEGAL) policy and for President Worrels to negotiate the contract and the Board to participate in the negotiation. The motion was carried unanimously.

Agenda #13- Consider and Approve to place the property donated in Eastland County located in Olden south of I-20 for sale in accordance with CAL (LEGAL) policy and for President Dr. Worrels to negotiate the contract (Mendoza)
Discussion regarding placing donated property in Eastland County for sale, with Ranger College handling the sale and the President as the point person.

Regent Crawley made and Regent Dains seconded a motion to place the property donated in Eastland County located in Olden south of I-20 for sale in accordance with CAL (LEGAL) policy and for Dr. Worrels to negotiate the contract and the Board to participate in the negotiation. The motion was carried unanimously.

Agenda Item #14- Consider and Approve the Construction of the Rodeo Multi Purpose Facility and Other Structures (Mendoza)
Ranger College published architecture plans for construction of a multi-purpose facility for Rodeo land.
After receiving the proposal for the softball athletic field project from the KYA Group, we requested a proposal on the other Ranger College building needs. KYA submitted a TIPS (23010402 Trades, Labor, and Materials (JOC) proposal for the construction of a multipurpose facility, baseball hitting facility, bathrooms and concession area at the baseball field and a shade structure at the Welcome Center. The proposal was reviewed and evaluated by Chuck Lemaster, Director of Facilities, Gaylyn Mendoza, SVP of Financial and Administrative Services/CFO and Patti Woolam, Purchasing Coordinator.
The Board discussed the need to move forward with these projects.

Regent Dains made and Regent Carey seconded a motion to approve the construction of the Rodeo Multi Purpose Facility and Other Structures. The motion was carried unanimously.

Agenda Item #15- Consider and Approve to proceed with obtaining financing to fund the construction additions for a new dorm at the Ranger campus and construction renovations at the Comanche campus (Mendoza)

- 4-story dorm proposed for Ranger campus, cost estimated at $28.5 million.
- Comanche campus redevelopment includes renovations to six facilities at an estimated cost of $32.5 million. Includes nursing relocation from Brownwood, fire academy relocation, cosmetology and general academics.

Regent Crawley made and Regent Carey seconded a motion to approve to proceed with obtaining financing to fund the construction additions for a new dorm at the Ranger Campus and construction renovations at the Comanche campus. The motion was carried unanimously.

Agenda Item #16- Consider and Approve Personnel Issues (Spindle)
Personnel additions, separations, and title changes were discussed.
Regent Herod made and Regent Greenwood seconded a motion to approve personnel issues. The motion was carried unanimously.

Agenda Item #17- Consider and approve the Minutes of the August 25th Board Meeting
Regent Dains made and Regent Wolford seconded a motion to approve the minutes of the August 25, 2025 Board meeting. The motion was carried unanimously.

Agenda Item #18- Announcements

a. Upcoming Events

b. The date of the Next Board Meeting is October 27th

Agenda Item #19- Adjourn

Regent Herod made and Regent Dains seconded a motion to adjourn. The motion was carried unanimously.

Chairman, Jackie Stephens

Secretary, Vanna Dains