WESTERN COMMUNITY COLLEGE AREA
BOARD OF GOVERNORS

INFORMAL MEETING
MINUTES

Wednesday, August 19, 2026

The Western Community College Area Board of Governors held an Informal Board meeting at 11:00 a.m. on Wednesday, August 19, 2026 at Chadron State College Student Center, Scottsbluff Room, 501 E. 10th Street, Chadron, NE, in the County of Dawes, in the State of Nebraska, as per the publicized notice in the Star-Herald Tuesday, August 11, 2026.

A current agenda was available in the Board Secretary's office on the Scottsbluff Campus at the time of the publicized notice.

AREA BOARD

Linda A. Guzman-Gonzales	Absent
Joshua R. Hanson	Absent
Mark A Kaufman	Present
Allan D. Kreman	Present
Starr Lehl, Vice Chair	Present
Lori J. Liggett	Present
Coral E. Richards	Absent
R. J. Savely, Jr.	Present
Marjorie A. Schmidt	Present
Monica R. Shambaugh	Present
John P. Stinner, Chair	Present

Ms. Guzman-Gonzales informed the Board secretary that she would be unable to attend the meeting due to personal health. Ms. Richards informed the Board secretary that she would be unable to attend the meeting due to a personal commitment.

QUORUM
Chair Stinner declared a quorum was present for the transaction of business.

COMMUNITY COMMENTS
Chair Stinner asked for comments from the community. Pursuant to Board Policy BP-106, Chair Stinner reminded community members who wish to make comments will be limited to a five-minute presentation. There were no comments.

BOARD CHAIRPERSON COMMENTS
Chair Stinner announced for public information there was a copy of the Nebraska Open Meetings Act available on the table at the back of the room.

Chair Stinner announced that the Board reserves the right to enter a closed session if deemed necessary for any item on the agenda per Section 84-1410 of the Nebraska Revised Statutes.

BUDGET REVIEW
Review of Preliminary Budget Timeline
The preliminary budget timeline was reviewed. Final certified property valuations from county assessors are expected by Friday, after which the required public hearing notice will be published in a newspaper of general circulation at least four days before the hearings. The notice is currently scheduled for publication on September 8th.

Budget Review Timeline (cont.)
On September 16th, the Board will hold separate public hearings on the budget and property tax request. The budget hearing is scheduled for 1:00 p.m., followed by the property tax hearing at approximately 1:10 p.m. An informal session will be held that morning to review additional budget details. The budget presentation will include a PowerPoint summarizing statutory requirements and provide an overview of budgets reviewed since June.

Following the hearings, the Regular Board meeting will begin, during which the Board will formally approve the budget and adopt a resolution setting the property tax request. The Capital Improvement Fund levy is expected to remain at the maximum $0.02 per $100 of valuation; however, the total tax request will be adjusted based on final property valuations. The approved resolution will be provided to the county clerks. After approval, staff will prepare and submit the final budget and tax documents to the Nebraska State Auditor and other required entities by September 30.

The Capital Improvement Fund budget remains preliminary pending receipt of certified property valuations. The current property tax revenue estimate is based on April information from the Nebraska Department of Revenue and does not reflect growth from newly taxable property. Accordingly, revenues are expected to change once final valuations are received.

The revenue projection includes the $0.02 Capital Improvement Fund levy and a separate bond debt levy for the Harms/ESU project. The bond levy is pledged from the fund and is excluded from the statutory levy limitation. The upcoming fiscal year will be the final year of payments on that obligation. Net property tax revenue is currently estimated at slightly more than $3.8 million. Other anticipated resources include approximately $3.5 million in carried-forward facility fee balances, miscellaneous tax revenue, approximately $312,414 from the Foundation to retire the remaining bridge loan balance associated with the 2020 Welcome Center renovation, and approximately $91,500 in facility fee revenue. Total available resources are currently projected at approximately $7.73 million.

The expenditure plan includes projects carried forward from fiscal year 2025-26 and new projects planned for fiscal year 2026-27. Current estimates include nearly $1.5 million for maintenance renewal and repair; approximately $500,000 for an exterior wayfinding project; and additional funding for future capital projects. Detailed project-level expenditures will be included in the supporting budget documentation.

The Board reviewed the proposed Facility and Capital budgets, including approximately $1.5 million designated for a future capital construction or major renovation project. The funding is intended to begin building a reserve for a significant future project, recognizing that several years of accumulation may be necessary. The budget also maintains approximately $1.5 million in facility reserves to provide flexibility for unforeseen needs while maintaining a balanced budget of approximately $7.7 million.

For fiscal year 2026–27, required bond and loan payments total $407,988. Administration proposed paying off the lease-purchase bridge loan associated with the Welcome Center at an estimated December redemption cost of just over $1.6 million. Early payoff would eliminate payments through 2038 and provide estimated future interest savings of approximately $560,000. Funding for the payoff would include approximately $312,000 from the Foundation, $431,000 from facility fees, and $1.2 million from capital funds. Combined with the scheduled final payment on the WNCC ESU refunding bonds, the payoff would leave the institution predominantly debt-free and free funds currently committed to annual debt service.

Budget Review (cont.)
Preliminary projections for fiscal years 2027–28 and 2028–29 indicate that continued annual contributions could build the capital reserve to more than $10 million over three years. Administration noted that the accumulated funds could demonstrate institutional commitment to a future capital project and potentially supplement a future capital campaign. Projections will be adjusted as project requests and institutional priorities evolve.

Potential future capital priorities include additional renovations near the gym and GEH halls, a medical education project identified through the facilities master plan, nursing facility improvements at other campuses including Sidney, additional student space, and residence hall needs. These priorities will continue to be evaluated through the institution's capital planning process.

Board Member Comments
The Board thanked Ms. Koski for her budget report.

Next Regular Meeting: Wednesday, August 19, 2026, 1:00 p.m., Chadron State College Student Center, Scottsbluff Room, 501 E. 10th Street, Chadron, NE

Adjournment: The meeting was adjourned at 12:05 p.m.

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John P. Stinner, Chair Susan L. Verbeck, Secretary