Ranger College

Board of Regents Meeting Minutes

June 29, 2026 | Golemon Library Board Room | 6:00 PM

Members Present

Vanna Dains, Secretary

Doug Crawley

Jim Cockburn

Shawn Wells, Vice-Chair

Sandi Herod

Jackie Stephens, Chair

Robin Russell

Absent

GayAnn Wolford

CEO/Staff Present

Dr. Derrick Worrels

Dr. Lindy Matthews

Dr. Dayna Prochaska

Stan Feaster

Luis Ramirez

Dr. Sandra Lee

Chuck Lemaster

Gaylyn Mendoza

Amy Spindle

Debbie Karl

Dr. Wendy Rodgers

Evelyn Guillen

Dr. Babette Cuadrado

Robert Culverhouse

Gabe Lewis

Gena Camacho

Stephanie Worrels

Scott Norwood

Don Hilton

Jarrett Brooks

Guests

Rylan Harrison

Rick Wessel

Agenda Item #1- Call to Order Public Meeting

Regent Stephens called the meeting to order at 6:00 pm.

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

Mr. Harris and Mr. Wessel addressed the Board of Regents.

- The college inherited a property from Mr. Walker. Rick Wessel, a prospective buyer, owns an adjacent property and is interested in purchasing the college's land. The land is located near the rest area on Ranger Hill.

- Rick Wessel is the CEO of First Cash, a publicly traded company owning 3,300 pawn shops. He previously served on the endowment board for Abilene Christian University, growing its assets from $300 million to $1 billion over 14 years. He intends to use the land for expanding his red Angus cattle operation, improving it with new fencing, and for family hunting and fishing, not development.
- Rick Wessel presented a financial analysis comparing land value growth (7.7% over 40 years in the region) versus S&P 500 investments (11.9% over 40 years). He highlighted that a $1 million investment at 7.7% yields $20 million in 40 years, while at 11.9% it yields $90 million. He projected that investing the proposed $21 million from the land sale could yield $2 billion in 40 years.
- Mr. Harris stated that the current land is not ideal for significant development due to its location and rocky terrain, unlike areas like Stephenville. Selling would prevent the college from having to maintain the property.

Agenda Item #5- President's Report

- **Projected Reduction:** Ranger College is projected to experience a $1.1 million reduction for FY27 due to state budget cuts. This is not due to institutional performance. The state reduced funding in three areas, impacting nearly all community colleges, some by as much as 24%. Ranger College is projected to see an 11.9% reduction. Ranger College remains strong under the performance funding model, with 90% funding increases from 2023, demonstrating exceptional performance despite funding challenges. The Texas Association of Community Colleges (TACC) has advocated strongly against these cuts, emphasizing the role of community colleges in workforce education and community programs.
- **Ranger Advisory Meeting:** The first Ranger Advisory meeting since COVID was held on June 16th with the city manager and staff. The goal was to gather community input on workforce needs and other programs the college could offer. The meeting was productive, serving as a platform for open discussion and listening to community needs. It aims to ensure college decisions are informed by community input.

- **Proposed Future Cosmetology and Business Building Renovations:** A crew will assess the business building to determine renovation needs for cosmetology and potentially another program (e.g., HVAC). The aim is to complete all necessary work efficiently if affordable.

Agenda Item #6- Oath of Office for New Board Members *(Mendoza)*
Agenda Item #6 is tabled until the next meeting.

Agenda Item #7- Nominate Board of Regents Member to Serve on the Ranger College Foundation Board *(Matthews)*
Regent Herod made and Regent Dains seconded a motion to nominate Jim Cockburn to serve on the Ranger College Foundation Board. The motion was carried unanimously.

Agenda Item #8- TASB Update 51 (Matthews)
Dr. Matthews mentioned that TASB Update 51 has been reviewed and approved by the Policies and Procedures Committee and Admin Council with no recommended changes. Regent Stephens inquired about the Academic Fresh Start policy. The policy allows students who started college, didn't finish, and return after 10 years to "wipe clean" their previous academic record and start fresh. This is optional for the student. However, it is an "all or nothing" policy, students cannot pick and choose which grades to keep.

Regent Dains made and Regent Russell seconded a motion to approve TASB Update with no changes. The motion was carried unanimously.

Agenda Item #9- April 2026 Financial Statements *(Mendoza)*
- **Total Assets:** $79.3 million (mostly capital assets and investments).
- **Deferred Outflows of Resources:** $2.5 million.
- **Total Liabilities:** $24.4 million.
- **Deferred Inflows of Resources:** $3.2 million.
- **Total Net Position:** $54.2 million.
- **Revenues:** State funds increased ($8.7 million) due to appropriations and new grants. Dual credit FAST program funding for Fall came in April this year, compared to

August/September last year. Student tuition increased, but student fees did not increase as much due to dual credit students not paying fees. Fundraising is strong ($300,000), but donations decreased from the prior year (which included most of the Walker estate). Rent revenue increased in April due to hunting and grazing lease billing.

- **Total revenues: $23,425,403.**
- **Expenses:** Departmental expenses are slightly up due to benefits being allocated to departments. Normal operating expenses, nursing testing fees, and bookstore payments contributed to monthly expenses.
- **Total expenses: $19,776,291.**
- **Cash Flow:** April was not a heavy cash flow month; decrease in cash was normal.
- **Contracted Services:** Payment to Dixon (retired) for consulting on grants, specifically the Skills Development Fund (SDF) grant, which involves training employees for corporations.
- Discussion on "Snow Garrett and Williams" Payment: An independent audit for a specific NSRP grant over a certain dollar amount, which is not a normal annual expense.

Regent Crawley made and Regent Herod seconded a motion to approve the April 2026 financial statements. The motion was carried unanimously.

Agenda Item #10- Fiscal Year 2026 Independent Auditors *(Mendoza)*

Engagement Letter for FY2026 Independent Auditors

- **Auditor:** Snow Garrett Williams.
- **Scope:** Annual audit covering federal and state expenditures (single audit) as required for grant funding.
- **Withdrawal Clause:** The auditors may withdraw if they uncover fraud or do not trust the administration/board. This is different from errors in financial statements.

Ms. Mendoza shared the engagement letter to provide their services for 2026-2027. The annual audit includes the state and federal.

Regent Stephens inquired about the statement, “if for any reasons we are unable to complete the audit or unable to form an opinion. We may disengage from this engagement.”

Ms. Mendoza stated that it would have to be related to fraud or they did not trust the administration or the board. Fraudulent is different from errors. Fraudulent means there is an intent to misrepresent the financial statements. Ms. Mendoza has never seen that happen.

Regent Crawley made and Regent Carey seconded a motion to approve the Fiscal Year 2026 independent auditors. The motion was carried unanimously.

Agenda Item #11- Annual Review of Investment Policy and Strategies *(Mendoza)*

- **Requirement:** The board must annually review its investment policy and strategies and document it in the minutes.
- **Update:** No changes are proposed this year.
- **Compliance:** The resolution will be posted on the website for review by the state auditor's office.

Regent Wells made and Regent Herod seconded a motion to approve the annual review of investment policy and strategies. The motion was carried unanimously.

Agenda Item #12- Donation of City Lots to Other Political Subdivisions *(Mendoza)*

Proposal: Donate two small parcels of land in Ranger, which were donated to the college, to other political subdivisions.

    - Parcel 52306: Across from Ranger ISD football stadium, used for parking ($2,830 value), to be donated to Ranger ISD.
    - Parcels 55784 & 55785: Where the gazebo is on Main Street ($8,090 value), to be donated to the City of Ranger.
- **Justification:** Relieves the college of maintenance, and the land's purpose (parking, public space) aligns with the receiving entities.

Regent Herod made and Regent Dains seconded a motion to approve the donation of Parcel 52306 to Ranger ISD and Parcels 55784 and 55785 to the City of Ranger, Texas. The motion was carried unanimously.

Agenda Item #13- Renewal of Facilities Consulting Agreement *(Mendoza)*

- **Consultant:** Aaron Wand
- **Justification:** Aaron has significantly saved the college money, brings valuable contacts, and is instrumental in master planning for Ranger, Stephenville, and Comanche campuses

(including a potential new dorm). He was involved in the Stephenville renovation for the Construction Program and is assessing the business building for conversion to a Cosmetology Center.

Regent Carey made and Regent Wells seconded a motion to renew the Facilities Consultant Agreement. The motion was carried unanimously.

Agenda Item #14- Proposed Tuition and Fee Schedule for Fall 2026 *(Mendoza)*

- **Dual Credit Tuition:** Originally approved an increase to $60 due to the state FAST rate going above $60. Governor Abbott's letter prohibits tuition and fee increases, so it needs to revert to $55 for 2026-2027.
- **Housing Rates:** Reverting single and double occupancy rates for the Quad, Ranger Hall, Myerson Hall, and Kuykendall Hall that were previously approved in March 2026 to the same prices as Nicksick Hall, Regents Hall, and Wagley Hall ($1,900 for single, $950 for double).

Regent Wells made and Regent Cockburn seconded a motion to approve the tuition and fee schedule for Fall 2026. The motion was carried unanimously.

Agenda Item #15- Personnel Issues *(Spindle)*

- **Additions:**
  - Patrishia Anaya- Administrative Assistant
  - Patrick Barrett- Assistant Baseball Coach
  - Jarrett Brooks- Esports Coach
  - Brittany Casey-Custodian
  - David Frank Jr. -Assistant Women's Basketball Coach
  - Winona Shubert- Records Specialist
- **Separations:**
  - Garrett Harrison- Assistant Baseball Coach
  - Payton Smith- Administrative Assistant-President's Office
  - Stephon Turner- Technical Support Specialist
- **Title Change/Promotion:**
  - Rick Justice- Dean of Humanities
- **Renew/Non-renew (List Provided in the Board Packet)**

Regent Cockburn voiced his concern about the importance of Student Support Services (SSS) and Upward Bound grants, which serve at-risk (first-generation, learning disabled, low-income) students. The grants are critical for student retention, graduation rates (40% of academic program graduates were SSS participants), and community connections (Ranger ISD, Eastland ISD). Uncertainty regarding renewal notification timing (traditionally July) before the next board meeting in August.

Regent Dains made and regent Herod seconded a motion to approve personnel issues. The motion was carried unanimously.

Agenda Item #16- College Wide Network Equipment Upgrade (Culverhouse)

- **Problem:** Current devices (access points, switches, firewalls) are 5-8 years old and mostly end-of-life, lacking manufacturer support and updates.
- **Solution:** Upgrade all devices across campuses (firewalls, 60 switches, 190 access points).
- **Vendor:** Pantheon Global IT (Frisco-based).
- **Proposed Quote:** Includes devices and a one-year manufacturer support. Professional services for configuration, installation, testing, and troubleshooting.
- **Timeline:** Anticipated completion by the first week of August, before students move in.
- **Benefits:** Improved network performance, security, and stability. Separation of Wi-Fi into guest, employee, and student networks to prioritize data streams.

Regent Russell made and Regent Cockburn seconded a motion to approve the college wide network equipment and installation statement of work services to Pantheon Global IT for $319,339.37 and $87,870.00, respectively. The motion was carried unanimously.

Agenda Item #17- May 18, 2026 Board Meeting Minutes

Agenda Item #17 is tabled until the next meeting.

Agenda Item #18- Announcements

i. Upcoming Events

ii. The Date of the Next Board Meeting is August 24, 2026

- Special Board Meeting: Tentatively scheduled for August 3, 2026.
- Regular Board Meeting: August 24, 2026.

- Legends Golf Tournament: August 14th, 2026, at Sugar Tree. Fundraiser for athletic programs and scholarships.

Agenda Item #19- Adjourn

Regent Herod made and Regent Dains seconded a motion to adjourn. The meeting ended at 7:22 pm. The motion was carried unanimously.

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Chairman, Jackie Stephens

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Secretary, Vanna Dains