RANGER COLLEGE
BOARD OF REGENTS MEETING MINUTES
November 17th, 2025– 6:00 P.M.
GOLEMAN LIBRARY BOARD ROOM

Members Present
Jackie Stephens, Chairman
Shawn Wells, Vice-Chairman
Vanna Dains, Secretary
Doug Crawley
Bobby Murry
Sandi Herod
Della Carey
JoAnne Greenwood
GayAnne Wolford

CEO/Staff Present
Dr. Derrick Worrels, President
Dr. Lindy Matthews
Amy Spindle
Gaylyn Mendoza
Dr. Dayna Prochaska
Chuck Lemaster
Steve Lewis
Stan Feaster
Luis Ramirez
Patti Woolam
Evelyn Guillen
Debbie Karl
Dr. Wendy Rodgers
Dr. Sandra Lee
Ahmy Arca
Shayla Honeycutt
Gena Camacho
Robert Culverhouse
Don Hilton
Stephanie Worrels

Guests
Dan Coy
Michael Murphy
Darren Cain
Kristen Fegley

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 led the Board in reciting the pledge of allegiance.

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

Proposer: Dan Coy, representing Paladin Hunting Group.

Proposal: Lease a designated portion of Ranger College property (488 State Hwy 16, northwest corner of Hwy 16 and I20) for responsible hunting and outdoor recreation.

Mission: Promote ethical, sustainable, and educational outdoor activities.

Purpose: Establish a controlled hunting program, enhance the property's natural value, generate income, and provide educational opportunities.

Key Points:

- Land stewardship and respect for property.
- Comprehensive safety and risk management plan, including insurance.
- Collaboration with Ranger College faculty and students for educational purposes.
- Proposed lease: one-year trial, 1,200 acres.
- Permitted uses: hunting, wildlife management, land maintenance, educational activities.

- Benefits to Ranger College: new revenue, land stewardship, educational opportunities, positive community relations, reduced liability.
- Request: Meeting with the college president or representative to discuss the proposal.
- Deadline: Paladin Hunting Group has until November 29th to ensure all personal property is removed from the location.

Agenda Item #5- President's Report

- Offered condolences to Polly Alexander and her family. Services are this Wednesday and we will send a representative.
- Mr. Arca- Today is international student day. GWD made special meals today. We have 66 international students on campus. They asked those students what their favorite meal was from home. The meal today is from Bolivia. This evening they are making another international student meal.
- RC received a national award for being a caring campus. We are silver medalists. There are a few things that we need to do to be a gold medalist. However, there are only 9 colleges across the nation that received recognition. We care we don't coddle. He thanked Amy Spindle, Jessica Brown, and Dr. Prochaska for their work on this initiative.
- Coach Green introduced the track and cross country teams who brought back hardware.
    - National Half Marathon: 3rd place. Elizabeth Nakito, Macie Morales, Victaline Mutai, and Alyssa Mabry.
    - Two All-Americans in cross country: Elizabeth Nakito (14th) and Amantle Modingwane (50th).
    - Amantle Mondingwane also won West Region Athlete of the Year.

Agenda Item #6- Receive 2025 3Q Title IX Coordinator Report (July 1, 2025, through September 30, 2025) *(Woolam)*

Ms. Woolam presented the 2025 3Q Title IX Coordinator Report. There was one report received on August 18, 2025 that was reported by an employee. An investigation was completed and the complaint was dismissed as the alleged conduct did not meet the definition of a Title IX violation. There was one confidential report made.

Agenda Item #7- Receive Presentation from Real Estate Broker Firms on Donated Wise County Property *(Mendoza)*

Ms. Mendoza discussed that we have two firms that would like to present today.

Objective: Obtain presentations from real estate firms to sell donated property in Wise County.

Presentations:

Lancarte Commercial (Kristen Fegley and Darren Cain):

- Focus on land, industrial, office, and retail.
- Property profile: 294 acres gross, 120 acres usable due to floodplain.
- Pricing range: $10,000-$19,000 per acre ($2.9M - $5.58M).
- Strategy: Targeted marketing to potential buyers (corporations, industrial users).
- Tools: Costar, Crexi, Lignet, MLS, email blasts.
- Commission: 6%, negotiable.

Parker Properties (Michael Murphy):

- Top brokerage in Wise County for 11 years.
- Experience with subdividing properties.
- Identified the south side of 380 as heavily encumbered with pipelines and floodplain.
- Recommended selling the north side for around $2.5M and the south side for around $1M.
- Pricing range: $8,000-$13,000 per acre ($2.45M - $5.2M).
- Commission: 3% for sellers commission.

Agenda Item #8- Receive Information on Board Election Issues and Places *(Mendoza)*

The next Ranger College Board of Regents election is scheduled for Saturday, May 2, 2026 for Places 2: Gay Anne Walford, 4: Bobby Murry, 5: Doug Crawley, and 6: JoAnne Greenwood. The first day to file for a place on the ballot is Wednesday, January 14, 2026 and the last day to file for a place on the ballot is Friday, February 13, 2026. A Notice of Deadline to File an Application for Place on the Ballot will be posted on the Welcome Center by December 15, 2025, with more information.

Under Texas law, Ranger College is a separate political subdivision. The College is responsible for conducting elections to elect members of the Ranger College Board of Regents, to levy taxes, and for annexation issues.

Agenda Item #9- Ratify that Each Board of Regents Member of Ranger College has Completed Any Training Required to be Completed by the Member Under Education Code 61.084 as of November 17, 2025 *(Mendoza)*

The minutes of the last regular meeting held during a calendar year must reflect whether each Board Member has completed any training required to be completed as of the meeting date. Newly elected Board members have one year to complete training courses if they are not able to attend the annual training seminar in Austin. Ranger College added two new Board members in June 2024 and one new Board member in January 2025 in which all training was completed in this time frame. Therefore, Ranger College is in compliance with Education Code 61.084.

The Board ratified that each Board of Regents Member of Ranger College has completed any training required to be completed by the member under Education Code 61.084 as of November 17, 2025.

Agenda Item #10- Consider and Approve October 2025 Financial Statements *(Mendoza)*

- Total Assets: $80,415,630 (mostly capital assets, land, and cash).
- Liabilities: $23,663,705 (bonds, pension, and OPEB liabilities).
- Net Position: $55,900,306.
- State basic aid (50% of appropriations) received.
- Student tuition and fees for the fall semester included.
- Miscellaneous budgeted for interest is doing well.
- Library grant of $15,000 received.

- Donations received: $35,210 (including land near rodeo grounds).
- Auxiliary enterprises (bookstore, food service, residence hall) slightly down.
- Total Revenues: $11,342,091.
- Total Expenses: $5,726,231.
- Arena lights were installed.
- Payment to Schreiber Foods on a grant basis for $73,000.

Regent Murry made and Regent Dains seconded a motion to approve the October 2025 financial statements. The motion was carried unanimously.

Agenda Item #11- Consider and Possible Action on Real Estate Broker Firm for Donated Wise County Property *(Mendoza)*

Regent Stephens made and Regent Murry seconded a motion to enter executive session. The motion was carried unanimously. The board entered executive session at 7:03 PM.

The Board re-entered the open session at 7:52 PM.

Regent Crawley made and Regent Herod seconded a motion to Table Agenda Item #11. The motion was carried unanimously.

Agenda Item #12- Consider and Possible Action on Proposals on Sale of City Lots in Ranger, Texas *(Mendoza)*

A Request for Proposal (RFP) was issued and advertised for the sale of city lots located in the Ranger and Cisco, Texas. The proposals were due October 30, 2025. We received proposals for 11 of the 15 city lots that were listed in the attached proposal tabulation.

The proposals were evaluated by Patti Woolam, Purchasing Coordinator, Chuck Lemaster, Director of Facilities, and Gaylyn Mendoza, SVP of Financial & Administrative Services/CFO. The Eastland CAD values, highest bidder, and notes were added to the proposal tabulation.

Regent Wells made and Regent Dains seconded a motion to approve the highest bidder for the following parcel numbers, with the buyer to pay any closing cost: 13541- Chris Lewis $1,009; 52303- Ken Charman $2,000; 52308- Cassel Custom Development LLC $500; 52316- Tina Wilson $1,001; 52319- Cassel Custom Development LLC $1,500 and 52312-52313- Cassel Custom Development LLC $8,500. Decline bids for parcels 52320, 55784-55785 and 52306. Table bids for parcel 52320. The motion was carried unanimously.

Agenda Item #13- Consider and Approve Changes to TASB Policy DLA (LOCAL) Recommended by the Policies and Procedures Committee *(Matthews)*

Dr. Matthews discussed that the proposed change to DLA (LOCAL) is to add a line that states, “Full-time faculty and staff shall be evaluated during the fall and spring semesters. Adjunct faculty shall be evaluated annually during the spring semester. We are already following this as a procedure but would like to add it to our policy for accreditation purposes.

Regent Herod made and Regent Carey seconded a motion to approve the change to DLA (LOCAL). The motion was carried unanimously.

Agenda Item #14- Consider and Approve the Inclusion of Cash Reserves Within the CC (Local) Annual Operating Budget Policy *(Matthews)*

Dr. Matthews discussed that the proposed change to CC (LOCAL) is to add a Cash Reserves section which states, "The College District goal shall be to maintain an unrestricted cash reserve of approximately three (3) months of current operation requirements. The three month reserve should be between 20 and 25 percent of the current year's unrestricted operating budget.

Regent Wells made and Regent Murry seconded a motion to approve the change to CC (LOCAL). The motion was carried unanimously.

Agenda Item #15- Consider and Possible Action to Designate Public Forums in Accordance with SB2972: Ranger Campus (Library, Auditorium), Brown County Center (Lecture Hall), Erath County Center (Lecture Hall) *(Matthews)*

Dr. Matthews discussed that SB 2972 is related to freedom of expression. This bill requires us to designate public forums for expressive activity.

Regent Crawley made and Regent Walford seconded a motion to approve and designate public forums in accordance with SB 2972: Ranger Campus (Library, Auditorium), Brown County Center (Lecture Hall), and Erath County Center (Lecture Hall). The motion was carried unanimously.

Agenda Item #16- Consider and Approve the Minutes of the April 21, 2025 and September 29, 2025 Board Meetings

Regent Murry made and Regent Herod seconded a motion to approve the minutes of the April 21, 2025 and the September 29, 2025 meetings. The motion was carried unanimously.

Agenda Item #17- Announcements:

a. **Upcoming Events**

Potluck- Friday at 11AM. The Board is welcome to attend.

b. **The date of the Next Board Meeting is January 26th 2026**

Agenda Item #18- Adjourn

Regent Herod made and Regent Dains seconded a motion to adjourn. The motion was carried unanimously. The meeting ended at 8:02 PM.

Chairman, Jackie Stephens

Secretary, Vanna Dains