

# Meeting Minutes of the **BOARD OF TRUSTEES**



**SOUTHERN STATE**  
COMMUNITY COLLEGE

DECEMBER 15, 2021 MEETING

The Southern State Community College Board of Trustees met on Wednesday, December 15, 2021 at 6:00 p.m. in Room 347 at Central Campus, located at 100 Hobart Drive in Hillsboro.

At 6:00 p.m., Chair Prickett called the meeting to order. Roll Call was as follows:

**Present:**

Trustee Randy Chandler  
Trustee Rachel Cummings  
Trustee Jeff Newman (via Zoom)  
Trustee Tracy O'Hara  
Trustee Brian Prickett, Chair  
Trustee Kyle Rudduck, Vice Chair (via Zoom)  
Trustee Lynn Stevens

**Absent:**

Trustee Doug Boedeker  
Trustee Dennis Milstead

21.103

## Consideration of Agenda

Trustee O'Hara moved and Trustee Chandler seconded that the December 15, 2021 meeting agenda be approved as presented. Roll Call Vote was as follows:

**Yes, acceptance of December 15, 2021 meeting agenda:**

Trustee Randy Chandler  
Trustee Rachel Cummings  
Trustee Jeff Newman  
Trustee Tracy O'Hara  
Trustee Kyle Rudduck, Vice Chair  
Trustee Lynn Stevens  
Trustee Brian Prickett, Chair

21.104

### Executive Session

At 6:02 p.m., Trustee Cummings moved and Trustee Stevens seconded to move into executive session for the purpose of discussing collective bargaining and the purchase or sale of property.

Roll Call Vote was as follows:

**Yes, approval of moving into executive session:**

Trustee Rachel Cummings  
Trustee Jeff Newman  
Trustee Tracy O'Hara  
Trustee Kyle Rudduck, Vice Chair  
Trustee Lynn Stevens  
Trustee Randy Chandler  
Trustee Brian Prickett, Chair

21.105

Trustee Cummings moved and Trustee O'Hara seconded that the Board come out of executive session. They entered back into regular session at 6:39 p.m.

21.106

### Approval of Amending the Agenda

Trustee O'Hara moved that the Board amend the agenda to include the approval of the Collective Bargaining Agreement, recommended changes to the Policy and Information Manual, and a resolution authorizing the sale of Fayette Campus. Trustee Cummings seconded the motion. Roll Call Vote was as follows:

**Yes, acceptance of amended agenda:**

Trustee Jeff Newman  
Trustee Tracy O'Hara  
Trustee Kyle Rudduck, Vice Chair  
Trustee Lynn Stevens  
Trustee Randy Chandler  
Trustee Rachel Cummings  
Trustee Brian Prickett, Chair

21.107

### Approval of Collective Bargaining Agreement and MOU

Trustee Chandler moved that the Board approve the Collective Bargaining Agreement between Southern State Community College and Southern State Education Association effective August 1, 2022 through July 31, 2025 and the Memorandum of Understanding between the same parties dated 12/6/2021. Trustee Stevens seconded the motion. Roll Call Vote was as follows:

**Yes, acceptance of CBA and MOU:**

Trustee Tracy O'Hara  
Trustee Kyle Rudduck, Vice Chair  
Trustee Lynn Stevens  
Trustee Randy Chandler  
Trustee Rachel Cummings  
Trustee Jeff Newman  
Trustee Brian Prickett, Chair

21.108

President Boys expressed his appreciation for the SSEA team and the SSCC team, including Mr. David Kessler, for their joint venture to compensate well-deserved faculty once funds became available.

### Approval of Proposed Dec. 2021 Policy & Information Manual Changes

Trustee Cummings moved that the Board approve the recommended changes to the Policy and Information Manual effective December 16, 2021, as presented. Trustee Chandler seconded the motion. Roll Call Vote was as follows:

**Yes, acceptance of PIM changes:**

Trustee Kyle Rudduck, Vice Chair  
Trustee Lynn Stevens  
Trustee Randy Chandler  
Trustee Rachel Cummings  
Trustee Jeff Newman  
Trustee Tracy O'Hara  
Trustee Brian Prickett, Chair

21.109

President Boys expressed appreciation to SSCC staff members, working 6 years without an increase, and was grateful to be able to provide compensation in a like manner to SSEA.

### Approval of Sale of Fayette Campus

After sharing a personal story of his first interaction with the Board at his interview at Fayette Campus and relevant background information, President Boys expressed with sadness his recommendation to sell the facility. He also expressed his gratefulness for the stellar leadership of Dr. Jessica Wise over the years as Director of Fayette Campus.

Trustee Stevens moved that Southern State Community College Board of Trustees, hereby authorize the divestiture of both the land and the buildings that comprise the real property owned by Southern State Community college and located in Fayette County, Ohio via sale to Kettering Network Services, and Ohio non-profit corporation, on the terms set forth in the attached real estate Purchase Agreement offer, including the Non-Competition Agreement, said offer to be accepted and made binding agreement with the College upon signature by Brian Prickett as Chairman of the Board of Trustees and by Dr. Kevin Boys, President of the College. Trustee O'Hara seconded the motion. The full resolution can be read below:

**SOUTHERN STATE COMMUNITY COLLEGE BOARD OF TRUSTEES  
DECEMBER 15, 2021**

**Resolution to authorize the divestiture of real property owned by the Board of Trustees of Southern State Community College and located at 1270 US Highway 62 SW, Washington Court House, OH, via sale.**

WHEREAS, Southern State Community College was chartered on February 21, 1975 as Southern State General and Technical College to serve Adams, Brown, Clinton, Fayette, and Highland Counties;

WHEREAS, on November 4, 1977 the 112<sup>th</sup> Ohio General Assembly enacted Amended Senate Bill No. 229 which changed the designation of state general and technical colleges to "state community colleges";

WHEREAS, at its September 1977 Board meeting, the Board of Trustees adopted a Resolution requesting the Ohio Secretary of State to amend the College's charter to reflect that as a result of Amended Senate Bill No. 229, the College's name would be changed from Southern State General and Technical College to Southern State Community College;

WHEREAS, in 1977, the name of the College was officially changed to Southern State Community College;

WHEREAS, on June 11, 1997 Great Oaks Institute of Technology and Career Development, Formerly Known As Great Oaks Joint Vocational School District, a joint vocational school district organized and existing under the laws of the State of Ohio, transferred title to Southern State Community College real property located in Union Township, Fayette County;

WHEREAS, the real property located in Union Township, Fayette County, Ohio consists of 9.0 acres of land, a building containing approximately 5,597 square feet constructed in 1987 and a building consisting of 12,500 square feet constructed in 1987 and remodeled in 1998, and the buildings were further subject to addition and renovation in 2009, and paved parking areas of about 10,300 square feet;

WHEREAS, the real property concerned is located in Union Township, Fayette County, Ohio and is bounded and described as follows:

Situate in Military Survey 757, Union Township, Fayette County, Ohio, and is a part of the 111.387 acre tract conveyed to Edith Scott, Exec. and John Scott, et. al. as described in Deed Book 99, Page 439, Fayette County Recorder's Office.

Beginning at a railroad spike (found) in the centerline of U.S. Route 62 at the south corner of a 0.967 acre tract conveyed to the Fayette County Agricultural Society (Deed Book 155, Page 411); thence S. 54 Deg. 29' 29" W. along said centerline a distance of 294.48 feet to a P.K. nail (found) at an east corner of a 0.15 acre tract conveyed to the State of Ohio (Deed Book 128, Page 132); thence N. 35 deg. 30' 31" W. a distance of 40.00 feet to an iron pipe (found), corner to said 0.15 acre tract; thence S. 58 deg. 18' 19" W. a distance of 150.33 feet to an iron pipe (found), corner to said 0.15 acre tract; thence S. 60 deg. 12' 08" W. a distance of 201.00 feet to an iron pipe (found), corner to a 35.82 acre tract conveyed to State of Ohio (Deed Book 128, Page 132); thence N. 30 deg. 22' 59" W. along a northeast line of said 35.82 acre tract a distance of 624.65 feet to an iron pipe (found), south corner to a 5.000 acre tract conveyed to The Fayette County Agricultural Society (Deed Book 148, Page 963); Tract 1; thence N. 63 deg. 03' 57" E. along the southeast line of said 5.000 acre tract a distance of 622.77 feet to an iron pin (found), west corner to said 0.967 acre tract; thence S. 32 deg.

54' 55" E. along the southwest line of said 0.967 acre tract, passing an iron pin (found) at 569.87 feet, a distance of 599.90 feet to the place of beginning, containing 9.000 acres and subject to all legal highways and easements of record. This description is based on existing survey records.

Reference bearing S. 54 deg. 29' 29" W. the centerline of U.S. Rt. 62 as per Deed Book 128, Page 132.

This description is the result of a new survey completed on July 16, 1986, by Ronald L. Linton, Reg. Surveyor No. 6106.

Prior Deed Ref. OR Vol. 7, Page 1037-1038 of the Recorder's Records of Fayette County, Ohio.

Auditor's Book 190, Page 18, Parcel 12. Parcel # 190-018—0-00-012-00

WHEREAS, in recent years, since the recovery of the Great Recession in 2008, significant enrollment has shifted to students taking online classes and Southern State classes offered at local high schools through the College credit Plus Program, and overall enrollment at the college's two small facilities, the previous North Campus in Wilmington, and the Fayette Campus in Washington Court House, has been steadily declining;

WHEREAS, in spite of lower enrollment at the Fayette campus, students from Fayette County continue to take classes online, at Southern State's Central Campus in Hillsboro and most notably at Miami Trace and Washington Courthouse City High Schools;

WHEREAS, in its strategic plan of 2019 the College placed a priority on exploring partnerships for alternate use of underutilized facilities in order to improve campus efficiency and utilization;

WHEREAS, the COVID pandemic accelerated the College's efforts to respond to declining in-person enrollment by engaging partners that could more fully utilize this facility;

WHEREAS, the College has received interest in purchase of the Fayette Campus by Kettering Network Services, an Ohio non-profit corporation, which entity plans to renovate the facility and utilize it as a health care facility;

WHEREAS, sale of the Fayette Campus to Kettering Network Services, an Ohio non-profit corporation, will be in the best interests of the College and in the interests of the Fayette County Community by providing essential medical support to the residents of the county and surrounding area;

WHEREAS Kettering Network Services, an Ohio non-profit corporation, has tendered a purchase offer which includes a non-competition commitment, to the College for the sum of

\$2,000,000, which sum fairly corresponds to appraisal information the College has obtained for the campus;

WHEREAS, the purchase offer includes a provision that the College may maintain possession after closing up to and through June 1, 2022 to enable completion of the school year for current students;

WHEREAS, the purchase offer from Kettering Network Services, an Ohio non-profit corporation, represents a sale price and further conditions that are in the best interest of the College and should be accepted;

WHEREAS, the Board of Trustees now wishes to dispose of both the land and the building that comprises the real property located in Fayette County, Ohio by accepting the purchase offer of Kettering Network Services, an Ohio non-profit corporation;

WHEREAS, R.C. 3358.08 authorizes the Board of Trustees to “Hold, encumber, control, acquire by donation, purchase or condemn, construct, own, lease, use, and sell, real and personal property as necessary for the conduct of the program of the state community college on whatever terms and for whatever consideration may be appropriate for the purpose of the institution”;

*BE IT RESOLVED, that the Southern State Community College Board of Trustees hereby authorizes the divestiture of both the land and the buildings that comprise the real property owned by Southern State Community College and located in Fayette County, Ohio via sale to Kettering Network Services, an Ohio non-profit corporation, on the terms set forth in the attached real estate Purchase Agreement offer, including the Non-Competition Agreement, said offer to be accepted and made a binding agreement with the College upon signature by Brian Prickett as Chairman of the Board of Trustees and by Dr. Kevin Boys, President of the College.*

Roll Call Vote was as follows:

**Yes, acceptance of resolution for sale of Fayette Campus:**

Trustee Lynn Stevens

Trustee Randy Chandler

Trustee Rachel Cummings

Trustee Jeff Newman

Trustee Tracy O’Hara

Trustee Kyle Rudduck, Vice Chair

Trustee Brian Prickett, Chair

21.110

Adjournment

At 6:52 p.m. on Wednesday, December 15, 2021, Trustee O'Hara moved and Trustee Chandler seconded that meeting be adjourned.

Roll Call Vote was as follows:

**Yes, acceptance of adjournment:**

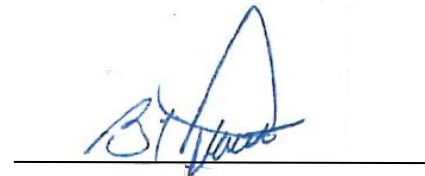
- Trustee Randy Chandler
- Trustee Rachel Cummings
- Trustee Jeff Newman
- Trustee Tracy O'Hara
- Trustee Kyle Rudduck, Vice Chair
- Trustee Lynn Stevens
- Trustee Brian Prickett, Chair

21.111

NOTE: Copies and/or originals of all documents referenced throughout the minutes are on file (BOARD OF TRUSTEES \ December 15, 2021 \ special meeting) in the President's office unless otherwise noted.



President



Chairman



Secretary