

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



**SOUTHERN STATE**  
COMMUNITY COLLEGE

OCTOBER 12, 2022 MEETING

The Southern State Community College Board of Trustees met on Wednesday, October 12, 2022 at 6:00 p.m. in Room 347 at Central Campus, located at 100 Hobart Drive in Hillsboro, Ohio.

At 6:04 p.m., Chair Rudduck called the meeting to order. Roll Call was as follows:

**Present:**

Trustee Doug Boedeker, Vice Chair  
Trustee Randy Chandler  
Trustee Dennis Milstead  
Trustee Tracy O'Hara  
Trustee Kyle Rudduck, Chair

**Absent:**

Trustee Rachel Cummings  
Trustee Jeff Newman  
Trustee Brian Prickett

22.61

## **Consideration of Agenda**

After adding an executive session for the purpose of discussing the purchase or sale of property, Trustee Boedeker moved and Trustee Chandler seconded that the October 12, 2022 meeting agenda be approved. Roll Call Vote was as follows:

**Yes, approval of amended October 12 meeting agenda:**

Trustee Randy Chandler  
Trustee Dennis Milstead  
Trustee Tracy O'Hara  
Trustee Doug Boedeker, Vice Chair  
Trustee Kyle Rudduck, Chair

22.62

## **Consideration of Minutes**

Trustee Milstead moved and Trustee O'Hara seconded that the Board accept the August 10 minutes as presented. Roll Call Vote was as follows:

**Yes, approval of August 10 minutes:**

Trustee Dennis Milstead

Trustee Tracy O'Hara

Trustee Doug Boedeker, Vice Chair

Trustee Randy Chandler

Trustee Kyle Rudduck, Chair

22.63

## **Monitoring Confirmation**

### **President's Report**

President Roades welcomed back Trustee Doug Boedeker, who was re-appointed on September 1. She also shared about SSCC becoming a teach-out partner for Chatfield College as they manage processes to close their doors, highlighted the LPN partnership with Laurel Oaks and expressed her gratitude to the Human Resources Department for their efforts in providing the recent Health & Wellness Fair for SSCC faculty and staff. She also addressed Trustee Chandler's question regarding the new Workforce Development Center in Greenfield and how the College plans to utilize that space.

22.64

### **Financial Reports**

Dr. Steven Hinshaw highlighted from the September financial reports that student tuition and fees for the Fall semester were up 0.6% over the previous year, largely due to the implementation of a previously approved tuition increase. He noted that credit hour enrollment was still down, and SSI was coming in as expected. He shared that things looked positive and there is no anticipated mid-year budget adjustment.

22.65

Trustee O'Hara moved and Trustee Boedeker seconded to approve the September and October President's Report and the August and September Financial Reports. Roll Call Vote was as follows:

**Yes, approval of Reports:**

Trustee Tracy O'Hara

Trustee Doug Boedeker, Vice Chair

Trustee Randy Chandler

Trustee Dennis Milstead

Trustee Kyle Rudduck, Chair

22.66

**Consideration of Long-Term Planning/Facility Committee Meeting Minutes**

Vice President of Technology and Infrastructure, Brian Rice, shared details about the purpose of the committee meeting, with regard to the wall damage issue at SSCC’s Brown County campus. He shared that a forensic expert has been engaged and should be sharing his report/findings soon, which will prompt another committee meeting to decide the next steps. He also noted that sealant had been applied to the affected areas to prepare for the winter season.

Trustee Chandler moved and Trustee O’Hara seconded to approve the August 10 Long-Term Planning/Facility Committee Meeting minutes as presented. Roll Call Vote was as follows:

**Yes, approval of Long-Term Planning/Facility Committee Minutes:**

- Trustee Doug Boedeker, Vice Chair
- Trustee Randy Chandler
- Trustee Dennis Milstead
- Trustee Tracy O’Hara
- Trustee Kyle Rudduck, Chair

22.67

**Consideration of ODHE Efficiency Report**

President Roades presented a brief history of the annual report required by the State of Ohio since 2015, and some discussion followed regarding the cost of textbooks and the process of their selection.

Trustee Milstead moved and Trustee Chandler seconded to approve the ODHE Efficiency Report. Roll Call Vote was as follows:

**Yes, approval of ODHE Efficiency Report:**

- Trustee Randy Chandler
- Trustee Dennis Milstead
- Trustee Tracy O’Hara
- Trustee Doug Boedeker, Vice Chair
- Trustee Kyle Rudduck, Chair

22.68

### **Consideration of Freedom of Expression Policy and Procedures**

President Roades explained the background for the Freedom of Expression Policy and Procedures under consideration, noting Senate Bill 135 coming to the College from the State of Ohio. She mentioned the draft had been approved by the Attorney General’s office, and shared that the Faculty Senate had also approved, but with further clarification desired by the Senate.

Trustee Chandler moved and Trustee O’Hara seconded to approve the Freedom of Expression Policy and Procedures. Roll Call Vote was as follows:

**Yes, approval of Freedom of Expression Policy and Procedures:**

- Trustee Dennis Milstead
- Trustee Tracy O’Hara
- Trustee Doug Boedeker, Vice Chair
- Trustee Randy Chandler
- Trustee Kyle Rudduck, Chair

22.69

### **Executive Session**

At 6:48 p.m., Trustee Chandler moved “pursuant to Ohio Revised Code Section 121.22(G)(3), that the Board adjourn to executive session to meet with Legal Counsel to discuss the purchase or sale of property.” Trustee Milstead seconded the motion. Mr. Christopher Cline, legal counsel for the College, was invited to join. Roll Call Vote was as follows:

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

- Trustee Tracy O’Hara
- Trustee Randy Chandler
- Trustee Dennis Milstead
- Trustee Kyle Rudduck, Chair

**Abstain:**

- Trustee Doug Boedeker, Vice Chair

22.70

Trustee O’Hara moved and Trustee Chandler seconded that the Board come out of executive session. They entered back into regular session at 7:29 p.m.

22.71

### **Consideration of Resolution Authorizing Noncompetition Agreement Signing**

Trustee Milstead moved and Trustee O'Hara seconded the approval of the Noncompetition Agreement, a copy of which was provided in their Board packet. Roll Call Vote was as follows:

**Yes, approval of Noncompetition Agreement:**

Trustee Randy Chandler  
Trustee Dennis Milstead  
Trustee Tracy O'Hara  
Trustee Kyle Rudduck, Chair

**Abstain:**

Trustee Doug Boedeker, Vice Chair

22.72

### **Consideration of Resolution Authorizing Delivery of Deed and Closing Document Signing**

Trustee O'Hara moved and Trustee Chandler seconded to approve the following resolution to authorize the College President to deliver the executed Governor's deed and to sign closing documents along with the Board Chair:

**Southern State Community College Board of Trustees  
October 12, 2022**

**Resolution to authorize the College President to deliver the executed Governor's Deed to the 1270 US Rt. 62 SW, Washington Courthouse, Ohio 43160 property in Fayette County, Ohio (hereafter "1270 U.S. Rt. 62 property") to Kettering Network Services, upon appropriate payment as required by the Real Estate Purchase Contract, and to authorize the Board Chair and the College President to sign closing documents associated with the conveyance of the 1270 U.S. Rt. 62 property to Kettering Network Services, and also to sign a Non-competition Agreement between Southern State Community College and Kettering Network Services, an Ohio non-profit corporation as referenced in the said Governor's Deed**

WHEREAS, on December 15, 2021 the Board of Trustees adopted a Resolution authorizing the divesture of both the land and the building that comprises the real property owned by Southern State Community College and located at 1270 US Rt. 62 SW, Washington Courthouse, Ohio 43160 in Fayette County, Ohio (hereafter "1270 U.S. Rt. 62 property")

WHEREAS, on December 15, 2021 the Board of Trustees adopted a Resolution authorizing the Board Chair and the College President to sign a Real Estate Purchase Contract, concerning the 1270 U.S. Rt. 62 property, with Kettering Network Services.

WHEREAS, on December 15, 2021 Brian L. Prickett, Chairman of the Board of Trustees and Kevin S. Boys, President, both of Southern State Community College, did then sign a Real Estate Purchase Contract with Kettering Network Services for the 1270 U.S. Rt. 62

property.

WHEREAS, a Governor's Deed for the conveyance of the 1270 U.S. Rt. 62 property to Kettering Network Services has now been fully executed and is in the possession of counsel for Southern State Community College so that the transaction is now ready for closing.

*BE IT RESOLVED, that the Southern State Community College Board of Trustees hereby authorizes Nicole Roades, President of said College, upon payment of the purchase price agreed to in the previously executed Real Estate Purchase Contract, to deliver the Governor's Deed to the 1270 U.S. Rt. 62 property to Kettering Network Services and further authorizes Nicole Roades, President, and Kyle Rudduck, Chairman of the Board, both of Southern State Community College, to sign all customary closing documents, including a closing statement, that are appropriate to consummate and memorialize the sale of the 1270 U.S. Rt. 62 property as above described, and also, both to sign the Non-Competition Agreement between Southern State Community College and Kettering Network Services, an Ohio Non-Profit Corporation, as the same is referenced in the Governor's Deed.*

Roll Call Vote was as follows:

**Yes, approval of above resolution:**

Trustee Randy Chandler

Trustee Dennis Milstead

Trustee Tracy O'Hara

Trustee Kyle Rudduck, Chair

**Abstain:**

Trustee Doug Boedeker, Vice Chair

22.73

**Consideration of Resolution Authorizing Issuance of "Intent to Redeem Bonds" Notice**

Trustee Chandler moved and Trustee Milstead seconded to approve the following resolution to authorize the College President to issue "Intent to Redeem Bonds" notice pursuant to Fayette Campus closing date:

**Southern State Community College Board of Trustees  
Resolution to Authorize the College President to Issue "Intent to Redeem Bonds"  
Notice Pursuant to Fayette Campus Closing Date  
October 12, 2022**

WHEREAS, pursuant to section 5(e) of the Second Supplemental Trust Agreement between Southern State Community College and the Bank of New York Trust Company securing \$2,805,000 of General Receipts Bonds Series 2008 dated June 1, 2008, the original Series 2003 Bonds shall be subject to optional and mandatory redemption on such dates and terms approved by at least two of the following officials: the Chairman of the Board of

Trustees, the President, or the Fiscal Officer, and

WHEREAS, pursuant to section 3.02 of the Trust Agreement between Southern State Community College and Fifth Third Bank securing General Receipts Obligations dated December 1, 2003, obligations shall be redeemed only by written notice from the College to the Trustee to redeem in accordance with the applicable Series Resolution;

THEREFORE BE IT RESOLVED, that Southern State Community College Board of Trustees authorizes the President to issue an "intent to redeem bonds" notice to the Bank of New York Trust Company and Fifth Third Bank pursuant to the Fayette Campus closing date for the outstanding Series 2003/2008 bonds in full.

Roll Call Vote was as follows:

**Yes, approval of above resolution:**

Trustee Dennis Milstead  
Trustee Tracy O'Hara  
Trustee Randy Chandler  
Trustee Kyle Rudduck, Chair

**Abstain:**

Trustee Doug Boedeker, Vice Chair

22.74

**Adjournment**

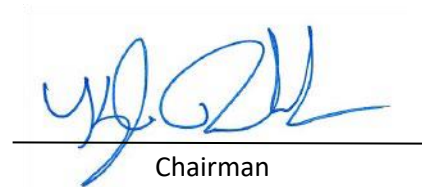
At 7:30 p.m. on Wednesday, October 12, 2022, Trustee Chandler moved and Trustee Milstead seconded that meeting be adjourned.

22.75

NOTE: Copies and/or originals of all documents referenced throughout the minutes are on file (BOARD OF TRUSTEES \ October 12, 2022 in the President's office unless otherwise noted.



President



Chairman



Secretary