



Board of Trustees - General Session Thursday, July 31, 2025 Minutes

Attendance

Board Members Present:

Dr. Amie Breshears, Tim Carr, Justin Hubbs, Jeff Page, Richard Parker, Patricia Wood

Board Members Absent:

N/A

Others Present:

Keith Acuff, Blaise Bauer, Dr. Brent Bates, Danielle Beumer, Misty Burnett, Dr. Michael Murders, Lisa Oesterle, Darren Pannier, Stephanie Passassi, Michele Rupard, Seth Soto, Jason Terry, Mary Treuner, Dr. Autumn Whitehead

WORK SESSION - BOARD RETREAT (Presenter: Dr. Brent Bates)

The Board of Trustees and Executive Leadership Team met at 4:30 p.m. in the Thompson Conference Room for their annual retreat. Dr. Brent Bates and Vice President Keith Acuff discussed the following:

- Review of the Institution and Performance
- ELT Playbook: Students First
- Strategic Plan
- Institutional Financial Performance
- FY26 Budget Assumptions and Priorities

 [Report Card 2025.docx](#)

 [2025 Student Satisfaction Inventory summary 15.pptx](#)

 [2024 Traditional NCCBP - All.xlsx](#)

 [Students First Fall 2025 ELT Playbook.docx](#)

 [Strategic Plan 2025.docx](#)

 [Strategic Plan placemat 2025.docx](#)

 [BOT July 2025 Retreat 5 yr Budget forecast.pdf](#)

DATE/TIME/LOCATION

The Board of Trustees met in General Session at 7:00 p.m. on Thursday, July 31, 2025, in the Hopkins Board Room in a public forum. The meeting was simultaneously shown and recorded on the State Fair Community College YouTube Channel.

CALL TO ORDER (Presenter: Board President Patricia Wood)

Board President Patricia Wood called the meeting to order at 7:07 p.m.

APPROVAL OF THE AGENDA

Mr. Hubbs moved that the Board of Trustees approve the agenda. Mr. Parker seconded the motion; motion carried (Yes-6; No-0).

CITIZENS' COMMENTS (Presenters: Executive Assistant Lisa Oesterle)

Mrs. Oesterle reported that there were no citizens' comments.

APPROVAL OF THE JUNE 26, 2025, BOARD MEETING MINUTES AS PUBLISHED

Mr. Hubbs moved that the Board of Trustees approve the minutes for the June 26, 2025, Board meeting as published. Mr. Parker seconded the motion; motion carried (Yes-6; No;0).

 [BOT Gen Session Mtg Minutes 06.26.25 SIGNING COPY.pdf](#)

WARRANT #12, JUNE 2025 (Presenters: Vice President Keith Acuff)

Mr. Hubbs moved that the Board of Trustees approve Warrant #11, for June 2025. Mr. Page seconded the motion; motion carried (Yes-6; No-0).

 [Warrant Resolution for June 2025.pdf](#)

OUTDOOR ATHLETIC COMPLEX FINANCING (Presenters: Vice President Keith Acuff)

A RESOLUTION AUTHORIZING THE COMMUNITY COLLEGE DISTRICT OF MID MISSOURI TO ENTER INTO A LEASE PURCHASE TRANSACTION, THE PROCEEDS OF WHICH WILL BE USED TO PAY THE COSTS OF CONSTRUCTING AN OUTDOOR ATHLETICS COMPLEX; AND TO APPROVE THE EXECUTION OF CERTAIN DOCUMENTS AND TAKE CERTAIN ACTIONS IN CONNECTION THEREWITH.

WHEREAS, The Community College District of Mid Missouri known and operating as State Fair Community College (the "College") is authorized pursuant to Section 177.088 of the Revised Statutes of Missouri, as amended (the "Act"), to sell or lease any existing sites, together with any existing buildings and facilities thereon, in order to acquire, construct, improve, extend, repair, remodel, renovate, install, furnish and equip buildings and facilities thereon, and then lease back or purchase such sites, buildings and facilities;

WHEREAS, in response to a request for terms, the College received multiple responses from financial institutions to finance the construction of an outdoor athletics complex on the Sedalia campus of the College (the "Improvements"), and Central Bank of the Midwest, a division of the Central Trust Bank (the "Bank"), had the most favorable terms of financing for the College which are attached hereto as **Exhibit A**;

WHEREAS, in order to facilitate the construction of the Improvements and to pay the cost thereof, it is necessary and desirable for the College to take the following actions:

1. Enter into a Base Lease (the "Base Lease"), in substantially the form attached hereto as **Exhibit B**, with Central Tax Exempt Investments, LLC, a Missouri limited liability company and subsidiary of the Bank (the "Lender"), pursuant to which the College will lease certain real property, consisting of the real estate upon which the Improvements will be located, together with all improvements located thereon (collectively, the "Real Property") to the Lender;
2. Enter into a Lease Purchase Agreement (the "Lease"), in substantially the form attached hereto as **Exhibit C**, with the Lender, pursuant to which the College will lease the Real Property and the Improvements (together, the "Project") from the Lender on a year-to-year basis with an option to purchase the Lender's interest in the Project; and
3. Enter into an Account Control Agreement (the "Account Control Agreement"), in substantially the form attached hereto as **Exhibit D**, with the Lender and the Bank, as the deposit bank (the "Deposit

Bank”), pursuant to which the proceeds of the Lease will be held in trust by the Deposit Bank in a project fund to pay costs of the Improvements and the costs of entering into the Lease.

(the Base Lease, the Lease, the Account Control Agreement and any other documents related to the Project, including the Federal Tax Certificate of the College related to the exclusion of the interest portion of rental payments under the Lease, are referred to herein as the “College Documents.”)

WHEREAS, in accordance with the Act, notice that the Board of Trustees is considering the Project has been given by publication in the *Sedalia Democrat* once a week for two consecutive weeks, the last publication occurring at least seven days prior to the date of the meeting at which this Resolution is considered; and

WHEREAS, the Board of Trustees of the College finds and determines that it is necessary and desirable in connection with the Project that the College enter into the College Documents and that the College take certain other actions and approve the execution of certain other documents as herein provided.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE COMMUNITY COLLEGE DISTRICT OF MID MISSOURI AS FOLLOWS:

Section 1. Approval of Project. The Board of Trustees hereby approves the Project pursuant to the Act.

Section 2. Findings and Determinations. It is hereby found and determined that the terms of the Lease as presented to the Board of Trustees of the College at this meeting, are in the best interests of the College for the construction of the Improvements.

Section 3. Authorization and Approval of College Documents. The College Documents are hereby approved in substantially the forms attached to this Resolution, with such changes therein as shall be approved by the President of the Board of Trustees. The President and Vice President of the Board of Trustees’ execution of the College Documents shall be conclusive evidence of such approval. The President and Vice President of the Board of Trustees are hereby authorized and directed to execute and deliver the College Documents on behalf of and as the act and deed of the College. The Secretary of the Board of Trustees is hereby authorized to affix the College’s seal to the College Documents and attest said seal.

Section 4. Limited Obligations. The obligation of the College to pay Rental Payments under the Lease is subject to annual appropriation and shall constitute a current expense of the College and shall not in any way be construed to be an indebtedness or liability of the College in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness or liability by the College, nor shall anything contained in the Lease constitute a pledge of the general tax revenues, funds or moneys of the College, and all provisions of the Lease shall be construed so as to give effect to such intent.

Section 5. Reimbursement. The College expects to make capital expenditures after the date of the adoption of this Resolution in connection with the Improvements, and the College intends to reimburse itself for such expenditures and also expenditures made with respect to the Improvements on or after sixty days before the date of this Resolution with proceeds of the Lease.

Section 6. Further Authority. The College will, and the officials and agents of the College are hereby authorized and directed to, take such actions, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution and to carry out, comply with and perform the duties of the College with respect to the College Documents, the other documents authorized or approved hereby and the Project.

Section 7. Severability. The sections of this Resolution shall be severable. If any section of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining sections shall remain valid, unless the court finds that: (a) the valid sections are so essential to and inseparably connected with and dependent upon the void section that it cannot be presumed that the Board of Trustees has or would have enacted the valid sections without the void ones; and (b) the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent. The invalid provision shall be omitted, and this Resolution shall be amended to the extent possible to conform to the original intent of the College.

Section 8. Effective Date. This Resolution shall be in full force and effect from and after its passage by the Board of Trustees.

ADOPTED by the Board of Trustees this 31st day of July, 2025.

(SEAL)

President of the Board of Trustees

ATTEST:

Secretary of the Board of Trustees

Exhibit A

TERMS OF FINANCING

[On file in the office of the Secretary of the Board of Trustees.]

Exhibit B

BASE Lease

[On file in the office of the Secretary of the Board of Trustees.]

Exhibit C

LEASE PURCHASE AGREEMENT

[On file in the office of the Secretary of the Board of Trustees.]

Exhibit D

ACCOUNT CONTROL AGREEMENT

[On file in the office of the Secretary of the Board of Trustees.]

Mr. Carr moved that the Board of Trustees approve this RESOLUTION AUTHORIZING THE COMMUNITY COLLEGE DISTRICT OF MID MISSOURI TO ENTER INTO A LEASE PURCHASE TRANSACTION, THE PROCEEDS OF WHICH WILL BE USED TO PAY THE COSTS OF CONSTRUCTING AN OUTDOOR ATHLETICS COMPLEX; AND TO APPROVE THE EXECUTION OF CERTAIN DOCUMENTS AND TAKE CERTAIN ACTIONS IN CONNECTION THEREWITH. Mr. Parker seconded the motion; motion carried (Yes-6; No-0).

 [Base Lease Athletic Complex.pdf](#)

 [Lease Purchase Agreement Athletic Agreement.pdf](#)

 [State Fair CC Term Sheet Athletic Complex 7.21.25.pdf](#)

 [Account Control Agreement.pdf](#)

OUTDOOR ATHLETIC COMPLEX CONSTRUCTION BID (Presenter: Vice President Keith Acuff)

Mr. Hubbs moved that the Board of Trustees accept the bid from Mammoth Sports Construction, LLC in the amount of Nine Million Two Hundred Ninety-Six Thousand Eighty-Five Dollars (\$9,296,085.00) for the construction of the State Fair Community College Outdoor Athletic Complex and to further authorize the President and Vice President of Finance & Administration to execute and sign the amendment and any other required documents with Mammoth Sports Construction for the timely completion of the Outdoor Athletic Complex. Mr. Carr seconded the motion; motion carried (Yes-6; No-0).

This is the construction amendment to the Master Design Build contract approved at the March 25, 2025 Board of Trustees Meeting. Funding is the SFCC Foundation Athletic Complex capital campaign and private placement bank funding. Blaise Bauer and Seth Soto of Mammoth spoke on the process of the project and what a pleasure it is to work with SFCC. They are the #1 sports field builder in the nation.

 [State Fair. MMTH.FirstAmendment.Construction.072225.Final.docx](#)

 [SFCCFoundation.Mammoth.PreCon.Design.Const.Agrmt.030425.Final FE.pdf](#)

 [Outdoor Athletic Complex Site Plan.pdf](#)

FISCAL YEAR 2026 BUDGET AUTHORITY ADJUSTMENT (Presenter: Vice President Keith Acuff)

Mr. Parker moved that the Board of Trustees approve a revised Fiscal Year 2026 budget, granting budget authority of \$66,490,732. Mr. Page seconded the motion; motion carried (Yes-6; No-).

This is based upon reductions to the final State of Missouri budget allocations, net of Governor vetoes, to Missouri Community Colleges, the budget authority for the State Fair Community College Fiscal Year 2026 will be reduced by \$132,208 from the budget approved at the June 2025 Board Meeting.

LOAN & LEASE PAYMENT SCHEDULES (Presenter: Vice President Keith Acuff)

Dr. Breshears moved that the Board of Trustees approve all loan and lease payments due in FY2026 be paid as designated. These payments have been accounted for in the FY2026 budget. Mr. Hubbs seconded the motion; motion carried (Yes-6; No-0).

| | | |
|--|-------------|--------------------------------|
| Heckart Science and Allied Health COP | \$ 597,975 | UMB |
| TRANE Equipment Lease/Purchase Agreement | \$ 459,974 | Bank of America |
| Olen Howard Workforce Innovation Center | \$ 541,414 | Cedar Rapids Bank & Trust |
| Ellebracht Agriculture & Mechanics | \$ 313,077 | Regions Capital Advantage |
| Campus Housing Complex | \$1,164,223 | Central Tax Exempt Investments |
| Lake Ozarks Campus | \$ 192,483 | Baily & Blum, Inc |
| Clinton Campus | \$ 197,828 | Golden Valley MH |
| Science Hall Boonville | \$ 25,400 | City of Boonville |
| Eldon Career Center | \$ 35,000 | Eldon School District |
| Benton County Office | \$ 4,800 | Barefoot Express |
| Copiers/Print Room Printer | \$ 52,581 | Marco |
| Mailing & Shipping Equipment | \$ 4,180 | Pitney Bowes |

COMMERCIAL INSURANCE COVERAGES (Presenter: Vice President Keith Acuff)

Mr. Parker moved that the Board of Trustees approve the commercial insurance renewal (Property and Casualty; Workers Comp, Professional Liability) premium payment to Assured Partners of Sedalia, MO, in the amount of \$682,729 for FY2026. This has been accounted for in the FY2026 budget. Mr. Hubbs seconded the motion; motion carried (Yes-6; No-0).

ATHLETIC INSURANCE COVERAGE (Presenter: Vice President Keith Acuff)

Mr. Carr moved that the Board of Trustees approve the Basic Athletic Insurance and Catastrophic Athletic Accident renewal premium payment to Arthur J. Gallagher, First Agency Branch of Kalamazoo, MI, in the amount of \$83,974 for FY2026. This has been accounted for in the FY2026 budget. Mr. Hubbs seconded the motion; motion carried (Yes-6; No-0).

PEAK SPORT AND SPINE ATHLETIC TRAINER CONTRACT (Presenter: Vice President Keith Acuff)

Mr. Page moved that the Board of Trustees approve the Sports Medicine Coverage Agreement with Central Missouri Physical Therapy, LLC d/b/a Peak Sport and Spine (attached herein) of Sedalia, MO, and that the President or Vice President of Finance and Administration be authorized to sign the agreement with Peak Sport and Spine. Mr. Hubbs seconded the motion; motion carried (Yes-6; No-0).








This agreement will provide SFCC with an on-site Certified Athletic Trainer for athletic trainings, practices, regular season home athletic contests, and at-home and away post-season contests. Contract amount is \$41,350 and the contract term is July 1, 2025 to SFCC graduation day in May, 2026. Funding is SFCC athletic operating budget.

 [SFCC-1.pdf](#)

BOARD APPROVAL BIDS – July 2025 (Presenter: Vice President Keith Acuff)

Dr. Breshears moved that the Board of Trustees accept the following bids for State Fair Community College purchases as shown in the Table incorporated herein and that for each of these approved bids the Vice President for Finance and Administration be authorized and directed to sign any and all Agreements and perform those acts as necessary to carry out the terms of any Agreement so signed. Mr. Parker seconded the motion; motion carried (Yes-6; No-0).

Awarded bids were based on all criteria and specifications in each bid. Funding for each bid is as indicated in the Table.

-  [BOT July 31 Board Agenda Items Table Only.pdf](#)
-  [SFCC HVAC Lab SFCC HVAC Lab 05-07-2025.pdf](#)
-  [LowesE&IQuoteFor222480806.pdf](#)
-  [SnapOnAuto Quote.pdf](#)
-  [2025 Benco.pdf](#)
-  [2025 Patterson.pdf](#)
-  [Nightwatch West Campus.pdf](#)

ADVANCED HEALTH SCIENCES EXPANSION ROOF REPLACEMENT CHANGE ORDER (Presenter: Vice President Keith Acuff)

Mr. Carr moved that the Board of Trustees accept the bid from Septagon Construction Company in the amount of One Hundred Fifty-One Thousand Nine Hundred Ninety-Seven dollars (\$151,997.00) for the replacement of the Tech II roof and that the President and Vice President of Finance & Administration be authorized to execute and sign the required documents with Septagon Construction Company for the timely completion of the project. Mr. Parker seconded the motion; motion carried (Yes-6; No-0).

During the renovation of the facility for the Advanced Health Sciences Expansion, it was determined that the existing roof was unsuitable and required replacement. Funding is college capital reserves.

-  [Roof SFCC Rev 1 \(2\).pdf](#)
-  [State Fair College Advance Health Science Building April 17 2025.pdf](#)
-  [State Fair College Advance Health Science Building New Gutters and DS July 23 2025 with Prevailing Wage.pdf](#)
-  [DH Roof Replacement.pdf](#)

LAKE OZARKS CAMPUS NURSING PROGRAM INFILL CONSTRUCTION BID (Presenter: Vice President Keith Acuff)

Mr. Hubbs moved that the Board of Trustees accept the Base Bid from Wilsman Construction of Camdenton, Missouri, in the amount of One Hundred Fifty-Nine Thousand Eight Hundred Dollars (\$159,800.00) for the infill construction for the State Fair Community College Nursing Program at the Lake Ozark Campus, and that the President and Vice President of Finance & Administration be authorized to execute and sign the required contracts with Wilsman Construction for the timely completion of the Nursing Program Infill. Mr. Parker seconded the motion; motion carried (Yes-6; No-0).

One bid alternate and one voluntary alternate are still being evaluated. Four bids were received. The approval of both, or either of these alternates, if selected, will be presented to the Board for approval in a subsequent meeting. Funding is college capital reserves.

 [SLOZ 109 Co25072400210.pdf](#)

 [Bid Tab - SFCC LOZ MEDICAL SIMULATION LAB.pdf](#)

APPROVAL OF SETTLEMENT AGREEMENT AND RELEASE WITH CENTRIC CONSTRUCTION GROUP, LLC REGARDING ELLEBRACHT AGRICULTURE & MECHANICS PROJECT (Presenter: Vice President Keith Acuff)

Mr. Parker moved that the Board of Trustees approve the settlement agreement with Centric Projects Construction Group, LLC to reduce the contract sum for the Ellebracht Agriculture and Mechanics building by the amount of Sixty-one Thousand dollars (\$61,000.00) as compensation for liquidated damages, and the President and Vice President of Finance & Administration be authorized to execute and sign, after consult with legal counsel, all documents related to this settlement. Mr. Hubbs seconded the motion; motion carried (Yes-6; No-0).

STRATEGIC PLAN PROPOSAL (Presenter: President Dr. Brent Bates)

Mr. Hubbs moved that the Board of Trustees approve the SFCC Strategic Plan as presented. Mr. Page seconded the motion; motion carried (Yes-6; No-0).

 [Strategic Plan 2025.docx](#)

PRESIDENT'S REPORT (Presenter: President Dr. Brent Bates)

- Calendar Review
 - August 18th - Classes begin; staff have been preparing the campus and enrolling students for the Fall 2025 semester.
 - August 1st - Ellebracht A & M and Residence Hall Ribbon Cutting. Ceremony begins at 11 a.m. and will be in the Ellebracht A & M Bldg in the Ag Mechanics shop on the south side. Front row in front of stage is for Board members, except for Mrs. Wood who will be on stage. There will be remarks and then the ribbon cutting will follow. First ribbon cutting is for Ellebracht; second for the new Residence Hall. Lunch will be served by the Pettis County Cattlemen Association with tours being given of both buildings. Dr. Bates recognized Foundation Executive Director Mary Treuner and her team for all the work they put in to prepare for this ceremony. She has additionally staged four rooms in the Residence Hall for the tours.

 [Upcoming Events Calendar.docx](#)

FINANCIAL REPORT - INFORMATIONAL ONLY (Presenter: Vice President Keith Acuff)

- Monthly Finance Report - Final report of FY25. Tuition and Fees made up over half of budget. We ended up 3% above budget.
- Quarterly Investment Report - 70% and 30% long term funds.

 [June 2025 Financial Report BOT.pdf](#)

 [Investments FY2025 June 2025.pdf](#)

 [June 2025 Central Bank Statement.pdf](#)

 [June 2025 Pledge Report.pdf](#)

JUNE "BOARD REPORTING" PURCHASES - INFORMATIONAL ONLY (Presenter: Vice President Keith Acuff)

- During the month of June 2025, the following Board Reportable purchases between \$10,000 and \$25,000 were made:

| | | |
|-------------------|-------------|------------------------------------|
| Culligan Water | \$11,726.00 | Water Softener – Original Res Hall |
| APEX HVAC | \$10,522.79 | Daum HVAC Maintenance |
| Sedalia 200 | \$16,000.00 | Baseball/Softball Field Rental |
| Crescent Parts | \$12,096.91 | HVAC Course Supplies |
| Ventners Brothers | \$23,694.00 | Working Fields & Cattle |

BOARD DISCUSSION

- Congratulations to Justin and Hilliary Hubbs for the birth of their twin sons!
- The Board is looking forward to the Ribbon Cutting and they commend all the faculty and staff for working so hard to get to this point.
- The Master Plan Team will be coming together again in October to continue their work on it.

NEXT MEETING

The next Board of Trustees General Session meeting will be held on Thursday, August 28, 2025, at 5:30 p.m.

REQUEST FOR CLOSED SESSION

Mr. Hubbs moved that the meeting be adjourned to Executive Session pursuant to RSMO 610.021, and that the Board of Trustees of State Fair Community College meet in a closed meeting, with closed record and closed vote, on July 31, 2025, in the Hopkins Board Room on the campus of State Fair Community College, Sedalia, Missouri, for the purpose of considering:

- Hiring, firing, disciplining, or promotion of personnel pursuant to RSMO Sec. 610.021 (3).

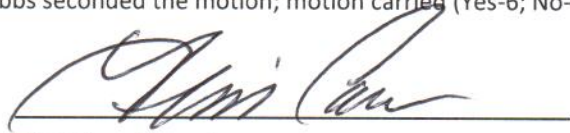
Dr. Breshears seconded the motion; motion carried.

Roll Call:

- Dr. Amie Breshears - Yes
- Tim Carr - Yes
- Justin Hubbs - Yes
- Jeff Page - Yes
- Richard Parker - Yes
- Patricia Wood - Yes

GENERAL SESSION MEETING ADJOURNED

Dr. Breshears moved to adjourn the General Session. Mr. Hubbs seconded the motion; motion carried (Yes-6; No-0).



Tim Carr, Secretary

Lisa M. Oesterle, Recording Secretary

Jo Lynn Turley, Custodian of Records
jturley@sfccmo.edu or (660) 596-7222