



**Odessa College**

**Regular Meeting**

**Thursday, December 5, 2019 6:00 PM**

**AGENDA OF REGULAR MEETING**  
**Odessa College Board of Trustees**  
**Thursday, December 5, 2019, 6:00 PM**  
**Electronics Technology Bldg., Saulsbury Conference Room**

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1. **Call to Order** - Mr. Gary Johnson
2. **Pledge of Allegiance: United States & Texas** - Mr. Gary Johnson
3. **Pinning Ceremony for Campus Police Officer Tenisha Giddens** - Ms. Kim McKay
4. **Approval of Minutes of Regular Meeting of October 22, 2019** - Mr. Gary Johnson 4
5. **Action Items:**
  - A. **Renewal of Terms of Directors of Odessa College Foundation** - Ms. Jacqui Gore 10
  - B. **Appointment of New Directors to Odessa College Foundation** - Ms. Jacqui Gore 11
  - C. **Committee Reports:**
    1. **Finance Committee** - Mr. Gary Johnson
      - a. Approval of Audited Financial Statements
    2. **Property Committee** - Dr. Tara Deaver
      - a. Request for Consent from Board of Trustees of Odessa College District to Sell Property for Less than Market Value Specified in the Judgment of Foreclosure and Also Less than the Amount of Judgment 12
      - b. Report on Approval of Bid for Physical Plant Shop Re-Build 27
  - D. **Monthly Financial Statements & Budget Amendments** - Mr. Ken Zartner 29
6. **Informational Items:**
  - A. **Organizational Chart Update** - Mr. Ken Zartner
  - B. **Report on Vision 2030 Master Plan Meeting** - Mr. Ken Zartner
  - C. **Report on Select Committees on Mass Violence Prevention & Community Safety** - Ms. Kim McKay
  - D. **Education Report: December Graduation** - Ms. Kim McKay
  - E. **Institutional Effectiveness Report** - Dr. Don Wood
7. **President's Report**
  - A. Odessa College Named to Aspen Top 150
  - B. Volleyball and Cross Country
  - C. United Way Campus Campaign
  - D. OCLI Class of 2019
  - E. West Texas Film Festival
  - F. Wrangler Food Pantry Holiday Food Baskets
  - G. Note of Thanks
8. **Adjournment** - Mr. Gary Johnson

EXECUTIVE/ CLOSED SESSION: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Board will convene in such executive or closed session in accordance with the Texas Open Meeting Act, Section §551.001 of the Texas Government Code.

Minutes of a Regular Meeting of the Odessa College Board of Trustees held Tuesday, October 22, 2019, in the Zant Community Room, Saulsbury Campus Center, with the following:

Present

Richard Abalos  
Royce Bodiford  
Tommy Clark  
Dr. Tara Deaver  
Neil Grape  
Gary Johnson  
Larry Johnson  
J. E. "Coach" Pressly  
Bruce Shearer

Absent

Meeting was called to order by Board of Trustees Chair, Mr. Tommy Clark, at 6:33 p.m.

**Pledge of Allegiance: United States & Texas**

Mr. Clark led the group in the pledges.

**Introduce Student Trainers**

Mr. Wayne Baker, Athletic Director, introduced Jeff Kelly, Athletic Trainer, who is in his 20<sup>th</sup> year at Odessa College. Mr. Kelly introduced the student trainers and stated that an OC student trainer has won the Trainer of the Year award for the last 3 years.

**Introduce New Employees**

Mr. Ken Zartner, Vice President of Administrative Services, introduced the following new employees:

Job Andrade – Truck Driving Instructor  
Tara Gonzales – Psychology Instructor  
Jeffery Lane – Truck Driving Instructor  
Yetunde Ojo – Accounting Specialist

**Introduce Student Government Officers**

Ms. Kim McKay, Vice President for Student Services and Enrollment Management, stated that it is difficult to engage community college students in campus activities, so having an active Student Government Association and Campus Activities Board is vital. Ms. McKay introduced Ms. Nadia Rivas, Student Government Association advisor.

Ms. Rivas stated that SGA serves as an advocate for the student body. Student leaders are responsible for properly representing our students, assessing student needs, addressing student concerns, and creating change on campus. SGA executive board members spend their time on campus making meeting agendas, writing meeting minutes, sending emails and tracking with students, working on surveys, and planning the next big activities. OC SGA played a role in changing the hours of the Learning Resource Center, impacted changes to the current *Drive to Success* Program, and created surveys to help determine student needs in and out of the classroom. OC SGA won 2<sup>nd</sup> place for Event of the Year at the state convention last year. Since September, 2019,

OC SGA has awarded \$4,445 to student organizations. Ms. Rivas introduced the following Student Government officers who were present:

Mitchell Halpain, President  
Aliye Kocak, Executive Vice President  
Ezria Christian, Vice President of Business Affairs  
Maggie Bullard, Secretary  
Jared Myers, Parliamentarian

### **Introduce Campus Activities Board Officers**

Ms. McKay introduced Ms. Becky Gardner, Campus Activities Board advisor. Ms. Gardner stated that the group has planned many events this year. They also volunteer for events such as the *Wrangler Round Up*, *Permian Basin Fair*, and *30 for 30 Fitness Challenge* in order to get students involved. This semester, they have deemed the first Wednesday of each month as “Wrangler Wednesdays”. The goal is to increase Wrangler spirit and spotlight a different department or student resource around campus each month. The September event highlighted the Fab Lab. October highlighted the opening of the Wrangler Food Pantry. Ms. Gardner introduced the following Campus Activities Board officers who were present:

Jamie Nunez, Education  
Justin Lopez, Diversity & Inclusion  
Kevin Marin, Health & Wellness  
Luke Hughes, Spirit  
Maria Vasquez, Education

### **Approval of Minutes of Regular Meeting of September 24, 2019**

Mr. Gary Johnson moved, seconded by Mr. Abalos, to approve the minutes of the Regular Meeting of September 24, 2019.

Motion passed unanimously.

### **Committee Reports**

#### **1. Property Committee**

##### **a. Consider for Approval Bids for Air Handler Unit for Administration Bldg.**

Committee member, Mr. Larry Johnson, stated that the Property Committee met recently to review bids for the replacement of the air handler unit in the Administration Bldg. The committee recommends the low bid of \$499,142 from First Service, Odessa, Texas.

Mr. Larry Johnson moved, seconded by Mr. Shearer, to approve the bid of \$499,142 from First Service.

Motion passed unanimously.

##### **b. Report on Approval of Bid for Demolition of Building at 300 W. University Blvd.**

Mr. Larry Johnson stated that the Property Committee met recently to consider a bid for the demolition and asbestos abatement of the recently purchased apartment building located at 300 W. University Blvd.

Mr. Johnson stated that he committee approved a bid in the amount of \$228,844 from Vanco Insulation, Midland, Texas.

## 2. **Finance Committee**

### a. **Consider for Approval Fee for Spring 2020**

Committee Chair, Mr. Gary Johnson, stated that the Finance Committee met recently to review the details of a fee for Spring 2020. Mr. Gary Johnson introduced Mr. Robert Rivas, Chief of Staff, and Ms. Brandy Ham, Chief Financial Officer.

Mr. Rivas stated that the *OC Select* program would begin in the Spring for eligible students – students enrolled in at least 6 semester credit hours and maintaining sufficient academic progress which is defined as at least a 2.0 GPA. The program is built after industry rewards programs and rewards students for being loyal and doing the right things to make them successful at Odessa College. Benefits include a 5% tuition discount and a completion bonus when they complete a certificate, associate degree, or bachelor’s degree at OC. To balance the discount and bonus, we will discontinue the current Academic Progress scholarship which gives students a discount when they achieve 30 semester credit hours and an additional discount when they achieve 45 semester credit hours. Students will notice and appreciate the use of the tuition discount and bonus at the end of their degree more readily than the Academic Progress funds. The completion funds will help students as they transition to a 4-year institution or their career.

Ms. Ham stated that for every 1,000 students that opt-in to the *OC Select* program, the discounts amount to \$46,000. If 3,000 students opt in, it is closer to \$140,000 in discounts. While we hope for 3,000 students, we expect to be closer to 1,000 initially. Based on real numbers from graduation \$96,000 would have been awarded under the old plan.

Mr. Gary Johnson moved, seconded by Mr. Shearer, to remove the Academic Scholarship and begin the *OC Select* program.

Motion passed unanimously.

## **Financial Reports**

### 1. **Monthly Financial Statements & Budget Amendments**

Ms. Brandy Ham, Chief Financial Officer, highlighted various areas of the financial statements and budget amendments as printed below:

(Kristi Gibbs will put financial reports in minute book)

Mr. Gary Johnson moved, seconded by Mr. Grape, to approve the Monthly Financial Statements and Budget Amendments.

Motion passed unanimously.

**2. Quarterly & Annual Investment Reports**

Ms. Ham reviewed the Quarterly Investment Report for the quarter ending August 31, 2019, including our statements of compliance and a snapshot of the portfolio:

|                    |                  |
|--------------------|------------------|
| Face Amount/Shares | \$ 25,868,486.90 |
| Market Value Total | \$ 26,008,750.27 |
| Book Value Total   | \$ 25,943,223.77 |
| Yield to Maturity  | 2.30             |
| Days to Maturity   | 190              |

Ms. Ham reported the following quarter end results by Asset Class for the quarter ending August 31, 2019, as follows:

|                         | Market Value  | Book Value (Cost) | Yield |
|-------------------------|---------------|-------------------|-------|
| CD's                    | \$ 2,318,621  | \$ 2,312,000      | 2.20% |
| Municipal Bonds         | \$7,973,642   | \$ 7,914,737      | 2.33% |
| Money Market            | \$ 2,890,234  | \$ 2,890,234      | 2.07% |
| Public Investment Pools | \$ 12,826,253 | \$ 12,826,253     | 2.34% |
| TOTAL                   | \$ 26,008,750 | \$ 25,943,224     | 2.30% |

Annualized Performance

Interest Earned

- This Quarter \$ 174,163
- Fiscal Year to Date \$ 713,711

The annualized total rate of return on August 31, 2019, was 2.26%. The benchmark yield was 1.77%.

Mr. Shearer moved, seconded by Mr. Gary Johnson, to approve the Quarterly & Annual Investment Reports.

Motion passed unanimously.

**Appoint Member to the Appraisal District Board of Directors for 2020-2021**

Dr. Gregory William, President, stated that the Board must appoint a representative to the Appraisal District Board of Directors on an annual basis. Mr. Gary Johnson serves on the Appraisal District Board and is willing to continue to represent Odessa College.

Mr. Shearer moved, seconded by Mr. Bodiford, to appoint Gary Johnson to the Appraisal District Board of Directors for 2020-2021.

Motion passed unanimously.

**Education Report: Professional Learning Center**

Mr. Robert Rivas, Chief of Staff, stated that the Professional Learning Center is meant to promote

teaching excellence by providing a comprehensive instructional support system for Odessa College. Mr. Rivas introduced Mr. Brian Jones, Director of the Professional Learning Center. Mr. Jones stated that to date there have been 142 participants, 705 attendees, and 22 faculty-led sessions, with 23 faculty members attending 10 or more sessions. Mr. Jones shared some of the feedback from participants.

### **Institutional Effectiveness Report**

Dr. Don Wood, Vice President for Institutional Effectiveness, stated that the Aspen Institute and Achieving the Dream are important to Odessa College because both set the standards for student excellence. Odessa College continues to look to them for the next steps for improvement. These two organizations have very different approaches to data. Achieving the Dream is all about sustained excellence and continued self-improvement. The Aspen Institute is about pure competition - are you the best institution for improving student outcomes? They look for improvement over time – longitudinal analysis. The Aspen Institute looks at enrollment. Our unduplicated enrollment has steadily grown from approximately 5,500 in 2015 to 6,832 in Fall 2019. Fall 1 success rate improvement has risen to an all-time high of 82% - our Best Fall Ever. Recently we have concentrated efforts to build an infrastructure to support area dual credit high school students. Dr. Wood compared first year Fall cohort success rates from 2016-2018 at Andrews High School, Odessa High School, Permian High School, Monahans High School, and Pecos High School. Data shows that when students take the Strategies for Success course - COLL 0171 - it is predictive of student success not only for that semester, but for the entire year. Looking at persistence for the same groups over the same time period, COLL 0171 has the same predictive value for in-class success. Fall-to-Spring success rates of 85% and Fall-to-Fall success rates of 60% are our highest ever.

### **President's Report**

Dr. Williams thanked Board members for their service.

1. **United Way Auction – November 1**

Everyone is welcome to join us in this room on Friday, November 1, for the annual United Way silent auction. The event runs from 8 a.m. – 12:30 p.m. All proceeds benefit the United Way campus campaign.

2. **OC Honors – November 12**

Plans continue on the annual OC Honors event. This event honors those who support education in the Permian Basin and will raise scholarship money for our outstanding students. This year we honor: Brooks Landgraf – Outstanding Individual, Delma Abalos – Outstanding Educator, Sewell Family of Companies – Outstanding Business, and the Odessa Chamber of Commerce – Outstanding Non-Profit.

3. **Annual President's Reception – November 21**

The annual President's Reception is scheduled for Thursday, November 21, 6-8 p.m. This year the *Professional Learning Center* and *Food Pantry* will be featured.

4. **Life Simulation Event**

On September 20, 106 OC employees attended a poverty simulation hosted on campus by Complex Community Federal Credit Union. During the 4-hour simulation, attendees faced several real-life scenarios such as how to buy food, how to find bus rides, job hunting, and hunting for shelter and other basic needs - while living on a limited income. The simulation



was meant to create awareness of the issues facing our students who struggle to continue their education due to poverty.

5. **OC Volleyball**

Last week, the Lady Wranglers Volleyball team was rated #10 in the nation in the NJCAA D1 volleyball poll – their first time to crack the top 10 and their highest ranking in program history! On Saturday, the team picked up a huge win on the road beating #6 NMMI in five sets. The win moves OC to 25-1 on the season and ties them for first place in the WJCAC at 7-1. In the new poll released yesterday, OC and NMMI are tied in the #8 spot. The Wranglers are back at home tomorrow hosting Western Texas College at 6:00 p.m. Congratulations Wranglers Volleyball!

Mr. Clark thanked the Odessa College team for hosting the Senate Select Committee on Mass Violence Prevention & Community Safety. He heard many positive comments from the Senators.

**Adjournment**

The meeting was adjourned at 7:24 p.m.

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Secretary

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Chair

## **ODESSA COLLEGE FOUNDATION BOARD**

Craig Van Amburgh, President

David Boutin, President-Elect

Jim Breaux

Dr. Tara Deaver

Phil George

Kevin Gray

Leslie Hankins

Lisa Hill

Gary Johnson

Tommy Salmon, Jr.

Collin Sewell

Jill Sparkman

Dr. Tanya Wood

**NEW ODESSA COLLEGE FOUNDATION BOARD MEMBERS**

Jeff Adams  
Jefferson Cox  
Shem Culpepper  
Melinda Garriga  
Tom Passmore

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

1301 EAST 8TH STREET, SUITE 200

ODESSA, TEXAS 79761-4703

432/332-9047

FAX: 432/333-7012

Mark A. Flowers

November 4, 2019

Dr. Gregory D. Williams  
President  
Odessa Junior College District  
201 West University  
Odessa, TX 79761

RE: REQUEST FOR A DECISION FROM THE BOARD OF TRUSTEES OF OJCD TO  
SELL PROPERTY FOR LESS THAN MARKET VALUE SPECIFIED IN THE  
JUDGMENT OF FORECLOSURE AND ALSO LESS THAN THE TOTAL AMOUNT  
OF JUDGMENTS AGAINST THE PROPERTY

Dear Dr. Williams:

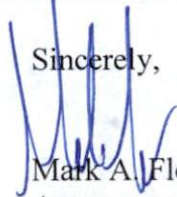
Please place on the agenda of the next board meeting of the Board of Trustees of OJCD a request to sell 9510 West Westridge, Odessa, Texas, for \$1,000.00 to the Ector County Utility District.

The property is located at 9510 West Westridge, Odessa, and had an appraised value of \$222,196.00 when judgment was taken in 2013, but the 2018 value is \$213,525.00 as the property is being occupied by vagrants who continue to vandalize the property. ECUD wants to develop the property as outlined in the attached proposal submitted by their attorney, G. William Fowler.

I request that this be placed on the agenda to obtain a decision from the Board of Trustees on whether to sell the above described property to the Ector County Utility District for less than the market value and the total judgment amount taken against the property by the taxing entities.

If you have any questions, please do not hesitate to call me at 332-9047, extension 1551.

Sincerely,



Mark A. Flowers  
Attorney

Meeting Date: \_\_\_\_\_  
\_\_\_\_\_ Approved OR \_\_\_\_\_ Not Approved

**G. WILLIAM FOWLER, P. C.**

*Attorney at Law*

**3800 East 42nd St., Suite 600**

**Odessa, Texas 79762**

**(432) 362-0366**  
**Telecopier (432) 362-0367**

**email: [bill@gwfpc.com](mailto:bill@gwfpc.com)**  
**\*Licensed in Texas and Oklahoma**

*file no.*  
918.0074

October 25, 2019

Ector County  
Ector County ISD  
Odessa College  
Medical Center Hospital  
c/o Mark A. Flowers  
Linebarger Goggan Blair  
& Sampson, LLP  
1301 E. 8<sup>th</sup> Street, Suite 200  
Odessa, Texas 97761-4703

**RE: 9510 WEST WESTRIDGE, 4.265 ACRES MORE OR LESS, E2 OF LOT 13,  
BLOCK 8, WESTRIDGE SUB, ECTOR COUNTY, TEXAS.  
ACCT. NO. 35500.00700.00000**

Dear Mr. Flowers:

On behalf of Ector County Utility District ("ECUD"), please present this proposal to each taxing authority named above. ECUD proposes to buy the property, make substantial improvements to the property, and later sell the property, after using it as an RV park. After the resale, the net proceeds from the sale would be paid to each taxing entities in accordance to each entity's percentage of back taxes due.

### **BACKGROUND**

In November 2018, Trower Realtors presented a contract to buy the property for \$42,500. Market value was \$222,196 when judgment was taken in 2013. All taxing authorities, except ECUD, accepted the proposal of selling the property for less than market value. The property did not sell.

ECUD did not accept the prospective buyer's offer because the Board saw a unique opportunity to purchase the property and develop the 4.265-acre tract into a RV Park for approximately 50 spaces. ECUD's infrastructure engineering consultants are receptive to the idea of offering infrastructure of 50 RV spaces at no cost to prospective bidders, during construction of ECUD water improvements ECUD could eliminate risk of paying excessive rental fees during the current oil boom.

ECUD's unique position exists because it has obtained Texas Water Development Board funding for its \$45,275,000 Water System Revenue Bond, Series 2019 to improve the ECUD water distribution system. These improvements will benefit all of Ector County. If potential bidders know that 50 RV spaces would be available to them rent free, while they complete their construction projects, their bids would be lower. ECUD would benefit by making available 50 RV spaces in the bid package so that the overall bids would be reduced.

### **PROPOSAL**

1. ECUD would purchase the property from Ector County, ECISD, Odessa College and Medical Center Hospital for \$1,000.00 and pay all closing costs.
2. ECUD will advance the cost, design and construct of a RV park for 50 spaces on the 4.265-acre tract. Estimated costs are calculated at \$200,000.00:

|                                       |              |
|---------------------------------------|--------------|
| Land Purchase & Closing cost          | \$ 1,500.00  |
| Surveying, Design and County Approval | \$ 10,000.00 |
| Clear land                            | \$ 20,000.00 |
| Septic and drain-field Installation   | \$ 39,000.00 |
| Water Distribution Improvements       | \$ 25,000.00 |
| Electrical Improvements               | \$ 75,000.00 |
| Road Construction                     | \$ 30,000.00 |
| Total                                 | \$200,500.00 |

3. ECUD will operate the RV park at its sole cost and expense. 50 RV spaces will be made available to a successful contractor for their employees while they are working on ECUD's infrastructure improvements. The occupant contractor employees will pay for utilities.
4. After construction is completed, the RV Park would be sold and its net proceeds from the sale would be divided among the taxing authorities. ECUD would deduct actual costs, not to exceed \$200,500.00 to calculate the net proceeds for distribution. ECUD will complete its project and place the property up for sale no later than January 31, 2023.

Net proceeds would be divided as follows:

|                |                  |
|----------------|------------------|
| ECISD          | 54.9999509       |
| Odessa College | 23.0000106       |
| Medical Center | 6.0000138        |
| Ector County   | 10.0000109       |
| ECUD           | <u>8.0000138</u> |
| Total          | 100%             |

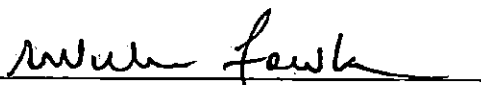
5. When it's time to sell, ECUD will list the property with Trower Realtors and participates would be paid by the title company at closing. Each participant would approve the sale and net proceed calculations before distribution. Each participant would pay its share of all closing costs.
6. ECUD will clean up the property, temporarily use the property as a RV park. List the property for resale and put the property into commercial use. Each taxing authority has a good opportunity for a stable income stream from future taxes.

Please present the proposal to each taxing entity as soon as possible. ECUD's loan was funded on October 22, 2019. Construction bids will be requested in December 2019 and construction is planned to start in June 2020. ECUD projects that construction will be completed by January 31, 2023.

If there are any questions, Tommy Ervin, ECUD President, can meet with each entity to discuss this project and address your questions.

Very truly yours,

**G. WILLIAM FOWLER, P.C.**

By:   
G. William Fowler  
Attorney for Ector County Utility District

GWF/plp  
Encls.

**PROPERTY OWNER NAME & MAILING ADDRESS**

PLEGDED PROPERTY II LLC  
 UNKNOWN-X  
 UNKNOWN TX 99999-9999



**ECAD ACCOUNT NUMBERS**

35500.00700.00000  
 R100019431

**EXEMPTIONS**

Undivided Interest: 1.0000000

10/13/1999

Vol: 1493 Page:308 Inst:

1301 E. 8TH ST  
 Odessa, TX 79761  
 (432) 332-6834  
[www.ectorcad.org](http://www.ectorcad.org)

| PROPERTY LEGAL DESCRIPTION |    |
|----------------------------|----|
| WESTRIDGE                  | 30 |
| BLOCK 8                    |    |
| E/2 OF LOT 13              |    |

| TAXING ENTITIES          | CURRENT TAX RATE |
|--------------------------|------------------|
| ECTOR COUNTY I S D       | 0.0111950        |
| ECTOR COUNTY             | 0.0031828        |
| ODESSA COLLEGE           | 0.0018717        |
| ECTOR CO HOSPITAL DIST   | 0.0004978        |
| ECTOR COUNTY UTILITY DIS | 0.0009815        |

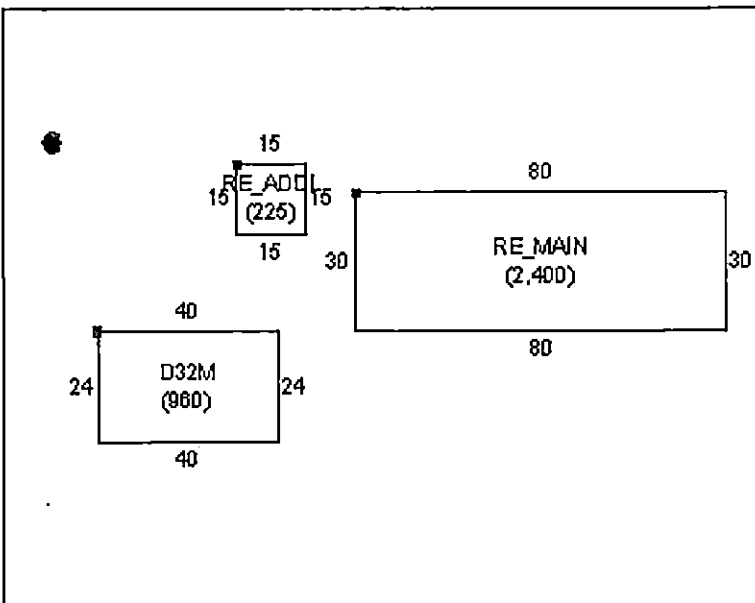
SITUS: 9510 W WESTRIDGE DR  
 SQFT: 185,783 ACRES: 4.2650

| BUILDING DETAIL              |       |            |
|------------------------------|-------|------------|
| Description                  | Sq Ft | Year Built |
| F42M - RESIDENCE             | 2,400 | 2005       |
| D32M - DET GARAGE            | 960   | 2005       |
| REAL ESTATE - MAIN ADDL IMPF | 225   | 2005       |

**PROPERTY VALUES**  
 This document is a WORKING PAPER ONLY. Values are not certified as official.

|  | 2013 TAX YEAR  | 2012 TAX YEAR  |
|--|----------------|----------------|
| PRODUCTIVITY                                     |                |                |
| LAND   | 63,166         | 31,583         |
| IMPROVEMENT                                      | 204,388        | 191,427        |
| PERSONAL PROPERTY                                | 0              | 0              |
| <b>TOTAL MARKET</b>                              | <b>267,554</b> | <b>223,010</b> |
| Less Limited Amount on<br>10% Homestead Increase | 0              | 0              |
| <b>APPRAISED VALUE</b>                           | <b>267,554</b> | <b>223,010</b> |





T.O. ID: 100









-  Streets
-  Parcels
-  Current Selections
-  Neighborhoods



ECTOR COUNTY APPRAISAL  
 DISTRICT  
 1301 E 8TH STREET  
 ODESSA, TX 79761-4722  
 (432) 332-6834

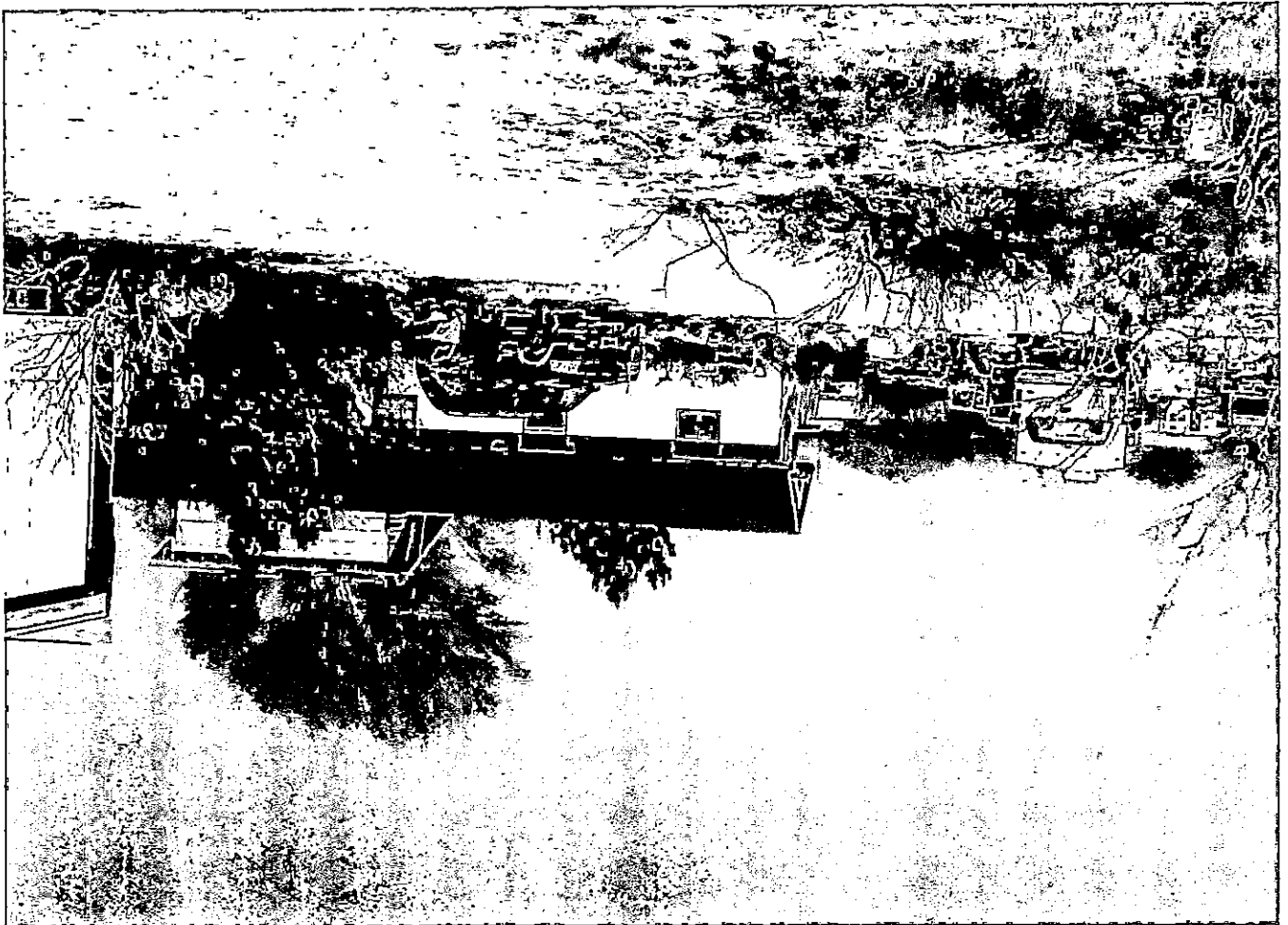
Disclaimer: This Map is for illustrative purposes only,  
 and is not suitable for parcel specific decision making.  
 The areas depicted here may contain error of content,  
 completeness and accuracy.



III

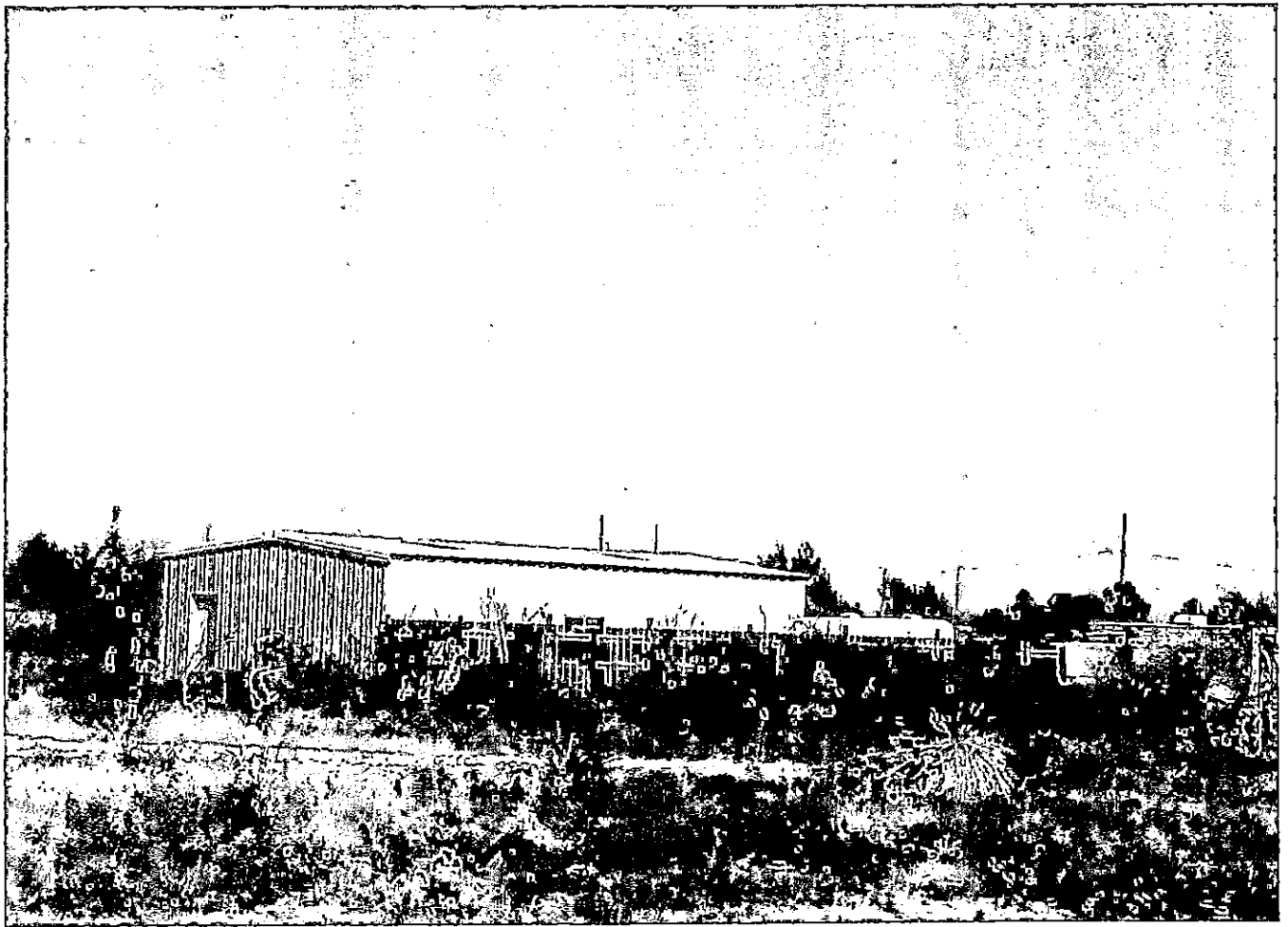
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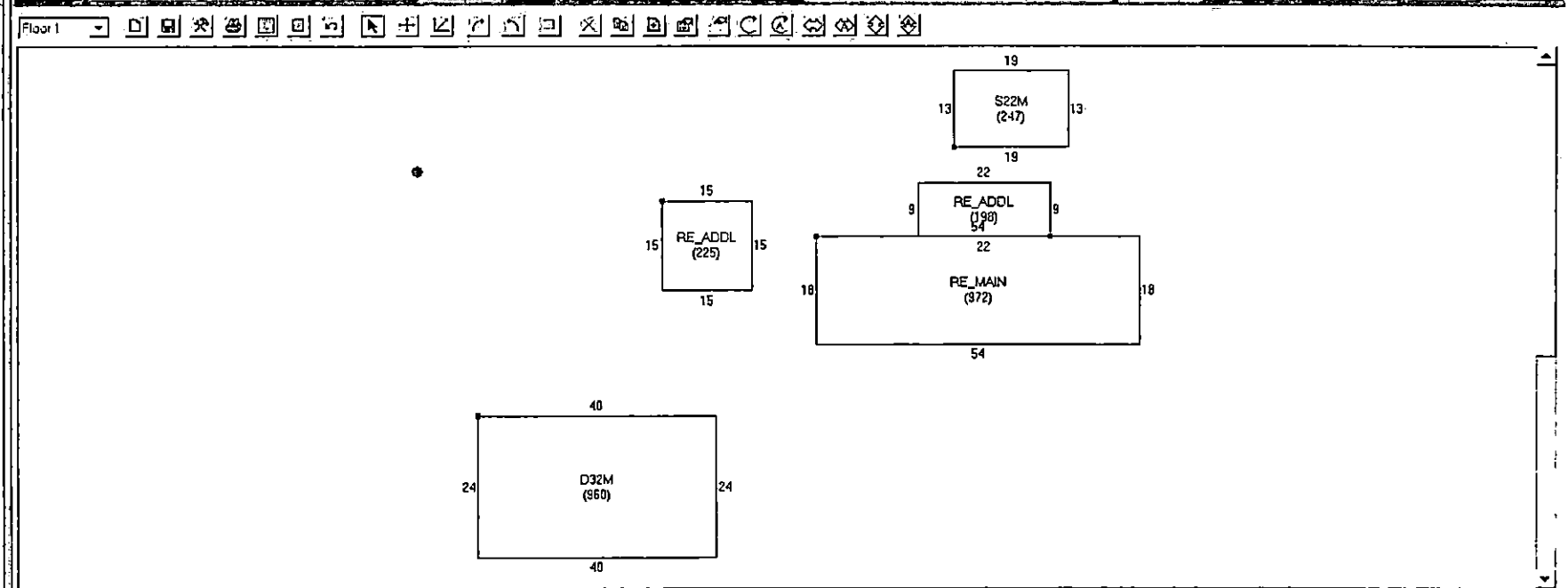
Navigator

Search 9510 W WESTRIDGE DR

Owner: ECTOR COUNTY TRUSTEE Add: 9510 W WESTRIDGE DR TOA: R10001943100

Value: \$213,525 COST 2018 ASM Geo: 35500.00700.00000 CTM APPR CUST Alert

- ECAD
- RESIDENTIAL
- COMMERCIAL
- BPP
- PRE
- MINERAL RIGHTS
- LIVESTOCK



| Type    | Sketch                    |
|---------|---------------------------|
| RE_MAIN | AR67 AD11 D18 R54 U18 L54 |
| RE_ADDL | AR41 AD5 D15 R15 U15 L15  |
| D32M    | AR10 AD41 D24 R40 U24 L40 |
| RE_ADDL | AR106 AD11 U9 L22 D9 R22  |
| S22M    | ARS0 AU4 R19 U13 L19 D13  |





**ECTOR COUNTY APPRAISAL DISTRICT**

Anita Campbell, RPA, RTA

Tax Assessor/Collector

1301 E. 8th Street

Odessa, TX 79761

(432) 332-6834

**ECTOR COUNTY TRUSTEE  
1010 E 8TH ST  
ODESSA, TX 79761-4634**

**PROPERTY TAX STATEMENT  
FOR ALL YEARS**



**Acct/Owner # 35500.00700.00000**

**Date 11/08/2019**

**Property Description**

WESTRIDGE

BLOCK 8

E/2 OF LOT 13

**Location**

**9510 W WESTRIDGE DR**

**Jurisdictions billed on this statement**

ECTOR COUNTY  
ECTOR COUNTY I S D  
ECTOR COUNTY UTILITY DIST  
ECTOR CO HOSPITAL DIST  
ODESSA COLLEGE

Please make check payable to:  
Ector County Appraisal District  
1301 E. 8th Street  
Odessa, TX 79761-4703

| Year | Tax        | Penalty & Interest | Late Fee | Attorney Fee | Total Due   |
|------|------------|--------------------|----------|--------------|-------------|
| 2013 | \$3,351.31 | \$2,748.07         | \$0.00   | \$1,219.88   | \$7,319.26  |
| 2012 | \$3,953.69 | \$3,716.47         | \$0.00   | \$1,534.03   | \$9,204.19  |
| 2011 | \$4,009.93 | \$4,250.53         | \$0.00   | \$1,652.09   | \$9,912.55  |
| 2010 | \$4,199.34 | \$4,955.22         | \$0.00   | \$1,830.91   | \$10,985.47 |
| 2009 | \$4,273.66 | \$5,555.76         | \$0.00   | \$1,965.88   | \$11,795.30 |
| 2008 | \$4,023.39 | \$5,713.21         | \$0.00   | \$1,947.32   | \$11,683.92 |
| 2007 | \$3,504.20 | \$5,396.47         | \$0.00   | \$1,780.13   | \$10,680.80 |
| 2006 | \$571.37   | \$948.47           | \$0.00   | \$303.97     | \$1,823.81  |
| 2004 | \$423.23   | \$804.14           | \$0.00   | \$245.47     | \$1,472.84  |
| 2003 | \$429.69   | \$867.97           | \$0.00   | \$194.65     | \$1,492.31  |
| 2002 | \$425.68   | \$910.96           | \$0.00   | \$200.50     | \$1,537.14  |
| 2001 | \$415.44   | \$938.89           | \$0.00   | \$203.15     | \$1,557.48  |
| 2000 | \$420.76   | \$1,001.41         | \$0.00   | \$213.33     | \$1,635.50  |
| 1999 | \$422.58   | \$1,056.45         | \$0.00   | \$221.85     | \$1,700.88  |

|             |             |                       |
|-------------|-------------|-----------------------|
| Amount Due: | \$82,801.45 | If Paid By 11/30/2019 |
|             | \$83,165.52 | If Paid By 12/31/2019 |
|             | \$83,529.51 | If Paid By 1/31/2020  |
|             | \$83,893.56 | If Paid By 2/28/2020  |
|             | \$84,257.61 | If Paid By 3/31/2020  |
|             | \$84,621.64 | ECADPROD              |

FIRMNEW

Comments:

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**PROPERTY COMMITTEE BID TAB  
SUMMARY OF VENDOR PROPOSALS**

BID/RFP NO: RFP 20-004

PROJECT DESC: Physical Plant Shop Rebuild

OPENING DATE: 10/29/2019

|                              |   |
|------------------------------|---|
| <b>ESTIMATED BUDGET:</b>     | <u>Reimbursable by Insurance</u>                                      |
| <b>ESTIMATED TIMELINE:</b>   | <u>90 Days to complete project</u>                                    |
| <b>EVALUATION COMMITTEE:</b> | <u>Bryan Heifner, Robert Williams, Ken Zartner, and Cindy Curnutt</u> |

**SCOPE OF PROJECT:** Demolition, Concrete, structural steel framing, roofing, plumbing, HVAC, and electrical. For the reconstruction of Physical Plant Shop area.

**REQUEST FOR PROPOSALS:** Plan Holders for General Contractors: Cooper Construction, G & G Construction, Henthorn Commercial Construction, MW Builders, NC Sturgeon, Onyx Contractors, and RC Construction. Two Complete proposals were received.

|  |           |
|--|-----------|
| JC Roberts Construction<br>Odessa, Texas | \$224,277 |
| Mid-Tex of Midland<br>Midland, Texas     | \$311,000 |

**Administration Recommends award to JC Roberts, for \$224,277**

**Property Committee Action:**

Award to \_\_\_\_\_ for \$ \_\_\_\_\_.

Property Committee Voting **FOR:** \_\_\_\_\_

Property Committee Voting **AGAINST:** \_\_\_\_\_

Odessa College Physical Plant Shop RFP-20-004  
 Request for Proposals  
 Selection Criteria Worksheet  
 10/29/19



Firm Name J.C. Roberts Const. Mid-Tex of Midland

|   | Weight      | Score<br>(1-100) | Score<br>(1-100) | Score<br>(1-100) | Score<br>(1-100) | Score<br>(1-100) | Score<br>(1-100) |
|---|-------------|------------------|------------------|------------------|------------------|------------------|------------------|
| <b>A</b> Proposed Construction Cost and Time                  |             | 100              | 95               |                  |                  |                  |                  |
| Subtotal  | <b>70%</b>  | 70               | 67               | 0                | 0                | 0                | 0                |
| <b>B</b> Contractor's completion and quality of similar scope |             | 85               | 90               |                  |                  |                  |                  |
| Subtotal  | <b>10%</b>  | 8.5              | 9                | 0                | 0                | 0                | 0                |
| <b>C</b> Proposed Project Team                                |             | 85               | 90               |                  |                  |                  |                  |
| Subtotal  | <b>15%</b>  | 13               | 14               | 0                | 0                | 0                | 0                |
| <b>D</b> History of warranty and punchlist correction         |             | 85               | 90               |                  |                  |                  |                  |
| Subtotal  | <b>5%</b>   | 4                | 5                | 0                | 0                | 0                | 0                |
| Totals for each General Contractor                            | <b>100%</b> | <b>96</b>        | <b>94</b>        | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>0</b>         |

**ODESSA COLLEGE**  
**BUDGET COMPARISON STATEMENT**  
**CURRENT UNRESTRICTED INCOME & EXPENDITURES**  
**October 31, 2019 and 2018**

|   | YTD<br>OCTOBER<br>2019 | TOTAL<br>BUDGET<br>2019-2020 | PERCENT<br>OF<br>BUDGET | YTD<br>OCTOBER<br>2018 | TOTAL<br>BUDGET<br>2018-2019 | PERCENT<br>OF<br>BUDGET |
|---|------------------------|------------------------------|-------------------------|------------------------|------------------------------|-------------------------|
| <b>Revenues:</b>  |                        |                              |                         |                        |                              |                         |
| State Appropriation                                       | 2,314,570              | 9,641,570                    | 24.0%                   | 2,009,413              | 8,372,550                    | 24.0%                   |
| Ad Valorem Taxes  | 428,153                | 25,705,000                   | 1.7%                    | 380,205                | 23,847,048                   | 1.6%                    |
| Tuition and Fees - Credit                                 | 5,283,394              | 11,141,892                   | 47.4%                   | 5,267,274              | 10,982,652                   | 48.0%                   |
| Tuition and Fees - Non Credit                             | 484,703                | 1,679,750                    | 28.9%                   | 444,299                | 1,727,055                    | 25.7%                   |
| Federal Grants & Contracts                                | -                      | 13,000                       | 0.0%                    | -                      | 10,000                       | 0.0%                    |
| Other Income  | 162,274                | 1,191,100                    | 13.6%                   | 155,420                | 1,219,763                    | 12.7%                   |
| Gift Income   | 6,882                  | 58,882                       | 11.7%                   | -                      | 116,245                      | 0.0%                    |
| Investment Income   | 49,491                 | 425,000                      | 11.6%                   | 68,228                 | 350,000                      | 19.5%                   |
| <b>Total Revenues</b>                                     | <b>8,729,467</b>       | <b>49,856,194</b>            | <b>17.5%</b>            | <b>8,324,839</b>       | <b>46,625,313</b>            | <b>17.9%</b>            |
| <b>Salaries and Benefits:</b>                             |                        |                              |                         |                        |                              |                         |
| General Administration                                    | 308,834                | 2,021,468                    | 15.3%                   | 333,519                | 2,030,089                    | 16.4%                   |
| Student Services  | 442,912                | 2,709,992                    | 16.3%                   | 400,853                | 2,516,233                    | 15.9%                   |
| General Institutional                                     | 475,573                | 3,280,681                    | 14.5%                   | 356,650                | 2,713,335                    | 13.1%                   |
| Instruction   | 2,053,829              | 13,304,944                   | 15.4%                   | 1,886,991              | 12,396,830                   | 15.2%                   |
| Instructional Support                                     | 508,098                | 3,468,272                    | 14.6%                   | 458,269                | 3,456,843                    | 13.3%                   |
| Public Service  | 114,167                | 719,537                      | 15.9%                   | 96,522                 | 693,426                      | 13.9%                   |
| Physical Plant  | 176,881                | 1,106,614                    | 16.0%                   | 180,278                | 1,077,186                    | 16.7%                   |
| Staff Benefits  | 970,767                | 5,592,480                    | 17.4%                   | 892,638                | 5,284,229                    | 16.9%                   |
| <b>Total Payroll</b>                                      | <b>5,051,061</b>       | <b>32,203,988</b>            | <b>15.7%</b>            | <b>4,605,720</b>       | <b>30,168,171</b>            | <b>15.3%</b>            |
| <b>Other Operating Expenditures:</b>                      |                        |                              |                         |                        |                              |                         |
| General Administration                                    | 176,350                | 348,568                      | 50.6%                   | 190,581                | 333,861                      | 57.1%                   |
| Student Services  | 158,968                | 506,264                      | 31.4%                   | 133,437                | 511,981                      | 26.1%                   |
| General Institutional                                     | 1,263,881              | 4,002,467                    | 31.6%                   | 1,407,142              | 3,546,504                    | 39.7%                   |
| Instruction   | 157,145                | 964,180                      | 16.3%                   | 270,715                | 1,060,169                    | 25.5%                   |
| Instructional Support                                     | 186,454                | 596,421                      | 31.3%                   | 125,092                | 495,920                      | 25.2%                   |
| Public Service  | 13,319                 | 159,311                      | 8.4%                    | 18,141                 | 165,949                      | 10.9%                   |
| Physical Plant Operations                                 | 655,269                | 1,756,789                    | 37.3%                   | 555,285                | 1,544,195                    | 36.0%                   |
| Utilities   | 211,002                | 1,115,750                    | 18.9%                   | 180,640                | 1,047,816                    | 17.2%                   |
| Scholarships & Allowances                                 | 750,082                | 1,605,000                    | 46.7%                   | 680,098                | 1,603,700                    | 42.4%                   |
| <b>Total Operating Expenditures</b>                       | <b>3,572,470</b>       | <b>11,054,750</b>            | <b>32.3%</b>            | <b>3,561,131</b>       | <b>10,310,095</b>            | <b>34.5%</b>            |
| <b>Transfers In:</b>                                      |                        |                              |                         |                        |                              |                         |
| Bookstore Profit (Loss)                                   | 10,000                 | 60,000                       | 16.7%                   | 23,333                 | 65,000                       | 35.9%                   |
| OER Reserve Fund  | 16,667                 | 100,000                      | 16.7%                   | 16,667                 | 100,000                      | n/a                     |
| Other Auxiliary Profit (Loss)                             | 296,248                | (117,730)                    | n/a                     | 165,874                | (38,973)                     | n/a                     |
| Investment Income - Plant Funds                           | 17,867                 | 20,000                       | 89.3%                   | 13,547                 | 30,000                       | 45.2%                   |
| <b>Total Transfers In</b>                                 | <b>340,782</b>         | <b>62,270</b>                | <b>547.3%</b>           | <b>219,421</b>         | <b>156,027</b>               | <b>140.6%</b>           |
| <b>Transfers Out:</b>                                     |                        |                              |                         |                        |                              |                         |
| For Revenue Bond Debt Service                             | -                      | -                            | n/a                     | 421,800                | 2,484,000                    | 17.0%                   |
| Tuition for TPEG Scholarships                             | 203,142                | 465,000                      | 43.7%                   | 215,335                | 450,000                      | 47.9%                   |
| To Technology Replacement Fund                            | 72,404                 | 600,000                      | 12.1%                   | 35,811                 | 450,000                      | 8.0%                    |
| To Plant Renew/Replace Fund                               | 20,769                 | 750,000                      | 2.8%                    | 32,431                 | 696,079                      | 4.7%                    |
| To Construction Funds                                     | 575,000                | 3,450,000                    | 16.7%                   | 150,000                | 900,000                      | 16.7%                   |
| Athletics Subsidy   | 467,096                | 1,357,212                    | 34.4%                   | 327,182                | 1,296,584                    | 25.2%                   |
| Other Transfers   | -                      | 37,514                       | 0.0%                    | -                      | 26,411                       | 0.0%                    |
| <b>Total Transfers Out</b>                                | <b>1,338,411</b>       | <b>6,659,726</b>             | <b>20.1%</b>            | <b>1,182,559</b>       | <b>6,303,074</b>             | <b>18.8%</b>            |
| <b>Excess of Revenues over Expenditures and Transfers</b> | <b>(891,693)</b>       | <b>-</b>                     |                         | <b>(805,150)</b>       | <b>-</b>                     |                         |

- Unaudited Interim Statement -

**ODESSA COLLEGE  
BUDGET ADJUSTMENTS  
December 5, 2019**

**GENERAL CONTINGENCY EXPENDITURES (11-10390-5388)**

|   |                   |
|---|-------------------|
| Original Budget, September 1, 2019          | \$ 600,000        |
| Proposed Adjustments, December 5, 2019      | 0                 |
| Balance Remaining for General Contingencies | <u>\$ 600,000</u> |

**INCREASES (DECREASES) IN INCOME BUDGETS**

|      |                             |
|------|-----------------------------|
| None | -                           |
|      | <u>                    </u> |
|      | <u>\$ -</u>                 |

**INCREASES (DECREASES) IN EXPENDITURE BUDGETS**

|      |                             |
|------|-----------------------------|
| None | -                           |
|      | <u>                    </u> |
|      | <u>\$ -</u>                 |

**ODESSA COLLEGE**  
**EXPENDITURE VOUCHERS EXCEEDING \$10,000**  
**Oct. 17 - Nov. 26, 2019**

| <u>DATE</u> | <u>PAYEE</u>                   | <u>DESCRIPTION</u>  | <u>AMOUNT</u> |
|-------------|--------------------------------|---|---------------|
| 10/23/2019  | Snap-On Incorporated           | Sewell Auto Tech Truck Tire Changer (ODC Grant Funded)            | \$11,830.00   |
| 10/23/2019  | Texas Multi-Chem, Ltd.         | Softball field prep and softball infield mix                      | \$12,634.65   |
| 10/23/2019  | The HON Company                | Office Furniture for new positions across campus                  | \$11,161.02   |
| 10/23/2019  | KOSA -TV                       | OC Fall Advertisement   | \$12,550.00   |
| 10/23/2019  | Stephen Cooper                 | Contract Instruction - Chevron CE Class Water Treatment           | \$21,548.12   |
| 10/23/2019  | Synetra, a Computex Technology | 2 replacement phone switches                                      | \$19,322.00   |
| 10/23/2019  | Dell Marketing L.P.            | 35 Replacement Computers  | \$27,125.00   |
| 10/30/2019  | Continental Computers          | 50 Network Cameras  | \$10,200.00   |
| 10/30/2019  | Burlington English Inc.        | Annual Software License for Adult Education (AEL Grant Funded)    | \$33,600.00   |
| 10/30/2019  | Stephen Cooper                 | Contract Instruction - Chevron CE Class Water Treatment           | \$21,529.82   |
| 10/30/2019  | VIRAGE SIMULATION INC.         | Truck Driving Simulator (ODC Grant Funded)                        | \$115,000.00  |
| 10/30/2019  | SIRSI Corporation              | Renewal License for the LRC Data System                           | \$28,765.72   |
| 10/30/2019  | CS ADVANTAGE USAA INC.         | Roof Replacements - Pay Application #2 (Insurance Claim)          | \$409,781.59  |
| 10/30/2019  | Great Western Dining           | Meal Charges (Week ending 10/9/19 and 10/16/19)                   | \$60,904.95   |
| 10/30/2019  | Geary D. Umsted                | Contract Instruction - Chevron CE Class Production Operator Field | \$12,000.00   |
| 11/04/2019  | Basin Abstract & Title         | Purchase of Land 209 Cummings Drive                               | \$52,723.00   |
| 11/06/2019  | GCA Services Group             | Custodial Services  | \$58,761.48   |
| 11/06/2019  | ZogoTech                       | Annual Support and Upgrades                                       | \$53,074.84   |
| 11/07/2019  | Ellucian Company, L.P.         | Annual Maintenance Renewal 2019-2020                              | \$36,595.00   |
| 11/13/2019  | Dell Marketing L.P.            | 19 Replacement Computers  | \$14,725.00   |
| 11/13/2019  | City of Odessa                 | September Water Bill  | \$16,927.65   |
| 11/13/2019  | College Board                  | TSI testing units   | \$14,000.00   |
| 11/13/2019  | Brex, LLC                      | Contract Instruction - Chevron CE Class Rod Pumping               | \$11,800.00   |
| 11/14/2019  | Advantage USAA Inc             | Roof Replacements - Final Pay Application Retainage               | \$141,950.00  |
| 11/20/2019  | Atlas Rearden Inc.             | Window Washing Campus Wide  | \$16,590.61   |
| 11/20/2019  | NRG Energy, Inc.               | Electric Utilities -October                                       | \$77,345.04   |
| 11/20/2019  | Snap-On Incorporated           | Build A Bay at Sewell Auto Tech Center                            | \$331,283.48  |
| 11/20/2019  | First Service                  | Gas Leak Auto Shop Bulding B                                      | \$14,013.40   |
| 11/20/2019  | Johnson, Miller & Co           | Audit Services  | \$38,285.00   |
| 11/20/2019  | TBC-Odessa College Bookstore   | Bookstore interal charges October                                 | \$11,454.76   |
| 11/20/2019  | Great Western Dining           | Meal Charges (Week ending 10/23/19 and 10/30/19)                  | \$51,716.81   |
| 11/20/2019  | Journey Ed.Com Inc.            | Adobe Creative Cloud Renewals                                     | \$22,984.00   |
| 11/20/2019  | Brex, LLC                      | Contract Instruction - Chevron CE Class Rod Pumping               | \$16,800.00   |