



**MEETING OF THE BOARD OF REGENTS
LEE COLLEGE DISTRICT
BUILDING COMMITTEE
April 14, 2026**

The Board of Regents Building Committee of the Lee College District met on April 14, 2026, at the President’s Conference Room, Rundell Hall, Room 200-G. Regent Mark Himsel called the meeting to order at 3:30 p.m.

PRESENT: Mark Himsel

Jacob Atkin, Interim President (3:34 p.m.); John Ditto, Executive Director, Facilities; Philip Handley, Director, Physical Plant; Mark Jaime, Director, Physical Plant; Thomas Quinn, Executive Director, Public Safety (4:05 p.m.); David Mohlman, Coordinator of Board Relations

VIRTUAL: Pam Warford; Stephen Dorman, Sledge Engineering; Chris Laack, Pfluger Architects

ABSENT: Daryl Fontenot, Committee Chair; Leslie Gallagher, Chief of Staff and Vice President, Strategic Initiatives and External Affairs

ITEMS TO PRESENT TO FULL BOARD ON APRIL 16

- **Consideration of McNair Center Fencing Purchase and Installation** – Mr. Ditto said the recommended option totals \$265,951.12. Mr. Handley said this option includes black ornamental fencing in front, to match fencing at the elementary school next door. Beyond other details from Mr. Handley regarding materials, Q&A and discussion ensued as to the emergence of fencing the entire property as the best action to deter intrusions and theft.

FACILITIES MASTER PLAN UPDATE

Mr. Ditto said Pfluger Architects has been asked to quote the cost to incorporate standards for emergency generator capability and design into the facilities master plan. He then introduced Chris Laack, Regional Higher Ed. Practice Leader for Pfluger.

The end of Phase I is approaching and the first deliverable is due by the end of April, Mr. Laack said, so there will begin to be some data and analysis to see. Engagement activities during this phase have included tours, focus group meetings, discovery workshops, and a survey of faculty.

A facilities assessment initial report next week will feature actionable raw data for each building, Mr. Laack said. Other next steps he identified include a Discovery Survey, a workshop on Discovery Review & Validation, and Chapters 1-3 of a Master Plan Draft. Q&A and discussion ensued as to level of participation/input from faculty and other employees. Up to now, the project work has involved identifying location and condition of buildings; the next step is to incorporate other information such as the building utilization study of last year, he said.

(Mr. Laack left the meeting at 3:58 p.m.)

PROPOSED LAND EXCHANGE – CITY OF BAYTOWN AND LEE COLLEGE

With a few conditions, the City of Baytown has agreed to updates proposed by the college to the draft contract of a proposed land exchange, Mr. Atkin said. The conditions involve college access to parking on City property, timing of transfer to the City of child care center property, and City approval of Lee College branding for the traffic roundabout, he said. The college is agreeable with all of these conditions and is ready to move forward, Mr. Atkin said.

By statute, only the Board of Regents has authority to authorize sale of property – there is no legal way for this authority, or for property, otherwise to be transferred – thus the need for board action, Mr. Atkin noted. Board approval of a resolution would allow for necessary steps such as land surveys, appraisals, and contract work to take place, he said. Q&A involved confirming readiness of the college to vacate 909 Decker Drive, and effects on child care center operations during construction of the ExxonMobil Baytown Events Center.

T-V 8 DEMOLITION

Mr. Jaime reported that a storm water permit needed from the City was received yesterday. Building demolition is now planned for either this weekend or the following weekend, he said.

SAFETY PROJECTS UPDATE

Mr. Quinn reported on several items: a project underway to upgrade safety cameras, installation underway of public address speakers inside and outside of buildings, installation complete of a lightning outdoor warning system, installation complete of license plate readers at campus entrances, and an offer extended to the college to consider allowing installation of one or more cell towers on college property to improve reliability of communications.

CURRENT PROJECT UPDATES

Mr. Handley reported on the continuing ADA Phase 2 and Life Safety projects, including installation of fire sprinklers in buildings, fire hydrant replacement, installation of water line shutoff valves, and rehabilitation/repair of sidewalks.

MATTERS OF CONCERN FOR FUTURE AGENDAS

The May 20 committee meeting date remains unchanged (regular board meeting is moved to Tuesday, May 26). Mr. Mohlman will poll the committee prior to confirming moving the July meeting to July 22 (regular board meeting is moved to Thursday, July 23).

Adjournment

Regent Himsel declared the meeting adjourned at 4:48 p.m.

Chairman, Board of Regents

Secretary, Board of Regents