

August 17, 2023

The Board of Trustees of Willis I.S.D. met in a Public Meeting Concerning the Proposed 2023-2024 Budget and 2023-2024 Tax Rate on August 17, 2023 at the Sharon Hill Jennette Administration Building in the Willis ISD Boardroom, 612 N. Campbell Street, Willis, Texas.

### **CALL MEETING TO ORDER**

President Kyle Hoegemeyer called the Public Meeting to order at 8:30 a.m. and announced that a quorum was present and that notice of the meeting had been posted for the time and manner required by law.

Members Present: Kye Hoegemeyer , presiding, Cliff Williams, Scott Carson, Paulett Traylor, Nikita Lagway, Chad Jones.

Members Absent: Charles Perry, Sr.

### **PUBLIC MEETING CONCERNING THE PROPOSED 2023-2024 BUDGET AND 2023-2024 TAX RATE**

Assistant Superintendent of Business and Finance, Garrett Matej, presented information concerning the proposed 2023–2024 Budget and Tax Rate. This public meeting was advertised in the Conroe Courier.

### **PUBLIC COMMENTS**

John Sellars spoke regarding setting the tax rate, the need to be strategic with the Maintenance and Operations budget and shared concerns regarding pay rate for teachers.

Derek Hivnor spoke regarding the budget, the preparation of the budget, district positions, the lack of curriculum and how it is failing our kids, concerns that every school is allowed to do whatever they want and not following One Team, One Purpose, the need to no longer use Solution Tree, the need to decrease staff at the Administration Building and concerns regarding pay for Willis ISD teachers.

### **ADJOURNMENT OF PUBLIC MEETING**

Motion by Cliff Williams and seconded by Paulett Traylor to adjourn. Motion carried unanimously.

The public meeting adjourned at 8:49 a.m.

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## **SPECIAL MEETING**

The Board of Trustees of Willis ISD met in special business session on August 17, 2023 at the Sharon Hill Jennette Administration Building in the Willis ISD Boardroom, 612 N. Campbell Street, Willis, Texas.

### **CALL MEETING TO ORDER**

President Kyle Hoegemeyer called the Special Business Meeting to order at 8:49 a.m. and announced that a quorum was present and that notice of the meeting had been posted for the time and manner required by law.

Members Present: Kyle Hoegemeyer, presiding, Cliff Williams, Scott Carson, Paulett Traylor, Nikita Lagway and Chad Jones.

Members Absent: Charles Perry, Sr.

**PUBLIC COMMENTS:** No public comments.

### **CLOSED SESSION**

The Board entered into closed session at 8:54 a.m. for the purpose of considering matters for which closed sessions are authorized by Title 5, Chapter 551, Texas Government Code Sections (.071 - .129): 551.074

- A. Trustees may convene in closed session to (1) discuss the value of and legal issues and options related to the possible sale, lease, or other disposition and use of real property; and (2) receive legal advice regarding the City's request for the conveyance of a Buffer Zone Easement consisting of 2.7078 acres out of that certain tract or parcel of land containing 56.537 acres conveyed and recorded under Clerk's File No. 2009-075919 of the Official Public Records of Montgomery County, Texas, which 2.7078 acres is out of and part of the F.K. Henderson Survey, Abstract Number 248, Montgomery County, Texas. Texas Government Code §§551.071, 551.072, and 551.129
- B. Trustees may adjourn into closed session to obtain legal advice regarding the proposed Resolution and proposed Real Estate Sales Contract (with Amendments thereto, comprising the Real Estate Sales Contract), which includes a Development Agreement, for the District's purchase of the following real estate interests for the District's use for future expansion to support the educational mission of the District: (1) Fee Simple: the real property, surface, mineral and all improvements thereto, which is described as approximately 60.984 acres (2,656,463 square feet) of land situated near the southeast corner of FM 830 and I-45, out of the F.K. Henderson Survey, Abstract No. 248, and Francis Cook Survey, Abstract No. 118, City of Conroe, Texas, together with all improvements, if any, thereon and all rights, title and interest of Farouk Shami, Seller, in and to adjacent roads, alleys, rights-of-way, drainage facilities, easements and utility facilities as depicted and described in Exhibit A to

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the Real Estate Sales Contract; and (2) Easement: A perpetual easement on two tracts, Tract 1, 0.7804 acre, out of the F.K. Henderson Survey, Abstract No. 248, City of Conroe, and Tract 2, 1.670 acre, out of the F.K. Henderson Survey, Abstract No. 248, City of Conroe, Montgomery County, Texas, to be used for vehicular and pedestrian access, as depicted and described in Exhibit A; together, the Fee Simple and the Easement are referred to as “the Property,” for \$9,147,600.00, plus the costs of the transaction, along with a Development Agreement for the development of certain driveway infrastructure on the Easement tracts, for up to \$660,000.00. (Texas Government Code §§551.071 and 551.129)

## **OPEN SESSION**

The Board reconvened into Open Session at 9:42 a.m.

The item regarding the City’s request for the conveyance of a Buffer Zone Easement consisting of 2.7078 acres out of that certain tract or parcel of land containing 56.537 acres was tabled at this time.

Motion by Cliff Williams and seconded by Scott Carson that the Board adopt the Resolution, which includes the approval of the Real Estate Sales Contract, and all actions set forth in the Resolution and Real Estate Contract, as presented. Motion carried unanimously.

## **DISCUSSION AND POSSIBLE ACTION ITEMS**

Executive Director of Support Services and Construction, Paul Dusebout, discussed the ranking of the proposals submitted for the 2022 Bond Project, Willis High School Baseball and Softball Complex Improvements for Turf Renovation Project.

Motion by Scott Carson and seconded by Paulett Traylor to accept the Interim Superintendent’s recommendation to approve the recommendation that RS3 be ranked as the top candidate for the constructor for the Baseball and Softball Turf project and that funds in the amount of \$2,340,378 be allocated from 2022 Bond Funds. Motion carried unanimously.

Board Member Cliff Williams commented that it is great that this project’s cost is under the amount of what we had planned.

Executive Director Dusebout discussed the Construction Manager at Risk for the MS #3 with Ancillary Facilities Project. The Administration has negotiated a contract with the top-ranked Construction Manager at Risk, Durotech, Inc., and presented the contract for consideration and possible approval by the Board.

Motion by Chad Jones and seconded by Scott Carson to accept the Interim Superintendent’s recommendation to approve the contract with Durotech, Inc. for the New Middle School #3 with Ancillary Facilities Project. Motion carried unanimously.

Assistant Superintendent of Business & Finance, Garrett Matej, discussed a Transfer across Funds.

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Motion by Chad Jones and seconded by Paulett Traylor to accept the Superintendent's recommendation to transfer \$1,000,000 from Fund 199 General Fund to Fund 753 Health Insurance Fund. Motion carried unanimously.

Assistant Superintendent Garrett Matej reviewed the proposed commitments of fund balance.

<b><u>PROJECT / ITEM</u></b>	<b><u>AMOUNT</u></b>
School Buses	\$ 1,000,000
Campus Improvement Projects	\$ 5,000,000
Campus Security Improvements	\$ 2,000,000
Stadium Enhancements	\$ 550,000
Enlarge Parking Lot Transportation	\$ 450,000
Emergency Funds for Utility Costs	\$ 1,000,000
Future Insurance Claims	\$ 3,000,000
Purchase of Future School Site(s)	<u>\$10,000,000</u>
	<b>\$23,000,000</b>

Motion by Scott Carson and seconded by Nikita Lagway to accept the Superintendent's recommendation that the Board rescind all previous designations and replace them with the \$23,000,000 in commitments as listed on the following page. Motion carried unanimously.

Assistant Superintendent Matej discussed the Certification of Debt Service Collection Rate for the 2023-2024 Fiscal Year and Excess Collections for 2022 Debt Service.

Motion by Paulett Traylor and seconded by Scott Carson to accept the Superintendent's recommendation to accept certification of the debt service collection rate and excess collections as indicated in the letter from the Montgomery County Tax Assessor-Collector. Motion carried unanimously.

Assistant Superintendent Garrett Matej reviewed the 2023-2024 General Fund, Debt Service and Child Nutrition Budgets:

<b>FUND</b>		<b>Revenues</b>	<b>Expenditures</b>	<b>Surplus (Deficit)</b>
<b>199</b>	<b>GENERAL FUND</b>	<b>\$ 81,375,720</b>	<b>\$ 81,375,720</b>	<b>\$ -</b>
<b>511</b>	<b>DEBT SERVICE</b>	<b>\$ 22,006,255</b>	<b>\$ 22,006,255</b>	<b>\$ -</b>
<b>240</b>	<b>CHILD NUTRITION</b>	<b>\$ 6,080,753</b>	<b>\$ 6,480,753</b>	<b>\$ (400,000)</b>

Motion by Scott Carson and seconded by Nikita Lagway to accept the Superintendent's recommendation to adopt the 2023-2024 proposed budgets for the General Fund, Debt Service Fund, and the Child Nutrition Fund as presented. Motion carried unanimously.

Board Member Scott Carson thanked Mr. Matej for what he does for the District and expressed that he did a great job.

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Mr. Matej reviewed the adoption of the 2023 Ad Valorem Tax Rate for Maintenance and Operations.

Motion by Cliff Williams and seconded by Paulett Traylor to adopt the 2023 Ad Valorem Tax Rate for Maintenance and Operations of \$.6692 per \$100 valuation. Motion carried unanimously.

Mr. Matej reviewed the adoption of the 2023 Ad Valorem Tax Rate for Debt Service and the 2023 Total Ad Valorem Tax Rate.

Motion by Scott Carson and seconded by Chad Jonesto adopt the 2023 Ad Valorem Tax Rate for Debt Service of \$.3310 per \$100 valuation. I further move that the total property tax rate be increased by the adoption of a tax rate of \$1.0002 per \$100 valuation, which is effectively a 2.54 percent increase in the tax rate. Motion carried unanimously.

### **BOARD MEMBER COMMENTS**

Board Secretary Chad Jones congratulated Mr. Matej for an outstanding job.

Interim Superintendent Tom Crowe shared that he has been doing the first day of school for forty-five years and yesterday was one of the smoothest openings I have experienced; no one in hallways; all students in class; elementary happy and in class. Mr. Crowe expressed a big congratulations to all principals and their staff. He also shared how proud he was of central office administrators who went to all campuses.

### **ADJOURNMENT OF SPECIAL MEETING**

Motion by Cliff Williams and seconded by Chad Jones to adjourn. Motion carried unanimously.

The special meeting adjourned at 10:01 a.m.