

**WILLIS INDEPENDENT SCHOOL DISTRICT
BOARD OF TRUSTEES
AGENDA/NOTICE OF MEETING
SHARON HILL JENNETTE ADMINISTRATION BUILDING
WILLIS ISD BOARDROOM
612 N. CAMPBELL STREET
WILLIS, TEXAS 77378
POSTED: August 14, 2023**

The Board of Trustees of the Willis Independent School District will meet in a Public Meeting Concerning the Proposed 2023-2024 Budget and 2023-2024 Tax Rate and a Special Board Meeting on August 17, 2023 at 8:30 a.m. at the Sharon Hill Jennette Administration Building in the Willis ISD Boardroom, 612 N. Campbell Street, Willis, Texas, and the business to be conducted is listed below.

AGENDA

If, during the course of the meeting covered by this notice, the Board of Trustees should determine that a closed or executive meeting of the Board is required, then such closed or executive meeting as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et. Seq., will be held by the Board of Trustees at the date, hour and place indicated in this Notice or as soon after the commencement of the meeting covered by this Notice as the Board of Trustees may conveniently meet in such closed or executive session concerning any and all purposes: 551.071, 551.072, 551.073, 551.074, 551.076, 551.082, 551.083, 551.084, 551.129.

Should any final action, decision, or vote be required in the opinion of the Board of Trustees with regard to any matter considered in such closed or executive meeting or session, then the final action, decision or vote shall be either in open meeting, or at a subsequent public meeting upon notice thereof, as the Board of Trustees shall determine.

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

- I. CALL MEETING TO ORDER** announcement by the Board President as to the presence of a quorum, and that notice of the meeting has been posted for the time and manner required by law.
- II. PRESENTATION OF PROPOSED BUDGET AND TAX RATE**
- III. PUBLIC COMMENTS**
- IV. ADJOURNMENT OF PUBLIC MEETING**

REGULAR MEETING AGENDA

- I. CALL MEETING TO ORDER:** announcement by the Board President as to the presence of a quorum, and that notice of the meeting has been posted for the time and manner required by law.
- II. PUBLIC COMMENTS**
- III. *CONVENE INTO CLOSED SESSION** for the purpose of considering matters for which closed sessions are authorized by Title 5, Chapter 551, Texas Government Code Sections (.071-.084)
 - 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 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)

IV. **RECONVENE IN OPEN SESSION for consideration of and possible action on matters discussed in Closed Session.

- A. Consideration and Possible Action to Adopt a Resolution Approving 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, to the City of Willis
- B. Consideration and possible action on a 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 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

V. DISCUSSION AND POSSIBLE ACTION ITEMS

- A. Consideration and Possible Action to Rank the Proposals Submitted for the 2022 Bond Project, Willis High School Baseball and Softball Complex Improvements for Turf Renovation Project
- B. Discuss and Consider Approval of Construction Manager at Risk Contract with Durotech, Inc. for the New Middle School #3 with Ancillary Facilities Project
- C. Discuss and Consider Approval of Transfer Across Funds
- D. Discuss and Consider Approval of Commitment of Fund Balance
- E. Consider and Accept Certification of Debt Service Collection Rate for the 2023-2024 Fiscal Year and Excess Collections for 2022 Debt Service
- F. Discuss and Consider Approval of 2023-2024 General Fund, Debt Service and Child Nutrition Budgets
- G. Discuss and Consider Adoption of the 2023 Ad Valorem Tax Rate for Maintenance and Operations
- H. Discuss and Consider Adoption of the 2023 Ad Valorem Tax Rate for Debt Service and the 2023 Total Ad Valorem Tax Rate

VI. BOARD MEMBER COMMENTS

VII. ADJOURNMENT OF SPECIAL MEETING

*Adjourn to Closed Session


**Reconvene in Open Session

Posting Information

Place: Sharon Hill Jennette Administration Building

Date: August 14, 2023

Time: 8:30 a.m.


President, Board of Trustees