

# HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: May 19, 2025

Agenda Item: J.11

Board Goal: Community Relations

Subject: Consideration and possible approval of the Final Plat at the Impact Center

Administrator Responsible/Position: Max Cleaver, Chief Operations Officer  
Nathan Wensowitch, Exec. Dir of Facilities, Construction & Bond Programs

**A. Purpose of Agenda Item:**

☒ Action needed ☐ Information only ☐ Receive input

**B. Authority for This Action:**

☒ Local Policy: ☐ Law or Rule ☐ N/A  
CDB (Legal) and (Local) – Sale,  
Lease, or Exchange of School-  
Owned Property

**C. Goal or Need Addressed:** Work with local authorities having jurisdiction to meet the current development code requirements.

**D. Summary:**

- ☒ **Previous board action relating to this item:** On November 28, 2023 the board approved the schematic design for this project (2023 Bond BP7).and approved the COOP purchase of HVAC equipment (GMP 1). Due to Lee Lewis Construction being unable to complete the project as the CMAR, Bartlett Cocke picked it up and advanced the project from that point as the CMAR. On January 22, 2024 the Board approved DD for the project. On March 25, 2025, the Board approved GMP 2. On February 24, 2025, the Board approved GMP 3.
- ☒ **Future action anticipated:** None anticipated
- ☒ **Background information:** Our 2023 Bond BP 7 construction permitting activities have triggered the need to plat this property. In reviewing available information, it was discovered that the residents owning the properties located on the south side of Beacon Hill Road (aka County Road 146) do not technically have legal access to their land. The recommended solution is for the Board to dedicate a 50' public access easement by separate instrument as shown on the plat document. Also, current code requires the dedication of a minimum 15' public utility easement around the perimeter of the property, to be dedicated hereon, as shown on the plat document.

**E. Comments Received:**

☒ Cabinet ☐ DLT ☐ FBOC ☐ Teacher Org. Reps. ☐ Other:

**F. Administrative Recommendation:** Administration recommends consideration and approval of the plat.

**Advantages and benefits of this proposal:** N/A

**Expected results in terms of student benefit/achievement:** N/A

**Effect of this action on other parts of the system:** N/A

**Consequences of not approving this recommendation:** N/A

**G. Fiscal Impact and Cost:** Minimal survey fees and staff time

☐ Budget ☒ 2021 Bond Land Due Diligence ☐ Other

☐ Budget Amendment Needed

**Prior Year Spending:** N/A

**Reasons for rejecting alternatives:** N/A

**Future/Ongoing:** N/A

**H. Monitoring and Reporting Time Line:**

**Person responsible for evaluating this decision or action:** Max Cleaver and Nathan Wensowitch

**Evaluation method and time line:** N/A

**Next report to the board:** N/A

**I. Suggested Motion:**

I move that the Hays CISD Board of Trustees approve the Final Plat for the Hays CISD Impact Center, and authorize the Superintendent and/or Board President to negotiate and execute documents necessary and/or convenient to complete the transaction, as presented.