Wharton County Junior College

Board of Trustees
Agenda Item

Date of Board Meeting: November 17, 2026

Recommendation: Authorize issuance of a public invitation for bids for the potential sale of approximately 80 acres of College-owned real property located at 0 CR 330 (Legal Description: A20279 ABST.279 TRACT 5B-2), in accordance with applicable Texas law.

Background and Rationale:

Wharton County Junior College owns approximately 80.0 acres of real property located at 0 CR 330 (Legal Description: A20279 ABST.279 TRACT 5B-2). Following a review of the property's current use and anticipated institutional needs, the Board has expressed interest in exploring its potential sale.

Administration requests authorization to initiate an invitation for bids to determine market interest and obtain offers for the property. The solicitation will be conducted in accordance with applicable statutory requirements governing the sale of real property by a public junior college district.

All bids received will be evaluated and presented to the Board for consideration. Authorization to solicit bids does not constitute approval to sell the property, and any proposed sale will require subsequent Board action.

Budgetary Implications: Not Applicable

Resource Personnel: Clarissa Bueno, Director of Purchasing
Scott Cunningham, VP of Finance and Administration

Approval:

Scott Cunningham
Cabinet-Level Member

Brenda Fuller 11/10/2026
President

RESOLUTION

DECLARING CERTAIN REAL PROPERTY TO BE SURPLUS PROPERTY AND AUTHORIZING WHARTON COUNTY JUNIOR COLLEGE TO SOLICIT SEALED BIDS FOR THE SALE OF SAID PROPERTY

WHEREAS, Wharton County Junior College (the "College") is a public junior college located in Wharton County, Texas; and

WHEREAS, the College owns certain real property identified as follows:

Approximately 80.0 acres of land, more or less, being the east one-half of the southeast one-quarter of Section Number Seven, Morris & Cummings, Abstract 297, in Wharton County, Texas, and being the same land conveyed by Albert Stephen and Mary Slansky, et vir, to H. W. Ammann, et al., dated March 1, 1947, recorded in Volume 193, Page 50 of the Deed Records of Wharton County, Texas, and being the same property referred to as R039279 by the Wharton County Appraisal District.

WHEREAS, the Board of Trustees of Wharton County Junior College (the "Board") has determined that the above-described properties are not presently needed for educational or institutional purposes and are surplus to the College's current and reasonably anticipated operational needs; and

WHEREAS, the Board has determined that it is in the best interest of the College to solicit sealed bids to evaluate the potential sale of these properties under terms and conditions favorable to the College; and

WHEREAS, Texas Local Government Code Section 272.001 establishes requirements for the public notice and solicitation of sealed bids for the sale of real property owned by a political subdivision of the State of Texas, subject to applicable exceptions; and

WHEREAS, the Board desires to authorize the President or her designee to initiate the competitive bidding process while retaining final authority to approve or reject any proposed sale.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF WHARTON COUNTY JUNIOR COLLEGE THAT:

1. **Incorporation of Recitals.** All of the above recitals are incorporated into and made a part of this Resolution.

2. **Declaration of Surplus Property.** The Board hereby declares the properties identified above to be surplus to the current and reasonably anticipated educational and operational needs of the College.

3. **Authorization to Solicit Bids.** The Board hereby authorizes the President or her designee to take all actions necessary or appropriate to solicit sealed bids for the sale of the properties, either individually or through separate solicitations, in accordance with Texas Local Government Code Section 272.001 and other applicable laws.

4. **Public Notice and Bid Procedures.** The President or her designee is authorized to prepare and publish the required public notices, establish bid submission procedures and deadlines, obtain appraisals or other property information as appropriate, and establish proposed terms and conditions for the solicitation. All required notices shall be published in accordance with applicable law.

5. **Evaluation of Bids.** Following the receipt of bids, the administration shall review and evaluate all submissions and present the results, together with any recommendation, to the Board for consideration.

6. **Reservation of Board Authority.** The Board expressly reserves the right to reject any and all bids and to decline to sell either property. Nothing in this Resolution constitutes acceptance of a bid, approval of a sale, or authorization to execute a deed or other instrument conveying ownership of either property.

7. **Final Board Approval Required.** Any proposed sale of either property shall be subject to subsequent approval by the Board of Trustees, including approval of the purchaser, purchase price, and material terms and conditions of the transaction.

8. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PRESENTED AND PASSED this 17 day of November, 2026, by a vote of _____ Ayes and _____ Nays by the Board of Trustees of Wharton County Junior College.

SIGNED:

_____

Priscilla Metcalf, MD; Chair
WCJC Board of Trustees

ATTEST:

_____

Jay Roussel; Secretary
WCJC Board of Trustees

PID 39279 | 0 CR 330

General Info

ACCOUNT
Property ID: 39279
Geographic ID: 20279-000-015-00
Tax Office ID: 39279
Type: R
Agent:
Legal Description: A20279 ABST.279 TRACT 5B-2

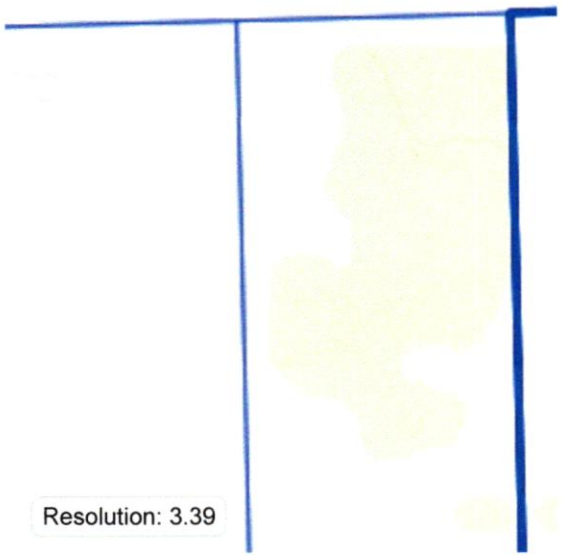
Property Use:

View Appraisal Notice

OWNER
Name: WHARTON COUNTY JR COLLEGE
Secondary Name: ATTN: SCOTT CUNNINGHAM VP OF FINANCE
Mailing Address: 911 E BOLING HWY WHARTON TX 77488
Owner ID: 3697543
% Ownership: 100.000000 %
Exemptions:
State Code: E4
Homestead Audit:

LOCATION
Address: 0 CR 330,
Market Area:
Market Area CD: R-SW
Map ID: 7D-3

PROTEST INFORMATION
Protest Status:
Informal Date:
Formal Hearing Date & Time:



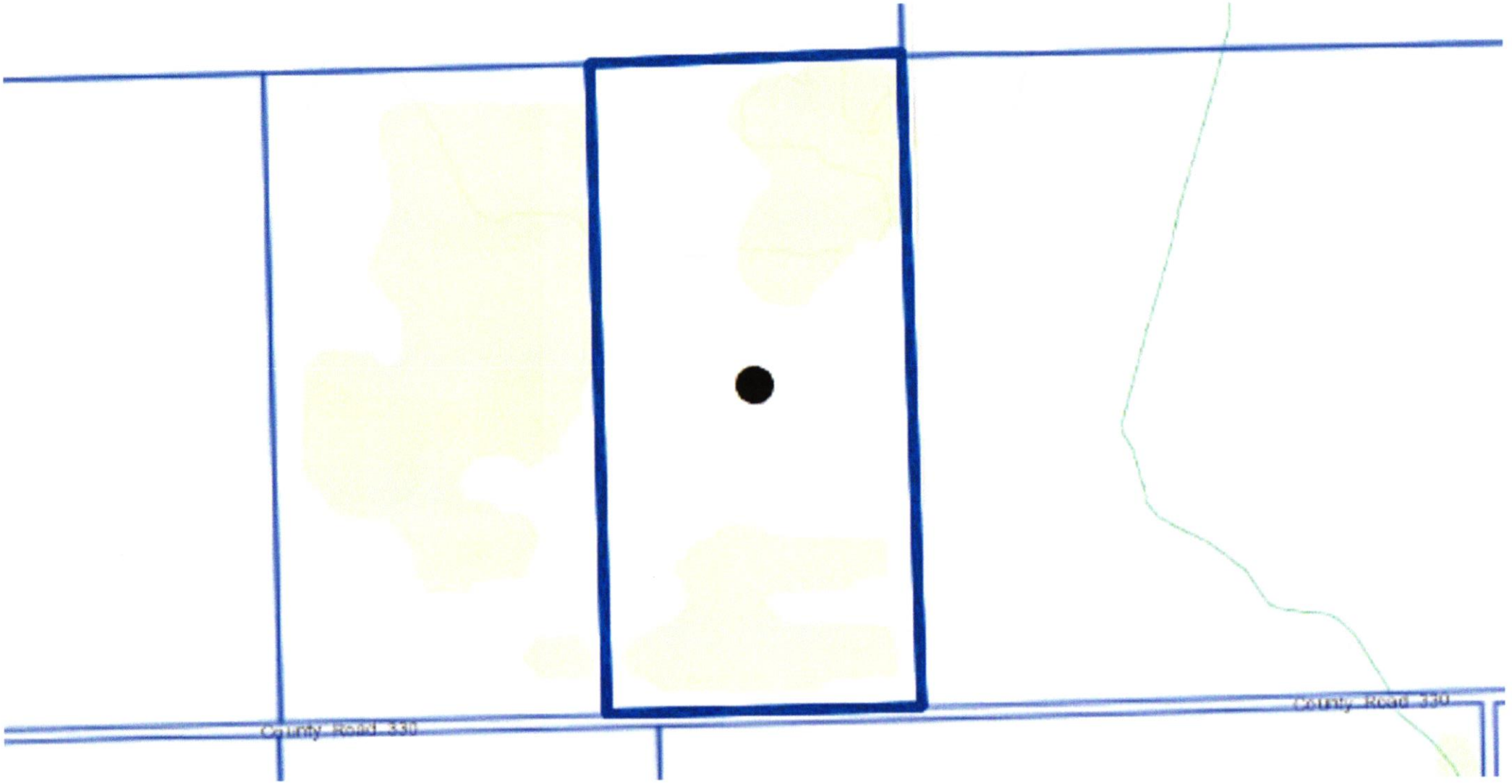
Values

Map Disclaimer

CURRENT VALUES

Land Homesite	0
Land Non-Homesite	399,940
Special Use Land Market	0
Total Land	399,940
Improvement Homesite	0
Improvement Non-Homesite	0
Total Improvement	0
Market	399,940
Special Use Exclusion (-)	0
Appraised	399,940
Value Limitation Adjustment (-)	0
Net Appraised	399,940

VALUE HISTORY


County Road 330
County Road 330