HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
BOARD OF TRUSTEES

Date: October 27, 2025

Agenda Item: L.9

Board Goal: N/A

Subject: Consideration and possible approval of a Real Estate Exchange Agreement with Walton Development Group for School Tracts located in Camino Real East

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

A. Purpose of Agenda Item:

☒ **Action needed** ☐ **Information only** ☐ **Receive input**

B. Authority for This Action:

☒ **Local Policy:** CDB: Other Revenues: Sales, Lease, or Exchange of School-Owned Property ☐ **Law or Rule** ☐ **N/A**

C. Goal or Need Addressed: Provide adequate future school sites

D. Summary:

☒ **Previous board action relating to this item:** The Board entered into a real estate exchange agreement with The Walton Group in 2014, which has expired.

☐ **Future action anticipated:** N/A

☒ **Background information:** The expired 2014 agreement contemplated making a future land exchange as the roads and infrastructure developed over time. Both parties would like to renew a version of the agreement to facilitate the continued development of the land. Staff has provided the most recent exchange agreement for review and comment.

To facilitate the exchange, the Hays CISD Purchasing Department advertised the land exchange and received one response from the Walton Group by the July 10, 2025 deadline.

The District owns the tracts of land in Camino Real East shown in the survey documents labeled tracts A, B, and C totaling approximately 129.20 acres.

Staff recommends exchanging the tracts as indicated in the survey documents to yield approximately 129.70 acres. The 0.50-acre increase is for the developer's portion of a future elevated water storage site on tract B, located there based on site elevation.

E. Comments Received:

☒ **Cabinet** ☐ **DLT** ☐ **FBOC** ☐ **Teacher Org. Reps.** ☒ **Other:** Legal Counsel

F. Administrative Recommendation: Administration recommends approval of the real estate exchange.
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: Survey and legal fees TBD

☐ **Budget** ☒ **2025 Bond Interest** ☐ **Other**

☐ **Budget Amendment Needed**

Prior Year Spending for this item/service: 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, Nathan Wensowitch

Evaluation method and timeline:

Next report to the Board:

I. Suggested Motion:

I move that the Hays CISD Board of Trustees approve a Real Estate Exchange Agreement with Walton Development Group for school tracts located in Camino Real East, as shown on the survey documents from Gray Engineering, and authorize the Superintendent and/or Board President to negotiate and execute documents necessary and/or convenient to complete the transaction, as presented and discussed.