Minutes of Regular Meeting

The Board of Trustees
Navarro Independent School District

A Regular Meeting of the Board of Trustees of Navarro Independent School District was held Monday, October 20, 2025, beginning at 6:00 PM in the Intermediate School Cafeteria, 588 Link Rd, Seguin, TX 78155.

The subjects to be discussed or considered or upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as shown on this meeting notice. Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

1. **Invocation:** Tracee Gonzales

2. **Pledge of Allegiance:** Tracee Gonzales

3. **Call to Order**: Board Vice President, Clint Scheib, called the meeting to order at 6:00 PM and established a quorum. Present, in addition to Clint Scheib, were Dan Reinhard, Joel Frederick, and Dr. Lacey Gosch, Donna Gilliam and Becki Stephenson. Melissa Sartain was absent.

   A. Announcement that this meeting has been duly called, and that notice of this meeting has been posted in accordance with the Texas Open Meetings Act, Section 551.043 of the Texas Government Code.

4. **Recognitions:**

   A. National Math Stars - Navarro's National Math Stars have been recognized for being within the top 2% of scores from each elementary campus on a recent math aptitude or achievement assessment or any student who scored above the state/national 98th percentile on a recent math aptitude or achievement assessment, or any students whom teachers identify as having extraordinary math potential. Navarro Elementary has 23 students, and Navarro Intermediate has 4. Leif Kessler, Evan Lott, Benjamin Scarborough, Wyatt Smith, Nolan Tuttle, Autumn Champion, Liam Hernderson, Houston Larson, Evelyn Webster, Joaquin Garcia, Adam Keenzel, Tatum Robertston, Coy Gilstrap, Corbin Carter, Ryder Hudson, Blake Neff, Rowen Jones, Warren Hager, Vedaant Gohel, Avalyn McFaddin, Cooper Clardy, Brinley Pfenninger, Tatum Atchley, and Bethany Benett were recognized.

5. **Public Participation:**
Individuals wishing to participate in this portion of the meeting shall sign up before the meeting is called to order and shall indicate the topic about which they wish to speak.[Ref. Board Policy BED(LOCAL)]

   A. Public Comments on Posted Agenda Items
   Public comments regarding a specific agenda item or items listed on the posted notice for this meeting.

   B. Public Comments on General Topics
   Public comments regarding subjects not listed as an agenda item for this meeting

   There was no public participation.

6. **High School Construction and Bond 2021 & 2024 Update:** AG/CM Project Managers, Melisa Nu'u and Ryan Zwicke - The scope breakdown for the Elementary and Intermediate refresh that was received is being refined with the help of LPA. The schematic design should be presented at the December or January board meeting. The Chiller and Jr High School projects are under contract, working on mobilization and logistics plans are still on target to start in January. Navarro South Elementary bid documents are out for bidders to receive and use to submit their proposals. The subcontractor pre-proposal conference was held last Tuesday, October 14. Addendum Number 01 was issued on Tuesday as well. Proposals are due to Bartlett Cocke on November 5th by 2:00 PM. Bartlett Cocke will then evaluate all proposals and compile for their GMP submission for Board approval on December 15th. The Drives, Parking and Playground project in substantial completion and final punch list phase. The Athletics project is moving quickly. GVEC has finished overhead service. The turf crews at the baseball and softball fields have installed drainage pipes, electrical conduit, liners and gravel, and are working on fencing. The masons are working on the dugouts, and there was a foundation pour at the Visitors Amenities building, and CMU walls are going up. The Tennis area is to

grade, with site fencing in progress. The fieldhouse building pad is to grade and the team is preparing to drill piers. Site drainage and utility work continues. The High School project is well into the final stages. Project details such as the theater with curtains, sealing shop floors, final landscaping and irrigation are being completed. Signage is also up on Hwy 123. Training schedules are being finalized for the operations team, programming fire alarms, elevators, theater lighting and the move and furniture installation schedules. The traffic signal has been at a standstill for about 2 weeks; the installer is waiting on the programming of equipment from TxDot.

7. **Action Items:**

A. Consider Authorization of Superintendent to Approve Change Orders for New Athletics Project, Navarro South Elementary, the Navarro Elementary Refresh (Early Childhood Center), Navarro Intermediate Refresh (Navarro Elementary), and Junior High Refresh (Former Navarro High School) Construction Not to Exceed $200,000 per Item - Discussion included the addition of the existing High School Chiller Replacement as part of the change order approvals.

Dan Reinhard motioned to approve authorization for the Superintendent to approve Change Orders for the New Athletics Project, Navarro South Elementary, Navarro Elementary Refresh (Early Childhood Center), Navarro Intermediate Refresh (Navarro Elementary), Junior High Refresh (Former Navarro High School) Construction, and the existing High School Chiller Replacement not to exceed $200,000 per item. Donna Gilliam seconded the motion. Vote 6-0; motion carried. FOR: C. Scheib, D. Reinhard, J. Frederick, L. Gosch, D. Gilliam, B. Stephenson.

B. Consider and take Possible Action to Approve the Adoption of the Prevailing Wage Rate, including Additional Rate(s) for Specific Trades for Construction Projects for the 2025-2026 School Year - Navarro ISD has previously adopted the Prevailing Wage Rates (PWR) in the federal Davis-Bacon Wage Determinations for Guadalupe County. Unfortunately, those rates exclude certain trades including Electrician Helper. At this time, the district needs to establish and adopt a PWR for this trade for the 2024 and 2025 Bond Construction Projects. A contractor has inquired about the rates for these positions, but the Department of Labor does not provide rates for these categories. The Administration did its own review, and proposes the Board adopt the proposed rate separately for this category along with the Prevailing Wage Rates in the federal Davis-Bacon Wage Determinations for Guadalupe County.

Dan Reinhard motioned to approve the adoption of the Davis Bacon Prevailing Wage Rate for Guadalupe County, Texas and the additional rate for electrical helper as presented by Administration for 2025 Bond Construction Project(s) and other construction projects for the 2025-2026 school year. Joel Frederick seconded the motion. Vote 6-0; motion carried. FOR: C. Scheib, D. Reinhard, J. Frederick, L. Gosch, D. Gilliam, B. Stephenson.

8. **Discussion/Information:**

A. Navarro ISD's Annual Process to Develop, Review, Revise, and Approve the District and Campus Improvement Plans - Each school year, the District and Campus Improvement Plans are reviewed, revised, updated and submitted to the School Board for approval. These are "real-time" documents that are continuously monitored and updated throughout the year to align with district priorities and support the achievement of targeted goals. Updates were made to the Human Resources section of the District Improvement Plan.

9. **Reports:**

A. Superintendent's Report

1. *Enrollment* – There were no questions concerning Enrollment.
2. *Calendar of Events* – There were no question for the Calendar of Events. https://www.navarroisd.us

B. District Financial Reports – There were no questions for the District Financial Reports.

C. Board Member Annual Training Hours Report – Clint Scheib reported the Board of Trustees annual training hours. Mandy Epley - 45.75 hours; Melissa Sartain - 40.25 hours; Donna Gilliam - 18.75 hours; Lacey Gosch - 30.75 hours; Clint Scheib - 22.75 hours; Dan Reinhard - 33.25 hours; Joel Frederick - 34.5 hours; Becki Stephenson - 29.75 hours. All board members have completed their continuing Education hours for the year except Becki Stephenson, who had to re-scheduled her "Orientation to the Texas Education Code" training for November 11, 2025. This training will make her compliant.

10. **Consent Agenda:**

A. Review and Possible Approval of Minutes from the Regular Board Meeting on September 29, 2025

B. Review and Possible Approval of Minutes from the Team of 8 Special Board Meeting on October 6, 2025

C. Review and Possible Approval of Navarro Education Foundation 2025/2026 Grant Programs Donation

D. Review and Possible Approval of the Updated District Improvement Plan 2025/2026

E. Review and Possible Approval of Panther Posse Donation

F. Consider and Possible Adoption of Elementary, Intermediate, Jr. High, and High School Library Materials Purchase

G. Consideration and Possible Approval of the use of Central Texas Purchasing Alliance (CTPA) contract with Comal ISD for Supplemental Education Instructional & Related Services under solicitation 25-01 with Trinity Educational Services

Dr. Lacey Gosch motioned that the Board approve the Consent Agenda as presented. Dan Reinhard seconded the motion. Vote 6-0; motion carried. FOR: C. Scheib, D. Reinhard, J. Frederick, L. Gosch, D. Gilliam, B. Stephenson.

11. **Closed Session:** The Board went into closed session at 6:43 PM.

A. Pursuant to Texas Government Code Section 551.074 to discuss the Employment and Resignations of Professional Personnel to include Teachers and other Professionals

B. Pursuant to Texas Government Code Section 551.074, Discuss and Consider Possible Pursuit of Sanctions against a Certified Educator for Abandonment/Resignation of Contract without Good Cause Pursuant to Policy DFE (LEGAL) and Texas Education Code Section 21.105(c)

C. Pursuant to Texas Government Code Section 551.072 to deliberate the purchase, exchange, lease, or value of real property - Consideration and Possible adoption of a Resolution authorizing the conveyance of a Right-of Way to M/I Homes of San Antonio, LLC

Any related action will be taken in open session.

12. **Reconvene:** The Board reconvened in Open Session at 7:58 PM to consider possible action related to closed session discussion.

Joel Frederick motioned that the Board adopt the proposed resolution authorizing the conveyance of a Right-of Way to M/I Homes of San Antonio, LLC, authorizing the Board President to execute the Conveyance Document(s), granting authority to the Superintendent to execute any other documents necessary to complete the transaction, and instructing the Secretary of the Board to attach a copy of the approved Resolution to the official minutes of this Board meeting for the record. Dr. Lacey Gosch seconded the motion. Vote 6-0; motion carried. FOR: C. Scheib, D. Reinhard, J. Frederick, L. Gosch, D. Gilliam, B. Stephenson.

13. **Adjourn:** Clint Scheib ajourned the meeting at 7:59 PM.

Clint Scheib, Vice President
NISD Board of Trustees

Donna Gilliam, Secretary
NISD Board of Trustees

THE BOARD OF TRUSTEES OF THE
NAVARRO INDEPENDENT SCHOOL DISTRICT

RESOLUTION AUTHORIZING CONVEYANCE OF RIGHT-OF-WAY

WHEREAS, the District is authorized to sell an interest in real property for fair market value in accordance with Section 272.001 of the Texas Local Government Code;

WHEREAS, M/I Homes of San Antonio, LLC ("M/I Homes") has requested the following Right-of-Way and offered to purchase the Right-of-Way described herein and further depicted in **Exhibit A** attached hereto:

> A 1.774 ACRE (77,287 SQUARE FEET) PARCEL OF LAND LOCATED IN THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT NO. 20, SITUATED IN GAUDALUPE COUNTY, TEXAS, BEING OUT OF A CALLED 30.000 ACRE TRACT OF LAND CONVEYED TO NAVARRO ISD RECORDED IN DOCUMENT NUMBER (DOC. NO.) 202499015135 IN THE OFFICIAL PUBLIC RECORDS OF GAUDALUPE COUNTY, TEXAS

WHEREAS; M/I Homes has offered to purchase the Right-of-Way Property from the District for fair market value in the amount of $85,000.00;

WHEREAS; M/I Homes of San Antonio, LLC ("M/I Homes") intends to purchase the Right-of-Way Property from the District at the end of Quarter One 2026;

WHEREAS, on October 20, 2025 at its Regular Board Meeting the Board of Trustees approved the conveyance of the Right-of-Way Property to M/I Homes; AND

WHEREAS, the District desires enter into any and all required documents deemed necessary/required for the conveyance of the Right-of-Way Property as outlined herein;

Now Therefore Be it Resolved,

1. That the findings and recitals in the preamble of this Resolution are hereby found to be true and correct and are hereby approved and adopted.

2. That the Board of Trustees of the Navarro Independent School District approves and authorizes the conveyance of the Right-of-Way Property as outlined herein.

3. That the Board of Trustees of the Navarro Independent School District authorizes the Superintendent to move forward with the conveyance of the Right-pf-Way Property, including negotiation and execution of all necessary and required documents as approved by the District's counsel, for conveyance of the Right-of-Way Property on behalf of the Board.

4. That the Board of Trustees authorizes the President of the Board of Trustees to execute the any

and all necessary and required documents to complete the conveyance of the Right-of-Way Property on behalf of the Board.

5. That the conveyance of the Right-pf-Way Property will not become effective until M/I Home deposits the agreed purchase price for the Right-of-Way Property with the District.

6. That it is hereby found, determined and declared that sufficient written notice of the date, time, place and subject of the meeting of the Board of Trustees of the Navarro Independent School

District at which this Resolution was adopted was posted at a place convenient and readily accessible at all times to the general public for the time required by law preceding this meeting, as required by Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. The Board of Trustees further ratifies, approves and confirms such written notice and posting thereof.

FINALLY PASSED AND ADOPTED this 20th day of October 2025.

By: _____
Melissa Sartain, President
Board of Trustees of the
Navarro Independent School District
Cindy Schaub VP

ATTEST:

Donna Gilliam
Donna Gilliam, Secretary
Board of Trustees of the
Navarro Independent School District

CERTIFICATE FOR RESOLUTION

I hereby certify that the foregoing Resolution was presented to the Board of Trustees of the Navarro Independent School District during a meeting on **October 20th, 2025**. A quorum of the Board of Trustees being then present, it was then duly moved and seconded that the Resolution be adopted, and such Resolution was then adopted according to the following vote:

Ayes: 6
Nays: 0
Abstentions: 1 — Melissa Sartain

To certify which, witness my hand this 20th day of October 2025.

~~Melissa Sartain, President~~ 06
Board of Trustees of the
Navarro Independent School District
Cindy Schrab VP

STATE OF TEXAS }
} ACKNOWLEDGMENT
COUNTY OF GUADALUPE }

BEFORE ME, a Notary Public, on this day personally appeared Melissa Sartain, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon her oath stated that she is the President of the Board of Trustees of the Navarro Independent School District; that she was authorized to execute such instrument pursuant to Resolution of the Board of Trustees adopted on October __, 2025; and that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20th day of October 2025.

Notary Public, State of Texas

RUTH MORDECAI
NOTARY PUBLIC
STATE OF TEXAS
ID # 134680095
My Comm. Expires 12-13-2027