

# HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: May 19, 2025

Agenda Item: J.9

Board Goal: Community Relations

Subject: Consideration and possible approval of a Tri-Party Agreement with Hays County and Lennar Homes of Texas for a Future Elementary School Site in the Waterstone Subdivision

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:** Provide adequate future school sites

**D. Summary:**

☐ Previous board action relating to this item: N/A  
☐ Future action anticipated: N/A  
☐ Background information: Lennar Homes of Texas is in the final stages of permitting with Hays County for the sections of the Waterstone Subdivision shown in the attached land plan. In order to expedite the permitting process and protect the school district's interest in a school site, Hays County recommends adding language to their current agreement, essentially creating a tri-party agreement which defines the Future Elementary School location and size, and identifies the district's infrastructure cost as \$1,200,000 based on the engineer's opinion of probable cost. Staff recommends executing the Tri-party Development Agreement now and working continuously with Lennar to execute a separate donation agreement for the school site.

**E. Comments Received:**

☒ Cabinet ☐ DLT ☐ FBOC ☐ Teacher Org. Reps. ☒ Other: Hays County Attorney

**F. Administrative Recommendation:** Administration recommends approval of the tri-party agreement

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:** Approximately \$1,200,000

☐ Budget ☒ 2023 Bond Interest Earnings ☐ Grant/Special Funds: ☐ 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, 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 tri-party development agreement with Hays County and Lennar Homes of Texas which includes provisions for a future elementary school site in the Waterstone Subdivision, and authorize the Superintendent and/or Board President to negotiate and execute documents necessary and/or convenient to complete the transaction, as presented.