

No. \_\_\_\_\_



# UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

**TOPIC** \_\_\_\_\_ Board Minutes \_\_\_\_\_

**SUBMITTED BY:** \_\_\_\_\_ Karen Winch \_\_\_\_\_ **OF:** \_\_\_\_\_ Board Secretary \_\_\_\_\_

**APPROVED FOR TRANSMITTAL TO SCHOOL BOARD:** \_\_\_\_\_ January 20, 2010 \_\_\_\_\_

**RECOMMENDATION:**

It is recommended that the United ISD Board of Trustees take action to approve Board Meeting minutes:

- Special Called Meeting – December 8, 2009
- Board Workshop – December 10, 2009
- Regular Board Meeting – December 16, 2009
- Special Called Meeting – December 28, 2009

**RATIONALE:**

State law requires the Board to prepare and keep minutes of its open meeting. Govt. Code §551.021. The minutes are public records available for public inspection and copying upon request to the Superintendent or his designee. Govt. Code § 551.022.

**BUDGETARY INFORMATION:**

No Budget Impact

**BOARD POLICY REFERENCE AND COMPLIANCE:**

This is in compliance and in accordance with Board Policy BE and BE (LOCAL).

Special Called Meeting  
The State of Texas  
United Independent School District  
The County of Webb

December 8, 2009

**In Attendance**

Roberto J. Santos, Superintendent of Schools

**Board of Trustees**

Pat Campos – President  
Juan A. Molina, Jr. – Vice President  
Juan Roberto Ramirez – Secretary  
Ricardo Molina, Sr. – Parliamentarian  
Judd Gilpin – Member  
William "Bill" Johnson – Member  
Ricardo "Rick" Rodriguez – Member

**I. Roll Call, Establish Quorum. Call to Order.**

**II. An announcement was made by the Board President calling the meeting of the United Independent School District to order at 6:30 p.m. The record showed that a quorum of Board members was present, that the meeting had been duly called, and that notice of the meeting had been posted in accordance with the Texas Open Meeting Act, Texas Government Code Chapter 551.**

**III. Action Items**

**A. Consideration and Approval of an Order authorizing the Insurance, Sale, and Delivery of United Independent School District Qualified School Construction Bonds maintenance Tax Notes, Series 2009, and containing other matters related thereto**

Ms. Laida Benavides, Assistant Superintendent for Business and Finance, advised the Board that they received an interest rate this morning from our Bond Counsel. She said Mr. Jorge Garza from Estrada-Hinojosa and Mr. Juan Aguilera from Escamilla and Poneck. Mr. Garza spoke first saying he was presenting the summary of the \$17,440,000 tax notes that were sold. The cost of issuance was \$95,000, and because it was a private placement at Compass Bank there were no additional fees. Mr. Garza said he notes were authorized in the Board's order for renovation and maintenance. He said the closing of the transaction where the District would receive the monies would be on January 10, 2010. He added that the Federal Tax Rate was 5.97%.

Mr. Garza said every Tuesday; the U.S. Treasury publishes tax credits on rates. He said they are for maturities for up to fifteen years, and today's rates were up to 5.97. Mr. Garza said in order to get investors to buy tax credit bonds, it requires supplemental coupons. The federal government would pay 5.97% to the investor in the form of a tax credit and the school district would be responsible only for 1.64% thus repaying the principal amount that is being borrowed. Payments of interest will be paid quarterly on March 15, 2010, and the notes will mature on June 15, 2025 which would be fifteen years. Mr. Garza said they are not subject to optional

redemption except of the event of mandatory redemption in the event the District does not spend the proceeds according to Federal Tax Guidelines.

Mr. Garza presented a graph showing the decline of interest rates published by the U.S. Treasury. He said in the peak, the tax credit rates were at 8.10%. He pointed out how they must now offer the supplemental coupons because of the lower interest rates. The speaker then described how they followed the Board's guidelines that they only wanted to do the transaction if it were a financial advantage to the school district. Mr. Garza said the District could sell tax-exempt bank-qualified maintenance tax notes of a true interest cost of approximately 3.8%. He said the difference between the 1.64% and the 1.7% true interest cost was the cost of issuance that goes into creating a true interest cost with all the costs imbedded.

Mr. Garza then presented an illustration comparing the principal and interest between the traditional bank-qualified notes, the qualified school construction bonds being authorized today, and the annual savings between the traditional alternative and the stimulus fund alternative. He said the total principal and interest would be \$3.8 million with a present value of \$3.4 million.

The speaker then described a test required by the Attorney General with regard to safe harbor of the maintenance tax level. He said the \$17 million was the most obligation the Attorney General would allow United ISD to have. Mr. Garza said the District was conservatively well within what is allowed by law. He presented the credit ratings for recent QSCB transactions. Mr. Garza said the purchaser, Compass Bank, had offered a good transaction for UISD and, as the District's financial advisor, he would recommend that they proceed with the approval of the maintenance tax notes.

Mr. Johnson asked what the District's ratings were. Mr. Garza responded the Fitch rating was A+, Standard and Poor's was A, and Moody's is an A-3.

Mr. Juan Aguilera then addressed the Board saying he has put together the financial information presented by Mr. Garza and if the Board wanted to move forward with the transaction, the issuance of the bonds as presented, then an order to authorize the issuance of the bond would be necessary. He said he wanted to point out that the present value the District would be paying \$17.31 million, and they would actually be borrowing \$17,440,000. Mr. Aguilera added that by adopting the order, they would be putting the stimulus money to good use and authorizing bond counsel to move forward.

Moved by:	Johnson
Seconded by:	R. Molina
Discussion:	None
In Favor:	Unanimous

## **B. Approval of Interlocal Agreement between City of Laredo and United Independent School District**

Mr. Santos advised the Board that it was staff's recommendation that the Board approve the Interlocal Agreement between the City of Laredo and United Independent School District. He said it makes it much easier if the two entities work together. Mr. Santos commented that there are events that they would like to utilize the Student Activity Center. Mr. Santos said he wanted assurances that there are no stakes that might damage the parking lot. He turned the meeting over to Mr. Mike Garza and Mr. Tito Garcia, City Councilmen.

Mr. Garza said they wanted to have a temporary ice skating rink at the SAC in order to bring more activities to the south. He said there would be many activities including a pizole cooking

contest, Christmas carols, and a karaoke event. Councilman Garcia then addressed the Board saying they would have no more than 35 kids skating at one time.

Mr. Santos added that the City would provide the police for security, and the District would have minimal responsibility.

Mr. Johnson asked who would have liability. Mr. Santos said it would be the City. He assured Mr. Ramirez that there will be no damage to the facility.

Ms. Campos asked if the Interlocal Agreement would be for other activities as well. Mr. Santos confirmed that this would extend to other activities.

Motion:	So move.
Moved by:	Rodriguez
Seconded by:	Ramirez
Discussion:	None
In Favor:	Unanimous

## **X. Adjournment**

There being no further business before the Board the Special Called Meeting of December 8, 2009 was adjourned at 6:53 p.m.

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Pat Campos – President

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Juan Roberto Ramirez - Secretary

Board Workshop  
The State of Texas  
United Independent School District  
The County of Webb

December 10, 2009

**In Attendance**

Roberto J. Santos, Superintendent of Schools

**Board of Trustees**

Pat Campos – President  
Juan A. Molina, Jr. – Vice President - absent  
Juan Roberto Ramirez – Secretary - absent  
Ricardo Molina, Sr. – Parliamentarian - absent  
Judd Gilpin - Member  
William "Bill" Johnson – Member  
Ricardo "Rick" Rodriguez – Member

**I. Roll Call, Establish Quorum. Call to Order.**

**II. An announcement was made by the Board President calling the meeting of the United Independent School District to order at 6:17 p.m. The record showed that a quorum of Board members was present, that the meeting had been duly called, and that notice of the meeting had been posted in accordance with the Texas Open Meeting Act, Texas Government Code Chapter 551.**

**III. Workshop**

**A. Five-Year Enrollment Projections**

Mr. Roberto J. Santos, Superintendent, advised the Board that Administration and staff wanted to visit with the Board on the five-year projections. He said initially, they wanted to work on a five-year plan for instruction but that they would look at Instruction in January or February 2010. He said they would discuss enrollment and space during the workshop.

Mr. Mike Garza, Executive Director of Support Services, guided the Board through the workshop packet that had been prepared for them. He said the presentation had been made at the Blue Ribbon Committee meeting. Mr. Garza pointed out the master plan that had been included for them. He said the packet included an analysis of projected peak enrollment for UISD from 1991-2009. Mr. Garza added that there was a year to year growth of 802 students this year from the previous year which was the first year that the District had hit under a thousand students. Mr. Johnson clarified that because of the number of students in the District, the percent of growth would not be as high. Mr. Garza commented that the actual enrollment was half of what was projected for the year. He said they were conservatively projecting about a 1 ½% growth. Mr. Johnson stated that part of the issue was that we have built new schools which takes the enrollment away from other campuses.

Mr. Garza demonstrated enrollment projection comparisons and added some quick facts about UISD. He said 1) UISD's current growth of 802 s larger than 16 of LISD's schools, 2) UISD's

current growth of 802 is larger than 15 of the UISD's schools, 3) UISD is comprised of 10.7% of Region One's total enrollment, 4) Current growth of 802 is larger than estimated 49% of the school districts in Texas, 5) The 1131 student growth is larger than and estimated 61.2% of the school districts in Texas, and 6) UISD is larger than 96.2% of all the school districts in Texas.

Mr. Garza outlined the impact of the projected growth on our facilities and the possible need for portable building additions. Mr. Johnson commented that it would be interesting to see the schools pooled together by area such as Finley, Kazen and Muller. He said by looking at the grouping by areas they serve, then Finley, Kazen, and Muller would not need additional portables. He said if the report were changed to see feeders into the middle schools it might indicate where boundary changes would make a difference. Mr. Garza commented that they did anticipate a need in the future for additional portable buildings. He said speaking conservatively; the District would need 30 portables over the five-year period. Mr. Johnson again said that if we were to change boundaries, the need might be reduced to 25 portables.

Mr. Garza then presented priority changes such as the Priority I of Bonnie Garcia, Zaffirini Elementary and Killam Elementary. Mr. Johnson asked what the estimated cost for an elementary school would be. Mr. Santos responded it would be around \$12 - \$14 million to include land, furniture, etc. Mr. Garza reported that if they were to go out for a bond election, it would need to be for approximately \$60 million. Mr. Garza then described the Priority II campuses which were Quiote, Col. Santos Benavides, Deer Ridge / Winfield, Khaledi Heights/ Alexander Estates / East Country and Lakeside. Mr. Johnson asked how many students would be from Lakeside. Mr. Garza responded that it would be roughly 300 students. Mr. Santos commented that another 100 students would come from right off of Jacaman Road. Mr. Garza pointed out another Priority II school and feeders including Lomas Del Sur, Centeno Elementary, Ruiz Elementary, Roosevelt Elementary, Southgate and El Eden. He said all these elementaries have portable buildings. Ruiz was not built for the numbers that would be going to them.

Mr. Johnson asked if we had additional land at the bottom of the hill in the Salinas area. Mr. Santos responded that we have the road and the drop-off area on the side. Mr. Garza then described the Priority III campuses including Cielito Lindo, Perez Elementary, Prada Elementary, Arndt Elementary, Santa Rita, San Rafael, and River Valley. Another Priority III Elementary was in the Mines Road area, Muller Elementary, and Fasken Elementary.

A Priority I middle school in South Laredo included Gonzalez Middle and United South Middle. A Priority II middle school on the Mines Road included Washington Middle. He said the District was fortunate to have had the space at Washington MS for the expansion.

Mr. Garza then outlined the boundaries of the UISD properties. Mr. Johnson asked where the student from Cielito Lindo would go. Mr. Garza responded they go to Lamar Bruni Vergara Middle School.

The speaker then described the road extension in the Cuatro Vientos area. He said the major intersections that would connect would include Los Presidentes. He said once the extension was completed, it would also connect Pita Magana Road, Sierra Vista, Soria Drive, and Cielito Lindo. Mr. Johnson asked for a timeline and Mr. Garza said it would be around two years which would include the Phase I roads, Phase II overpass, and Phase III the final connections that would be required such as the frontage roads. Mr. Johnson also asked if the City had the funding for it and Mr. Garza said they did.

Mr. Johnson asked who owned the land on the south of United South High School. Mr. Garza said he was not sure. Mr. Johnson summarized the presentation by saying we need an

elementary on 359 and a middle school in the south as Priority I. He said he felt the only way he thought we would be able to sell bond elections would be specifically for schools.

Mr. Santos said that they would go back on the report and cluster the campuses. He said they would begin to meet with the campus principals in January and February. Mr. Santos said he did not anticipate any large staff increases. Mr. Johnson commented that he didn't feel the state would receive any additional monies, and the District would have to determine how we can accomplish it internally.

Ms. Campos said that when the Board meets in February, she wanted Ms. Juarez to present what the plan was to help the students in the Pre-K program and any other program to make our numbers go up and assist the students in the programs we have. Mr. Santos said they would look at the programs that are working well and those that are not.

Mr. Garza thanked staff for their hard work on putting the presentation together.

#### **X. Adjournment**

There being no further business before the Board the Workshop of December 10, 2009 was adjourned at 6:53 p.m.

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Pat Campos – President

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Juan Roberto Ramirez - Secretary

Regular Meeting  
The State of Texas  
United Independent School District  
The County of Webb

December 16, 2009

**In Attendance**

Roberto J. Santos, Superintendent of Schools

**Board of Trustees**

Pat Campos – President  
Juan A. Molina, Jr. – Vice President  
Juan Roberto Ramirez – Secretary  
Ricardo Molina, Sr. – Parliamentarian  
Judd Gilpin - Member  
William "Bill" Johnson – Member  
Ricardo "Rick" Rodriguez – Member

**I. Roll Call, Establish Quorum. Call to Order.**

**II. Pledge of Allegiance**

**III. A Regular Meeting of the Board of Trustees of United ISD was held Wednesday, December 16, 2009, in the Student Activity Complex, Fine Arts Building, 5208 Santa Claudia Lane, Laredo TX 78043. An announcement was made by the Board President calling the meeting of the United Independent School District to order at 6:30 p.m. The record showed that a quorum of Board members was present, that the meeting had been duly called, and that notice of the meeting had been posted in accordance with the Texas Open Meeting Act, Texas Government Code Chapter 551.**

Mr. Santos asked that Item V – Recognitions be considered before Public Comments.

**IV. Public Comments: Comments are limited to three minutes per speaker. The Board Parliamentarian will be the timekeeper and will inform the speaker when they have one (1) remaining minute. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue they need to select not more than three (3) representatives to speak for them. Comments must address items listed on the agenda. The presiding officer or designee shall determine whether a person who wishes to address the Board has attempted to solve a matter administratively. If not, the person shall be directed to the appropriate policy, as noted in BED (LOCAL), to seek resolution before bringing the matter to the Board at a subsequent meeting. Pursuant to 551.042 of the Texas Government Code, no Board Member or Administrator may respond to a member of the public, unless such response is a recitation of District policy or a statement of specific factual information. When a speaker comes to the podium, please indicate what agenda item you will be addressing. Furthermore, please refrain from mentioning any employee's name and any complaint about any employee's duties or**



**responsibilities should be channeled through the appropriate grievance policy.**

No one signed up for Public Comments. Ms. Campos then asked the Board to consider Item IX-C.

**V. Recognitions**

**A. J. B. Alexander High School – Miss Texas Teen USA**

Miss Chelsea Morgenson was recognized as being named Mss Texas Teen USA.

**B. LJB High School – Third Place in the Fernando A. Salinas Charitable Trust Fund Citywide Art Contest Commemorating 100 Years of the Webb County Courthouse**

Ms. Pam Juarez announced that Miss Margarita Ramon was awarded a \$200 scholarship to LCC for her accomplishment.

**C. United South High School – Fulbright Scholar Program**

**D. Gary Leyendecker, P.E. President of Leyendecker Construction Co.**

Mr. Enrique Rangel, Assistant Superintendent for Facilities/Construction/Student Services, presented a history of Leyendecker Construction Company and presented Mr. Leyendecker to the Board of Trustees for his generous donation of \$25,000 to the United High School Engineering Magnet School to promote more students to go into the field of engineering.

**E. Energy Star Awards Presentations**

Mr. Cesar Trevino, Director of Energy/Environmental Management, presented the Energy Star Awards to those campuses that had demonstrated superior energy performance and been identified as some of the most efficient buildings in the nation. Mr. Trevino explained that these school were not only saving money, but they were also preventing the release of greenhouse gases and protecting the environment.

The Director also explained that the Energy Star rating is a benchmark that indicates how efficiently buildings use energy on a 1-100 scale. He said a rating of 50 indicates that energy performance is average compared to similar buildings, while a rating of 75 or better indicates top performance and that the building may be eligible to earn the Energy Star label. Mr. Trevino said that four schools were submitted last year to be evaluation for the recognition through the Sate Energy Office assistance program, and all four schools scored about the 75<sup>th</sup> percentile in the nation.

The schools that were recognized for their energy performance were as follow:

<b>Campus</b>	<b>Rating</b>	<b>National Comparison</b>
1) Malakoff Elementary	78	28% above an average school building in the nation

2) Cuellar Elementary	78	28% above an average school building in the nation
3) Lamar Bruni Verara MS	79	29% above an average school building in the nation
4) Centeno Elementary	83	33% above an average school building in the nation

Mr. Trevino concluded by saying this accomplishment can also be attributed to a well-implemented construction program. He said for the last fifteen years, our schools have been built following a highly energy efficient design specifying high efficiency HVAC and lighting equipment.

The Alexander Glee Club then serenaded the Board with Christmas carols.

**VI. Closed Session: Board adjourned into Closed Session at 7:06 p. m. pursuant to the following sections of the Texas Open Meetings Act:**

**A. 551.071 Consultation with Board's Attorney**

- 1. Consultation with Legal Counsel Regarding Humberto Salas, et. al. v. Ricardo Camarillo, in the U.S. District Court, Southern District of Texas, Laredo Division, Civil Action No. L-08-22**

**B. 551.071 – Consultation with Board’s Attorney**

**551.072 – Discussion on the Purchase, Exchange, Lease or Value of Real Property**

**Discussion of Proposals for Sale and/or Acquisition of Real Property**

- 1. Discussion regarding an ingress and egress easement that will allow Falcon Bank International to access Eden Lane through United Independent School District Property (Property designated as Unbuildable, Lot 3, Block 2” as shown on the United Independent School District Central Administration Complex Plat filed and recorded in Volume 15, Page 45 of the Plat Records of Webb County, Texas) and any matters incident thereto.**
- 2. Report and possible action with respect to status of negotiations And the possible execution of a Purchase Agreement for the purchase of an approximate 5-acre tract of land adjacent to the St. Luke Street in the *Cielito Lindo* Subdivision and bring out of the 33-acre tract in the *Cielito Lindo* Subdivision in Webb County, from *Cielito Lindo, Limited*. Review and discussion of a resolution to purchase the 20-acre tract of land a 5 acre tract of land. Discussion and possible action with respect to closing the purchase of the 20-acre tract of land and 5-acre tract of land.**
- 3. Report on the status of the negotiations and consideration of terms and possible execution of Purchase Agreement pertaining to the purchase of approximately 110 acres to be acquired as found contiguous or non-contiguous separate tracts from Verde Corporation as Trustee of the N.D. Hachar Trust located off of FM-1472 (Mines Road) East of Pico Road of Mines Road north**

approximately 900 lineal feet Southwest of IH-35 identified as T-Q by Verde Corporation.

4. Report on and discussion of possible action and approval as well as execution of the Third Amendment to the Settlement Agreement pertaining to extending the closing and platting deadlines as stated on the Settlement Agreement and Release of All Claims in Cause No. 2006-CVQ-001884-C1, styled United Independent School District vs. Killam Ranch Properties, Ltd., a Texas Limited Partnership, et. al. in the County Court at Law No. 1, Webb County Texas.
5. Consideration of Conveyance and possible negotiations pertaining to 3.13 Acres of land being more particularly described as Lot 2, Block 1, *Las Blancas* Subdivision, Unit 2, as well as an adjacent 10-acre tract to be conveyed by Home Mart, Inc.

**C. 551.074 - Consultation with Board's Attorney  
Discussion of Personnel or to Hear Complaints against Personnel**

**551.076 - Considering the Deployment, Specific Occasions for, or  
Implementation of Security Devices or Personnel**

1. Discussion re: Status report from Internal Auditor on Duties re: the following matters:
  - a. Roosevelt Elementary Student Activity Fund
  - b. Trautmann Elementary Student Activity Fund
  - c. Killam Elementary Student Activity Fund
  - d. Clark Elementary Student Activity Fund
  - e. Muller Elementary Student Activity Fund
  - f. Salvador Garcia Middle Student Activity Fund
  - g. Lamar Bruni Vergara Middle Student Activity Fund
  - h. United South Middle Student Activity Fund
  - i. Washington Middle Student Activity Fund
  - j. LBJ High School Student Activity Fund
  - k. Status of On-going Audits

**VII. The Board returned from Closed Session at 9:23 p.m. and took appropriate action as discussed in Closed Session.**

- A. Discussion and possible action regarding an ingress and egress easement

**that will allow Falcon Bank International to access Eden Lane through United Independent School District Property (Property designated as Unbuildable, Lot 3, Block 2" as shown on the United Independent School District Central Administration Complex Plat filed and recorded in Volume 15, Page 45 of the Plat Records of Webb County, Texas) and any matters incident thereto.**

Ms. Sonya Garcia, Counsel for UISD, said the recommendation was to table the item regarding discussion and possible action regarding an ingress and egress easement that will allow Falcon Bank International to access Eden Lane through United Independent School District Property (Property designated as Unbuildable, Lot 3, Block 2" as shown on the United Independent School District Central Administration Complex Plat filed and recorded in Volume 15, Page 45 of the Plat Records of Webb County, Texas).

Motion: Move to table.

Moved by: Johnson

Seconded by: J. Molina

Discussion: None

In Favor: Unanimous (Mr. R. Molina and Mr. R. Rodriguez were not present for the vote.)

**B. Discussion and possible action with respect to status of negotiations and the possible execution of a Purchase Agreement for the purchase of an approximate 5-acre tract of land adjacent to the St. Luke Street in the *Cielito Lindo* Subdivision and bring out of the 33-acre tract in the *Cielito Lindo* Subdivision in Webb County, from *Cielito Lindo, Limited*. Review and discussion of a resolution to purchase the 20-acre tract of land a 5 acre tract of land. Discussion and possible action with respect to closing the purchase of the 20-acre tract of land and 5-acre tract of land.**

Ms. Sonya Garcia said the recommendation to the Board is to grant authority to continue negotiation as discussed in Executive Session of the purchase of approximately a 20-acre tract of land and an approximate 5-acre tract of land from *Cielito Lindo Limited* located in the *Cielito Lindo* Subdivision adjacent to the St. Luke Street in the *Cielito Lindo* Subdivision, Webb County, Texas.

Motion: So move.

Moved by: Johnson

Seconded by: J. Molina

Discussion: None

In Favor: Unanimous (Mr. R. Molina and Mr. R. Rodriguez were not present for the vote.)

**C. Discussion and possible action concerning the execution of Purchase Agreement pertaining to the purchase of approximately 110 acres to be acquired as found contiguous or non-contiguous separate tracts from Verde Corporation as Trustee of the N.D. Hachar Trust located off of FM-1472 (Mines Road) East of Pico Road of Mines Road north approximately 900 lineal feet Southwest of IH-35 identified as T-Q by Verde Corporation.**

Ms. Garcia said the recommendation was for the Board to grant authority to negotiate an option contract with the Pepe Corporation acting as a trustee for the India Trust to purchase, as

discussed in Executive Session, a 110 acres of land located off of FM-1472 (Mines Road) East of Pico Road of Mines Road north approximately 900 lineal feet Southwest of IH-35 identified as T-Q by Verde Corporation.

Motion: So move.

Moved by: J. Molina

Seconded by: Johnson

Discussion: None

In Favor: Unanimous (Mr. R. Molina and Mr. R. Rodriguez were not present for the vote.)

**D. Discussion and possible action pertaining to approval as well as execution of the Third Amendment to the Settlement Agreement pertaining to extending the closing and platting deadlines as stated on the Settlement Agreement and Release of All Claims in Cause No. 2006-CVQ-001884-C1, styled United Independent School District vs. Killam Ranch Properties, Ltd., a Texas Limited Partnership, et. al. in the County Court at Law No. 1, Webb County Texas.**

Ms. Garcia said the recommendation was for the Board to approve and execute the Third Amendment to the Settlement Agreement pertaining to extending the closing and platting deadlines as stated in said Settlement Agreement and Release of All Claims in Cause No. 2006-CVQ-001884-C1, styled United Independent School District vs. Killam Ranch Properties, Ltd., a Texas Limited Partnership, et. al. in the County Court at Law No. 1, Webb County Texas.

Motion: So move.

Moved by: J. Molina

Seconded by: Ramirez

Discussion: None

In Favor: Unanimous (Mr. R. Molina and Mr. R. Rodriguez were not present for the vote.)

**E. Discussion and possible action concerning the execution of a Purchase Agreement and possible purchase of 3.13 Acres of land being more particularly described as Lot 2, Block 1, *Las Blancas* Subdivision, Unit 2, as well as an adjacent 10-acre tract to be conveyed by Home Mart, Inc.**

Ms. Garcia said the recommendation was for the Board to grant authority to negotiate a Purchase Contract with Home Mart, Inc. as discussed in Executive Session to purchase approximately 3.13 acres of land being more particularly described as Lot 2, Block 1, *Las Blancas* Subdivision, Unit 2, as well as an additional acreage totaling 6.87 acres.

Motion: So move.

Moved by: J. Molina

Seconded by: R. Molina

Discussion: None

In Favor: Unanimous (Mr. R. Rodriguez was not present for the vote.)

**VIII. Consent Agenda Items**

Mr. Johnson said that the Business and Instructional Committees had met the week before and were recommending approval of the following items. He said they requested that Item B. be moved to individual consideration.

**A. Approval of Monthly Disbursements**

**B. Approval of Budget Amendments**

**C. Approval of Tax Refunds**

**D. Approval of Awarding Bids, Proposals and Qualification**

Referred for Individual Consideration.

**E. Approval of Request from Pat Campos for Use of Board of Trustees Discretionary Funds for Newman Elementary for \$10,005.55**

**F. Approval of Request from Ricardo Molina, Sr. for Use of Board of Trustees Discretionary Funds for Washington Middle School for \$28,100.**

**G. Approval of Request from Juan A. Molina for Use of Board of Trustees Discretionary Funds for Prada Elementary School for \$8,900.**

**H. Approval of Request from Ricardo Rodriguez for Use of Board of Trustees Discretionary Funds for the Even Start Program for \$5,000.**

**I. Approval of Request from Juan Ramirez for Use of Board of Trustees Discretionary Funds for Clark Elementary School for \$18,069.64.**

**J. Approval of Request from William Johnson for Use of Board of Trustees Discretionary Funds for Trautmann Elementary School for \$11,375.**

Moved by: Johnson  
Seconded by: J. Molina  
Discussion: None  
In Favor: Unanimous (Mr. R. Rodriguez was not present for the vote.)

**IX. Items for Individual Consideration**

**A. Board Minutes**

**1. Regular Board Meeting – November 18, 2009**

Motion: So move.

Moved by: J. Molina

Seconded by: Ramirez  
Discussion: None  
In Favor: Unanimous (Mr. R. Rodriguez was not present for the vote.)

### **B. Donations**

Mr. Santos read the list of donations totaling \$10,329.98 into the record and thanked all for their gracious donations.

Motion: So move.

Moved by: Ramirez  
Seconded by: J. Molina  
Discussion: None  
In Favor: Unanimous (Mr. R. Rodriguez was not present for the vote.)

### **C. Approval of Independent Audit Report for the Year Ended August 3, 2009**

This item was considered earlier.

Mr. Eduardo Zuniga, Associate Superintendent for Support Services, advised the Board that the Board is required to have accounting documents and records audited annually by an independent auditing firm. He said that the current audit was performed by the independent auditing firm of Garza/Gonzalez and Associates.

Mr. Eli Garza came forward and noted that the firm's audit report contained an "unqualified" opinion indicating the financial statements and all accompanying notes and information fairly present the financial position of the District. He said the preliminary report was presented the previous week to the Business Committee, and the school district has a healthy fund balance at the end of the year of \$82.6 million and the undesignated unreserved available fund balance for spending at the end of August was over \$50 million.

Motion: So move.

Moved by: Johnson  
Seconded by: R. Molina  
Discussion: None  
In Favor: Unanimous

### **D. Second Reading of LOCAL Policies in TASB Update 86**

CFD (LOCAL)	Activity Funds Management
CLB (LOCAL)	Buildings, Grounds and Equipment Management -- Maintenance
CV(LOCAL)	Facilities Construction
DGBA(LOCAL)	Personnel-Management Relations -- Employee Complaints/ Grievances
EIA(LOCAL)	Academic Achievement -- Grading/Progress Reports to Parents
EIE(LOCAL)	Academic Achievement -- Retention and Promotion
EIF(LOCAL)	Academic Achievement -- Graduation
FDE(LOCAL)	Admissions -- School Safety Transfers

FEA(LOCAL)  
FEC(LOCAL)

Attendance – Compulsory Attendance  
Attendance – Attendance for Credit

Motion: So move.  
Moved by: Johnson  
Seconded by: J. Molina  
Discussion: None  
In Favor: Unanimous (Mr. R. Rodriguez was not present for the vote.)

#### **E. First Reading of Policy CH (LOCAL) – Purchasing and Acquisitions**

Ms. Campos advised the Board that no action was required on this item as it was a First Reading.

#### **F. Approval of Awarding Bids and Qualifications**

Mr. Johnson advised Ms. Campos that these items would have to be taken individually.

Ms. Cordy Flores-Jackson, Director of Purchasing, addressed the Board referring to the awarding of bids and proposals. Taking each individually,

**1) RFP 072-2009 – Job Order Contract for General Building Additions, Alterations and Rehabilitations.** The recommendation was to reject all at this time.

Motion: So move.  
Moved by: Johnson  
Seconded by: J. Molina  
Discussion: None  
In Favor: Unanimous (Mr. R. Rodriguez was not present for the vote.)

#### **2) RFP 074-2009 – Graduation Supplies**

The recommendation was for Balfour, Herff Jones and Gordon International.

#### **RFP 076-2009 – Band Tower (LBJ)**

The recommendation was for Melhart Music Center for \$20,000 which includes the tower and the concrete base.

#### **RFP 075-2009 – Cleaning of Food Service Grease Traps**

The recommendation was to table this item until the January board meeting.

#### **Renewals:**

#### **RFP 066-2007 – Mini Blinds for Windows**

The recommendation was Fosters.

#### **RFP 071-2007 – Kitchen Parts and Supplies**

The recommendation was Ecolab as the primary vendor and Commercial Kitchen Parts and Services as the secondary vendor.



Motion: So move.

Moved by: Johnson

Seconded by: J. Molina

Discussion: None

In Favor: Unanimous (Mr. R. Rodriguez was not present for the vote.)

Motion: So move.

Moved by: Johnson

Seconded by: J. Molina

Discussion: None

In Favor: Unanimous (Mr. R. Rodriguez was not present for the vote.)

Ms. Campos concluded the meeting by wishing everyone a Merry Christmas.

#### **X. Adjournment**

There being no further business before the Board, the Regular Meeting of December 16, 2009 was adjourned at 9:32 p.m.

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Pat Campos – President

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Juan Roberto Ramirez - Secretary

Special Called Meeting  
The State of Texas  
United Independent School District  
The County of Webb

December 28, 2009

**In Attendance**

Roberto J. Santos, Superintendent of Schools

**Board of Trustees**

Pat Campos – President  
Juan A. Molina, Jr. – Vice President - absent  
Juan Roberto Ramirez – Secretary  
Ricardo Molina, Sr. – Parliamentarian  
Judd Gilpin - Member  
William "Bill" Johnson – Member  
Ricardo "Rick" Rodriguez – Member

**I. Roll Call, Establish Quorum. Call to Order.**

**II. A Special Called Meeting of the Board of Trustees of United ISD was held Tuesday, December 28, 2009, UISD Boardroom in the Administrative Building located at 201 Lindenwood Drive 78045 .An announcement was made by the Board President calling the meeting of the United Independent School District to order at 12:00 p.m. The record showed that a quorum of Board members was present, that the meeting had been duly called, and that notice of the meeting had been posted in accordance with the Texas Open Meeting Act, Texas Government Code Chapter 551.**

**III. Pledge of Allegiance**

**IV. Closed Session.** The Board adjourned into Closed Session at 12:05 p.m. pursuant to the following sections of the Texas Open Meetings Act:

**A. 551.071 Consultation with the Board's Attorney**

**B. 551.072 Discussion on the Purchase, Exchange, Lease or Value of Real Property. Discussion of Proposals for Sale and/or Acquisition of Real Property**

- 1. Report and possible action with respect to status of negotiations and the possible execution of a Purchase Agreement for the purchase of an approximate 5-acre tract of land adjacent to the St. Luke Street in the *Cielito Lindo* Subdivision and bring out of the 33-acre tract in the *Cielito Lindo* Subdivision in Webb County, from *Cielito Lindo, Limited*. Review and discussion of a resolution to purchase the 20-acre tract of land a 5 acre tract of land. Discussion and possible action with respect to closing the purchase of the 20-acre tract of land and 5-acre tract of land.**

**V. The Board returned from Closed Session at 12:14 p.m. and took appropriate action as discussed in Closed Session.**

- A. Discussion and possible action with respect to status of negotiations and the possible execution of a Purchase Agreement for the purchase of an approximate 5-acre tract of land adjacent to the St. Luke Street in the *Cielito Lindo* Subdivision and bring out of the 33-acre tract in the *Cielito Lindo* Subdivision in Webb County, from *Cielito Lindo, Limited*. Review and discussion of a resolution to purchase the 20-acre tract of land a 5 acre tract of land. Discussion and possible action with respect to closing the purchase of the 20-acre tract of land and 5-acre tract of land.**

Motion:                                So move.  
  
Moved by:                                R. Molina  
Seconded by:                            Gilpin  
Discussion:                                None  
In Favor:                                 Unanimous

**X. Adjournment**

There being no further business before the Board, the Special Called Meeting of December 28, 2009 was adjourned at 12:20 p.m.

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Pat Campos – President

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Juan Roberto Ramirez - Secretary