

STEPHENVILLE INDEPENDENT SCHOOL DISTRICT  
2655 W. Overhill – Stephenville, Texas 76401

Regular  
Monday, June 15, 2020 5:30 PM

Stephenville ISD Bond Auditorium  
2655 W Overhill  
Stephenville, TX 76401

AGENDA

The subjects to be discussed or considered, or upon which any formal action may be taken, are as follows: *(Items do not have to be taken in the same order as shown on this meeting notice)*

Invocation

U.S. and Texas Pledges of Allegiance

I. Call to Order and Announce Quorum Present

II. Comments from Visitors

III. **Action Item:** Consent Agenda

-Minutes: May 18, 2020 - Regular Meeting 3

-Review Check Registry 6

-Review of additional vendors 14

-Monthly Financial Statements - Mrs. Teri Hodges 15

-General Fund (Revenue, Expense, Summary), Investments, Debt Service Fund,  
Child Nutrition Fund and Capital Projects & Bond Proceeds

-Budget Amendments (2019-2020)

IV. Budget Update (2020-2021)

V. **Action Item:** Consider Compensation Plan for 2020-2021 school year

VI. Information: 2018 Bond Program Update - Josh Cogburn 26

VII. Instructional and Fall Planning 2020-2021 - Kelly Magin 30

VIII. Hear annual SHAC Report - Ms. Kathy Hampton 32

IX. Information: Approved Waiver List - Kathy Hampton 37

X. **Action Item:** Consider amended 2020-2021 School Calendar 42

XI. **Action Item:** Consider Volunteer Policy Guidelines 43

XII. Superintendent's Report

- TASA/TASB Convention - October 2-4, 2020 - Dallas TX

- Athletics Protocol - Jerod Womack 44

- Diversity and Inclusion Planning

- Appraisal on Oakdale Methodist lot 46

- Gun-Free Schools District Report 64

- TRS ActiveCare Rates (2020-2021) 65

- Bond Refinancing 66

XIII. Closed Session: Closed Session will be held for purposes permitted by the Texas Open Meetings Act, Texas Government Code Section 551, Subchapters D and E.

-Discuss Personnel Matters and/or Hear Complaints against Personnel (551.074)

--Deliberate appointment, employment, evaluation, reassignment,  
duties or discipline of contract and/or at-will employees

-Private consultation with the board's attorney (551.071)

XIV. Reconvene Open Session for any action relative to discussion during Closed Session

XV. Topics for future discussion  
XVI. Adjourn

REGULAR MEETING OF BOARD OF EDUCATION  
Stephenville, Texas

May 18, 2020

The Stephenville Independent School District Board of Education met in regular session at 5:30 pm in the Bond Auditorium of the Administration Building, May 18, 2020 with the following members present:

President Dr. Ann Calahan  
Vice President Dr. Ed Dittfurth  
Secretary Mrs. Sherrie Evans

Dr. Robert Barberee  
Mrs. Keri Vanden Berge  
Mr. Cole Gilliam Parks

Member Absent: Mr. Scott E. Osman

Superintendent Dr. Matt Underwood, Ms. Kathy Hampton, Mrs. Teri Hodges, Mr. Keith Starnes, Mrs. Kelly Magin, Mrs. Stephanie Traweek, Mr. Kolton Turner, Mrs. Amber Lemons, Mrs. Brenda Burks, Mrs. Amber Monk, and Mrs. Norma Cervetto.

Others Present: Ms. Ashley Inge – Stephenville Empire-Tribune

Present through Zoom: Mr. Josh Cogburn with Huckabee and Associates

Invocation

The Invocation was provided by Dr. Calahan.

Recited U.S. and Texas Pledges of Allegiance

The U.S. and Texas Pledges of Allegiance were led by Mr. Osman.

I. Call to Order and Announce Quorum Present

President Calahan called the meeting to order and announced a quorum present.

II. Proclamations/Recognitions

The following District Teacher of the Year were recognized:

-Elementary: Amber Monk  
-Secondary: Brenda Burks

III. Approval of Consent Agenda

The motion was made by Mrs. Evans and seconded by Dr. Barberee to approve the Consent Agenda including:

- Minutes: April 20, 2020 – Regular Meeting
- Minutes: May 11, 2020 – Called Meeting
- Review Check Registry
- Review of additional vendors
- Monthly Financial Statements

All members voted in favor of the motion. The motion carried.

IV. 2018 Bond Program Update

Mr. Josh Cogburn with Huckabee and Associates presented the 2018 Bond Program Update.

V. Board Meeting Dates 2020-2021

The Board reviewed the list of board meeting dates for 2020-2021.

VI. Approval of amendment to the First Financial Bank Depository Contract

The motion was made by Mrs. Evans and seconded by Dr. Barberee to approve the amendment to the First Financial Bank Depository Contract.

All members voted in favor of the motion. The motion carried.

VII. Approval of Board Designation of Contract Hiring Authority to Superintendent

The motion was made by Mrs. Vanden Berge and seconded by Dr. Barberee to approve the Board Designation of Contract Hiring Authority to Superintendent.

All members voted in favor of the motion. The motion carried.

VIII. Approval to Table Action Item IX: Consider Volunteer Policy Guidelines

The motion was made by Dr. Barberee and seconded by Mrs. Evans to Table Action Item IX: Consider Volunteer Policy Guidelines:

All members voted in favor of the motion. The motion carried.

IX. Superintendent's Report

- TSU Stadium Agreement

- TASA/TASB Convention – October 2-4, 2020 – Dallas, TX
- 2020 Graduate Roster
- Summer Maintenance Projects
- School Calendar Options

X. Personnel

As authorized by the Board of Trustees, Dr. Underwood accepted the following resignations/retirements of the following individuals:

Resignation:

Yessenia Caldera – Teacher – Chamberlin Elementary  
Effective: May 29, 2020

Retirement:

Deborah Goin – Teacher – Stephenville High School  
Effective: May 29, 2020

XI. Adjourn

No further business appearing before the board, the meeting adjourned.

ATTEST: \_\_\_\_\_  
Secretary

CORRECT: \_\_\_\_\_  
President

ALAMODOME BOX OFFICE	\$260.00	3/6/2020
ALAMODOME BOX OFFICE	(\$260.00)	5/7/2020
YMCA CAMP GRADY SPRUCE	\$17,950.00	4/9/2020
CITIBANK-5993	\$48.65	4/16/2020
ESC REGION 11	\$225.00	4/16/2020
AGIREPAIR TX, LLC	\$2,731.00	4/30/2020
BAREFOOT ATHLETICS	\$4,870.00	4/30/2020
MID-AMERICA SALES ASSOCIATES	\$2,349.65	4/30/2020
WEIL, CASEY R.	\$242.48	4/30/2020
SCHOOL HEALTH/PALOS SPORTS	\$566.46	5/7/2020
AGIREPAIR TX, LLC	\$1,638.00	5/21/2020
DISH NETWORK	\$173.63	5/21/2020
FUZZY'S TACO SHOP	\$520.00	5/21/2020
HUDL	\$450.00	5/21/2020
SIGNS & DESIGNS	\$175.00	5/21/2020
WATER SHOP, THE	\$10.00	5/21/2020
CICI'S PIZZA #663	\$114.77	5/7/2020
IMAGE MAKER 4 U INC	\$2,390.00	5/28/2020

TRASHCANS UNLIMITED LLC	\$2,752.84	5/5/2020
TRASHCANS UNLIMITED LLC	\$2,752.84	2/27/2020
TRASHCANS UNLIMITED LLC	(\$2,752.84)	5/5/2020
IMPERIAL CONSTRUCTION, INC	\$633,040.10	4/30/2020
HUCKABEE & ASSOCIATES INC	\$42,659.79	4/30/2020
ICI CONSTRUCTION INC	\$2,296,691.95	5/21/2020
ALLIANCE GEOTECHNICAL GROUP	\$5,316.50	5/29/2020
IMPERIAL CONSTRUCTION, INC	\$905,337.65	5/29/2020

PIZZA PLACE	\$46.90	1/16/2020
UIL REGION VII MUSIC	\$420.00	1/23/2020
SANDERS, ALISON C.	\$74.00	1/30/2020
WAXAHACHIE HIGH SCHOOL	\$200.00	1/30/2020
ACTON MIDDLE SCHOOL	\$400.00	2/27/2020
CHICK-FIL-A	\$416.00	2/27/2020
HAMILTON HIGH SCHOOL	\$750.00	2/27/2020
LA QUINTA INN	\$362.97	2/27/2020
LA QUINTA INN	(\$362.97)	5/21/2020
LA QUINTA INN	\$310.62	2/27/2020
LA QUINTA INN	(\$310.62)	5/21/2020
LUPE'S	\$18.00	2/27/2020
ALAMODOME BOX OFFICE	\$340.00	3/6/2020
ALAMODOME BOX OFFICE	(\$340.00)	5/7/2020
WEST, LISA K.	\$100.35	3/6/2020
BROWNWOOD LION BAND BOOSTERS	\$665.00	3/25/2020
BURLESON HIGH SCHOOL	\$243.98	3/25/2020
WRIGHT'S ICE SERVICE	\$500.00	4/2/2020
ECAP, LTD.	\$425.00	4/20/2020
ERATH COUNTY UNITED WAY	\$1,448.00	4/20/2020
ESC REGION 11	\$109.00	4/20/2020
ESC REGION 11	(\$109.00)	5/4/2020
TEXAS TEACHERS ALTERNATIVE CERTIFICATION	\$845.00	4/20/2020
BOX CARS AND ONE-EYED JACKS	\$111.35	4/16/2020
CITIBANK-5993	\$404.85	4/16/2020
COGNITIVE CONCEPTS LLC	\$1,000.00	4/16/2020
ESC REGION 11	\$260.00	4/16/2020
JACKSBORO ISD	\$400.00	4/16/2020
UIL REGION VII MUSIC	\$1,500.00	4/16/2020
CITIBANK-5993	\$306.16	4/20/2020
AUTISTIC TREATMENT CENTER	\$16,697.19	4/23/2020
BEST OF TEXAS CONTEST & APPS	\$359.95	4/23/2020
JERGENS, DESLYS	\$300.00	4/23/2020
PEPPERMINT PIG, THE	\$132.59	4/23/2020
TEACHER DIRECT	\$173.47	4/23/2020
TEXAS DEPT OF PUBLIC SAFETY	\$130.00	4/23/2020
TEXAS FPSP	\$100.00	4/23/2020
AFFORDACARE URGENT CARE	\$375.00	4/27/2020
A&D TEST INC	\$75.00	4/30/2020
AT&T MOBILITY	\$9,628.97	4/30/2020
ATMOS ENERGY	\$151.35	4/30/2020
BAXTER CHEM & JANITORIAL SUPPLY	\$240.04	4/30/2020
BLICK ART MATERIALS	\$1,579.61	4/30/2020
CAREY, JENNIFER	\$291.20	4/30/2020
CHANDLER, MARCIA E.	\$19.54	4/30/2020
DIRECT ENERGY BUSINESS - DALLAS	\$32,148.41	4/30/2020
DOWELL ACE HARDWARE/THE HOME PLACE	\$207.45	4/30/2020

GFOA (GOVERNMENT FINANCE OFFICERS ASSN)	\$280.00	4/30/2020
GLEN ROSE ISD	\$505.36	4/30/2020
INGRAM CONCRETE LLC	\$249.00	4/30/2020
KLUND SERVICES HEATING AND AIR COND LLC	\$72,810.00	4/30/2020
LAKESHORE LEARNING MATERIALS	\$285.88	4/30/2020
LINEBARGER GOGGAN BLAIR & SAMPSON LLP	\$2,756.19	4/30/2020
MAC GILL & CO	\$713.44	4/30/2020
MARKS PLUMBING PARTS	\$257.72	4/30/2020
MCCOY'S	\$912.77	4/30/2020
MEDICAID CLMS SOLUT(INC)	\$839.98	4/30/2020
MEMCO LAWN & AG IRRIGATION	\$24,540.66	4/30/2020
MID-AMERICA SALES ASSOCIATES	\$2,349.65	4/30/2020
NAPA AUTO PARTS	\$12.49	4/30/2020
NORTH CAROLINA FARMS	\$659.15	4/30/2020
OTIS ELEVATOR COMPANY	\$1,097.43	4/30/2020
PEARSON EDUCATION INC	\$2,250.00	4/30/2020
POPE, MINDY R.	\$250.63	4/30/2020
SHERWIN-WILLIAMS CO	\$264.86	4/30/2020
TASBO	\$135.00	4/30/2020
TCEA	\$339.00	4/30/2020
ALAMODOME BOX OFFICE	\$0.00	5/7/2020
AT&T MOBILITY	\$140.33	5/7/2020
BORDERLAN SECURITY	\$4,022.28	5/7/2020
BREAKTHROUGH COMMUNICATIONS	\$330.00	5/7/2020
BROOKES PUBLISHING INC	\$202.27	5/7/2020
BRUNER MOTORS INC	\$22.54	5/7/2020
CENTURYLINK LONG DISTANCE	\$94.92	5/7/2020
CITY OF STEPHENVILLE	\$2,564.66	5/7/2020
COOPER REHAB INC	\$2,925.00	5/7/2020
DECKER EQUIPMENT/SCHOOLFIX	\$68.65	5/7/2020
EARTH'S BIRTHDAY PROJECT	\$124.15	5/7/2020
GREATER ERATH COUNTY SPECIAL EDUCATION SSA	\$1,312.50	5/7/2020
HENDERSHOT EQUIP CO INC	\$395.79	5/7/2020
JUST FOR KIX CATALOG LLC	\$1,433.34	5/7/2020
J W PEPPER & SON INC	\$0.00	5/7/2020
J W PEPPER & SON INC	\$2,194.70	5/7/2020
K & V PROMOTIONS	\$2,819.11	5/7/2020
LEGENDS COUNTRY CLUB LLC	\$1,500.00	5/7/2020
MAYHAR, FAITH	\$400.00	5/7/2020
MCCOY'S	\$13.36	5/7/2020
MONARCH TEACHING TECHNOLOGIES INC	\$5,225.00	5/7/2020
NATIONAL BENEFIT SERVICES LLC	\$129.00	5/7/2020
NEXTLINK INTERNET	\$3,700.00	5/7/2020
PEPPERMINT PIG, THE	\$568.56	5/7/2020
PITNEY BOWES RESERVE ACCT	\$150.00	5/7/2020
POPE, EMMA	\$400.00	5/7/2020
SOUTHWEST INTERNATIONAL TRUCKS	\$148.50	5/7/2020

TOYBOX LABS INC	\$1,567.00	5/7/2020
VS ATHLETICS	\$83.66	5/7/2020
WATER SHOP, THE	\$35.60	5/7/2020
WRIGHT'S ICE SERVICE	\$500.00	5/7/2020
YELLOW FOLDER LLC	\$196.00	5/7/2020
ACCUWEATHER ENTERPRISE SOLUTIONS, INC	\$557.00	5/14/2020
AMERICAN LIBRARY ASSOCIATION	\$87.00	5/14/2020
ATMOS ENERGY	\$519.18	5/14/2020
AUSTIN TURF & TRACTOR(INC)	\$1,041.20	5/14/2020
AUTISTIC TREATMENT CENTER	\$16,697.19	5/14/2020
BAXTER CHEM & JANITORIAL SUPPLY	\$141.20	5/14/2020
BURCH, BROCK J.	\$951.63	5/14/2020
CITIBANK-9913	\$127.64	5/14/2020
CITIBANK-0900	\$79.83	5/14/2020
CITIBANK-0892	\$363.79	5/14/2020
CITIBANK-0868	\$0.00	5/14/2020
CITIBANK-0868	\$129.42	5/14/2020
CITIBANK-0843	\$63.80	5/14/2020
CITIBANK-0835	\$2,000.00	5/14/2020
CITIBANK-9374	\$148.99	5/14/2020
CITIBANK-0510	\$246.34	5/14/2020
CITIBANK-3022	\$495.00	5/14/2020
CITIBANK-5993	\$29.95	5/14/2020
COBAL FOOD SERVICE LLC	\$39,419.50	5/14/2020
DOWELL ACE HARDWARE/THE HOME PLACE	\$40.01	5/14/2020
EARTHGRAINS BAKING CO INC	\$572.27	5/14/2020
GANDY INK	\$384.00	5/14/2020
HARD EIGHT PIT BBQ	\$790.00	5/14/2020
HENDERSHOT EQUIP CO INC	\$54.45	5/14/2020
K & V PROMOTIONS	\$142.87	5/14/2020
LAKESHORE LEARNING MATERIALS	\$493.91	5/14/2020
LONE STAR IMPRINTS LLC	\$437.25	5/14/2020
MCCOY'S	\$0.00	5/14/2020
MCCOY'S	\$207.95	5/14/2020
MORIDGE MFG/THE GRASSHOPPER CO	\$187.54	5/14/2020
PEACOCK RESTAURANT	\$80.00	5/14/2020
RIVER NORTH PHARMACY	\$79.56	5/14/2020
SHERWIN-WILLIAMS CO	\$516.45	5/14/2020
SIMON, RACHEL	\$5.60	5/14/2020
SOLID IT NETWORKS	\$3,478.07	5/14/2020
STEPHENVILLE PLUMBING SUPPLY CO	\$95.04	5/14/2020
TEXSTAR FORD LINC MERC. INC	\$83.54	5/14/2020
TIMMONS EXTERMINATING LLC	\$350.00	5/14/2020
WALSH GALLEGOS TREVINO RUSSO & KYLE P.C.	\$2,283.00	5/14/2020
WATER SHOP, THE	\$80.00	5/14/2020
WEST MUSIC COMPANY	\$149.74	5/14/2020
WRIGHT'S ICE SERVICE	\$415.00	5/14/2020

A.T.P.E.	\$1,260.95	5/20/2020
TEXAS STATE TEACHERS ASSN (TSTA)	\$43.92	5/20/2020
TEXAS TEACHERS ALTERNATIVE CERTIFICATION	\$845.00	5/20/2020
AGAVE GRILL/PURPLE GOAT	\$600.00	5/21/2020
ATMOS ENERGY	\$837.42	5/21/2020
CAREY, JENNIFER	\$9,511.02	5/21/2020
CENTURYLINK	\$2,874.82	5/21/2020
CITIBANK-0876	\$95.97	5/21/2020
CITY OF STEPHENVILLE	\$7,326.24	5/21/2020
DECKER EQUIPMENT/SCHOOLFIX	\$247.60	5/21/2020
IMPRINTS LABEL & DECAL	\$500.00	5/21/2020
LAKESHORE LEARNING MATERIALS	\$200.44	5/21/2020
LINEBARGER GOGGAN BLAIR & SAMPSON LLP	\$9,831.36	5/21/2020
MI FAMILIA	\$300.00	5/21/2020
MUSIC IN MOTION	\$14.00	5/21/2020
NATIONAL SCHOOL PRODUCTS	\$211.60	5/21/2020
O'REILLY AUTOMOTIVE INC	\$8.85	5/21/2020
OFFICE DEPOT	\$722.47	5/21/2020
REALLY GOOD STUFF INC LLC	\$841.01	5/21/2020
ROBERTS TRUCK CENTER	\$251.64	5/21/2020
SONIC DRIVE IN	\$1,860.00	5/21/2020
SUPREME SCHOOL SUPPLY CO	\$117.69	5/21/2020
UIL REGION VII MUSIC	\$1,125.00	5/21/2020
WRIGHT'S ICE SERVICE	\$127.50	5/21/2020
AMAZON CAPITAL SERVICES INC	\$0.00	4/30/2020
AMAZON CAPITAL SERVICES INC	\$0.00	4/30/2020
AMAZON CAPITAL SERVICES INC	\$17,063.40	4/30/2020
ELLIOTT ELECTRIC SUPPLY	\$18,017.82	4/30/2020
KIRBO'S OFFICE SYSTEMS LLC	\$9,888.59	4/30/2020
NASCO	\$139.46	4/30/2020
SMITH SUPPLY COMPANY	\$0.00	4/30/2020
SMITH SUPPLY COMPANY	\$568.61	4/30/2020
STAPLES ADVANTAGE	\$186.04	4/30/2020
AMAZON CAPITAL SERVICES INC	\$0.00	5/7/2020
AMAZON CAPITAL SERVICES INC	\$1,377.16	5/7/2020
DEMCO INC	\$348.83	5/7/2020
EDUCATION ADVANCED INC/TESTHOUND	\$3,900.00	5/7/2020
GILLEY, LACY	\$5,541.25	5/7/2020
GOVCONNECTION INC	\$1,335.00	5/7/2020
RANK ONE SPORT	\$800.00	5/7/2020
SSC SERVICE SOLUTIONS INC	\$67,766.26	5/7/2020
STAPLES ADVANTAGE	\$1,902.60	5/7/2020
STEWART, KRISANNE	\$1,400.00	5/7/2020
AMAZON CAPITAL SERVICES INC	\$0.00	5/14/2020
AMAZON CAPITAL SERVICES INC	\$0.00	5/14/2020
AMAZON CAPITAL SERVICES INC	\$1,594.11	5/14/2020
APPLE INC	\$275,800.00	5/14/2020

BORDEN DAIRY CO OF TEXAS LLC	\$4,707.51	5/14/2020
CDW GOVERNMENT LLC	\$2,496.50	5/14/2020
CICI'S PIZZA #663	\$800.00	5/14/2020
CMC NEPTUNE LLC	\$4,860.00	5/14/2020
ELLIOTT ELECTRIC SUPPLY	\$550.00	5/14/2020
HARRIS, DEBORAH J.	\$373.75	5/14/2020
IRON MOUNTAIN SECURE SHREDDING INC	\$114.09	5/14/2020
JAMF SOFTWARE LLC	\$20,596.00	5/14/2020
KIRBO'S OFFICE SYSTEMS LLC	\$6,891.59	5/14/2020
LABATT FOOD SERVICE LLC	\$68,936.92	5/14/2020
LEARNING A-Z LLC	\$5,743.10	5/14/2020
PETROLEUM TRADERS CORPORATION	\$5,504.68	5/14/2020
SARA LEON & ASSOCIATES LLC	\$399.00	5/14/2020
SMITH SUPPLY COMPANY	\$0.00	5/14/2020
SMITH SUPPLY COMPANY	\$0.00	5/14/2020
SMITH SUPPLY COMPANY	\$557.12	5/14/2020
STAPLES ADVANTAGE	\$818.24	5/14/2020
TCG ADMINISTRATORS	\$58.50	5/14/2020
TCG ADMINISTRATORS	\$6,443.00	5/20/2020
FINANCIAL BENEFITS SERVICES	\$0.00	5/20/2020
FINANCIAL BENEFITS SERVICES	\$0.00	5/20/2020
FINANCIAL BENEFITS SERVICES	\$29,353.30	5/20/2020
AMAZON CAPITAL SERVICES INC	\$0.00	5/21/2020
AMAZON CAPITAL SERVICES INC	\$0.00	5/21/2020
AMAZON CAPITAL SERVICES INC	\$2,457.37	5/21/2020
CDW GOVERNMENT LLC	\$23,800.00	5/21/2020
GOVCONNECTION INC	\$412.00	5/21/2020
KIRBO'S OFFICE SYSTEMS LLC	\$2,087.20	5/21/2020
PETROLEUM TRADERS CORPORATION	\$183.13	5/21/2020
STAPLES ADVANTAGE	\$2,334.31	5/21/2020
AIRGAS USA LLC	\$445.11	5/28/2020
AMAZON CAPITAL SERVICES INC	\$0.00	5/28/2020
AMAZON CAPITAL SERVICES INC	\$0.00	5/28/2020
AMAZON CAPITAL SERVICES INC	\$0.00	5/28/2020
AMAZON CAPITAL SERVICES INC	\$2,876.98	5/28/2020
BORDEN DAIRY CO OF TEXAS LLC	\$3,369.64	5/28/2020
COLORADO BOXED BEEF CO	\$180.00	5/28/2020
SMITH SUPPLY COMPANY	\$408.25	5/28/2020
STEPHENVILLE SPORTS WORLD	\$144.00	5/28/2020
TRS ACTIVE CARE	\$172,932.34	5/6/2020
TEACHER RETIREMENT SYSTEM, TX.	\$216,674.62	5/11/2020
UNITED STATES TREASURY	\$239,770.71	5/20/2020
NATIONAL BENEFIT SERVICES LLC	\$12,376.00	5/20/2020
NATIONAL BENEFIT SERVICES LLC	\$8,501.31	5/20/2020
UNITED STATES TREASURY	\$58.64	5/29/2020

CITIBANK-5993	\$380.32	4/16/2020
PECAN VALLEY FFA	\$12.00	4/16/2020
EDUCATIONAL THEATER ASSOCIATION	\$211.00	4/30/2020
HERBST, GINGER	\$20.00	4/30/2020
FREEDOM FUNDRAISING/OLD FASHION CANDY CO IN	\$3,000.00	5/7/2020
JUST FOR KIX CATALOG LLC	\$699.09	5/7/2020
SPIRIT EVENT COORDINATORS LLC	\$360.00	5/7/2020
WEISSMAN'S DESIGNS FOR DANCE	\$321.69	5/7/2020
CITIBANK-5993	\$0.00	5/21/2020
CITIBANK-5993	\$174.30	5/21/2020
SCOTT'S FLOWER'S ON THE SQUARE	\$58.95	5/21/2020
TEXAS HIGH SCHOOL BASS ASSOCIATION	\$600.00	5/21/2020
AMAZON CAPITAL SERVICES INC	\$988.94	5/21/2020

## **Board Approved Vendors**

CONSTRUCTION EDUCATION FOUNDATION INC

DOCUSIGN INC

DUNN CONSTRUCTION

GETPOMS.COM

HAND SAFETY LLC

W-W MANUFACTURING CO INC

# General Fund | Revenue Dashboard

For the Period Ending May 31, 2020

## Projected Year End Fund Balance as % of Budgeted Revenues



## Actual YTD Revenues



Projected YTD Revenues 81.41%

## Actual YTD Local Sources



Projected YTD Local Sources 96.57%

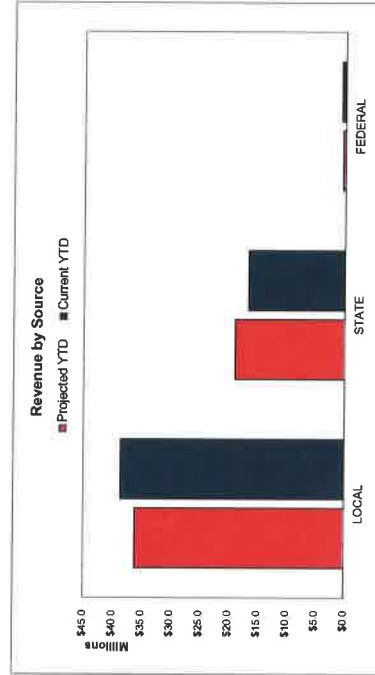
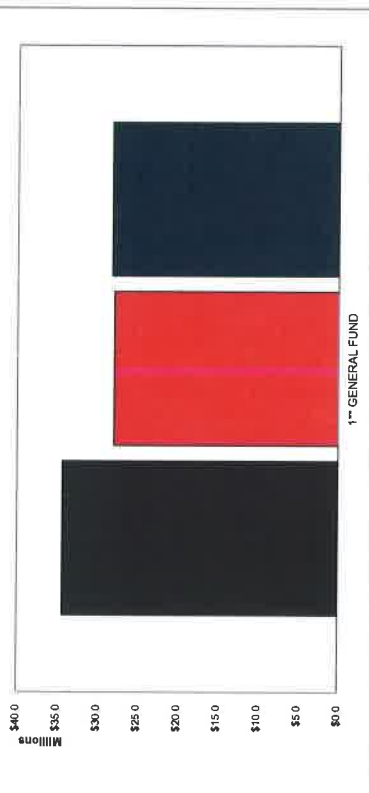
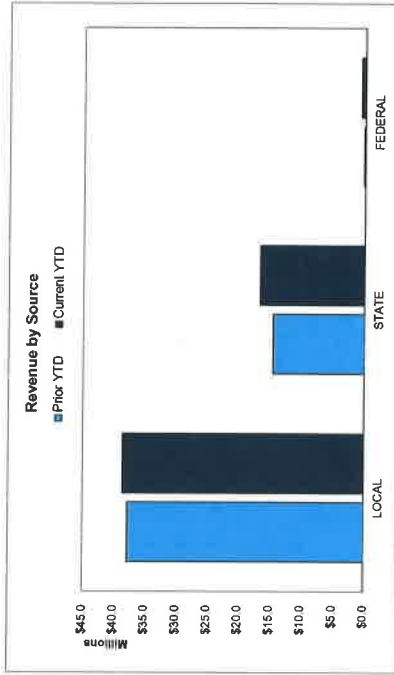
## Actual YTD State Sources



Projected YTD State Sources 63.33%

## Top 10 Sources of Revenue Year-to-Date

Taxes-Current Year Levy	\$18,596,695
Foundation School Program	\$7,672,914
Trs On-Behalf	\$1,003,185
Per Capita Apportionment	\$551,834
Other Local Revenue	\$362,471
School Health & Related Serv	\$330,376
Interest Income	\$216,163
Gifts & Bequests	\$95,244
Athletic Activities	\$85,700
Taxes-Prior Years	\$61,652
<b>Percent of Total Revenues YTD</b>	<b>99.50%</b>



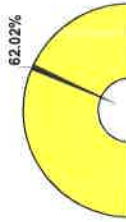
# General Fund | Expenditure Dashboard

For the Period Ending May 31, 2020

## Projected Year End Fund Balance as % of Budgeted Expenditures



## Actual YTD Expenditures



## Actual YTD Instruction



## Actual YTD All Other Functions



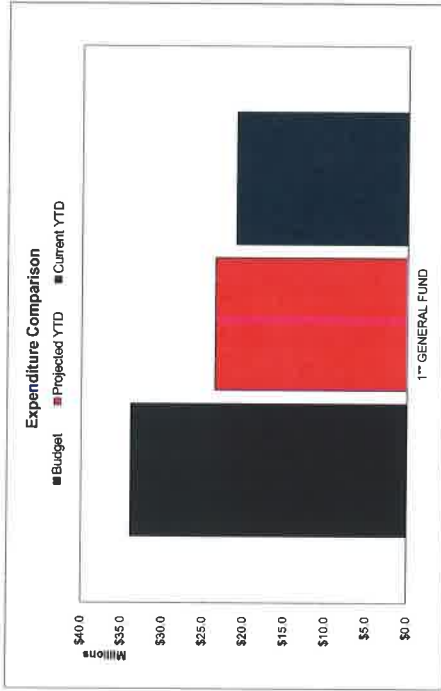
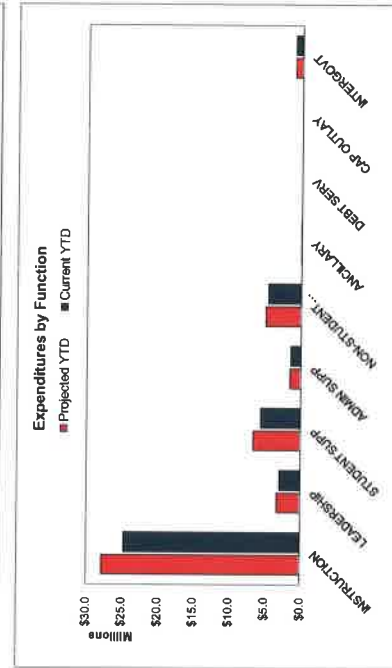
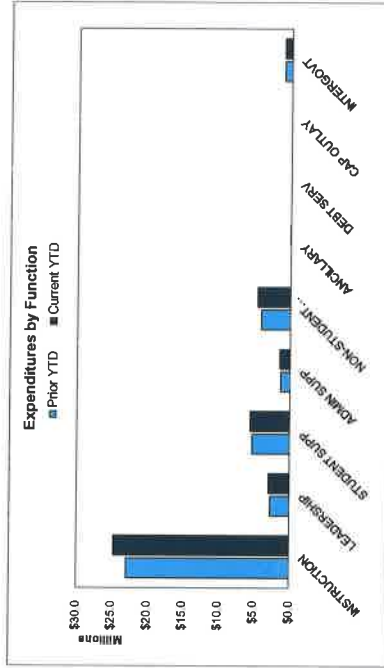
Projected YTD Expenditures  
69.50%

Projected YTD Instruction  
71.51%

Projected YTD All Other Functions  
66.97%

### Top 10 Expenditures by Function Year-to-Date

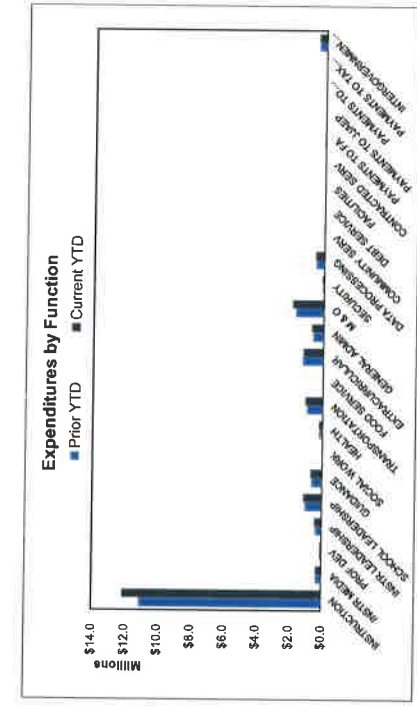
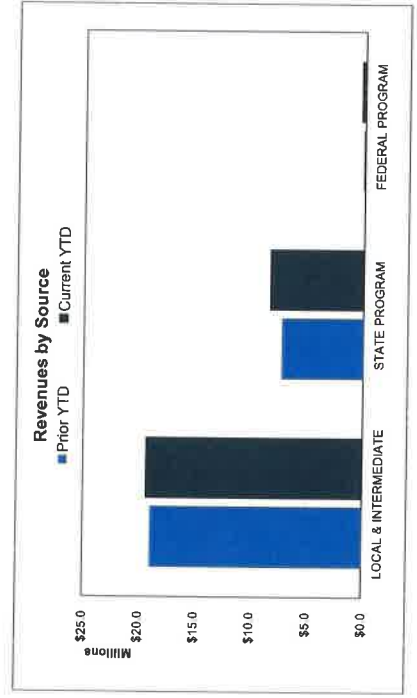
Instruction	\$13,886,733
Plant Maint/Operations	\$2,166,914
Cocurr/Extracurr Activity	\$1,350,287
School Leadership	\$1,280,563
Student Transportation	\$1,198,150
Guidance/Counsel/Eval Svs	\$843,156
General Administration	\$805,647
Data Processing Svs	\$605,788
Instructional Leadership	\$486,466
Other Intergovernmental Charge	\$462,021
<b>Percent of Total Expenditures YTD</b>	<b>96.24%</b>



# General Fund | Financial Summary

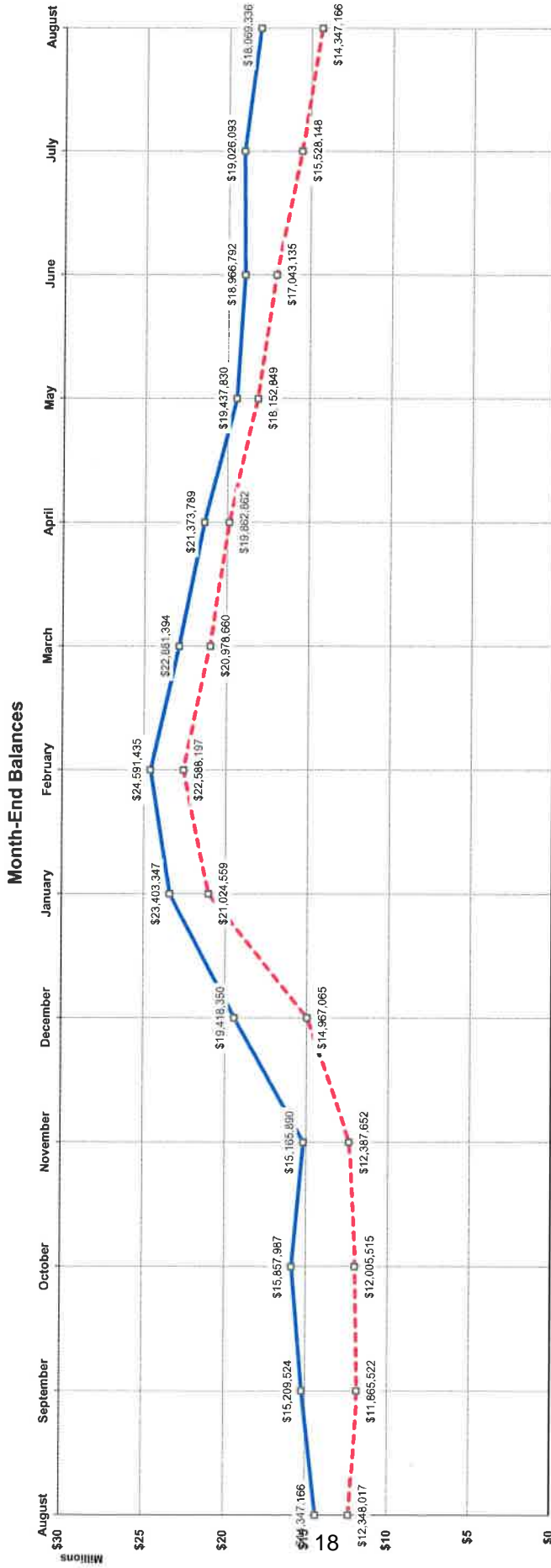
For the Period Ending May 31, 2020

	Prior YTD	Prior Year Actual	YTD % of PY Actual	Current YTD	Annual Budget	YTD % of Budget
<b>REVENUES</b>						
Local & Intermediate	\$19,955,417	\$19,679,265	96.32%	\$19,370,122	\$18,755,624	103.28%
State Program	7,311,545	12,101,007	60.42%	8,357,281	14,988,090	55.83%
Federal Program	99,849	376,754	26.50%	315,040	423,000	74.48%
<b>TOTAL REVENUE</b>	<b>\$28,366,811</b>	<b>\$32,157,026</b>	<b>81.99%</b>	<b>\$28,042,443</b>	<b>\$34,146,714</b>	<b>82.12%</b>
<b>EXPENDITURES</b>						
Instruction	\$11,114,531	\$17,410,352	63.84%	\$12,114,010	\$18,885,518	64.14%
Instructional Media	331,053	489,248	67.80%	340,113	514,492	66.11%
Curriculum & Personnel Development	91,900	205,923	44.63%	86,945	364,403	23.86%
Instructional Leadership	388,897	609,954	63.76%	418,697	722,421	57.96%
School Leadership	1,017,539	1,559,465	65.25%	1,116,651	1,668,772	66.85%
Guidance & Counseling	644,662	1,031,800	62.48%	700,620	1,424,740	49.18%
Social Work Services	0	0	0.00%	0	0	0.00%
Health Services	193,026	298,196	64.73%	213,651	343,808	62.14%
Pupil Transportation	957,496	1,374,735	69.65%	1,074,267	1,478,001	72.68%
Food Services	0	0	0.00%	0	0	0.00%
Extracurricular Activities	1,254,858	1,850,351	67.82%	1,216,496	2,012,560	60.45%
General Administration	638,045	976,829	65.32%	705,634	1,063,713	66.34%
Plant Maintenance & Operations	1,685,020	3,000,496	56.16%	1,904,981	3,409,544	55.87%
Security & Monitoring Services	59,973	307,288	19.52%	104,358	425,350	24.53%
Data Processing Services	500,280	904,057	55.34%	534,859	915,775	58.41%
Community Service	0	954	0.00%	575	1,150	50.00%
Debt Service	0	0	0.00%	0	0	0.00%
Facilities Acq. & Construction	0	0	0.00%	0	0	0.00%
Contracted Institutional Services	0	0	0.00%	0	0	0.00%
Payments to Fiscal Agent	41,100	54,800	75.00%	23,300	68,500	34.01%
Payments to JJAEP Programs	0	0	0.00%	0	0	0.00%
Payments to Charter Schools	0	0	0.00%	0	0	0.00%
Payments to Tax Increment Fund	0	0	0.00%	0	0	0.00%
Other Intergovernmental Charges	433,639	584,480	74.19%	461,662	584,480	78.99%
<b>TOTAL EXPENDITURES</b>	<b>\$19,352,019</b>	<b>\$30,657,928</b>	<b>63.12%</b>	<b>\$21,015,819</b>	<b>\$33,883,227</b>	<b>62.02%</b>
<b>SURPLUS / (DEFICIT)</b>	<b>\$7,014,792</b>	<b>\$1,499,098</b>		<b>\$7,026,624</b>	<b>\$263,487</b>	
<b>OTHER FINANCING SOURCES / (USES)</b>						
Other Financing Sources	\$500,052	\$500,052		\$0	\$0	
Other Financing Uses	0	0		0	0	
<b>TOTAL OTHER FINANCING SOURCES / (USES)</b>	<b>\$500,052</b>	<b>\$500,052</b>		<b>\$0</b>	<b>\$0</b>	
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$7,514,844</b>	<b>\$1,999,150</b>		<b>\$7,026,624</b>	<b>\$263,487</b>	
<b>ENDING FUND BALANCE</b>	<b>\$18,152,849</b>	<b>\$14,347,166</b>		<b>\$19,437,830</b>	<b>\$14,610,653</b>	



# General Fund

For the Period Ending May 31, 2020



—■— Current Year / Projected
 - - □ - - Prior Year

## STEPHENVILLE INDEPENDENT SCHOOL DISTRICT

### INVESTMENT REPORT FOR GENERAL FUND

As of period ended May 31, 2020

	Beginning Balance	Transactions/Activity	Ending Balance
<b>TCG Holdings via Ameritrade</b>	6,203,755.83	1,024.47	6,204,780.30
<i>Monthly Details:</i>			
Dividends and Interest		6,738.03	
Market Appreciation/(Depreciation)		788.59	
(Withdrawals) from Account		(3,000.00)	
Other Income or (Expense)		(3,502.15)	
		<b>Interest</b>	
<b>Texas DAILY (AAAm rated)</b>	62,286.06	21.39	62,307.45
		<b>Interest/(Withd)</b>	
<b>TEXPOOL Prime (AAAm rated)</b>	15,257,073.98	(1,090,505.21)	14,166,568.77
<b>TOTAL ALL INSTITUTIONS:</b>	<b>\$21,523,115.87</b>	<b>-\$1,089,459.35</b>	<b>\$20,433,656.52</b>

### INVESTMENT REPORT FOR BOND PROCEEDS FUND

	Beginning Balance	Transactions/Activity	Ending Balance
<b>TCG Holdings via Ameritrade</b>	28,084,733.62	(241.70)	28,084,491.92
<i>Monthly Details:</i>			
Dividends and Interest		570.41	
Market Appreciation/(Depreciation)		(812.11)	
Other Income or (Expense)			
		<b>Interest/(Withd)</b>	
<b>TEXPOOL Prime (AAAm rated)</b>	12,698,826.91	(3,292,880.83)	9,405,946.08
<b>TOTAL FOR ALL INSTITUTIONS</b>	<b>\$40,783,560.53</b>	<b>-\$3,293,122.53</b>	<b>\$37,490,438.00</b>

### INVESTMENT REPORT FOR DEBT SERVICE FUNDS

	Beginning Balance	Interest Earned	Ending Balance
<b>TEXPOOL Prime (AAAm rated)</b>	<b>\$2,613,511.74</b>	<b>\$1,671.91</b>	<b>\$2,615,183.65</b>

This report complies with District Investment Policy and State law in regard to Public Funds Investment Act, both in format and in portfolio contents as it relates to District Investment Strategy and relevant provisions of Government Code, Chapter 2256.

Signed: Teri Hodges

Date: 6-11-20

Signed: Julie Driffin

Date: 6-11-20

**STEPHENVILLE I.S.D.**

**Board Reports 2019-2020 - Debt Service**

Balance Sheet

May 31, 2020

Object XXXX	Object Description	2019-2020 Ending Balance	2018-2019 Ending Balance
111-	CASH	816,077.53	39,662.54
112-	INVESTMENTS	2,615,904.39	2,716,201.96
122-	TAX RECEIVABLE-DELINQUENT	66,929.00	42,355.00
123-	ALLOWANCE-UNCOLLECTIBLE TAXES	(18,580.00)	-18,814.00
124-	DUE FROM	0.00	0.00
129-	OTHER RECEIVABLES	0.00	0.00
191-	LONG TERM INVESTMENTS	470,000.00	
<b>XXX A</b>	<b>Asset</b>	<b>\$3,950,330.92</b>	<b>\$2,779,405.50</b>
211-	ACCOUNTS PAYABLE	0.00	0.00
260-	DEFERRED REVENUE	48,349.00	23,541.00
<b>XXX L</b>	<b>Liability</b>	<b>\$48,349.00</b>	<b>\$23,541.00</b>
344-	RESERVE FOR ENCUMBRANCES	0.00	0.00
348-	RESERVE FOR LONG-TERM DEBT	833,136.50	468,874.71
349-	OTHER RESERVED FUND BALANCE	470,000.00	0.00
360-	UNDESIGNATED FUND BALANCE	2,598,845.42	2,286,989.79
<b>XXX Q</b>	<b>Equity</b>	<b>\$3,901,981.92</b>	<b>\$2,755,864.50</b>
		2019-2020	2018-2019
	<b>Grand Asset Totals:</b>	<b>\$3,950,330.92</b>	<b>\$2,779,405.50</b>
	<b>Grand Liability Totals:</b>	<b>\$48,349.00</b>	<b>\$23,541.00</b>
	<b>Grand Equity Totals:</b>	<b>\$3,901,981.92</b>	<b>\$2,755,864.50</b>

**STEPHENVILLE I.S.D.**

**Board Reports 2019-2020 – Debt Service**

Revenue/Expenditure Summary

For period ending May 31, 2020

**CALCULATION OF NET CURRENT INCREASE IN FUND**

Revenue	5,582,720.42
Expenditures	<u>2,983,875.00</u>
Current Increase in Fund	\$2,598,845.42

**YEAR TO DATE COMPARISON CURRENT FISCAL YEAR TO PREVIOUS**

Obj XXXX	Object Description	2019-2020 Current Budget	2019-2020 FYTD Activity	2018-2019 FYTD Activity	2019-20 FYTD %	2018-19 FYTD %
571-	LOCAL TAX REVENUE	5,439,000.00	5,402,767.77	4,930,600.63	99.33	99.9
574-	OTHER LOCAL REVENUES	32,000.00	27,979.53	35,195.66	87.44	246.12
582-	TEA STATE PROGRAMS	15,000.00	39,059.00	27,523.00	260.39	66.15
594-	FEDERAL REIMBURSEMENT	225,108.00	112,914.12	112,554.14	50.16	47.29
791-	TRANSFERS IN			1,349.29		
----	Revenue	<u>\$5,711,108.00</u>	<u>\$5,582,720.42</u>	<u>\$5,107,222.72</u>		
651-	DEBT PRINCIPAL PAYMENTS	1,795,000.00	1,324,999.99	1,330,000.00	73.82	73.89
652-	DEBT INTEREST PAYMENTS	3,285,250.00	1,655,875.01	1,488,732.93	50.4	47.34
659-	OTHER DEBT SERVICE EXPENSES	10,000.00	3,000.00	1,500.00	30	20
----	Expense	<u>\$5,090,250.00</u>	<u>\$2,983,875.00</u>	<u>\$2,820,232.93</u>		

	2019-2020 Current Budget	2019-2020 FYTD Activity	2018-2019 FYTD Activity
Grand Revenue	5,711,108.00	5,582,720.42	5,107,222.72
Grand Expense	5,090,250.00	2,983,875.00	2,820,232.93
Grand Totals	<u>\$620,858.00</u>	<u>\$2,598,845.42</u>	<u>\$2,286,989.79</u>
		<i>Profit</i>	<i>Profit</i>

**STEPHENVILLE I.S.D.**

**Board Reports 2019-2020 - Child Nutrition**

Balance Sheet

May 31, 2020

Object XXXX	Object Description	2019-2020 Ending Balance	2018-2019 Ending Balance
111-	CASH	55,590.25	380,864.37
124-	DUE FROM GOVERNMENT	67,255.86	122,942.42
129-	OTHER RECEIVABLES	0.00	237.50
XXXX	*Asset	\$122,846.11	\$504,044.29
211-	ACCOUNTS PAYABLE	(3,269.10)	2,700.68
215-	PAYROLL TAXES PAYABLE	5,363.27	
216-	ACCRUED WAGES PAYABLE	32,879.50	34,227.98
XXXX	*Liability	\$34,973.67	\$36,928.66
344-	RESERVE FOR ENCUMBRANCES	(23,627.75)	(1,859.71)
345-	RESERVE FOR CHILD NUTRITION	106,349.50	289,965.04
360-	UNDESIGNATED FUND BALANCE	-18,477.06	177,150.59
431-	RESERVE FOR ENCUMBRANCES	23,627.75	1,859.71
XXXX	*Equity	\$87,872.44	\$467,115.63
		2019-2020	2018-2019
<b>Grand Asset Totals:</b>		122,846.11	504,044.29
<b>Grand Liability Totals:</b>		34,973.67	36,928.66
<b>Grand Equity Totals:</b>		\$87,872.44	\$467,115.63

**STEPHENVILLE I.S.D.**

**Board Reports 2019-2020 – Child Nutrition**

Revenue/Expenditure Summary

For period ending May 31, 2020

**CALCULATION OF NET CURRENT INCREASE IN FUND**

Revenue	\$1,303,395.42
Expenditures	<u>1,322,463.81</u>
Current Decrease in Fund	-\$19,068.39

**YEAR TO DATE COMPARISON CURRENT FISCAL YEAR TO PREVIOUS**

Obj XXXX	Object Description	2019-2020 Current Budget	2019-2020 FYTD Activity	2018-2019 FYTD Activity	2019-20 FYTD %	2018-19 FYTD %
57--	LOCAL REVENUES	435,575.00	283,209.48	382,250.87	65.02	93.71
58--	STATE REVENUES	14,057.00	20,125.94	14,959.37	143.17	68.78
59--	FEDERAL PROGRAM REVENUE	1,049,709.00	1,000,060.00	947,325.94	95.27	91.38
----	Revenue	<u>\$1,499,341.00</u>	<u>\$1,303,395.42</u>	<u>\$1,344,536.18</u>		
61--	PERSONNEL COST	654,651.00	546,142.12	478,011.56	83.42	78.24
62--	CONTRACTED SERVICES	21,500.00	3,735.00	9,946.09	17.37	58.85
63--	SUPPLIES	1,110,502.00	770,645.79	677,339.19	69.4	68.61
64--	MISCELLANEOUS	7,000.00	1,940.90	1,650.00	27.73	51.56
----	Expense	<u>\$1,793,653.00</u>	<u>\$1,322,463.81</u>	<u>\$1,166,946.84</u>		

	2019-2020 Current Budget	2019-2020 FYTD Activity	2018-2019 FYTD Activity
Grand Revenue	1,499,341.00	\$1,303,395.42	1,344,536.18
Grand Expense	1,793,653.00	\$1,322,463.81	1,166,946.84
Grand Totals		-\$19,068.39	\$177,589.34

**STEPHENVILLE I.S.D.**

**Board Reports 2019-2020 - Capital Projects & Bond Proceeds**

Balance Sheet

5/30/2020

Object XXXX	Object Description	2019-2020 Ending Balance	2018-2019 Ending Balance
1110	CASH	644,297.46	285,017.33
1121	POOL-DOLLAR INVESTMENT	13,211,663.09	8,415,621.71
1123	INVESTMENT WITH TCG	23,942,266.21	48,558,562.36
1261	DUE FROM GENERAL FUND	82,144.94	0.00
XXXX	*Asset	\$37,880,371.70	\$57,259,201.40
2215. 01	RETAINAGE DUE - HELLAS	94,487.77	70,769.24
2215. 20	RETAINAGE DUE- IMPERIAL	318,476.80	
2215. 21	RETAINAGE DUE- ICI	687,508.65	
XXXX	*Liability	\$1,100,473.22	\$70,769.24
3510	COMMITTED FUND BALANCE CONST	55,113,598.24	0.00
36XX	UNDESIGNATED FUND BALANCE	(18,333,699.76)	57,188,432.16
XXX Q -- ---- - - -	*Equity	\$36,779,898.48	\$57,188,432.16

	2019-2020	2018-2019
<b>Grand Asset Totals:</b>	37,880,371.70	57,259,201.40
<b>Grand Liability Totals:</b>	1,100,473.22	70,769.24
<b>Grand Equity Totals:</b>	\$36,779,898.48	\$57,188,432.16

**STEPHENVILLE I.S.D.**

**Board Reports 2019-2020 – Capital Projects & Bond Proceeds**

Revenue/Expenditure Summary

For period ending May 31, 2020

**YEAR TO DATE COMPARISON CURRENT FISCAL YEAR TO PREVIOUS**

Obj XXXX	Object Description	2019-2020 Current Budget	2019-2020 FYTD Activity	2018-2019 FYTD Activity
5742	INTEREST INCOME	718,000.00	575,345.75	631,317.23
7917	PREPAID INTEREST	55,000,000.00		60,990,113.87
----	Revenue	\$ 55,718,000.00	\$ 575,345.75	\$ 61,621,431.10
6399	SUPPLIES	50,000.00	4,046.01	-
6599	OTHER DEBT SERVICE FEES	-	-	196,486.78
6599	OTHER DEBT SERVICE FEES	36,000.00	-	45,144.13
6629	BUILDING PURCHASE/CONSTRUCTION	48,574,204.00	12,778,779.68	2,040,440.55
6629	BUILDING PURCHASE/CONSTRUCTION	-	60,700.90	-
6629	BUILDING PURCHASE/CONSTRUCTION	2,303,319.00	2,151,787.89	112,793.80
6629	BUILDING PURCHASE/CONSTRUCTION	34,477.00	2,645.67	1,538,081.63
6629	BUILDING PURCHASE/CONSTRUCTION	4,770,000.00	3,911,085.36	-
8911	EQUITY TRANSFERS OUT	-	-	500,052.05
----	Expense	\$ 55,768,000.00	\$ 18,909,045.51	\$ 4,432,998.94

	2019-2020 Current Budget	2019-2020 FYTD Activity	2018-2019 FYTD Activity
Grand Revenue	55,718,000.00	575,345.75	61,621,431.10
Grand Expense	55,768,000.00	18,909,045.51	4,432,998.94
Grand Totals	\$ (50,000.00)	\$ (18,333,699.76)	\$ 57,188,432.16



# Stephenville HS Additions and Renovations

## Two Week Look Ahead

- Area 1 – Gym
  - CMU walls – 90%
  - Damp proofing
  - Steel Erection – 90%
  - Face Brick
  
- Area 3 – Existing Auditorium
  - Demolition
  - 2<sup>nd</sup> Phase of Abatement
  
- Area 4 & 5 – Auditorium
  - Cast-in-place columns (pending weather)
  - Electrical
  - CMU Walls
  - Steel Erection
  
- Area 6 & 7 - Athletic Locker Rooms
  - Glazing
  - VCT
  
- Area – 19 Concession Stand & Road
  - Toilet Accessories
  - Road ready for Cement Stabilization
  
- Main Building
  - Continue fire alarm installation.
  - Demolition
  - Fire Sprinkler
  - Electrical Conduit
  - Prime/Paint Walls
  - Abatement – Area 8 & 10

- Parking Lots
  - Ready for Cement Stabilization
  
- Working on Transformer Pad

PROJECT NAME  
 PROJECT MANAGER  
 PROJECT SUPERINTENDENT  
 TIME PERIOD

Gilbert Intermediate  
 BOBBY KELLEY  
 FRANK PATTON  
 6/8/2020

TASK	Subcontractor/Supplier	M	T	W	TH	F	S	SU	M	T	W	TH	F	S	SU	M	T	W	TH	F	S	SU
		6/8	6/9	6/10	6/11	6/12	6/13	6/14	6/15	6/16	6/17	6/18	6/19	6/20	6/21	6/22	6/23	6/24	6/25	6/26	6/27	6/28
<b>NEW ADDITION</b>																						
Install Security Controls and Wiring	DAC	X	X	X	X	X	C															
Complete Fiber Runs, Test & Checkout	J&L								X	X	X	X	X	C								
Install Fire Strobes	TEXAS FIRE & CABLE	X	X	X	X	X	C															
Install HVAC Grilles	RABROKER	X	X	X	X	X	C															
Overhead Final	CITY OF STEPHENVILLE					X	C															
Electrical Trim Out	ROCKIN R	X	X	X	X	X	C															
Drop Ceiling Tile	T&D								X	X	C											
Install VCT @ Ramps & Stairs	PDL								X	X	X	X	X	C								
Rework fire Suppression Drops	AUTOMATIC FIRE								X	X	C											
Final Fire Suppression Inspection	AUTOMATIC FIRE										X	X	C									
Install Doors & Hardware/ Toilet Partitions	TEXOMA																					
Paint Touch Up & Punch	WILLIS								X	X	X	X	X			X	X	X	X	X	C	
<b>GIRLS LOCKER ROOM</b>																						
CMU Installation	ALAMO	X	X	X	X	X	C															
Install Electrical In Wall & Above Ceiling	ROCKIN R	X	X	X	X	X	C															
Frame Ceiling	T&D					X	X	X	X	C												
Install Duct	RABROKER	X	X	X	X	X	C															
Repair Sheetrock, Tape, Bed & Texture	WILLIS	X	X	X	X	X	X	X	X	X	X	X	X	C								
Block Fill Walls & 1st coat of Paint	WILLIS	X	X	X	X	X	X	C														
Install Resinous Floor	DLS															X	X	X	X	X	C	
<b>KITCHEN RESTROOM</b>																						
Install Ceiling Grid & Tile	T&D					X	C															
Install Lighting	ROCKIN R								X	C												
Install Duct & Grilles	RABROKER								X	C												
Paint Door Frame	WILLIS			X	X	X	C															



PROJECT NAME  
 PROJECT MANAGER  
 PROJECT SUPERINTENDENT  
 TIME PERIOD

AG Center  
 BOBBY KELLEY  
 FRANK PATTON  
 6/8/2020

C+V2Y:AE

TASK	Subcontractor/Supplier	M	T	W	TH	F	S	SU	M	T	W	TH	F	S	SU	M	T	W	TH	F	S	SU
		6/8	6/9	6/10	6/11	6/12	6/13	6/14	6/15	6/16	6/17	6/18	6/19	6/20	6/21	6/22	6/23	6/24	6/25	6/26	6/27	6/28
<b>AG Building</b>																						
Install Ductwork & Insulate	RABROKER	X	X	X	X	X	X	X	X	X	X	X	X	C								
Install Roof Penetrations	RABROKER	X	X	X	C																	
Install Big Ass Fans	RABROKER	X	X	X	X	X	X	X	X	X	X	X	X	X	C							
Start Up HVAC/ Condition Bldg	RABROKER								X	X	X	X	X	C								
Inst Plywood Top of Ext. Wall @ Projectors	T&D					X	C															
Pull Homeruns and Set Panels & Land	ROCKIN R	X	X	X	X	X	X	X	X	X	X	X	X	X	C							
Low Voltage Conduit in Welding Shop	ROCKIN R																					
Install & Terminate Permanant Power	ROCKIN R	X	X	X	X	X	C															
Install Lighting Fixtures	ROCKIN R	X	X	X	X	X	X	C														
Final Coat Paint (ALL)	WILLIS								X	X	X	X	X	X	X	X	X	X	X	X	X	X
Install Low Voltage Devices	J&L/DAC/Lonestar/	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C
Install Balance of Door Glass	SUNBELT																					
Install Doors & Hardware/Restroom Partitions	TEXOMA	X	X	X	X	X	X	C														
Install Millwork	HOWARD MCKINNEY															X	X	X	X	X	C	
Install Lockers	TEXOMA															X	X	X	X	X	C	
Above Ceiling Finals	CITY OF STEPHENVILLE					X	C													X	C	
Drop Ceiling Tiles	T&D															X	X	X	X	X	C	
Seal Floors	SEALANT SOLUTIONS	X	X	X	X	X	X	C														
Install Plumbing Fixtures	RABROKER	X	X	X	X	X	X	C														
<b>Site Work</b>																						
Install Gates and Slats on Fencing in Place	VIKING FENCE															X	X	X	X	X	C	
Install Fencing/ Gates @ Northend	VIKING FENCE	?	?	?	?	?	?		?	?	?	?	?	?		?	?	?	?	?		

HOLIDAY

## Current Summer School Operations

- Health screening
- Temperature checks upon arrival at school and mid day
- Scheduled handwashing, hand sanitizer in all rooms
- Face shields/masks worn by all SISD employees
- Physical distancing- room arrangement
- Maximum of 10 students and 1 teacher in a classroom
- Eating breakfast in classrooms, grab and go style lunch
- Outdoor activities allowed, but not on playground equipment
- SSC is cleaning tables, door knobs, bathrooms, between class breaks
- Purchased bottled water for students
- No transportation provided other than required LEP summer school

## Considerations for Face to Face Instruction 2020-2021

### **SCHOOL OPERATIONS...**

- Health screening protocol- training for parents on current health related policy
- Temperature checks for students and staff
- Hygiene scheduled handwashing/hand sanitizer
- PPE- Face shield/masks for SISD employees
- Physical distancing- plexiglass dividers- 6ft measurement markers
- Class size
- Closing playground and other areas- cafeteria, playground, etc.
- Regular deep cleaning to minimize spread in classrooms, hallways, restrooms
- Limiting campus visitors
- Transportation

### **ACADEMICS...**

- Instructional time- adjustment to school calendar and length of day
- Diagnostic adaptive screener to identify instructional gaps for individual students- NWEA given to K-10 grade students
- Curriculum communication between grade levels -TEKS Follow Up

## Considerations for Home Learning 2020-2021

### **SCHOOL OPERATIONS...**

- Online registration for home learning through Skyward
- Device distribution and training for student and parent
- Wifi access for students- Hotspot usage
- Learning platform- SeeSaw, Google Classroom, Canvas
- Participation in extracurricular activities/field trips
- Academic Integrity- Test proctoring onsite or through online tool

## ACADEMICS...

- Instructional continuity- ability to provide face to face and at home learning for students. Make certain that our at home learning is as “good” as in-person. Expectations for at home learning would be raised.
- Ensure students in our special populations get the appropriate services ex. SPED, LEP, 504, GT

K-2	3-6	7-12
<ul style="list-style-type: none"> <li>• Video lessons or key parts of the day and organize into online platform</li> <li>• Blend of paper and online activities for students</li> <li>• Direct communication and instruction virtually with teacher</li> <li>• Attendance based on completion of work and participation in virtual lessons with teacher</li> </ul>	<ul style="list-style-type: none"> <li>• Combination of video lessons or live lessons organized into online platform</li> <li>• Blend of paper and online activities for students</li> <li>• Direct communication and instruction virtually with teacher</li> <li>• Attendance based on completion of assignments and participation in virtual lessons with teacher</li> <li>• Proctored opportunities for students to show mastery on unit assessments</li> </ul>	<ul style="list-style-type: none"> <li>• Combination of video lessons or live lessons organized into online platform</li> <li>• Electives may be limited to a selection of courses compatible for at home learning</li> <li>• Direct communication and instruction virtually available to students</li> <li>• Attendance based on completion of assignment and participation in online group discussion.</li> <li>• Proctored opportunities for students to show mastery on unit assessments</li> </ul>

**SCHOOL HEALTH ADVISORY COUNCIL:  
ANNUAL REPORT FOR 2019-20**

Stephenville Independent School District

## Stephenville, Texas

### School Health Advisory Council Annual Report for 2019-2020

#### Presentations and Discussions

##### October 16, 2019: First Meeting

- Overview of the School Advisory Health Councils role in promoting good healthy eating, exercise and education for students: Ms. Cheryl Dowell
- Discussion of Child Nutrition Program: Ms. Cheryl Dowell
- Discussion of suicide prevention training for public school educators: Ms. Kathy Hampton
- Topics for next SHAC Meeting

##### December 18, 2019: Second Meeting

- Review of Local Wellness Policy Checklist: Ms. Cheryl Dowell
- Annual Wellness Policy Assessment: Ms. Cheryl Dowell
- Topics for next SHAC Meeting

3:45 p.m.

Members Present:

Cheryl Dowell, Kathy Hampton, Kelli Reymond, Courtney Fanning, Wade Whitehead, Abrahia Moore, Jody Fain, Dr. Kelsey McEntyre, Emma Jimenez, Polly Hamilton

Discussion:

1. Cheryl Dowell discussed the role and responsibilities of the SHAC committee as put out in Title 2, Chapter 28 of the TEC. She explained that the most effective SHACs create recommendations that speak to the Whole School, Whole Community, Whole Child (WSCC) approach to health and learning. She communicated that good program planning and the promotion of those programs help create a healthier environment for students which in turn supports their ability to focus on learning.
2. Cheryl Dowell discussed the Child Nutrition Program. She explained how the program runs and what constitutes a healthy and reimbursable meal for breakfast and for lunch. She also discussed the impact that a well balanced meal has on students in regards to being able to concentrate on learning.
3. Kathy Hampton handed out packets called FACTS; Feelings, Actions, Changes, Threats, Situations. She went over the definitions of these in reference to warning signs for at risk youth. She discussed in more detail these warning signs and others to look for in someone who could be at risk. She also went over what we as educators and staff can do if we notice any youth displaying and of these behaviors.
4. Topics for the nex SHAC meeting on December 18, 2019
5. Meeting adjourned at 4:45 p.m.

District School Health Advisory Council (SHAC)  
Minutes for Wednesday December 18, 2019  
3:45 p.m.

Members Present:

Cheryl Dowell, Kathy Hampton, Abrahia Moore, Courtney Bates

Discussion:

1. Cheryl Dowell went over the local Wellness Policy with the committee. She handed out a copy to each member and the committee went over it. She then filled out the Local Wellness Policy Checklist to be turned in to TDA for the Child Nutrition Review.
2. Cheryl Dowell filled out the Wellness Policy Assessment Tool for the annual assessment. She went over all questions with the committee and filled out the form to be turned in to TDA for the Child Nutrition Review.
3. Topics for Next SHAC committee meeting
4. Meeting Adjourned at 4:30 p.m.



**Stephenville Independent School District  
Stephenville, Texas  
Application for Expedited and General State Waivers**

**Section 1: Please complete this section for all waivers.**

District Name: Stephenville Independent School District County/District No. 072903  
Address: 2655 West Overhill Drive Telephone No. 254-968-7990  
City, State, Zip: Stephenville, Texas 76401 Fax No. 254-968-5942  
Contact: Kathy Hampton Telephone No. 254-968-7990  
Email: kathy.hampton@sவில்.us

**Section 2: Please complete this section for all waivers.**

Superintendent:  
 Dr.  Mr. Matt Underwood  
 Mrs.  Ms.  
Board President: Dr. Ann Calahan

**Section 3: Please complete this section for all waivers.**

**Comments of appropriate Site-Based Decision Making Committee: Site Base team will discuss when they return to work.** \_\_\_\_\_

**Section 4:**

March 26, 2020--Waivers will be automatically granted, pursuant to the Commissioner's general waiver authority under Texas Education Code (TEC), §7.056, for students who do not meet the minimum attendance requirements of TEC, §25.092, for class credit or final grade for a course taken in the current academic period (e.g., spring semester) of the 2019-2020 school year. School districts and open-enrollment charter schools do not need to apply for these automatic waivers.

April 20, 2020-- Other Waiver-Waiver from the Educator Appraisal Requirements due to circumstances arising from COVID-19. TEC, §21.351 and §21.352, or TEC, §21.3541, and the applicable rules in Title 19, Texas Administrative Code, Chapter 150

May 6, 2020 --Waiver of the Instructional materials inventory requirement due to COVID-19 This waiver allows districts and charter schools to request a waiver of a requirement, restriction, or prohibition imposed by the Texas Education Code (TEC) or rule of the board or commissioner, except as prohibited by TEC § 7.056 (e). Resolution for Superintendent Approval--April 20, 2020

May 11, 2020-Waiver from the CPR instruction requirement due to COVID-19 This waiver allows districts and charter schools to request a waiver of a requirement, restriction, or prohibition imposed by the Texas Education Code (TEC) or rule of the board or commissioner, except as prohibited by TEC § 7.056 (e). Resolution for Superintendent Approval--April 20, 2020

□ If the school has closed due to COVID-19, the agency will provide missed school day waivers for the closed days with the requirement that the LEA provide educational supports for the off-campus education of all students. SISD does not need a missed school day waiver. The school district must complete and submit an attestation for closed but instructing students. The school district is responsible for providing all necessary educational resources to a student's parent/guardian and must also provide guidance on how the instruction is to be delivered to the student. Texas Education Agency (TEA) auditors may perform random audits to ensure that school districts provided the necessary educational resources.



# Closed, But Committed to Providing Instruction

## SECTION I: Information/Requirements

If an LEA has closed school due to COVID-19, the agency will provide missed school day waivers for the closed days with the requirement that the LEA provide educational supports for the off-campus education of all students. The waivers will be granted as long as the district commits to supporting students instructionally while absent from school grounds. This attestation will be required to be submitted with the waiver.

The school district or charter school is responsible for providing all necessary educational resources to a student’s parent/guardian and must also provide guidance on how the instruction is to be delivered to the student. Texas Education Agency (TEA) auditors may perform random audits to ensure that school districts and charter schools provided the necessary educational resources.

## SECTION II: Attestation Statement

Stephenville ISD *attests that parents/guardians are being provided with the educational resources and implementation assistance necessary to support an instructional program that will be provided off-campus to students who are absent due to concerns about the potential of illness or actual illness associated with COVID-19.*

## SECTION III: Signatures

District Name	Superintendent Name	Board President Name
Stephenville ISD	Matt Underwood	Ann Calahan

Date	Superintendent Signature
June 15, 2020	

I, the superintendent of schools, attest that the district will comply with the requirements of the waiver application for the 2019-20 school year if granted.

Date	Board President Signature
June 15, 2020	

I, the Board President, attest that the district will comply with the requirements of the waiver application for the 2019-20 school year if granted.

**Attach completed attestation form to a 2019-20 Missed School Day Waiver request in TEAL no later than June 18, 2020**

**Stephenville Independent School District  
Stephenville, Texas  
Application for Expedited and General State Waivers**

**Section 1: Please complete this section for all waivers.**

District Name: Stephenville Independent School District County/District No. 072903  
Address: 2655 West Overhill Drive Telephone No. 254-968-7990  
City, State, Zip: Stephenville, Texas 76401 Fax No. 254-968-5942  
Contact: Kathy Hampton Telephone No. 254-968-7990  
Email: kathy.hampton@sவில்.us

**Section 2: Please complete this section for all waivers.**

Superintendent:  
 Dr.  Mr. Matt Underwood \_\_\_\_\_  
 Mrs.  Ms. \_\_\_\_\_ Name Signature  
Board President: Dr. Ann Calahan \_\_\_\_\_  
Name Signature

**Date Board Approval:** \_\_\_\_\_

**Board Vote:** For \_\_\_\_\_ Against \_\_\_\_\_ Abstain \_\_\_\_\_ Absent \_\_\_\_\_

**Section 3: Please complete this section for all waivers.**

**Comments of appropriate Site-Based Decision Making Committee:** There was a consensus of the

District SBDM Committee to apply for the waiver.

**SISD Board President Signature:** \_\_\_\_\_  
\_\_\_\_\_

**Section 4:**

**□ Teacher Data Portal of the Tx Assessment Management Sys.**

Stephenville ISD is requesting an expedited waiver from the Texas Education Agency to provide a local data portal that meets the requirements set out by TEC 32.258 as enacted by House Bill 3, 81<sup>st</sup> Legislature. This will provide teachers access to student assessment data through a local student data system.

2020–2021       2021–2022       2022–2023

**✓ Timeline for Accelerated Instruction**

Stephenville ISD is requesting a waiver to adjust the timeline for providing accelerated instruction to students who fail the third administration of the STAAR reading and or mathematics test in grades 5 and 8. The district will identify and document the intensive instruction needed, target this instruction where the student is weak and ensure that this instruction is completed in the first six weeks. The district will also develop an accelerated instruction plan that will provide the student with ongoing instructional support during the entire school year.

2020–2021       2021–2022       2021–2023

## **☐ Staff Development-General**

This waiver allows the district to train staff on various educational strategies designed to improve student performance in lieu of a maximum of 2,100 minutes of student instruction. Each district may choose how to apply their approved Staff Development waiver minutes each year. Schools may choose to offer early release, late start, all day staff development or a combination. However, the total waiver minutes for staff development shall not exceed 2,100 minutes per year. On staff development days when students are in attendance part of the day, in order to receive full ADA funding, the district must provide at least 120 minutes of student instruction. In addition to the 120 minutes of student instruction, any staff development waiver minutes reported must reflect actual staff development minutes provided. Effective with the 2018-2019 school year, staff development waiver minutes may not be used prior to the first day of student instruction or after the last day of student instruction.

√ 2020–2021      √ 2021–2022      √ 2022–2023

## **☐ Low Attendance Days**

This waiver allows the district to excuse any instructional days from ADA and FSO funding calculations that have attendance at least 10 percentage points below the last school year’s overall average attendance due to inclement weather, health, or safety issues. The district is including supporting documentation of low attendance for the day(s) requested and the prior year’s attendance report showing the average for the year for the campus or district.

## **✓ Modified Schedule/State Assessment Testing Days**

This waiver would allow the district to modify the schedule of classes for students who are not being tested to report to and attend school after the state assessment testing period has ended, therefore reducing the interruptions during the testing period. Students who are not being tested must still meet the maximum 2 through 4 hour requirement for funding. √ 2020–2021      √ 2021–2022      √ 2022–2023



**Stephenville Independent School District  
2020-2021 School Calendar  
"Developing the Potential of Every Student, Every Day"**



**Amended Calendar for Approval on 6/15/2020**

July 2020						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2020						
S	M	T	W	T	F	S
						1
2	NE	NE	SD	SD	SD	8
9	WD	WD	[	(12	13	14
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September 2020						
S	M	T	W	T	F	S
		1	2	3	ER	5
6	H	8	9	P	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25)	26
27	(28	29	30			

October 2020						
S	M	T	W	T	F	S
				RC	2	3
4	5	6	7	8	9	10
11	SD	SD	14	P	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30)	31

November 2020						
S	M	T	W	T	F	S
1	(2	3	4	RC	6	7
8	9	10	11	12	13	14
15	16	17	18	P	ER	21
22	C	H	H	H	H	28
29	30					

December 2020						
S	M	T	W	T	F	S
		1	2	P ER	4	5
6	7	8	9	10	11	12
13	14	15	16	17	ER]	19
20	H	H	H	H	H	26
27	H	H	H	H		

January 2021						
S	M	T	W	T	F	S
					H	2
3	WD	SD	[	(6	RC	8
10	11	12	13	14	15	16
17	C	19	20	21	22	23
24	25	26	27	P	29	30
31						

February 2021						
S	M	T	W	T	F	S
	SD	2	3	4	5	6
7	8	9	10	11	12)	13
14	BW	(16	17	RC	19	20
21	22	23	24	25	26	27
28						

March 2021						
S	M	T	W	T	F	S
	1	2	3	4	ER	6
7	H	H	H	H	H	13
14	15	16	17	P	19	20
21	22	23	24	25	26	27
28	SD	30	31			

April 2021						
S	M	T	W	T	F	S
				ER)	H	3
4	(5	6	7	RC	9	10
11	12	13	14	15	16	17
18	19	20	21	22	BW	24
25	26	27	28	P	30	

May 2021						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	ER]	15
16	FD	FD	FD	FD	FD	22
23	FD	FD	FD	FD	FD	29
30	31					

June 2021						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Calendar Keys	
<b>H</b>	Student/Teacher Holidays
<b>SD</b>	Staff Development Days Holiday for students only
<b>WD</b>	Teacher Work Day/Student Holiday
<b>NE</b>	New Employee Orientation
<b>FD</b>	Flex Days
<b>C</b>	Teacher Comp Day/Student Holiday
<b>BW</b>	Bad Weather Day
<b>ER</b>	Early Release - 2 hours early
<b>( )</b>	Beginning/End of Six Weeks
<b>[ ]</b>	Beginning/End of Semester
<b>P</b>	Progress Reports
<b>RC</b>	Report Cards

Six Weeks/Semester Dates		
	Students	Teachers
1st Semester	85	95
2nd Semester	82	87
Total	167	182
Total Teacher Days Include 2 Comp Days		
August 12 - First Day of Classes		
1st Six Weeks - 32	Aug. 12 - Sept. 25	
2nd Six Weeks - 23	Sept. 28 - Oct. 30	
3rd Six Weeks - 30	Nov. 2 - Dec. 18	
4th Six Weeks - 26	Jan. 6 - Feb. 12	
5th Six Weeks - 27	Feb. 16 - April 1	
6th Six Weeks - 29	April 5 - May 14	

Dates At A Glance
August 12 - First Day of School
September 7 - Holiday - Labor Day
November 23-27 - Holiday - Thanksgiving Break
Dec. 3 - Early Release - Host Elementary UIL
Dec. 21-Jan. 5 - Holiday - Christmas Break
February 15 - Bad Weather Day
March 8-12 - Holiday - Spring Break
April 2- Holiday - Good Friday
April 23 - Bad Weather Day
May 14 - Last Day of School
May 17-28 - Flex Days, if needed
Graduation - TBD

# **Stephenville Independent School District Guidelines for Volunteers Stephenville, Texas**

All volunteers are required to submit to a criminal background check every school year. SISD reserves the right to refuse to allow any person to volunteer based on activities or behaviors that may cause a concern about the safety or education of the students of the district.

The following guidelines are applied to make decisions regarding applications for volunteer service. Please note that these are guidelines only. Extenuating circumstances may occur in which SISD personnel apply more stringent guidelines in making a decision regarding a person volunteering.

## **Volunteers for Day to Day Campus Activities**

Volunteers who wish to be involved on campus for routine daily activities such as making copies, assisting in classrooms with a teacher present, assisting with social events, etc., must meet the following criteria:

- No convictions or deferred prosecutions for any type of violence **within the past 10 years**
- No convictions or deferred prosecutions within the past 10 years for crimes involving drugs
- No convictions or deferred prosecutions for any type of sexual misconduct
- No convictions or deferred prosecutions for any crime against a child
- No convictions or deferred prosecutions for any crime involving theft **\*\*\* excluding theft by check**
- No felony convictions or deferred prosecutions of any type **within the past 10 years**

## **Volunteers for Field Trips or Other Off Campus Activities**

Volunteers who wish to be involved in off campus activities such as supervision of students on a single day field trip or extracurricular trip with other teachers and/or adults present must meet all of the above criteria and the following:

- No convictions or deferred prosecutions for driving under the influence within the past **5 years**

## **Volunteers for Overnight Trips**

Volunteers who wish to be involved in off campus activities that involve supervision of students for an overnight trip or for direct supervision of students for an extended period of time in which no other adult is present must meet all of the above criteria and the following:

- Not more than 3 convictions or deferred prosecutions for any type of offense
- No convictions or deferred prosecutions for driving under the influence **within the past 10 years**
- No convictions or deferred prosecutions for crimes involving drugs **within the past 10 years**

These guidelines are in place to maintain the highest standards of safety for all students of the Stephenville Independent School District at all times.

Board Approved 6-15-20



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## Fwd: Summer Strength and Conditioning

2 messages

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**JEROD WOMACK** <jerod.womack@sville.us>  
To: NORMA CERVETTO <norma.cervetto@sville.us>  
Cc: MATT UNDERWOOD <matt.underwood@sville.us>

Wed, Jun 3, 2020 at 5:31 PM

Norma,

Dr. Underwood wanted me to send this information to you about our plan for starting summer strength and conditioning.

Thanks,  
Coach Womack

Athletic Parents,

The UIL is allowing our student athletes to begin summer workouts on Monday June 8th. We look forward to having our athletes back with our coaches and their teammates. We have a plan in place that will ensure the safety of all involved in our summer workouts. Our coaches will be informing our athletes with the information they will need the next two days (Thursday and Friday) in regards to arriving, working out, and leaving. If your child does not get information about Monday please email me at [jerod.womack@sville.us](mailto:jerod.womack@sville.us) and I will make sure you get the information they need as they arrive on Monday morning the 8th. The workouts will be conducted at Henderson Jr. High with several groups working out at different times in the morning. Social distancing will be mandatory at all times from the time they arrive until they leave.

- No shared water will be available and we will be asking our athletes to bring their own water
- Please bring a water bottle that is easily identifiable with the athletes name on it
- Restrooms will be available with a one in one out model
- Masks will be available upon request (these will be issued to those that want them)
- Hand sanitizer will be available at all times during the workout
- Coaches will be sanitizing equipment throughout the workout
- If your child is sick in any way please have them stay at home
- Athletes will be required to fill out a health screening form each night before arrival
- Temperatures will be checked each day upon arrival to the workouts

We ask that you as parents help emphasize the importance of social distancing during this time. We also ask that if you are dropping your athlete off at the Jr. High that you do not get out of your vehicle.

Please review the two attachments with more details about our summer workouts.

Jerod Womack  
Stephenville ISD  
Athletic Director

65K

 **UIL Health Guidelines.pdf**  
38K

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**NORMA CERVETTO** <norma.cervetto@sville.us>  
To: **BRENDA RAMIREZ** <brenda.ramirez@sville.us>

Tue, Jun 9, 2020 at 10:15 AM

Just FYI

***Norma Cervetto***

Stephenville ISD  
254-968-7990 - office



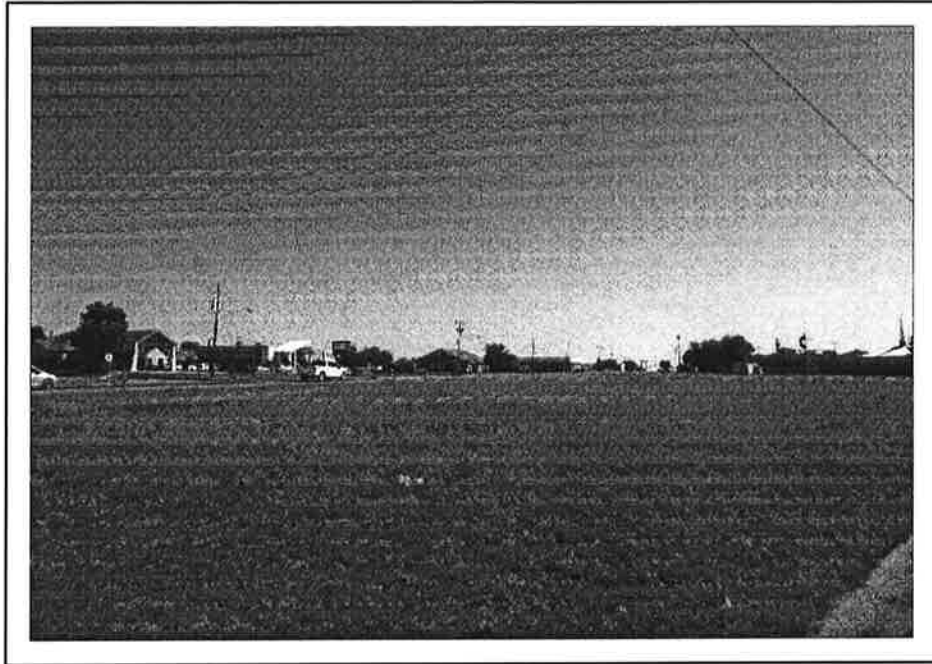
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**2 attachments**

 **SISD Strength and Conditioning Guidelines and Response Strategies.pdf**  
65K

 **UIL Health Guidelines.pdf**  
38K



**SUMMARY APPRAISAL REPORT**

OF THE REAL PROPERTY LOCATED AT

2675 Northwest Loop  
Stephenville, TX 76401

for

Stephenville Independent School District  
2655 Northwest Loop  
Stephenville, TX  
76401

as of

May 27, 2020

by

Kyle Everett  
PO Box 1331  
Stephenville, TX 76401

Everett Appraisal, Inc.

# Complete Appraisal Analysis - Appraisal Report

LAND APPRAISAL REPORT

File No. SISD/NWL oop2020

IDENTIFICATION	Borrower <u>Stephenville Independent School District</u> Census Tract <u>9504</u> Map Reference _____
	Property Address <u>2675 Northwest Loop</u>
	City <u>Stephenville</u> County <u>Erath</u> State <u>TX</u> Zip Code <u>76401</u>
	Legal Description <u>2.101 +/- acres in the William Motley Survey A-515</u>
	Sale Price <u>\$N/A</u> Date of Sale <u>N/A</u> Loan Term <u>N/A</u> yrs. Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD <input type="checkbox"/>
	Actual Real Estate Taxes <u>\$8,085.25 +/- '20(yr.)</u> Loan charges to be paid by seller <u>\$N/A</u> Other sales concessions <u>N/A</u>
	Lender/Client <u>Stephenville Independent School District</u> Address <u>2655 Northwest Loop, Stephenville, TX, 76401</u>
	Occupant <u>Vacant</u> Appraiser <u>Kyle Everett</u> Instructions to Appraiser <u>Fee Simple/Market Value</u>

NEIGHBORHOOD	Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Good Avg Fair Poor
	Built Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%	Employment Stability <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow	Convenience to Employment <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Convenience to Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Convenience to Schools <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Present Land Use _____ % 1 Family _____ % 2-4 Fam _____ % Apts. _____ % Condo <u>70</u> % Commercial	Recreational Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Change in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)	Adequacy of Utilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u>0-5</u> % Vacant	Property Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Single Family Price Range \$ <u>N/A</u> to \$ _____ Predominant Value \$ _____	Protection from Detrimental Conditions <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) Per Erath County Appraisal District, and for the purpose of this appraisal, the subject is a tract of land 91,520 +/- SF and is located in the 2600 Block of Northwest Loop in Stephenville, Texas. See Additional Comments...

SITE	Dimensions <u>Per Metes and Bounds (Erath CAD)</u> = <u>91,520 +/- SF</u> <input checked="" type="checkbox"/> Corner Lot
	Zoning Classification <u>R1/Single-Family Residential</u> Present improvements <input type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations
	Highest and best use: <input type="checkbox"/> Present use <input checked="" type="checkbox"/> Other (specify) <u>See Additional Comments...</u>
	Public <input checked="" type="checkbox"/> Other (Describe) _____
	Off Site Improvements: Street Access: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
	Surface <u>Asphalt</u> Maintenance: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
	Storm Sewer <input type="checkbox"/> Curb/Gutter <input type="checkbox"/> Street Lights <input type="checkbox"/>
	San. Sewer <input checked="" type="checkbox"/> Undergrnd Elect. & Tel. _____
	Topo <u>Level</u> Size <u>Average for Area</u> Shape <u>Irregular</u> View <u>Commercial/SISD/Church</u> Drainage <u>Adequate</u>
	Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) See Additional Comments...

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<u>2675 Northwest Loop, Stephenville, TX 76401</u>	<u>2800 Blk NW Loop/Fambrough, Stephenville, TX 76401</u>	<u>2800 Blk NW Loop/Allen, Stephenville, TX 76401</u>	<u>600 Block S Harbin/Bachus, Stephenville, TX 76401</u>
Proximity to Subj.		<u>0.27 Mile Southwest</u>	<u>0.28 Mile Southwest</u>	<u>1.41 Miles Southeast</u>
Sales Price	<u>\$ N/A</u>	<u>\$ 3.75</u>	<u>\$ 4.00</u>	<u>\$ 3.32</u>
Price		<u>\$ 261,360.00</u>	<u>\$ 604,612.00</u>	<u>\$ 1,000,000.00</u>
Data Source	<u>Obsrvtion 05/27/20</u>	<u>Doc. No. 2018-03287, DRECT</u>	<u>Doc. No. 2018-03293, DRECT</u>	<u>Doc. No. 2019-03495, DRECT</u>
Date of Sale and Time Adjustment	<u>N/A</u>	<u>06/12/2018</u>	<u>06/14/2018</u>	<u>06/21/2019</u>
Location	<u>NW Stephenville</u>	<u>NW Stephenville</u>	<u>NW Stephenville</u>	<u>S/Ctrl Stephenville</u>
Site/View	<u>Comm/SISD/Church</u>	<u>Comm/Vacant</u>	<u>Comm/Vacant</u>	<u>Comm/Vacant</u>
Site Area	<u>91,520 +/- SF</u>	<u>69,696 +/- SF</u>	<u>151,153 +/- SF</u>	<u>301,000 +/- SF</u> +0.50
Access	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>
Utility	<u>NW Loop/Overhill</u>	<u>NW Loop</u> +0.25	<u>NW Loop/Forest Rd</u>	<u>S. Harbin/Swan</u>
Zoning	<u>B1/B2</u>	<u>B1 NB/R2 1-2 Fam</u>	<u>B1 NB</u>	<u>I/Industrial</u>
Sales or Financing Concessions	<u>N/A</u>	<u>Conv/Bank F &amp; M Bank</u>	<u>Conv/Bank F &amp; M Bank</u>	<u>Cash to Seller</u>
Net Adj. (Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$	<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ <u>0.50</u>
Indicated Value of Subject		<u>Gross 6.7%</u> <u>Net 6.7%</u> \$ <u>4.00</u>	<u>Gross 0.0%</u> <u>Net 0.0%</u> \$ <u>4.00</u>	<u>Gross 15.1%</u> <u>Net 15.1%</u> \$ <u>4.32</u>

Comments on Market Data: See Additional Comments...

Comments and Conditions of Appraisal: Adjustments are entered on a per-SF basis. Primary considerations in estimating the market value for the subject are location, access/frontage, and utility/appeal. The indicated value of the hypothetically B1/B2-zoned subject property is rounded to \$4.00 per SF X 91,520 +/- SF = \$366,080.00, rounded to \$366,000.00. This considers a reasonable exposure time of 180 to 360 +/- days. See Additional Comments...

Final Reconciliation: See Additional Comments...

RECONCILIATION	I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <u>May 27</u> <u>2020</u> to be <u>\$366,000.00</u>
	Appraiser(s) <u>Kyle Everett</u> <input checked="" type="checkbox"/> View Appraiser (if applicable) <input type="checkbox"/> Did <input type="checkbox"/> Did Not Physically Inspect Property
	Signature _____ Date <u>05/29/2020</u>
	Name <u>Kyle Everett</u> State <u>TX</u> License <input checked="" type="checkbox"/> Certification # <u>1327253</u>
	Signature _____ Date _____
	Name _____ State _____ License _____ Certification # _____

ADDITIONAL COMMENTS					
Borrower or Owner	Stephenville Independent School District				
Property Address	2675 Northwest Loop				
City	Stephenville	County	Erath	State	TX
				Zip Code	76401
Lender or Client	Stephenville Independent School District				

### Scope of the Appraisal

The scope of the appraisal report is to perform a diligent observation of the property under appraisal in the pursuit of a value estimate as delineated and defined in this report. The scope includes the gathering, inspection and analyses of relevant and supportive data upon which the formulation of the value estimates are based. The general procedures for the development of estimates of value will conform to the Uniform Standards of Appraisal Practice as set forth by the Appraisal Standards Board of the Appraisal Foundation and the minimum standards set forth by OCC/FIRREA. This appraisal report is intended to form and state an opinion of fee simple market value and is presented in a summary format. Pursuant to this goal, the property rights appraised are those of fee simple ownership as of the effective date stated within the text of this report

The subject of this appraisal report is an existing 2.101 +/- acre/91,520 +/- SF tract of unimproved land that was physically observed by the signer of this report on May 27, 2020. The market area from which sales data was considered was the Stephenville competing market area. Land sales data recited herein range in time from June 2018 to June 2019. All market data utilized in this appraisal process has been analyzed in the market data section of this report and has been verified through various sources. It is noted that Texas is a non-disclosure state, i.e., the price paid in most instances is not a matter of public record. Every effort is made to verify the sales prices with the parties involved or with professionals handling the transaction. This information is considered reliable but not warranted.

In valuing the subject, I have evaluated and described the general area, neighborhood area, site, zoning and restrictions (when applicable) and improvement data (when applicable) impacting the subject in order to analyze the highest and best use of the site as if vacant and the highest and best use as improved. Also under the scope of the appraisal is the reporting and documentation of the collected data. This includes verifying comparable land sales and offerings, rental and improved sales (when applicable) in order to apply the three approaches to value in deriving at my opinion of market value of the appraised property. During my analyses of available data, the Cost and Income Approaches, respectively, were deemed to not be applicable to this appraisal. The subject tract is unimproved; the Cost Approach is not considered to be applicable to this appraisal. Land tracts similar to the subject property in Erath County/Central Texas are purchased for owner-occupancy. It is not economically feasible for such a property to be purchased with the intent of rental-based income production. Application of the Income Approach is not necessary to render a credible value result. The Income Approach is not considered to be applicable to this appraisal. Adequate recent land sales were available to render the Sales Comparison a reliable method of valuation for the subject. All weight/consideration is allocated to the Sales Comparison Approach in this appraisal.

### Legal

As the May 27, 2020 effective date of this appraisal, the subject property is owned by Oakdale United Methodist Non-Profit, a house of worship. With the current ownership of the subject by a house of worship, the property is constitutionally exempt from property taxes. In the event of a change in use, the property is/would be subject to taxes by the Stephenville Independent District at a rate of \$1.2729/hundred, City of Stephenville at a rate of \$0.47/hundred, Erath County/Road and Bridge at a rate of \$0.456/hundred, and Middle Trinity Water District at a rate of \$0.0094/hundred. Erath County Appraisal District currently has the subject real property assessed at \$366,130.00. At this current assessed value and current cumulative tax rate of \$2.2083/hundred, the estimated non-exempt real property tax liability for the current tax year of 2020 is \$8,085.25. This non-exempt real property tax liability recited is only an estimate based on information from Erath County Appraisal District and is subject to change. I recommend the property tax liability be confirmed by contacting Erath CAD at 254-965-5434.

### Neighborhood

Properties in this area of Stephenville are used mostly for commercial/retail, Stephenville Independent School District, single-family residential and a house of worship. Properties in the area are well-maintained.

### Site

I was not furnished a survey for this appraisal. Per Erath County Appraisal District account no. R22423 and an aerial plat obtained from NTREIS, the subject tract contains a total area of 91,520 +/- SF and is irregular +/- in shape. The attached aerial plat - obtained from NTREIS - is intended for illustrative purposes only and should not to be considered as a survey of the subject tract.

The subject tract fronts along the south right-of-way of Northwest Loop on the north side with 520 +/- linear feet and along the north right-of-way of Overhill Drive on the south side of the tract with 480 +/- LF. The tract is widest on the east side with 220 +/- LF and is most narrow on the west side with 44 +/- LF. The tract appears to have adequate size to accommodate front, side and rear yard requirements by the City of Stephenville for

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improved properties. A survey is recommended to ascertain the exact size/configuration of the subject tract. As a real estate appraiser I am not qualified to perform property surveys.

Overhill Drive is a two-lane/asphalt-surfaced city-maintained roadway that runs east-west from Garfield Street to Northwest Loop. Northwest Loop where the subject is located is a three-lane asphalt-surfaced state-maintained roadway that runs north/south east/west from US Highway 67-377 to FM 8. Overhill Drive is considered to be a connecting street; Northwest Loop is considered to be a major thoroughfare and a connecting street. Per latest data from TXDOT, in the 2500 - 2600 Block of Northwest Loop, average daily traffic flow is 10,839 +/- vehicles per day.

Per physical observation, the topography appears as level, entirely open hybrid native/coastal Bermuda grass. The tract has water, sewer and electric service along Northwest Loop - contained in the city right-of-way.

No adverse environmental conditions about the subject were observed. No known easements adversely affect the property. No adverse environmental conditions observed. According to First American Flood Mapping Services map no. 48143430D - November 16, 2011 - (see attached copy), the subject does not appear to be located in a designated flood zone area. This is considered to be reliable but is not warranted. As a real estate appraiser, I am not qualified to ascertain the presence, or relative lack thereof, of a designated or flood prone area.

Per City of Stephenville, the subject tract is currently zoned R1/Single-Family Residential, which limits use of the tract to single-family home site application. In my opinion, based on the degree of vehicle flow along Northwest Loop, the nature of the properties in the immediate area of the subject, the highest and best of the land use would not be single-family residential. There are several other existing/developed residential neighborhoods with R1 zoning that have adequate unimproved lot/tract inventory that would complete with the subject for lot/tract absorption and/or development. These other local neighborhoods/subdivisions have less traffic flow/vehicle exposure than the subject's 2600 Block of Northwest Loop, and offer more attractive building sites that conform with surrounding single-family properties. Excluding DT and B3 - which allow a mixed use of commercial and residential - there are five other zoning classifications, respectively, in Stephenville that allow residential applications: R1.5/Single-Family 6,000, R2/One and Two Family, R3/Multiple-Family, RE/Single-Family 1 Acre and PD/Planned Development. R2 and R1 are similar in regard to other areas offering more attractive SFR building sites. Though an R3/Multiple-Family zoning would allow a single-family, Two to Four-Family and/or multiple-family/apartment use, R3-zoned tracts in Stephenville are predominantly used for or intended to be used for apartment complex development to accommodate the demand for off-campus housing for students enrolled at the Stephenville campus of Tarleton State University. At the present time (2Q/2020), this demand is satisfied with an adequate number of apartment complexes and an adequate number of available units. In my opinion, there is no present need or demand for apartment units in the Stephenville market area. RE/Single-Family 1 Acre is unlikely, as the configuration/physical constraints of the subject tract preclude a development that could conform with the minimum front, side and rear yard requirements of the RE ordinance. PD is similar to R1 and R2 regarding other existing subdivisions with more desirous location and neighborhood composition.

In my opinion, the highest and best use of the subject is non-industrial/commercial-use, either some type of office or retail use. In order to support a legal, conforming use, it would be necessary to obtain one of the eight non-residential zoning classifications: B1/Neighborhood Business, B2/Retail and Commercial Business, B3/Central Business, DT/Downtown, B4/Private Club, B5/Restaurant/Alcohol, I/Industrial zoning or AG/Agricultural-Use classification. Of these eight respective non-residential zoning categories, respectively, provided the requisite steps to obtain a zoning change are applied and a change in zoning is granted, in my opinion the most likely change would be to B1/Neighborhood Business and/or to B2/Retail and Commercial Use. A change to B3/Central Business and/or DT/Downtown is unlikely, as this zoning is relegated to properties near the Stephenville Downtown Square and adjoining neighborhoods. A change to B4/Private Club and/or B5/Restaurant-Alcohol, respectively, require minimum distances from public schools and/or houses of worship. This minimum distance requirement would be precluded by the proximity of Stephenville High School (one block south) and Oakdale Methodist Church (contiguous property east). Though I/Industrial zoning allows an office and/or retail use, I/Industrial zoning is unnecessary and unlikely to be acquiesced by adjoining and immediate area property owners, which is a requirement receiving a change in zoning in Stephenville. AG/Agricultural allows for office and/or retail uses, but similar to I/Industrial, is also unnecessary.

The tract contiguous the subject is zoned R1, but is developed with an existing house of worship and owned and occupied by Oakdale United Methodist Non-Profit, the owner of the subject tract. North across Northwest Loop is Tanglewood Northwest Addition. Improved properties along Northwest Loop are all commercial/retail/office-use nursing home (Senior Care Center) and are mostly zoned B2, with some having B1 zoning. Further north TWNW becomes single-family with R1 zoning. On the south side of Northwest Loop is

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the afore-mentioned Oakdale Methodist Church with R1, further northeast along Northwest Loop and Overhill Drive is SISD office property with CTS/City-Tarleton-School zoning, followed by Dr. Greg Hubbard/orthodontist office B1. Contiguous Hubbard is some single-family dwellings (all R1) in the 1200 Block of North Dale Avenue. To the south across Overhill Drive is essentially all Stephenville ISD property (CTS). Further west/southwest along Northwest Loop is Brittain Circle Addition - all R1. Contiguous BCA west/southwest, property use and zoning reverts to B2. Further west/southwest on the north/northwest side of Northwest Loop property use and zoning reverts to R1.

In summation, the highest and best use of the subject property would be a legally-developed improved tract with some type of office and/or mixed office-retail use. Considering the scope of the surrounding neighborhood, a change to B1 and/or B2 would be necessary. This appraisal will utilize a **hypothetical condition** that the subject was already zoned B1/Neighborhood Business and/or B2/Retail and Commercial Business.

The *Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition* defines **hypothetical condition** as:

1. A condition that is presumed to be true when it is known to be false (SVP), and
2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

This appraisal will also utilize the **extraordinary assumption** that a zoning change from the current R1/Residential to B1 and/or B2 can be obtained.

The *Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition* defines **extraordinary assumption** as "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis".

If this assumption about the zoning change from R1 to B1 and/or B2 is false, my conclusion(s) could be altered.

#### Comments on Market Data

Sale no. one is an unimproved land tract located 0.27 +/- mile southwest of the subject on the north side of the 2800 Block of Northwest Loop. A paired-analysis of sale no. this sale and sale no. two indicates that an adjustment for the one-road frontage/access of this sale versus the two-road access frontage of the subject is warranted. In this instance, the indicated difference is 6.25% - \$3.75/\$4.00, rounded to \$0.25/SF. Sale no. two, with two-road access/frontage on Northwest Loop and Forest Road, is contiguous sale no. one on the west side. Since sale no. two is larger than sale no. one and sold for a higher amount per SF, an adjustment for size difference is not considered warranted. The indicated primary difference is the two road access of sale two versus the one-road access of sale no. one. Considered to be similar to the subject for appeal, utility and size. Zoned B1/Neighborhood Business and R2 One to Two-Family at time of sale. Per officials familiar with this transaction, this sale was not listed on NTREIS/MLS but was exposed to the market for "approximately 12 months" with an initial list price of \$4.25/SF Mineral rights retention/transfer, if any, not disclosed.

Sale no. two is an unimproved land tract located 0.28 +/- mile southwest of the subject on the north side of the 2800 Block of Northwest Loop. This sale is contiguous sale no. one on the west side. This tract has two-road access on Northwest Loop on the south side and Forest Road on the west side. A paired-analysis of sale no. this sale and sale no. one indicates that this sale - with two-road frontage/access is similar to the subject's two-road access/frontage. Considered to be similar to the subject for appeal, utility and size. Zoned B1/Neighborhood Business at time of sale. Per officials familiar with this transaction, this sale was not listed on NTREIS/MLS but was exposed to the market for "approximately 12 months" with an initial list price of \$4.50/SF Mineral rights retention/transfer, if any, not disclosed.

Sale no. three is located 1.41 +/- miles southeast of the subject on South Harbin Drive and West Swan Street. Considered to be similar to the subject for appeal and utility. In this instance, due this sale being three times as large as the subject, an adjustment of 15.0%, or \$0.50/SF (rounded) is considered warranted for size. Zoned I/Industrial at time of sale. Per seller James Bachus, this sale was not listed on NTREIS/MLS but was exposed to the market for "approximately six months" with an initial list price of \$3.50/SF Mineral rights retention/transfer, if any, not disclosed.

The Stephenville commercial land tract market is generally stable, with very limited numbers of reported sales activity. The three respective sales recited in this appraisal report are the most recent arm's-length sale

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transactions of unimproved land tract in excess of 1.0 +/- acre with commercial-use suitability and located within the Stephenville City Limits.

The respective sales range in time from April 2019 to October 2019, range in size from 10.0 to 25.563 +/- acres, and had an average DOM/exposure time of 300 +/- days. Selling prices range from \$3.32/SF acre to \$4.00/SF acre, with an unadjusted mean price of \$3.69/SF and an unadjusted median price of \$3.75/SF. Adjusted values range from \$4.00/SF to \$4.32/SF, with an indicated mean value of \$4.11/SF and an indicated median value of \$4.16/SF.

Though all three respective sales are considered to be reflective of current (2Q/2020) Stephenville-area market conditions for tracts similar to the subject for size, potential commercial utility/application and appeal, due to proximity, more weight/consideration is allocated to sale no. one and sale no. two, respectively. In this analysis, a final, weighted indication of value for the subject, based on the hypothetical condition that the current R1 zoning has been changed to B1 and/or B2 zoning, and the extraordinary assumption that the zoning change will be allowed, is rounded to \$4.00/SF:

$91,520 \text{ +/- SF} \times \$4.00 = \$366,080.00$ , rounded to \$366,000.00. At this indicated value, based on the indicated 300 +/- DOM average of the three respective sales recited in this appraisal of the subject, with more weight/consideration allocated to sales no. one and two, respectively, a reasonable exposure time for the subject is considered to be 360 +/- days/12 +/- months.

The subject property is being appraised based on typical mineral ownership for the area. Mineral rights owned by the surface owner are considered superior since this allows the surface owner control or at least some control over the drilling activity on their surface ownership. There is natural gas and petroleum activity in some areas of Erath County. Though not warranted, there does not appear to be any natural gas or oil well pad sites on the subject property. A majority of mineral rights/interests in Erath County were procured many years ago and have become less influential to real property sale transactions over the years. In some instances, mineral rights still have the potential to influence sale prices and/or value. Therefore, an effort to determine the amount of minerals that convey with each of the respective sales was made. It is difficult to determine the exact amount of minerals that convey, as most of the time it is stated to be a "portion of the minerals owned". It is therefore concluded that most of the sales included in the analyses involved little to no mineral rights transfer and/or retention.

#### Comments and Conditions of Appraisal

The opinion of market value for the subject property stated in this appraisal report is based on the **hypothetical condition** that the subject was already zoned B1/Neighborhood Business and/or B2/Retail and Commercial Business. This appraisal will also utilize the **extraordinary assumption** that a zoning change from the current R1/Residential to B1 and/or B2 can be obtained. If this assumption is false, my conclusion(s) could be altered.

There have been no recorded transfers of the subject in the three-year period preceding the effective date of this appraisal. There were no other recorded transfers of the respective comparable sales in the three-year period preceding the effective date(s) of sale recited in this appraisal. I researched the subject for all sales in the past 36 months and all listings for the past 12 months. All known sales and listings of the subject and comparable sales are stated herein.

**INTENDED USE OF APPRAISAL:** The Intended User of this appraisal report is Stephenville Independent School District. The Intended Use is to evaluate the property that is the subject of this appraisal for asset management and/or disposition purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. **No additional Intended Use(s) or User(s) are identified herein.**

The recent outbreak of the Coronavirus (COVID-19), declared by the World Health Organization as a Global Pandemic on March 11, 2020, has now affected both national and international financial markets, causing dramatic unpredictable market volatility on Wall Street. This crisis is now resulting in government intervention. As such, the future outcome of the current local economic situation as well as economic conditions abroad make the local real estate market's performance difficult to gauge and project. It is noted that values and incomes may change more rapidly than during normal market conditions and our valuation is based on information available at the time of analysis. It is recommended that the subject property is valued frequently. However, local and regional lending institutions appear to remain active within the subject's Stephenville market area for specific projects. Therefore, I specifically assume that the financial markets will continue to function in a competitive efficient fashion. Further, I cannot be held responsible for unforeseeable events that alter market conditions.

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**Final Reconciliation**

The subject is unimproved; the Cost Approach is not considered to be applicable to this appraisal. Land tracts similar to the subject property in Stephenville are purchased for owner-occupancy or owner-development. It is not economically feasible for such a property to be purchased with the intent of rental-based income production. Application of the Income Approach is not necessary to render a credible valuation result. The Income Approach is not considered to be applicable to this appraisal. In this appraisal, all weight/consideration is allocated to the Sales Comparison Approach.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concessions but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

#### STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. The separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:


1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** 2675 Northwest Loop, Stephenville, TX 76401

**APPRAISER:**

**SUPERVISORY APPRAISER** (only if required):

Signature:   
 Name: Kyle Everett  
 Date Signed: May 29, 2020  
 State Certification #: 1327253  
 or State License #: \_\_\_\_\_  
 State: TX  
 Expiration Date of Certification or License: 01/31/2021

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: 1327253-G  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Did  Did Not Inspect Property

**USPAP Compliance Addendum**

File No. SISD/NWLoop2020

Borrower/Client Stephenville Independent School District  
 Property Address 2675 Northwest Loop  
 City Stephenville County Erath State TX Zip Code 76401  
 Lender Stephenville Independent School District

**This report was prepared under the following USPAP reporting option:**

- Appraisal Report** This report was prepared in accordance with USPAP Standards Rule 2-2(a).  
 **Restricted Appraisal Report** This report was prepared in accordance with USPAP Standards Rule 2-2(b).

**Reasonable Exposure Time**

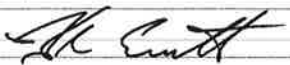
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 360 +/- days

**Additional Certifications**

- I have **NOT** performed services, as an appraiser or in any other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.  
 I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

**Additional Comments**

No one provided significant real property assistance to the person signing this report.

Signature   
 Name Kyle Everett  
 Date of Signature May 29, 2020  
 State Certification # 1327253  
 or State License # \_\_\_\_\_  
 State TX  
 Expiration Date of Certification or License 01/31/2021  
 Effective Date of Appraisal May 27, 2020

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_  
 Supervisory Appraiser Inspection of Subject Property:

55 Did Not  Exterior-only from Street  Interior and Exterior

Map Google Street View

Click any parcel for parcel details.





**PHOTOGRAPH ADDENDUM**

Borrower or Owner Stephenville Independent School District  
Property Address 2675 Northwest Loop  
City Stephenville County Erath State TX Zip Code 76401  
Client Stephenville Independent School District



2675 Northwest Loop  
Overall View of Subject Looking Northwest



2675 Northwest Loop  
Overall View of Subject Looking Northeast



2675 Northwest Loop  
Overall View of Subject Looking East

**PHOTOGRAPH ADDENDUM**

Borrower or Owner	Stephenville Independent School District						
Property Address	2675 Northwest Loop						
City	Stephenville	County	Erath	State	TX	Zip Code	76401
Client	Stephenville Independent School District						



2675 Northwest Loop  
Overall View of Subject Looking Southwest



2675 Northwest Loop  
Overall View of Area/Street Scene on Northwest Loop Looking Northeast



2675 Northwest Loop  
Overall View of Area/Street Scene on Overhill Drive Looking East

**PHOTOGRAPH ADDENDUM**

Borrower or Owner **Stephenville Independent School District**  
 Property Address **2675 Northwest Loop**  
 City **Stephenville** County **Erath** State **TX** Zip Code **76401**  
 Client **Stephenville Independent School District**



**COMPARABLE #1**

2800 Blk NW Loop/Fambrough  
 Stephenville, TX 76401

Price/Acre \$3.75  
 Price 261,360.00  
 Date 06/12/2018

Site Area 69,696 +/- SF

Value Indication \$4.00



**COMPARABLE #2**

2800 Blk NW Loop/Allen  
 Stephenville, TX 76401

Price/Acre \$4.00  
 Price 604,612.00  
 Date 06/14/2018

Site Area 151,153 +/- SF

Value Indication \$4.00



**COMPARABLE #3**

600 Block S Harbin/Bachus  
 Stephenville, TX 76401

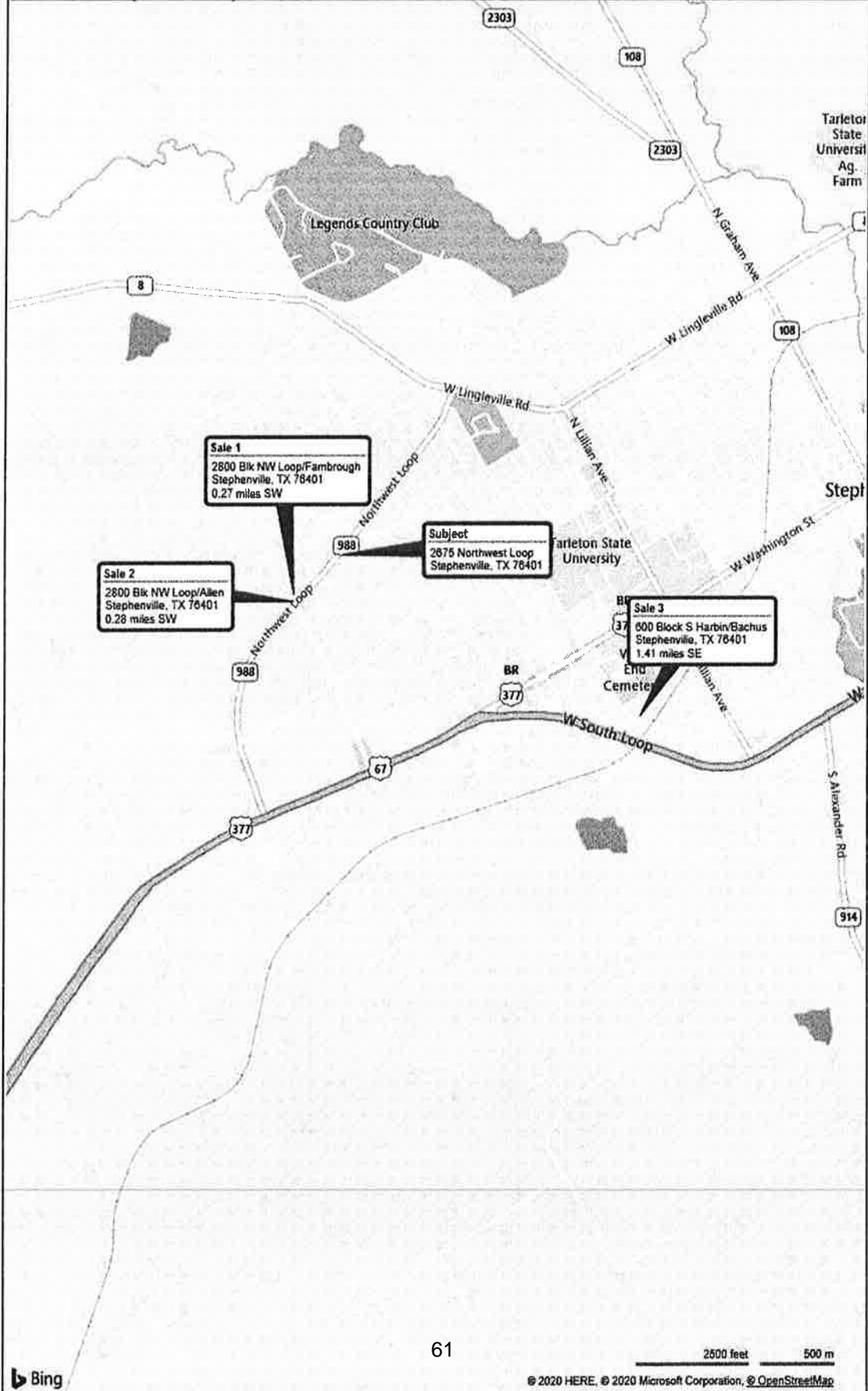
Price/Acre \$3.32  
 Price 1,000,000.00  
 Date 06/21/2019

Site Area 301,000 +/- SF

Value Indication \$4.32

### LOCATION MAP

Borrower or Owner	Stephenville Independent School District		
Property Address	2675 Northwest Loop		
City	Stephenville	County	Erath State TX Zip Code 76401
Client	Stephenville Independent School District		



## QUALIFICATIONS OF KYLE EVERETT

**EDUCATION:** Graduated from the University of Texas, Arlington, Bachelor of Arts, Journalism, 1990; Uniform Standards of Professional Appraisal Practice, Greater Dallas Association of Realtors, Dallas, 1991; Principles of Real Estate, Tarleton State University, 1992; Real Estate Marketing, Tarleton State University, 1992; Appraisal Principals I110, Appraisal Institute, Austin, 1993; Appraisal Procedures I120, Albuquerque, NM, 1994; Real Estate Law-Contracts 0322, Real Estate Training Institute, Fort Worth, 1995; Real Estate Appraisal 0211, Real Estate Training Institute, Fort Worth, 1996; Uniform Standards of Professional Appraisal Practice, Appraisal Institute, Austin, 1996; Techniques of Income Property Appraisal/Appraisal III-0231, Texas A&M University-Commerce, 1998; Uniform Standards of Professional Appraisal Practice, Hardin-Simmons University, Houston, 1998; Real Estate Law of Agency, Hardin-Simmons University, Houston, 2000; Standards of Professional Appraisal Practice, Baylor University, Waco, Texas, 2000; Residential Appraisal 0221, Appraisal Institute/Lon Morris College, 2001; Uniform Standards of Professional Appraisal Practice 430 C, Appraisal Institute, Ft. Worth, 2002; Appraisal Overview 0200, Baylor University, 2002; Uniform Residential Appraisal Report 2101, Texas A&M University, Commerce, 2004; Uniform Standards of Professional Appraisal Practice, Foundation of Real Estate Appraisers, 2004. Universal Standards of Professional Appraisal Practice, Appraisal Institute, Dallas, 2006; Scope of Work, Appraisal Institute, Chicago, 2006; Advanced Issues in Real Estate Appraisal, Foundation of Real Estate Appraisers, 2006; Uniform Standards of Professional Appraisal Practice Appraisal Institute, Chicago, 2008; Residential Report Writing, McKissock School of Real Estate, 2008; Mortgage Fraud: Protect Yourself, McKissock School of Real Estate, 2008. Uniform Standards of Professional Appraisal Practice, Champions School of Real Estate, 2010; Introduction to Expert Witness Testimony, McKissock School of Real Estate, 2010; Current Issues in Appraisal, McKissock School of Real Estate, 2010; Appraising FHA Today, McKissock School of Real Estate, 2010, The Uniform Appraisal Dataset, Appraisal Institute, Dallas, 2011, Uniform Standards of Professional Appraisal Practice, McKissock School of Real Estate, 2012. Uniform Standards of Professional Appraisal Practice, Columbia Institute, 2014. Supervisor-Trainee Course for Texas, McKissock School of Real Estate, 2014; Essential Elements of Disclosure, McKissock School of Real Estate, 2015, Uniform Standards of Professional Appraisal Practice, Appraisal Institute, 2016. . The New FHA Handbook 4000.1, 2016. Divorce and Estate Appraisals - Essentials of Non-Lender Work, 2016. The Nuts and Bolts of Green Building Appraisal, 2017. Appraisal of Owner-Occupied Commercial Properties, 2017. Uniform Standards of Professional Appraisal Practice, Appraisal Institute, 2018. Uniform Appraisal Standards for Federal Land Acquisitions – Yellow Book Course, McKissock School of Real Estate, 2018; Land and Site Valuation, McKissock School of Real Estate, 2018; Rural Valuation Basics, Appraisal Institute, Dallas, 2019.

**PROFESSIONAL CERTIFICATION:** Texas State Certified General Real Estate Appraiser, No. TX-1327253-G, originally issued January 22, 1997, reissued January 11, 2019, expires January 31, 2021.

**EXPERIENCE:** Assisting in and performing appraisals of Residential, Commercial, and Farm/Ranch Properties in the State of Texas since February, 1989. Employed by Everett Appraisal in Stephenville 1989 – 1997. Owner/Proprietor of Kyle Everett Appraisal Services/Everett Appraisal, Inc. 1997-present.

**PARTIAL LIST OF CLIENTS:** First Financial Bankshares, Inc. InterBank; AgTexas, FCS, Capital Farm Credit, ACA, Lone Star Ag Credit, TexasBank, Stephenville/Brownwood; Heritage Land Bank, Tyler, TX; Members Trust of the Southwest, FCU, Stephenville/Houston; Jim Elliott/Coan and Elliott Law Firm, Stephenville; Graham Savings and Loan, Graham, TX; Farmers and Merchants Bank, De Leon, TX; Honorable Judge Jason Cashon, 266<sup>th</sup> District Court, Texas; The Allen Law Firm, Stephenville, Citizens National Bank, Brownwood, TX; Boucher, Morgan, and Young, LLP, Stephenville, First National Bank of Paducah, Texas; City of Stephenville, First National Bank, Dublin, TX, Fraser, Wilson and Bryan Law Firm, Stephenville; Bancorp Southwest, Tupelo, MS; Texas A&M University System, College Station, TX.

You may wish to laminate the pocket identification card to preserve it.

GREGORY KYLE EVERETT  
660 S SIXTH ST  
STEPHENVILLE, TX 76401

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board  
P.O. Box 12188  
Austin, Tx 78711-2188  
www.talcb.texas.gov  
(512) 936-3001  
Fax:(512) 936-3899

**Texas Appraiser Licensing and Certification Board**  
P.O. Box 12188 Austin, Texas 78711-2188  
**Certified General Real Estate Appraiser**

Number#: **TX 1327253 G**

Issued: **01/11/2019**

Expires: **01/31/2021**

Appraiser: **GREGORY KYLE EVERETT**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.

  
Douglas E. Oldmixon  
Commissioner

**Texas Appraiser Licensing and Certification Board**

P.O. Box 12188 Austin, Texas 78711-2188

**Certified General Real Estate Appraiser**

Number: **TX 1327253 G**


Issued: **01/11/2019**

Expires: **01/31/2021**

Appraiser: **GREGORY KYLE EVERETT**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.

  
Douglas E. Oldmixon  
Commissioner

Report Status: Submitted		FORMULA		Report ID: 0026440339210001	
		Organization: STEPHENVILLE ISD		County District: 072903	
		Campus/Site: N/A		ESC Region: 11	
		SAS#: ESSAAA20		Vendor ID: 1756002517	
2019-2020 ESSA Consolidated Federal Grant Application					
PR6000					
PR6000 - Gun-Free Schools District Report					
				Amendment #	Version #
				00	01
LEA Report					<a href="#">Help</a>
1.	Will the LEA request any federal funds in 2020-2021 for any of the programs authorized by the Elementary and Secondary Education Act of 1965 (ESEA) as amended by the Every Student Succeeds Act (ESSA)? (This includes any program in the ESSA Consolidated, School Improvement, and Rural and Low-Income Schools grant applications).				j <sub>n</sub> Yes   j <sub>n</sub> No
2.	Were any students found to have brought a firearm (as defined by Title 18 U.S.C., Section 921) to school? Include students even if expulsion was shortened or no penalty was imposed.				j <sub>n</sub> Yes   j <sub>n</sub> No
Additional LEA Data (optional)					1000 of 1000
Primary Contact					
				Select Contact: <input type="text" value="Select One"/> or	<input type="button" value="Add New Contact"/>
First Name		Initial	Last Name	Title	
Kathryn			Hampton	Executive Director of HR and SS	
Telephone	Ext.	E-mail			
254-968-7990		kathy.hampton@sville.us			
I hereby certify that the information contained in this report is, to the best of my knowledge, correct and that the local education agency named above has authorized me as its representative to submit this data. I further certify that reported program activities were conducted in accordance with all applicable Federal and State laws and regulations, application guidelines and instructions, the Provisions and Assurances, Debarment and Suspension, Lobbying Requirements, Special Provisions and Assurances, and the schedules of the approved application for funding.					
Authorized Official					
				Select Contact: <input type="text" value="Select One"/> or	<input type="button" value="Add New Contact"/>
First Name		Initial	Last Name	Title	
Kathryn			Hampton	Executive Director of HR and SS	
Telephone	Ext.	E-mail			
254-968-7990		kathy.hampton@sville.us			
Submitter Information					
First Name		Last Name		Approval ID	Submit Date and Time
Kathryn		Hampton		kathryn.hampton	6/9/2020 2:55:10 PM
Only the legally responsible party may submit this report.					<input type="button" value="Certify and Submit"/>

2020-2021 TRS Active Care Monthly Payroll Deductions			
<b>PPO</b>	<b>ActiveCare Primary (NEW!)</b>		
	<b>NEW</b>		<b>2020-21</b>
Employee Only			\$ 136.00
Employee & Spouse			\$ 839.00
Employee & Child(ren)			\$ 445.00
Employee & Family			\$ 1,051.00
<b>PPO</b>	<b>ActiveCare HD (formerly 1-HD)</b>		
	<b>2019-20</b>	<b>Increase</b>	<b>2020-21</b>
Employee Only	\$ 128.00	\$ 19.00	\$ 147.00
Employee & Spouse	\$ 816.00	\$ 54.00	\$ 870.00
Employee & Child(ren)	\$ 472.00	\$ (7.00)	\$ 465.00
Employee & Family	\$ 1,165.00	\$ (77.00)	\$ 1,088.00
<b>PPO</b>	<b>ActiveCare Primary + (formerly Select)</b>		
	<b>2019-20</b>	<b>Increase</b>	<b>2020-21</b>
Employee Only	\$ 306.00	\$ (42.00)	\$ 264.00
Employee & Spouse	\$ 1,117.00	\$ (103.00)	\$ 1,014.00
Employee & Child(ren)	\$ 652.00	\$ (68.00)	\$ 584.00
Employee & Family	\$ 1,468.00	\$ (130.00)	\$ 1,338.00
<b>PPO</b>	<b>ActiveCare 2</b>		
	<b>2019-20</b>	<b>Increase</b>	<b>2020-21</b>
Employee Only	\$ 602.00	\$ 85.00	\$ 687.00
Employee & Spouse	\$ 1,770.00	\$ 202.00	\$ 1,972.00
Employee & Child(ren)	\$ 1,017.00	\$ 126.00	\$ 1,143.00
Employee & Family	\$ 2,139.00	\$ 238.00	\$ 2,377.00
<b>HMO</b>	<b>Scott &amp; White</b>		
	<b>2019-20</b>	<b>Increase</b>	<b>2020-21</b>
Employee Only	\$ 308.54	\$ (7.44)	\$ 301.10
Employee & Spouse	\$ 1,056.58	\$ 75.48	\$ 1,132.06
Employee & Child(ren)	\$ 626.76	\$ 6.74	\$ 633.50
Employee & Family	\$ 1,207.28	\$ 21.28	\$ 1,228.56
Updated 5/27/20			

June 9, 2020


**CERTIFICATE WITH RESPECT TO ARBITRAGE**

**THE STATE OF TEXAS:  
TEXAS EDUCATION AGENCY:**

The Texas Education Agency hereby certifies with respect to the issuance by Stephenville Independent School District (the "District") of the Unlimited Tax Refunding Bonds, Taxable Series 2020, dated June 1, 2020, in the principal amount of \$13,975,000.00 (the "Bonds") as follows:

1. The Permanent School Fund (the "Fund") created by Article 7, Section 5 of the Texas Constitution is a perpetual state trust fund authorized for the benefit of the public schools of the State of Texas.
2. The Bonds are guaranteed, pursuant to Article 7, Section 5 of the Texas Constitution and Section 45.051, et seq., of the Texas Education Code, by the corpus of the Fund.
3. The Fund has satisfied each of the factual requirements of paragraphs (d)(1)(i) through (d)(1)(iii) of Section 1.148-11(d)(1) of the Treasury Regulations on and after August 16, 1986.
4. Based upon the unaudited records of the Texas Education Agency and the General Land Office, the outstanding amount of the bonds guaranteed by the Fund on the sale date of the bonds did not exceed 500 percent of the total cost of the assets held by the Fund on December 16, 2009.
5. If the Bonds are defeased, the Fund guarantee shall be withdrawn in its entirety.

TEXAS EDUCATION AGENCY

By  Leo Lopez

Associate Commissioner School Finance/Chief School Finance Officer

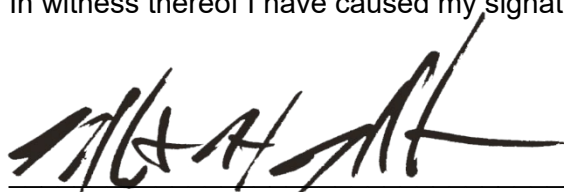
June 9, 2020

PSF CERTIFICATE

Under the authority granted by Article 7, Section 5 of the Texas Constitution and Subchapter C of Chapter 45 of the Texas Education Code, the payment, when due, of the principal of and interest on the issuance by the Stephenville Independent School District of its Unlimited Tax Refunding Bonds, Taxable Series 2020, dated June 1, 2020, in the principal amount of \$13,975,000.00 is guaranteed by the corpus of the Permanent School Fund of the State pursuant to the bond guarantee program administered by the Texas Education Agency. This guarantee shall be removed in its entirety upon defeasance of such bonds.

[Reference is hereby made to the continuing disclosure agreement of the Texas Education Agency, set forth in Section I of the Agency's Investment Procedure Manual and the Agency's commitment letter for the guarantee. Such disclosure agreement has been made with respect to the bond guarantee program, in accordance with Rule 15c2-12 of the United States Securities and Exchange Commission, for the benefit of the holders and beneficial owners of the bonds.]\*

In witness thereof I have caused my signature to be placed in facsimile on this bond.



---

Mike Morath  
Commissioner of Education

This statement authorizes the use of my signature to be placed in facsimile on the above bonds.

\*The bracketed paragraph should be omitted from bond issues which aggregate less than \$1,000,000, as such offerings are totally exempted from Rule 15c2-12.



**Joshua M. McLaughlin**  
 Managing Director  
 Phone: (214) 576-0878  
 Facsimile: (214) 576-0890  
[jmclaughlin@bokf.com](mailto:jmclaughlin@bokf.com)

June 4, 2020

Dr. Matt Underwood  
 Superintendent of Schools  
 Stephenville Independent School District  
 2655 West Overhill Drive  
 Stephenville, Texas 76401

Ms. Teri Hodges  
 Executive Director of Finance and Operations / CFO  
 Stephenville Independent School District  
 2655 West Overhill Drive  
 Stephenville, Texas 76401

**Re: Final Results – 2020 Refunding Program**

Dear Dr. Underwood and Ms. Hodges:

**Introduction**

On Thursday, June 4, 2020, Stephenville Independent School District (“SISD” or the “District”) sold its Unlimited Tax Refunding Bonds, Taxable Series 2020 (the “Series 2020 Refunding Bonds”) to refund its existing Unlimited Tax School Building Bonds, Series 2012-B (the “Series 2012-B Bonds”) at a lower interest rate. This memorandum summarizes the results of the District’s 2020 Refunding Program and, in particular, the savings realized for its taxpayers.

**Summary of Savings – 2020 Refunding Program**

At its March 16, 2020 meeting, the Board of Trustees adopted a “Parameters Bond Order” authorizing the sale of the Series 2020 Refunding Bonds if certain parameters were met. Based upon the favorable bond market conditions, each parameter was met, the interest rate on the District’s bonds was successfully reduced from 4.74% to 2.25% and SISD’s actual savings totaled **\$2,865,848** (net of all costs) – Which is \$230,204 higher than the savings presented to the Board of Trustees at its March 16, 2020 meeting.

Based upon the successful result of the 2020 Refunding Program, Stephenville ISD’s prior refunding programs have generated a collective savings of \$4,276,241 for District taxpayers (see table below)!

<b>Summary of District’s Savings From Refunding Programs</b>			
<b>Issue</b>	<b>Series Refunded</b>	<b>Principal Amount Refunded</b>	<b>Total Savings</b>
Unlimited Tax Refunding Bonds, Series 2005	1997	\$ 8,265,000	\$ 783,108
Unlimited Tax Refunding Bonds, Series 2011	2005	7,740,000	627,285
Unlimited Tax Refunding Bonds, Taxable Series 2020	2012-B	13,975,000	2,865,848
<b>Totals</b>	---	<b>\$ 29,980,000</b>	<b>\$ 4,276,241</b>

**Summary of Annual Savings – 2020 Refunding Program**

The District’s savings are summarized within the table below.

<b>2020 Refunding Program – Actual Savings</b>					
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
<b>Fiscal Year</b>	<b>Existing Bond Payments</b>	<b>Less: Bond Payments – Series 2012-B Bonds to be Refunded</b>	<b>Plus: Bond Payments – Series 2020 Refunding Bonds</b>	<b>Bond Payments – After Refunding Program</b>	<b>Savings<sup>(A)</sup> (Col. B – E)</b>
2019/20	\$ 5,080,250	\$ 325,025	\$ 324,658	\$ 5,079,883	\$ 367
2020/21	5,213,250	650,050	513,789	5,076,989	136,261
2021/22	5,342,225	650,050	508,789	5,200,964	141,261
2022/23	5,475,775	1,179,250	1,006,289	5,302,814	172,961
2023/24	5,608,300	1,182,150	1,011,289	5,437,439	170,861
2024/25	5,607,675	1,179,150	1,005,914	5,434,439	173,236
2025/26	5,608,725	1,182,075	1,009,289	5,435,939	172,786
2026/27	5,610,850	1,180,575	1,006,039	5,436,314	174,536
2027/28	5,611,600	1,177,575	1,006,164	5,440,189	171,411
2028/29	5,611,300	1,177,950	1,004,539	5,437,889	173,411
2029/30	5,610,600	1,181,450	1,010,914	5,440,064	170,536
2030/31	5,611,125	1,181,000	1,008,159	5,438,284	172,841
2031/32	5,499,056	1,187,150	1,016,736	5,328,642	170,414
2032/33	5,387,613	1,652,000	1,479,081	5,214,694	172,919
2033/34	5,384,588	1,649,375	1,474,577	5,209,790	174,798
2034/35	5,384,088	1,648,375	1,477,699	5,213,412	170,676
2035/36	5,382,775	1,648,750	1,474,017	5,208,042	174,733
2036/37	5,385,034	1,650,250	1,478,411	5,213,194	171,839
2037/38	5,385,230	---	---	5,385,230	---
2038/39	5,383,565	---	---	5,383,565	---
2039/40	5,385,400	---	---	5,385,400	---
2040/41	5,385,900	---	---	5,385,900	---
2041/42	1,698,300	---	---	1,698,300	---
<b>Totals</b>	<b>\$ 121,653,223</b>	<b>\$ 21,682,200</b>	<b>\$ 18,816,352</b>	<b>\$ 118,787,374</b>	<b>\$ 2,865,848</b>

<sup>(A)</sup> At this time, the District receives approximately \$180,000 for each 1-cent of I&S tax effort.

**Bonds Refunded – 2020 Refunding Program**

The following table provides the District’s existing Series 2012-B Bonds that were refunded at a lower interest rate.

<b>Summary of Series 2012-B Bonds to be Refunded</b>						
<b>Issue Outstanding</b>	<b>Principal Amount To Be Refunded</b>	<b>Maturities To Be Refunded</b>	<b>Interest Rate</b>	<b>Redemption Date</b>	<b>Redemption Price</b>	
Unlimited Tax School Building Bonds, Series 2012-B	\$ 13,975,000	02/15/2023 – 2037	4.74%	02/15/2022	100.0%	

### Significant Investor Interest in the Series 2020 Refunding Bonds

There was significant institutional investor interest in SISD's Series 2020 Refunding Bonds, as demonstrated by the approximately \$49.87 million of orders submitted by investors. Such demand allowed the interest rates in certain maturities to be reduced by as much as 0.05% after the order period. Investors submitting orders for at least \$1 million of the Series 2020 Refunding Bonds included:

- Sentry Management, Inc. (\$14,500,000)
- NexBank (\$11,370,000)
- Performance Trust (\$9,415,000)
- Country Club Bank (\$4,075,000)
- Northern Trust Corporation (\$2,945,000)
- Auto-Owners Insurance (\$2,175,000)
- NJM Insurance Group (\$1,950,000)
- First Financial Trust (\$1,265,000)

### Independent Bond Ratings

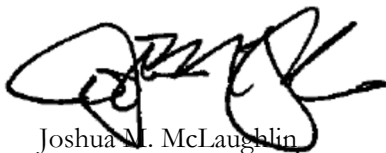
As is customary during the bond sale process, SISD took part in an independent bond rating assessment conducted by S&P Global Ratings. This consisted of a review of the District's financial position, debt position, future financing needs, various economic indicators and management practices. After a thorough review, which included a conference call with the District's Administration, Stephenville ISD's bond rating of "AA-" was affirmed by S&P. In particular, S&P cited the following credit strengths:

- Strong financial results and maintenance of very strong reserves;
- Good financial policies and practices;
- Moderate debt burden with no additional issuances planned in the short-term; and
- Continued tax base growth aided by access to the Dallas-Fort Worth metropolitan statistical area (MSA).


### Closing

Congratulations on the successful implementation of the District's Series 2020 Refunding Program. The actions of the District's Administration and Board of Trustees have reduced the District's existing bond payments for Stephenville ISD's taxpayers. Should any questions arise or additional information is preferred, please do not hesitate to contact us. We thank you for the opportunity to be of service to SISD and hope you are pleased with the results!

Sincerely,



Joshua M. McLaughlin  
Managing Director



Alison M. Long  
Director