

# Agenda of Regular Meeting

## The Board of Trustees Anahuac Independent School District

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A Regular Meeting of the Board of Trustees of Anahuac Independent School District will be held April 26, 2021, beginning at 6:00 PM in the Auditorium, 706 Mikhael Ricks Drive, Anahuac, Texas 77514.

**The meeting will convene in the Anahuac ISD Auditorium for recognitions and then move to the Anahuac Elementary School at 905 S. Ross Sterling, Anahuac, TX, for the remainder of the meeting.**

The subjects to be discussed or considered or upon which any formal action may be taken are as listed below. Items do not have to be taken in the order shown on this meeting notice.

Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

- I. Convene in a Quorum and Call to Order; United States and Texas Flags Pledges of Allegiance; Invocation
- II. PUBLIC COMMENTS/AUDIENCE PARTICIPATION (Please fill out the form provided at the meeting & present it to the President prior to the beginning of the meeting)
- III. STAFF Recognition
- IV. STUDENT Recognition
- V. AYSO Board Recognition
- VI. Report on District's Delinquent Tax Collection 3
- VII. Report from Director of Special Education
- VIII. MONTHLY REPORTS
  - A) Superintendent's Report 13
  - B) Presentation of Monthly Financial Reports, Investment Reports, and Budget Update 19
- IX. NEW ITEMS
  - A) Consider Instructional Materials Allotment and TEKS Certification for the 2021-2022 School Year
  - B) Consider Offer from D. Mayes Middleton for Land Cause CV29730 Parcel 20176 23
  - C) Consider School House Lease at 702 Willcox for Laura Carrington 36
  - D) Consider Budget Transfers 38
  - E) Consider TEA Attestation for ADA Hold Harmless Beyond The First Two Six-Week Reporting Periods 39
  - F) Consider Minutes of March 29, 2021 Regular Board Meeting 40
  - G) Discuss Graduation
  - H) Discuss TASB Summer Leadership Institute San Antonio June 16-19, 2021

- I) Discuss Goal Setting/Team of 8 Training Dates
- J) Announce Board Members' Continuing Education Credit Hours
- X. CLOSED SESSION
  - A) Discussion/Evaluation of Personnel: Texas Government Code 551.074
  - B) Consultation with Board Attorney Regarding All Matters As Authorized By Law: Texas Government Code Section 551.071
- XI. RECONVENE INTO OPEN SESSION
- XII. TAKE ACTION ON ITEM(S) DISCUSSED IN CLOSED SESSION
- XIII. ADJOURNMENT

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*If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.*

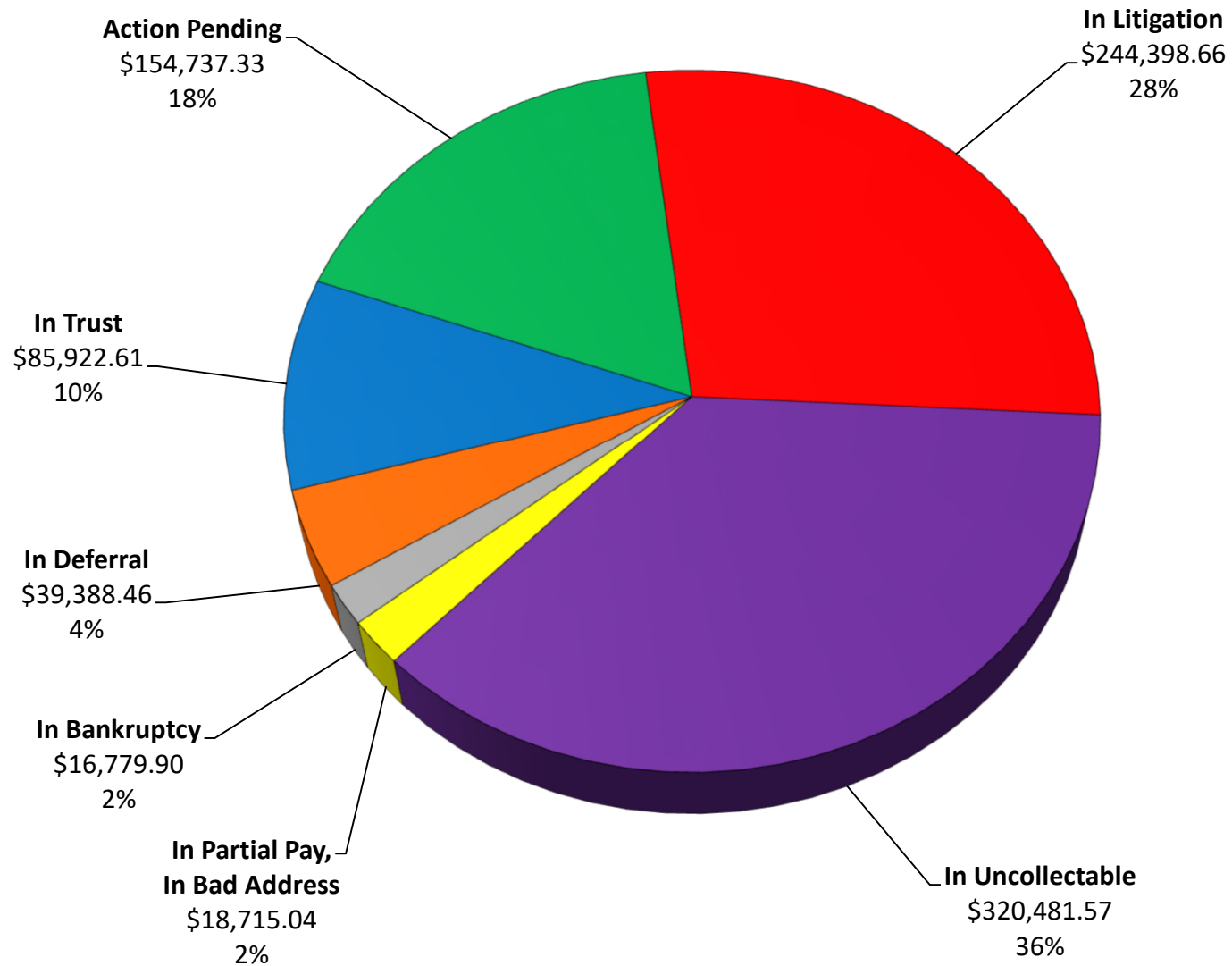
The notice for this meeting was posted in compliance with the Texas Open Meeting Act on \_\_\_\_\_, at \_\_\_\_\_.

**Collection Report  
To  
Anahuac ISD**

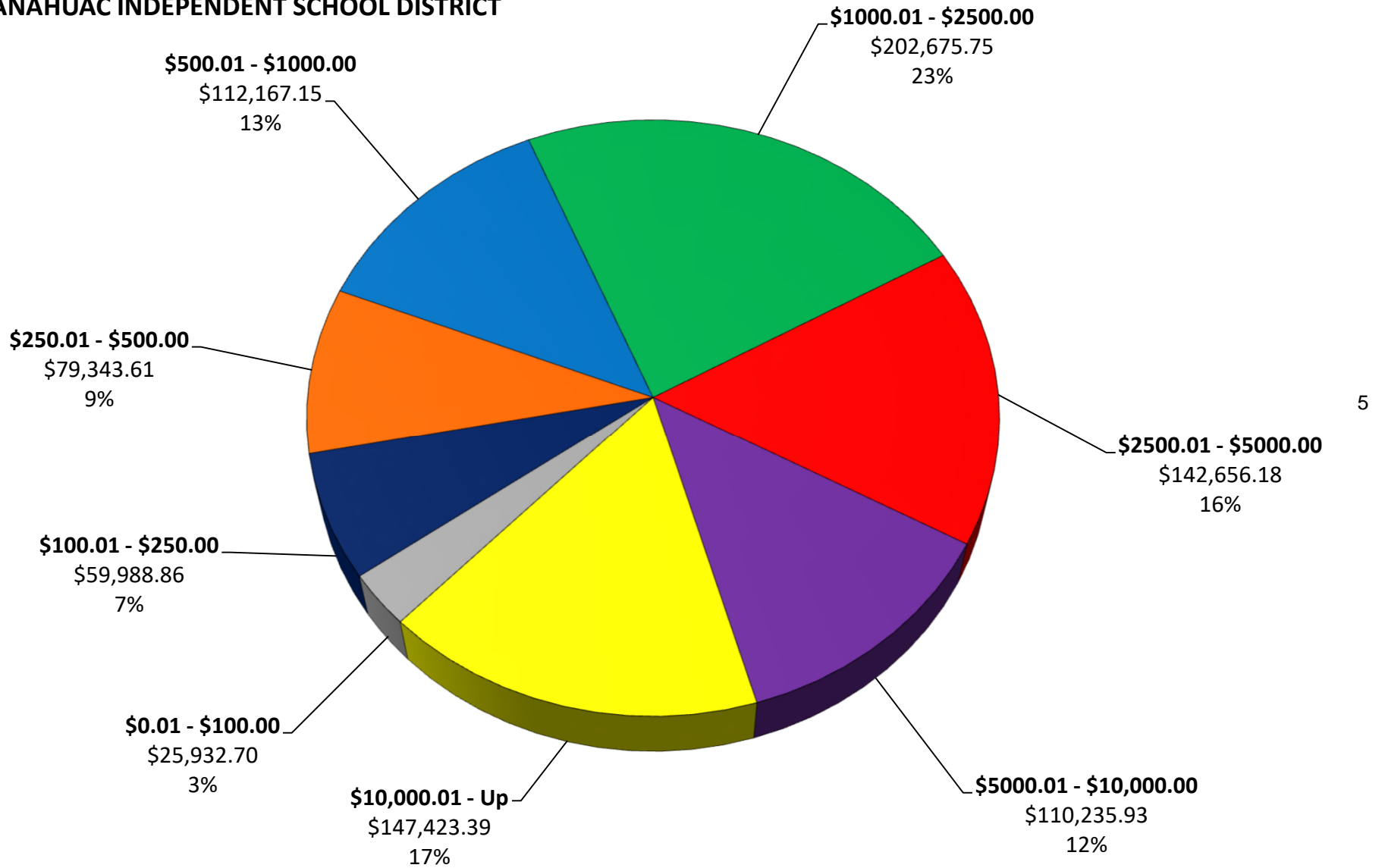
*Submitted by:* Michael J. Darlow  
Perdue Brandon Fielder Collins & Mott, LLP  
[www.pbfcm.com](http://www.pbfcm.com)



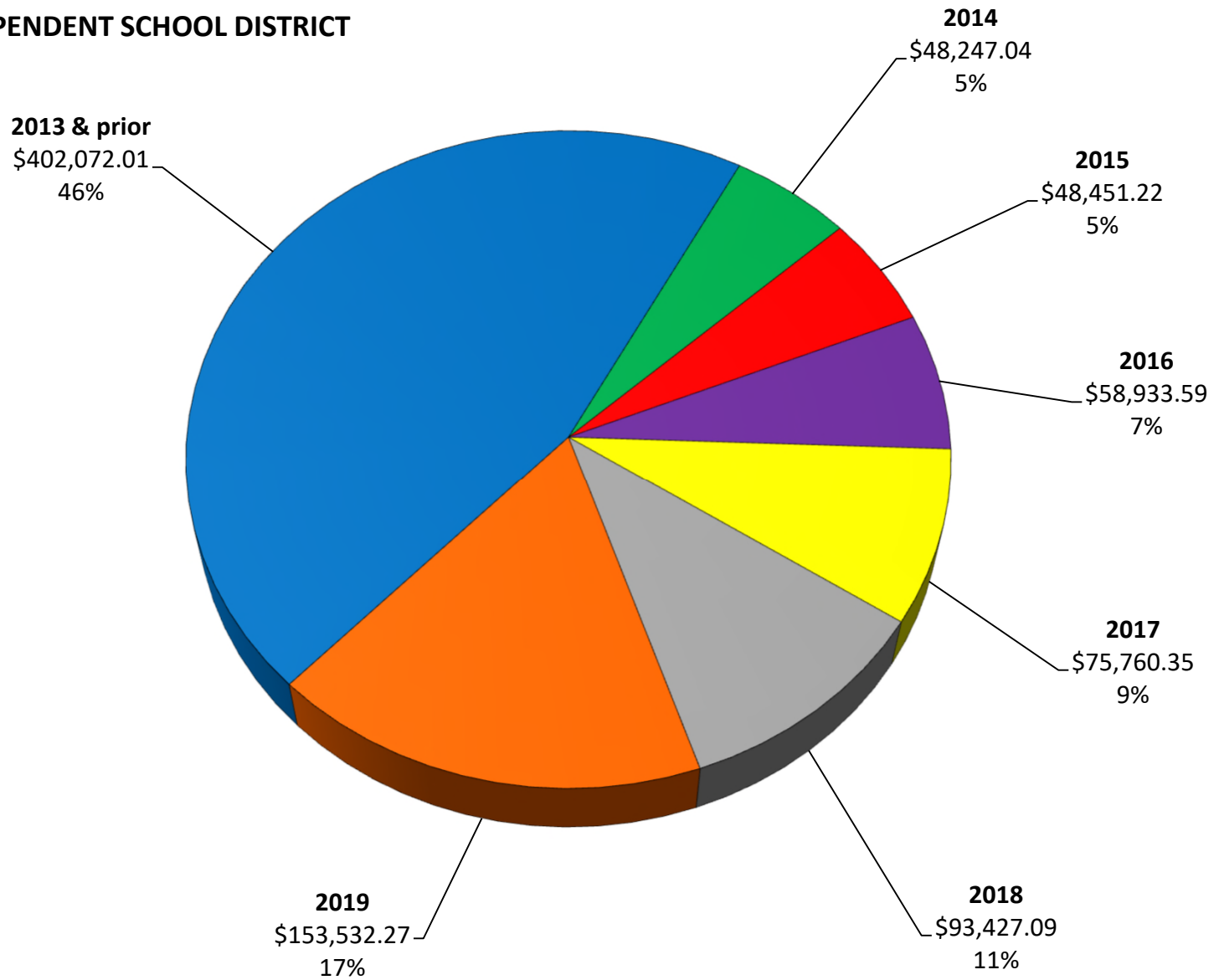
**Account Break Down Chart For  
ANAHUAC INDEPENDENT SCHOOL DISTRICT**



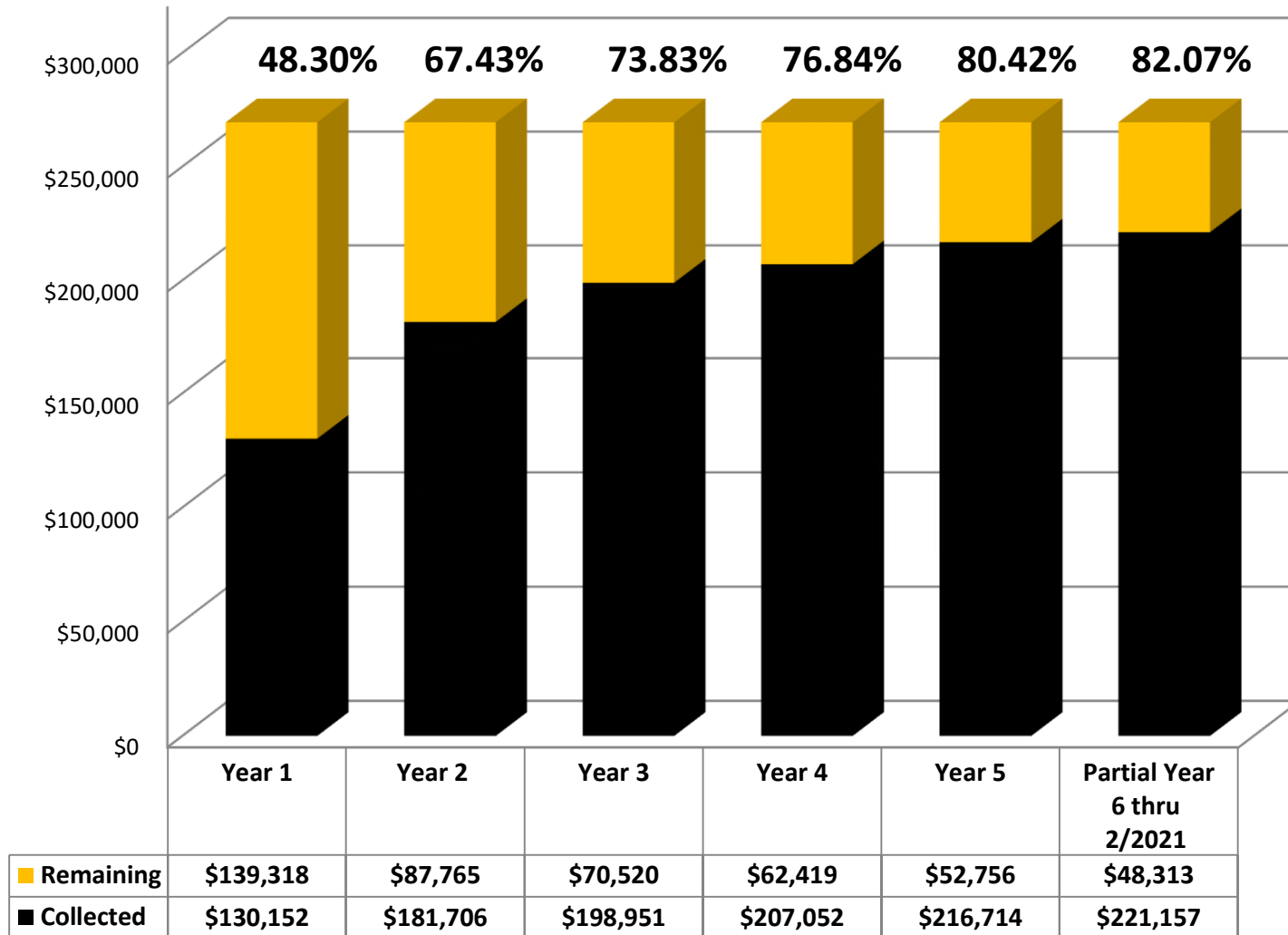
**Dollar Range Chart For  
ANAHUAC INDEPENDENT SCHOOL DISTRICT**



**Tax Year Chart For  
ANAHUAC INDEPENDENT SCHOOL DISTRICT**



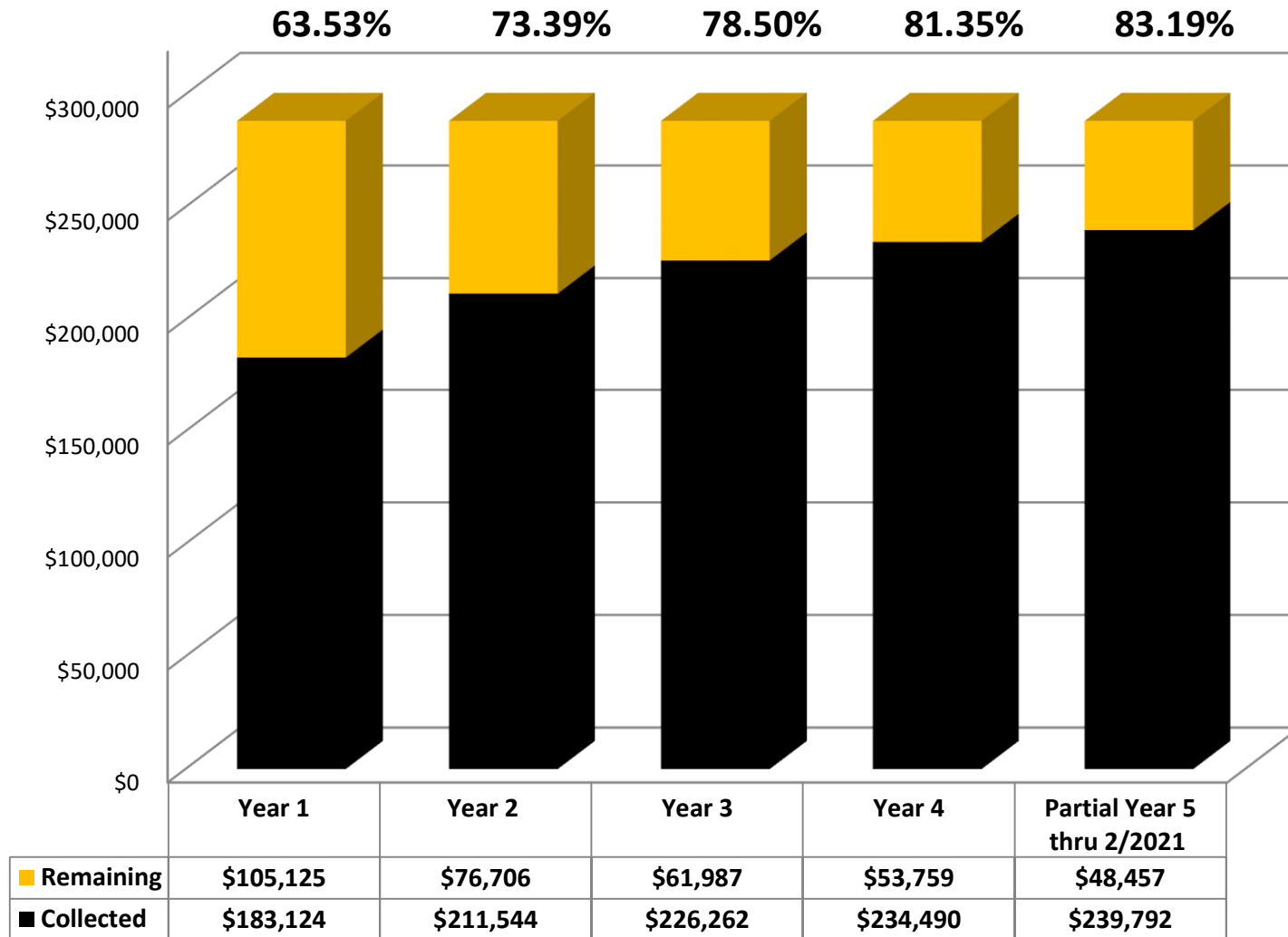
### Anahuac ISD 2014 Percentage of Collection



7/1 - 6/30 for each year

Initial Outstanding Base Tax as of 7/1/15 - \$269,471

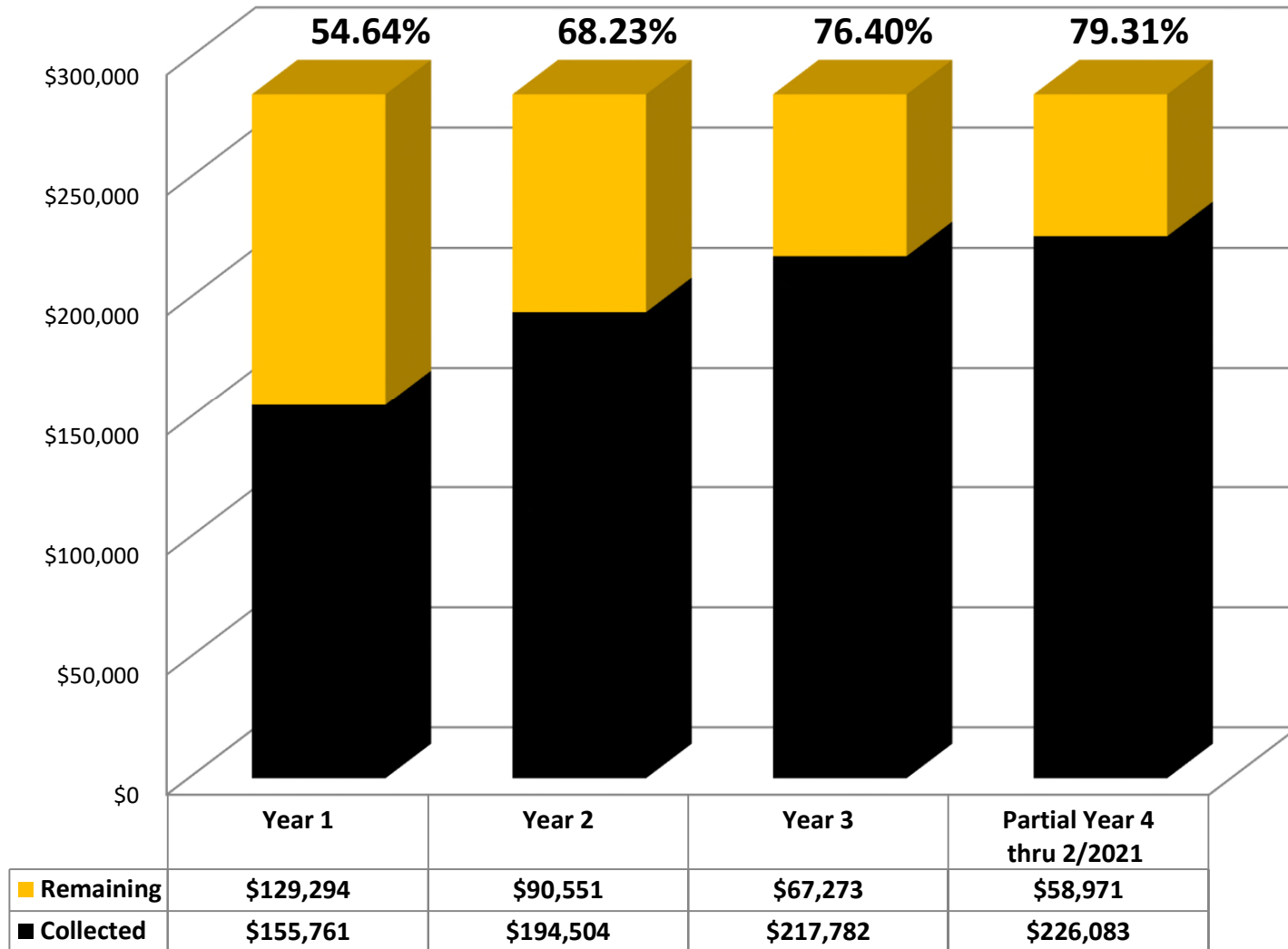
### Anahuac ISD 2015 Percentage of Collection



7/1 - 6/30 for each year

Initial Outstanding Base Tax as of 7/1/16 - \$288,249

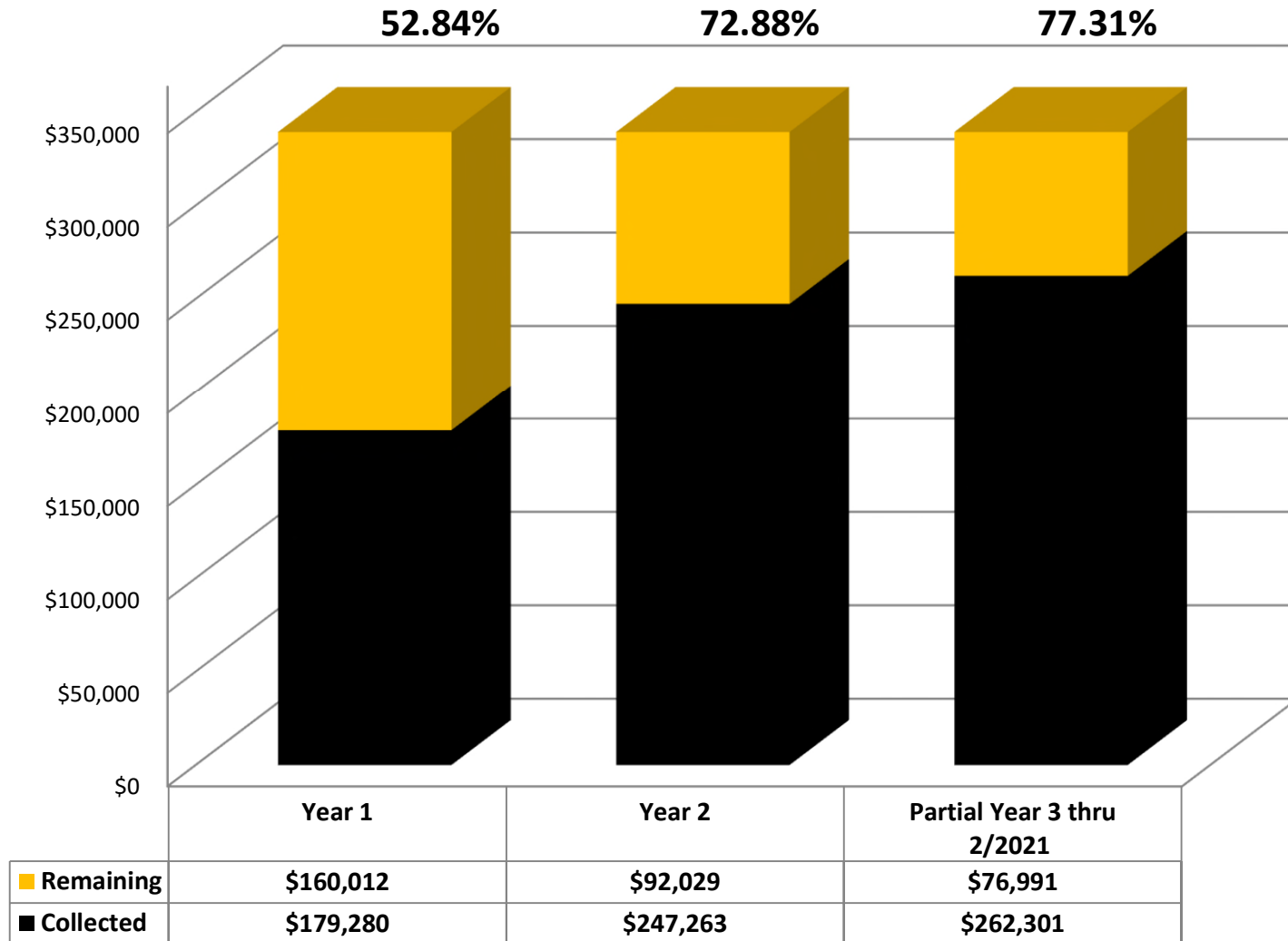
### Anahuac ISD 2016 Percentage of Collection



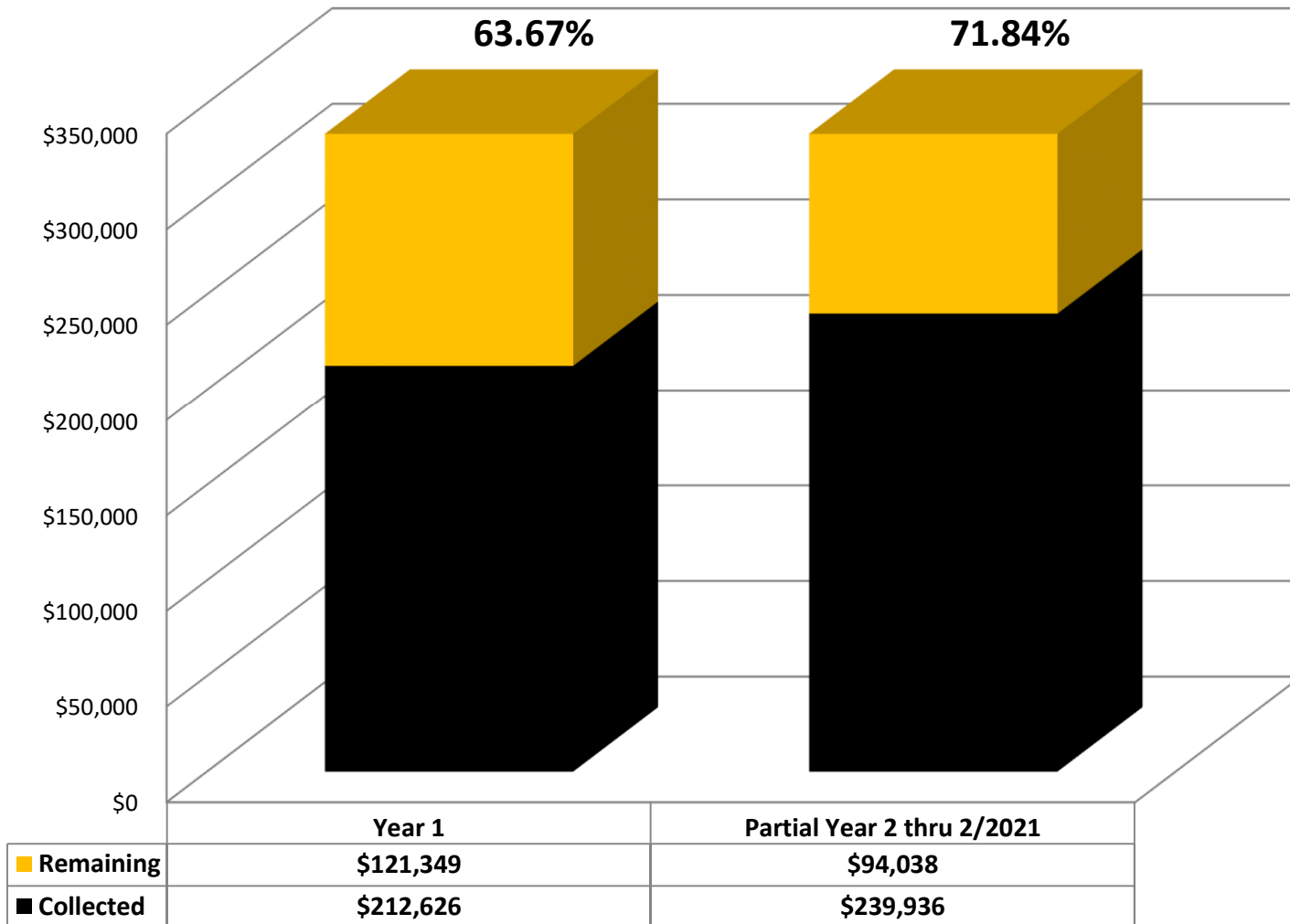
7/1 - 6/30 for each year

Initial Outstanding Base Tax as of 7/1/17 - \$285,055

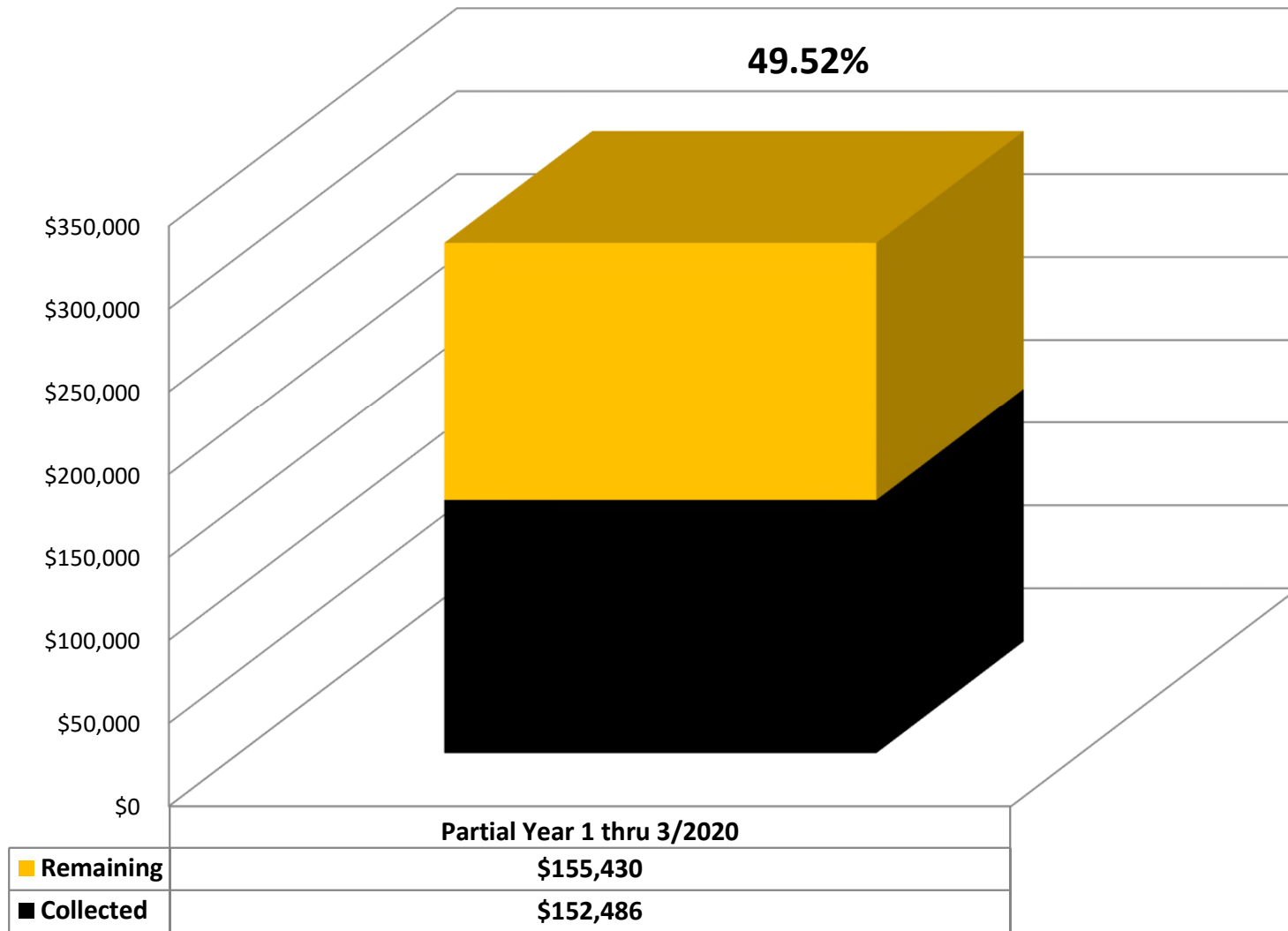
### Anahuac ISD 2017 Percentage of Collection



### Anahuac ISD 2018 Percentage of Collection



## Anahuac ISD 2019 Percentage of Collection



# ANAHUAC ELEMENTARY

#bethechange

Grade	Enrolled	Percent Attendance
PK + 1 EE	47 + 2	EE = 76 PK=95.41
K	85	95.98
1	105	96.40
2	97	95.97
3	89	96.15
4	91	96.52
5	91	96.15
Total as of April 21, 2021	607	96.11%

## **Instructional Focus: Testing and teaching, teaching and testing...**

AES is continuing to prepare our students for STAAR in 3rd-5th grades. We are having in school and after school tutorials with student groups 2-4 days per week. We are also in the process of completing our End of Year Progress Measure Assessments in Pre-K, Kinder, 1st, and 2nd grades.

AES is **very** proud to announce that we have been chosen as 1 of 50 schools from around the world to be a Foundation School for WIN (**W**hat **I** **N**eed) Time Software. We will get to assist Class Creator and WIN Time in developing software to build and track student groups needing targeted instruction in what each student needs to be successful.

In order for AES to accomplish this level of instruction, our scheduling committee has met and created an entirely new master schedule. This new master schedule includes 1 hour of WIN Time per grade level to focus on Math and Reading tier 2 and tier 3 instruction as well as 1 hour of specials per grade level every day. This hour of specials will allow for every AES student to go to PE every day for 30 minutes and also attend a specials class (music, art or computer) every day for 30 minutes. We are very excited about these instructional changes for the 2021-2022 school year as well as to see the growth in our students!

## **Celebrations!**

### **Amazing Staff Recognition for April:**

UIL coaches and Coordinator

### **Student Recognitions for April:**

#### **UIL Participants**

We have 81 students that participated in UIL for AES. 50 of those placed in UIL events in January!

ANAHUAC ELEMENTARY



"Be the change you wish to see in the world." - Mahatma Gandhi

# ANAHUAC ELEMENTARY

#bethechange

Discipline Referrals							
Violation Student Code	Aggressive Behavior	Bus Referrals	Disruptive Behavior	Disrespect	Dress Code	Insubordination	Obscene Behavior
<b>UNDER CONSTRUCTION</b>							

## Positive Behavior Celebrations

As AES moves to PBIS, Positive Behavior Interventions & Support, we have been piloting a ticket program to recognize students for their character and positive behavior. So far, this program have been very successful. Our office and bus referrals for discipline have decreased drastically. The goal is to focus on building a positive relationship with every student while holding high expectations for each student's academics growth as well as character.

## APRIL-MAY 2021

- **April 26-May 7 EOY Assessments PK-2**
- **April 30 No School / CCYLSRR (YPS)**
- **May 11 Math STAAR**
- **May 12 Reading STAAR**
- **May 13 Science STAAR**
- **May 17-20 Virtual Awards PK-5 (specifics TBA)**
- **May 19 Senior Walk (outside of AES)**
- **May 20 Last Day of School**
- **May 21 Staff Workday**

ANAHUAC ELEMENTARY



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# AMS April Happenings 2021

- Staff Meeting was held on **April 4** to go over STAAR training.
- STAAR 7<sup>th</sup> grade Writing Test was on **April 6**.
- Pinnacle random drug testing done on **April 15**.
- AMS Book Fair held all week long during the week of **April 19-23** in the AMS library. All proceeds go towards new purchases for our library.
- The monthly fire drill took place on **April 20**.
- Our 8<sup>th</sup> grade girls trying out for AHS Pantherettes had their practice clinic April 19-22<sup>nd</sup> from 4pm-5pm in the Compaq Center. Tryouts will be Friday, April 23<sup>rd</sup> at 5:30pm in the Compaq Center.
- The monthly fire drill took place on **April 20**.
- All students planning to participate in Band, Cheerleading, or Athletics next year were able to have a physical done by Bayside at our AMS gym on **April 22**.

**Discipline for April: Total number of discipline occurrences was 73 offences involving 48 students.**

Offense	6 <sup>th</sup> grade	7 <sup>th</sup> grade	8 <sup>th</sup> grade	Total Offenses
Aggressive Behavior	2	0	2	4
Bus Referral	1	0	0	1
Cheating	0	0	1	1
Cursing	1	1	0	2
Disruptive Behavior	3	1	0	4
Disrespectful	8	1	0	9
Dress Code	2	0	0	2
Damage to School Property	1	1	0	2
Harassment	0	1	0	1
Horseplay	2	0	6	8
Inappropriate use of Electronic Device	0	0	5	5
Insubordination	1	3	13	17
Left Class/Campus w/out Permission	0	4	0	4
Obscene Lang/Gest/Material	2	3	1	6
PDA	1	1	0	2
Stealing	1	0	1	2
Violation Student Code	0	1	2	3

**Ending enrollment for AMS for April was 325 for AMS DAEP 2.**

On March 31<sup>st</sup> AMS Honors Band traveled to Groves to compete in the UIL Concert and Sight-Reading Contest. They ended up earning a SWEEPSTAKES (first division ratings) receiving straight one's from all six judges in both concert and sight-reading. We are so very proud of our students and teachers for their hard work to achieve such high ratings! **GO PANTHERS!**

**Recognition for the April Board Meeting will be Band Directors, Carly Duplant, Morgan Contreras and Cody Cunningham. Students recognized will be the Honors Band for their Sweepstakes in UIL Concert and Sight Reading.**

**2020-2021**  
**Anahuac High School**  
**April**  
**Board Report**

**Goal I: Increase academic achievement by strengthening educational programs for all students:**

- Monday-Thursday of last week, the English department offered ELA STAAR Camp to struggling 9th and 10th graders. We also offered ELA STAAR Camp to those 9th and 10th graders who are very close to scoring masters on the upcoming STAAR test. Currently, my sophomores are learning all of the tips and tricks in order to be successful on the English II EOC which will be taken next week. Seniors are working on their research paper that I very much look forward to reading because there are some interesting topics. ELA I - 9th grade - We have just finished STAAR testing and will be waiting on results. Students will now be looking at Greek and Roman Mythology. Students will learn how these stories were created to explain events such as echos, thunderstorms, and the earthquakes. Students will look at how other cultures formulated creation myths. Students will work on learning to present these ideas in both a technology and verbal format in groups. AP 4 students will be preparing to take the AP test. This will be done through reviewing poetry and time writing. Students will also review novels for question 3 on the test. They will look at more modern writing and determine how these writings are a reflection of social changes. AP3 students will be preparing to take the AP test. They will review rhetorical devices and synthesis writing (research). Students will also complete the reading and oral interpretations of *The Things They Carried*. This will allow them to focus on College testing and preparation for their senior year.
- Social Studies Department: Economics -- personal finance; US History -- STAAR Test Review; World History - Review if necessary/finishing the curriculum
- Business Information Management students are preparing for Industry Certification Testing.
- Rockets 2021 is around the corner. Launches will be May 6,7 and 8 with May 9 being a weather contingency day. The Anahuac teams will launch on May 6th and 7th. KHOU will be coming to do a live report from the launch site and we will launch one on television.
- Mu Alpha Theta had the pleasure to work Math Fun Day at the Elementary School on April 15<sup>th</sup> and April 16<sup>th</sup>. They created their own activities that helped reinforce the students' math skills in a fun way. All of the students at the elementary enjoyed the activities and the members of Mu Alpha Theta enjoyed working with all of them. Geometry is finishing the Circles Unit. Geometry is about to start properties of Parallelograms like Rhombus, Squares, Trapezoids, and Kites. College Transition is working on drills in each skill set for the TSI and SAT. Algebra 2 has started to learn more about square root functions and how they relate to quadratic functions. Algebra 1 is wrapping up quadratic functions and well now begin reviewing in preparation for the STAAR test that is approaching in May. Honors Algebra 2 just mastered solving Polynomial Functions by synthetic division. Pre-Calculus also just tested over the Graphs of Sine and Cosine functions. Math of Models

are working on a lesson about Credit Cards and Debit Cards. College Prep mathematics is already reviewing for final exam since they have a 90-question review created by Lee College. Mr. TerBurg is still helping the Algebra 1 students review over STAAR objectives and we are all praying that Algebra 1 has 100% pass the STAAR test this year!

**Goal II: Recruit, develop and retain excellent and highly qualified staff**

**Goal III: Facility and Technology**

**Goal IV: Provide a safe and respectful learning environment that promotes character education and student independence**

**Upcoming events**

- ServSafe Manager Certification Testing, April 28
- US History EOC, May 4
- Algebra 1 EOC & AP Literature-Comp Exam, May 5
- Biology EOC & AP US History Exam, May 6
- Education Foundation Black & Gold Banquet, May 6
- Rocket Launches @ Smith Point, May 6-7
- AP Language-Comp Exam, May 12
- Athletic Picnic & Awards, May 12
- Aim for Success AHS Parent Program, May 12
- Aim for Success AHS Student Program, May 13
- Baccalaureate Practice, May 14
- Baccalaureate Ceremony, May 16
- Graduation Practice, May 20
- Graduation Ceremony, May 21

**Student/Staff Incentive**

Staff: Eduardo Lugo, Amanda Way, Laura Lofton

Students: The following culinary students served at the Academic Awards Banquet.

1. Kursten Mathews
2. Analee Olvera
3. Veronica Garcia
4. Travis Lewis
5. Jacie Turner
6. Carlos "Xavier" Gonzalez
7. Eric Grande

**Staff Development Trainings Scheduled**

### **Enrollment**

9<sup>th</sup> – 109

10<sup>th</sup> – 98

11<sup>th</sup> – 77

12<sup>th</sup> – 99

**Total 383**

### **Counselor's Office**

- SAT Prep Class
- Domestic Violence Webinar
- Freshman Parent Orientation
- SAT School Day
- Updated Counselor Website
- TSI Testing 48 students
- Title 3 Parent Night with Lee College
- 44 Students enrolled in Summer Dual Credit
- 65 Students enrolled in Fall Dual Credit
- Schedule Requests for the 21-22 School Year









**BID ANALYSIS**

Cause #: CV29730

Judgment Date: 11/06/2018

Bidders Name: D. Mayes Middleton, II

Acct. #: 20176

Bid Amount: \$8,400.00

Adjudged Value: \$10,800.00

Current Value: \$10,800.00

Minimum Bid at first sale: \$8,362.24

Redemption Expires/d: 08/26/2019

Strike Off Date: 02/26/2019

**COSTS**

<b>Payable to:</b>	<b>Amount Due:</b>		<b>Amount to be Issued:</b>
Richard Park (Ad Litem Fee)	\$450.00		<b>\$450.00</b>
Chambers County District Clerk's Office	\$441.00		<b>\$441.00</b>
Chambers County Constable's Dept.	\$951.73	Services Fees- \$400.00 Commission- \$551.93	<b>\$951.73</b>
Perdue Brandon Fielder Collins & Mott LLP	\$704.18	Title/Filing Fees - \$250.00 Publication Fee - \$420.18 Struck Off Recording Fee - \$34.00	<b>\$704.18</b>
Travis County Constable. Pct. 2	\$75.00		<b>\$75.00</b>
Montgomery County Constable Pct. 2	\$75.00		<b>\$75.00</b>
Harris County Constable Pct. 4	\$150.00		<b>\$150.00</b>
<b>Total</b>	<b>\$2,846.91</b>		<b>\$2,846.91</b>

\*Chambers County Clerk's Office (Resale Deed Recording Fee to be paid outside of bid)

**\$38.00**

**PROPOSED DISTRIBUTION**

Bid Amount: \$8,400.00

Costs: \$2,846.91

Net to Distribute: \$5,553.09

Post Judgment: \$600.39 \*\*To Be Paid Outside Offer\*\*

**Disburse checks as follows:**

Acct #: 20176

<b><u>Payable to:</u></b>	<b><u>Judgment Amount</u></b>	<b><u>% of Judgment</u></b>	<b><u>Amount to be Issued</u></b>	<b><u>Judgment Years</u></b>
Chambers County	\$1,025.29	18.89%	\$1,048.98	Pro-Rated Amount for Judgment years 2005 - 2017
Chambers County Public Hospital District #1	\$954.62	17.59 %	\$976.79	Pro-Rated Amount for Judgment years 2005 - 2017
Trinity Bay Conservation District	\$824.90	15.20%	\$844.07	Pro-Rated Amount for Judgment years 2005 - 2017
Anahuac Independent School District	\$2,622.11	48.32%	\$2,683.25	Pro-Rated Amount for Judgment years 2005 - 2017
<b>TOTAL</b>	<b>\$5,426.92</b>	<b>100%</b>	<b>\$5,553.09</b>	

**POST JUDGMENT TAXES FOR PARCEL 13280**

<b>Entity</b>	<b>Tax Year</b>	<b>Amount due:</b>	
Chambers County Chambers County Public Hospital District #1 Trinity Bay Conservation District Anahuac Independent School District	2018	\$528.81	
Chambers County Chambers County Public Hospital District #1 Trinity Bay Conservation District Anahuac Independent School District	2019	\$71.58	
		Total If Paid by 04/30/2021	<b>\$600.39</b>



GRANTOR disclaims any warranty, guaranty or representation, oral or written, on:

- (a). the nature and condition of the property or other items conveyed hereunder, without limitation, the water, soil and geology,
- (b). the suitability of the property conveyed hereunder for any and all activities and uses which GRANTEE may elect to conduct thereon,
- (c). the existence of any environmental hazards or conditions thereon, (including but not limited to the presence of asbestos or other hazardous materials),
- (d). compliance with applicable environmental laws, rules or regulations; and
- (e). the compliance of the property with any laws, ordinances, or regulations of any governmental entity or body.

By acceptance of this deed, GRANTEE acknowledges and agrees:

- (a). that GRANTOR acquired the property through foreclosure of a tax lien as Trustee and as such has little, if any, knowledge of the physical or economic characteristics of the property,
- (b). GRANTEE has inspected the property and is relying solely on **his** own investigation of the same and not on any information provided or to be provided by on behalf of GRANTOR,
- (c). that any information provided with respect to the property was obtained from a variety of sources, and
- (d). GRANTOR (1) has not made any independent investigation or verification of such information; and (2) does not make any representations as to the accuracy or completeness of such information.
- (e). that if there are any improvements on the property, GRANTOR shall not be responsible for or liable to GRANTEE for any construction defects, errors omissions, or any other conditions affecting the property.

GRANTEE or anyone claiming by, through or under GRANTEE, hereby fully releases GRANTOR, ANAHUAC INDEPENDENT SCHOOL DISTRICT, CHAMBERS COUNTY, CHAMBERS COUNTY PUBLIC HOSPITAL DISTRICT #1 and TRINITY BAY CONSERVATION DISTRICT, and their respective employees, officers, directors, representatives, attorneys and agents (hereinafter "GRANTOR'S PARTIES") from any and all claims that it may now have or hereafter acquire against GRANTOR'S PARTIES for any cost, loss, liability, damage, expense, demand, action or cause of action arising from or related to the conveyance of the premises herein as well as any construction defects, errors, omissions, or other conditions affecting the property and other items conveyed hereunder. GRANTEE further acknowledges and agrees that this release shall be given full force and effect according to each of its express terms and provisions, including, but not limited to, those relating to unknown and suspected claims, damages and causes of action. This covenant releasing GRANTOR'S PARTIES shall be a covenant running with the property and shall be binding upon GRANTEE, **his** successors and assigns. GRANTOR hereby assigns without recourse or representation of any nature to GRANTEE, effective upon the execution and delivery hereof, any and all claims that GRANTOR may have for any such errors, omissions or defects in the property and other items conveyed hereunder. As a material covenant and condition of this conveyance, GRANTEE agrees that in the event of any such construction defects, errors, omissions or on account of any other conditions affecting the property, GRANTEE shall look solely to GRANTOR'S predecessors or to such contractors and consultants as may have contracted for work in connection with the property and other items conveyed hereunder for any redress or relief. Upon the assignment by GRANTOR of its claims, GRANTEE releases GRANTOR'S PARTIES of all right, express or implied, GRANTEE may have against GRANTOR arising out of or resulting from any errors, omissions or defects in the property and other items conveyed hereunder. GRANTEE further understands that some of GRANTOR'S predecessors in interest may be or become insolvent, bankrupt, judgment-proof or otherwise incapable of responding in damages and GRANTEE may have no remedy against such predecessors, contractors or consultants.

GRANTEE hereby further agrees on behalf of **himself** and **his** successors and assigns to indemnify, protect, defend, save and hold harmless GRANTOR'S PARTIES from and against any and all debts, duties, obligation, liabilities, suits, claims, demands, cause of action, damages, losses, costs and expenses (including, without limitation, attorneys' fees and expenses and court costs) in any way relating to, connected with or arising out of the property and other items conveyed hereunder or the ownership, leasing, use, operation, maintenance and management thereof from and after the date hereof, including, without limitation, the cost of any removal of hazardous substances or contaminants from the property and other items conveyed hereunder.

TO HAVE AND TO HOLD said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said **D. MAYES MIDDLETON, II, NON-EXEMPT TRUST** , **his** successors, beneficiaries, heirs and assigns forever, so that neither the ANAHUAC INDEPENDENT SCHOOL DISTRICT for itself and as trustee for the use and benefit of CHAMBERS COUNTY, CHAMBERS COUNTY PUBLIC HOSPITAL DISTRICT #1 and TRINITY BAY CONSERVATION DISTRICT, nor any person claiming under it shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for post judgment years and for the current year are assumed by, and are to be paid by GRANTEE.

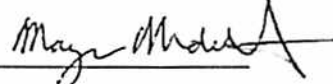


**CHAMBERS COUNTY  
OFFICIAL BID FORM-TAX RESALE PROPERTY**

You may bid on any or all of the parcels available. Please enter the amount you wish to bid, the associated parcel and cause number for each bid. The Taxing Entities reserve the right to accept or reject any or all bids. No title insurance or survey will be provided. Property is being sold "as is", "where is" and "without warranty".

CAUSE NUMBER	PARCEL NUMBER	AMOUNT OF OFFER
CV29730	201710	\$8,400

By my signature below, I certify that I understand the conditions and limitations of this sale, as well as the restrictions on the use of the property as set forth in the Texas Property Tax Code. **I further understand that the "minimum bid" amount on the Chambers County, Anahuac Independent School District, Barbers Hill Independent School District, East Chambers Independent School resale list may not include other taxes due which are not included in the judgment and that I will become immediately responsible for post-judgment taxes if I am the successful bidder on the property.** I agree to indemnify the taxing entities and its attorney and agent from any action or damages arising from the purchase of this property and agree to submit any dispute to the American Arbitration Association for resolution.

D. Mayes Middleton II, as Trustee of,  
D. Mayes Middleton II Non-Exempt Trust   
 Bidder's Name (Please Print or Type) Bidder's Signature

4306 Yoakum Blvd. STE 540, Houston, TX 77006  
 Bidder's Address

\_\_\_\_\_  
 Bidder's Mailing Address (If different from the address above.)

(713) 621-1915 \_\_\_\_\_ 4/11/2021  
 Bidder's Telephone Date

mayes.middleton@gmail.com or TKEETON@middletonoil.com  
 Bidder's E-mail Address

D. Mayes Middleton II Non-Exempt Trust  
 Print name(s) and address, if different than above, to appear on the deed.

Additional Information may be attached to this to explain your bid. Payment in full must be made within thirty (30) days of final award of bid, or bidder will forfeit bid.

**\*\*BIDDER IS AWARE THAT ALL PROPERTIES ARE SUBJECT TO POST JUDGMENT TAXES. ONCE RESALE DEED IS RECORDED, A BILL FOR ANY POST JUDGMENT TAX YEARS WILL BE SENT OUT\*\***

Property ID: 20176

Owner: ANAHUAC INDEPENDENT SCH DIST

<b>Property ID:</b> 20176	<b>Account Number:</b> 00455-00200-00300-190001
<b>Property Legal Description:</b> 455 TR 2-3 A L MOSS SEC 66 UND INT	<b>Deed Information:</b> Volume: Page: File Number: 139931 Deed Date: 2/26/2019
<b>Property Location:</b> ANAHUAC TX 77514	Block: Section / Lot:
<b>Survey / Sub Division Abstract:</b>	
<b>Owner Information:</b> ANAHUAC INDEPENDENT SCH DIST P O BOX 519 ANAHUAC TX 77514 Previous Owner: VAUGHAN OLGA E	<b>Property Detail:</b> Property Exempt: X Category / SPTB Code: XVC Total Acres: 2.000 Total Living Sqft: See Detail Owner Interest: 1.000000 Homestead Exemption: Homestead Cap Value: 0 Land Ag / Timber Value: 0 Land Market Value: 10,800 Improvement Value: 0

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
01	CHAMBERS COUNTY	10,800		0	0
01R	CHAMBERS COUNTY ROAD	10,800		0	0
30	ANAHUAC ISD	10,800		0	0
62	TRINITY BAY CONV DIST	10,800		0	0
65	CHAMBERS CO PUBLIC HD	10,800		0	0

Property ID: 20176

Owner: ANAHUAC INDEPENDENT SCH DIST

Land Detail

Land Sequence 1		
Acres: 2	Market Class: RS30LD-3	Market Value: 10,800
Land Method: AC	Ag/Timber Class:	Ag/Timber Value: 0
Land Homesiteable: NO	Land Type: NATP	Ag Code:
Front Foot: N/A	Rear Foot: N/A	Lot Depth: N/A
Front Ft Avg: N/A	Lot Depth %: N/A	Land Square Ft: N/A

Total Land Value: \$ 10,800

Property ID: 20176

Owner: ANAHUAC INDEPENDENT SCH DIST

Previous Owner Information

Parcel ID	Seller	Buyer	Volume	Page	File Number	Deed Date
20176	VAUGHAN OLGA E	ANAHUAC INDEPENDENT SCH DIST			139931	2/26/2019

HERER  
3

Canal

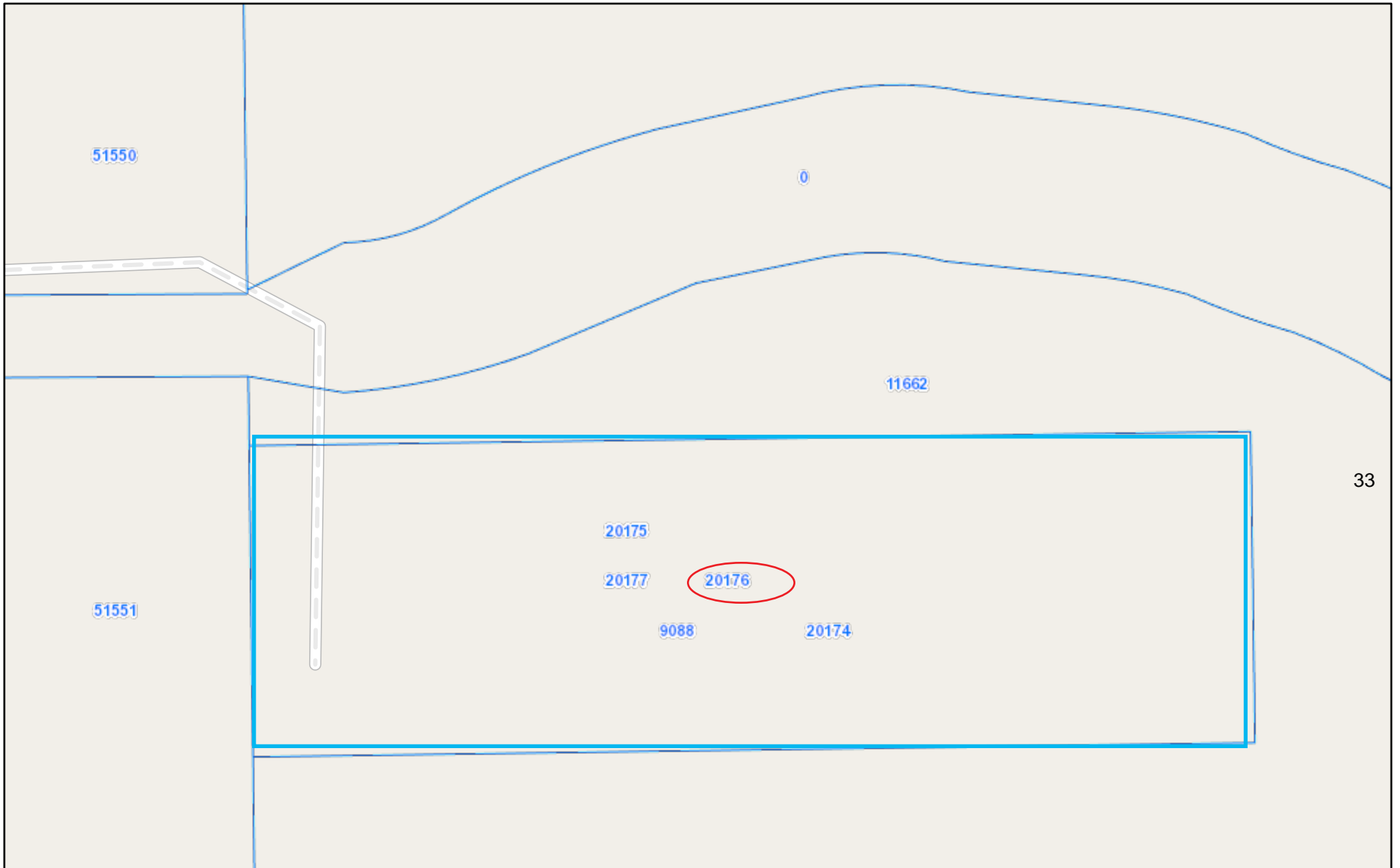
32

9088  
20174  
20175  
20176  
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455-2-(0-4)  
10 Ac.

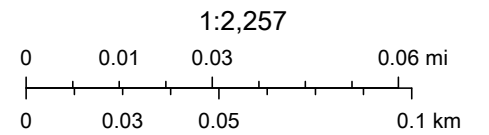
413-0-2-5  
77.715 Ac

# Chambers CAD



4/13/2021, 8:23:12 AM

 Parcels



Map data © OpenStreetMap contributors, Map layer by Esri

Chambers CAD

This product is for informational purposes and is not prepared for, or be suitable for legal, engineering, or surveying purposes. Information contained on this map is not warranted and the Appraisal District or Pritchard & Abbott, Inc. is not liable for any errors.





## LEASE AGREEMENT

THE STATE OF TEXAS §

COUNTY OF CHAMBERS §

THIS AGREEMENT is made this 26<sup>th</sup> day of April, 2021, at Anahuac, Texas, by and between the ANAHUAC INDEPENDENT SCHOOL DISTRICT of Chambers County, Texas, acting by and through its duly elected Board of Trustees, hereinafter called LESSOR, and Laura Carrington, of Chambers County, Texas, hereinafter called LESSEE.

1. LESSOR hereby leases to LESSEE, and LESSEE hereby leases from LESSOR, that certain and real property, hereinafter called the Leased Premises, situated in Chambers County, Texas, and described as follows, to-wit:

School Rent House – 702 Willcox Street, Anahuac, Texas

2. The term of this Lease shall be for a period of 13 months, hereinafter called the Lease Term, commencing on May 1, 2021, and ending on May 31, 2022; subject however, to earlier termination as hereinafter more particularly provided.
3. For and during the term of this Lease, LESSEE shall pay to LESSOR as rent for the Leased Premises the total rent of \$7475.00 payable as follows:  
The sum of: \$575.00 per month; to be deducted from the LESSEE's monthly paycheck beginning June 5, 2020
4. The Leased Premises are to be used as a single family dwelling house and directly related activities.
5. LESSEE shall not commit, or allow to be committed, any waste on the Leased Premises, create or allow any nuisance to exist on the Leased Premises, or use or allow the Leased Premises to be used for any unlawful purpose.
6. LESSEE shall pay all utilities furnished the Leased Premises for the term of this Lease, including electricity, gas, water, sewer, cable T.V., and telephone services.
7. LESSOR shall be responsible for maintenance of the dwelling. LESSEE, however, shall reimburse LESSOR for the cost of any maintenance due to the neglect of LESSEE. This shall include maintenance due to (but not limited to) clogged sewer lines, dirty air conditioner filters, and damage done by pets or children.
  - a. Any alteration or addition to the premises shall become the property of Anahuac ISD.
  - b. LESSEE shall not make any improvement to the above without obtaining written approval from ANAHUAC ISD Maintenance Director.
8. LESSOR represents that the premises are in fit condition for LESSEE'S use as described herein. LESSEE agrees to accept the premises on possession as being in a good state of repair and in sanitary condition. LESSEE agrees to surrender the premises to LESSOR at the end of the Lease Term, if the Lease is not renewed, in the same condition as when LESSEE took possession, allowing for reasonable use and wear and damages by act of God, including fire and storms. LESSEE herein agrees that LESSOR may determine the amount of deposit to be retained for damage to the premises which are not normal wear and tear. LESSEE also agrees that retention of the deposit in no way limits LESSOR's right to pursue further payment for damages that exceed the amount of the deposit.
9. LESSEE agrees not to assign or sublease the Leased Premises, or any part thereof, or any right or privilege connected therewith or to allow any other person, except LESSEE'S family, to occupy the premises or any part thereof, without first obtaining the LESSOR'S written consent. LESSEE'S interest in this Lease is not assignable by operation of law, nor is any assignment of their interest herein, without LESSOR'S written consent.
10. If LESSEE breaches this Lease, LESSOR shall have the following remedies in addition to other rights and remedies, and in such event:
  - (a) LESSOR may reenter the premises immediately and remove all of LESSEE'S personal property immediately therefrom. LESSOR may store the property in a public warehouse or at another place of LESSOR'S choosing at LESSEE'S expense or to LESSEE'S account.
  - (b) After reentry, LESSOR may terminate this Lease on giving ten (10) days' written notice of such termination to LESSEE.
  - (c) After reentering, LESSOR may relet the premises or any part thereof, for any term, without terminating this Lease at such rent and on such terms as LESSOR may choose. LESSOR may make alterations and repairs to the premises at LESSEE'S expense.
  - (d) Under the above, LESSEE is liable to LESSOR in addition to LESSEE'S other liability for breach of this Lease for all expense of the reletting, and of the alterations and repairs made, which LESSOR may incur. In addition, LESSEE is liable to LESSOR for the difference between the rent received by LESSOR under the reletting and the rent installments that are due for the same period under this Lease.
  - (e) LESSOR at LESSOR'S option may apply the rent received from reletting the premises as follows:
    - (i) To reduce LESSEE'S indebtedness to LESSOR under this Lease, not including indebtedness for rent;
    - (ii) To expenses for the reletting and alterations and repairs made;
    - (iii) To rent due under this Lease;
    - (iv) To payment of future rent under this Lease as it becomes due.
11. This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Chambers County, Texas.
12. This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns except otherwise expressly provided herein.
13. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
14. This Agreement constitutes the sole and only agreement of the parties hereto and supercedes any prior understanding or written or oral agreements between the parties respecting the within subject matter.
15. If any action at law or in equity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees from the other party, which

fees may be set by the Court in the trial of such action or may be enforced in a separate action brought for that purpose, and which fees shall be in addition to any other relief which may be awarded.

16. LESSOR'S waiver of breach of one covenant or condition of this Lease is not a waiver of breach of others, or of subsequent breach of the one waived. LESSOR'S acceptance of rent installments after breach is not a waiver of the breach, except of breach of the covenant to pay the rent installment or installments accepted.

17. This Agreement and all other copies of this Agreement, insofar as they relate to the rights, duties, and remedies of the parties, shall be deemed to be one agreement. This Agreement may be executed concurrently in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

18. Unless otherwise provided herein, any notice, tender, or delivery to be given hereunder by either party to the other may be effected by personal delivery in writing or by registered or certified mail, postage prepaid, return receipt requested, and shall be deemed received as of mailing to the addresses listed below:

LESSOR

LESSEE

ANAHUAC INDEPENDENT SCHOOL DISTRICT  
P. O. Box 638  
Anahuac, Texas 77514

Laura Carrington  
\_\_\_\_\_  
Anahuac, TX 77514  
\_\_\_\_\_

EXECUTED in duplicate originals the day and year first above written.

LESSOR:

ANAHUAC INDEPENDENT SCHOOL DIST.

By: \_\_\_\_\_  
President, Board of Trustees

ATTEST:

\_\_\_\_\_  
Secretary, Board of Trustees

LESSEE:

\_\_\_\_\_  
\_\_\_\_\_

BATCH	DESCRIPTION	FISCAL YEAR	POST DATE	BATCH ORIGIN	STATUS			
20-00045	Ag mech supplies	2020-2021	NOT POSTED	Submit Transfer	Batch			
						<b>To:</b>	<b>From:</b>	
LINE	NAME/PROJ	DESCRIPTION/ADDITIONAL DESCRIPTION	ACCOUNT/REFERENCE	QUICK KEY	ENTRY DATE	DEBIT AMOUNT	CREDIT AMOUNT	
1		Ag mech supplies	199 E 11 6399 13 001 0 22 000	HS AG st. supplies	04/15/2021	5,500.00	0.00	
2		Ag mech supplies	199 E 36 6412 13 001 0 22 000	Cocurricular st. Travel	04/15/2021	0.00	5,500.00	
						TOTALS	5,500.00	5,500.00

BATCH	DESCRIPTION	FISCAL YEAR	POST DATE	BATCH ORIGIN	STATUS			
20-00042	Microscopes for Science labs	2020-2021	NOT POSTED	Submit Transfer	Batch			
LINE	NAME/PROJ	DESCRIPTION/ADDITIONAL DESCRIPTION	ACCOUNT/REFERENCE	QUICK KEY	ENTRY DATE	DEBIT AMOUNT	CREDIT AMOUNT	
1		Microscopes for Science labs	199 E 11 6399 16 041 0 11 000	MS st supplies	03/25/2021	1,100.00	0.00	
2		Microscopes for Science labs	199 E 23 6411 00 041 0 99 000	admin travel	03/25/2021	0.00	1,100.00	
						TOTALS	1,100.00	1,100.00

\*\*\*\*\* End of report \*\*\*\*\*



# ATTESTATION STATEMENT FOR ADA HOLD HARMLESS BEYOND THE FIRST TWO SIX-WEEK REPORTING PERIODS

## SECTION I: Information

TEA has instituted the ADA hold harmless for the first two six-week attendance reporting periods. TEA will make available an ADA hold harmless for the third six-weeks attendance reporting period on the condition that LEAs allow on-campus instruction throughout the entire third six-weeks period. The ADA hold harmless methodology will be identical to the methodology used for the first two six-weeks attendance reporting periods, except that the third six-weeks will be examined independent of the first two six-weeks attendance reporting periods. Specifically, if an LEA’s refined ADA counts during the third six-weeks attendance reporting periods are less than the ADA hold harmless projections, the third six-weeks attendance reporting periods for 2020–2021 will be excluded from the calculation of ADA and student FTEs for FSP funding purposes and will be replaced with the ADA hold harmless projections.

**School systems are eligible for this hold harmless on the condition that all families who want their children to attend on campus within the LEA have the ability to do so each day that instruction is offered**, subject to two exceptions. One exception is for students attending high school less than daily in districts that have been approved to offer a hybrid-only high school instructional setting, per the requirements described in question 11 in the Hybrid Attendance Requirements section of the [SY 2020-21 Attendance and Enrollment FAQ](#) document. The other exception is for school systems that choose to temporarily limit on-campus access for up to 5 days, due to a confirmed COVID-19 case on campus, per the requirements described in questions 12-14 in the Closure section of the [SY 2020-21 Attendance and Enrollment FAQ](#) document.

School systems that wish to receive this hold harmless must submit this attestation indicating that they will meet these on-campus instruction requirements for the entirety of the third six-weeks attendance reporting period. School systems that cannot meet these conditions will not be eligible for the hold harmless.

## SECTION II: On-Campus Instruction Requirements

**Will all students, should they so choose, be allowed to come on campus for instruction each day that instruction is offered for the entirety of the third six-weeks attendance reporting period subject to the two exceptions detailed above?**

**Will students who chose to attend on-campus instruction receive instructional support in the classroom from staff who have the capacity and expertise to provide academic support specific to the student’s grade level and content area?**

## SECTION III: Signature

<b>LEA Name</b>	<b>Superintendent Name</b>
<b>Date</b>	<b>Superintendent Signature</b>
I, the superintendent of schools, attest that the district will comply with the requirements of attestation for the entirety of the third six-weeks reporting period.	

Submit completed attestation forms to: [waivers@tea.texas.gov](mailto:waivers@tea.texas.gov)

**Due No Later Than May 1, 2021**

# Minutes of Regular Meeting

## The Board of Trustees Anahuac Independent School District

Monday, March 29, 2021 6:00 PM  
Anahuac Elementary School Cafeteria, 905 South Ross Sterling, Anahuac, Texas  
77514

Carlton Carrington: Present  
Tommy Henry: Present  
Chris Jircik: Present  
Willie Lancon: Present  
John Redman: Present  
Kaley Smith: Present  
Lucas Wilson: Present

### I. Convene in a Quorum and Call to Order; United States and Texas Flags Pledges of Allegiance; Invocation

*Noting the presence of a Quorum, President Henry called the meeting to order, led the invocation, and led the pledges of allegiance to the United States and Texas flags.*

### II. PUBLIC COMMENTS/AUDIENCE PARTICIPATION (Please fill out the form provided at the meeting & present it to the President prior to the beginning of the meeting)

There was no Public Comment.

### III. STUDENT Recognition

*Elementary panthers of the week were recognized, middle school UIL students were recognized, and high school UIL One Act Play students were recognized.*

### IV. STAFF/OTHER Recognitions

*Campus secretaries were recognized.*

### V. MONTHLY REPORTS

A) Superintendent's Report

B) Presentation of Monthly Financial Reports, Investment Reports, and Budget Update

### VI. NEW ITEMS

A) Consider Budget Transfers

#### **Action(s):**

Move to approve the budget transfers as presented. This motion, made by Chris Jircik and seconded by Kaley Smith, Passed.

**Voting Detail:**

Carlton Carrington: Yea  
Tommy Henry: Yea  
Chris Jircik: Yea  
Willie Lancon: Yea  
John Redman: Yea  
Kaley Smith: Yea  
Lucas Wilson: Yea

**Voting Summary:** Yea: 7, Nay: 0

- B) Consider Expenditure for E-Rate Contract for Technology Infrastructure

**Action(s):**

Move to approve expenditure for E-Rate Contract for Technology Infrastructure in the amount of \$44,655.80 with funding from General Operating. This motion, made by Willie Lancon and seconded by Carlton Carrington, Passed.

**Voting Detail:**

Carlton Carrington: Yea  
Tommy Henry: Yea  
Chris Jircik: Nay  
Willie Lancon: Yea  
John Redman: Yea  
Kaley Smith: Yea  
Lucas Wilson: Yea

**Voting Summary:** Yea: 6, Nay: 1

- C) Consider New Personnel Positions for the 2021-2022 School Year

**Action(s):**

Move to Approve New Personnel Positions for the 2021-2022 School Year: Elementary Art Teacher Elementary Special Education Teacher Elementary RTI Teacher Middle/High School Choir Teacher High School Special Education Aide. This motion, made by Carlton Carrington and seconded by Chris Jircik, Passed.

**Voting Detail:**

Carlton Carrington: Yea  
Tommy Henry: Yea  
Chris Jircik: Yea  
Willie Lancon: Yea  
John Redman: Yea  
Kaley Smith: Yea  
Lucas Wilson: Yea

**Voting Summary:** Yea: 7, Nay: 0

- D) Consider the Teacher Incentive Allotment (TIA) Plan

**Action(s):**

Move to approve the Teacher Incentive Allotment (TIA) Plan. This motion, made by John Redman and seconded by Willie Lancon, Passed.

**Voting Detail:**

Carlton Carrington: Yea  
Tommy Henry: Yea  
Chris Jircik: Yea  
Willie Lancon: Yea  
John Redman: Yea  
Kaley Smith: Yea  
Lucas Wilson: Yea

**Voting Summary:** Yea: 7, Nay: 0

E) Consider the 2020-2021 District Improvement Plan

**Action(s):**

Move to approve the 2020-2021 District Improvement Plan. This motion, made by Chris Jircik and seconded by John Redman, Passed.

**Voting Detail:**

Carlton Carrington: Yea  
Tommy Henry: Yea  
Chris Jircik: Yea  
Willie Lancon: Yea  
John Redman: Yea  
Kaley Smith: Yea  
Lucas Wilson: Yea

**Voting Summary:** Yea: 7, Nay: 0

F) Consider Date to Canvass the Anahuac ISD Board of Trustees General Election

**Action(s):**

Move to canvass the Anahuac ISD Board of Trustees General Election on May 6 at 6:00 p.m. at the Anahuac ISD Administration Building. This motion, made by Willie Lancon and seconded by Kaley Smith, Passed.

**Voting Detail:**

Carlton Carrington: Yea  
Tommy Henry: Yea  
Chris Jircik: Yea  
Willie Lancon: Yea  
John Redman: Yea  
Kaley Smith: Yea  
Lucas Wilson: Yea

**Voting Summary:** Yea: 7, Nay: 0

G) Consider Minutes of February 25, 2021 Regular Meeting

**Action(s):**

Move to approve the minutes of February 25, 2021 Regular Board Meeting. This motion, made by Kaley Smith and seconded by Chris Jircik, Passed.

**Voting Detail:**

Carlton Carrington: Yea  
Tommy Henry: Yea  
Chris Jircik: Yea  
Willie Lancon: Abstain (Without Conflict)  
John Redman: Yea  
Kaley Smith: Yea  
Lucas Wilson: Yea

**Voting Summary:** Yea: 6, Nay: 0, Abstain (Without Conflict): 1

**VII. CLOSED SESSION**

The Board entered into Closed Session at 7:45 p.m.

- A) Discussion/Evaluation of Personnel: Texas Government Code 551.074
- B) Consultation with Board Attorney Regarding All Matters As Authorized By Law: Texas Government Code Section 551.071

**VIII. RECONVENE INTO OPEN SESSION**

The Board reconvened into Open Session at 8:34 p.m.

**IX. TAKE ACTION ON ITEM(S) DISCUSSED IN CLOSED SESSION**

- A) Consider Teacher Contracts for the 2021-2022 School Year

**Action(s):**

Move to approve the Elementary School teachers as recommended by the administration. (See attached). This motion, made by Willie Lancon and seconded by John Redman, Passed.

**Voting Detail:**

Carlton Carrington: Abstain (Without Conflict)  
Tommy Henry: Yea  
Chris Jircik: Yea  
Willie Lancon: Yea  
John Redman: Yea  
Kaley Smith: Yea  
Lucas Wilson: Yea

**Voting Summary:** Yea: 6, Nay: 0, Abstain (Without Conflict): 1

Move to approve the Middle School teachers as recommended by the administration. (See attached). This motion, made by John Redman and seconded by Chris Jircik, Passed.

Carlton Carrington: Yea  
Tommy Henry: Yea

Chris Jircik: Yea  
Willie Lancon: Abstain (Without Conflict)  
John Redman: Yea  
Kaley Smith: Yea  
Lucas Wilson: Yea

**Voting Summary:** Yea: 6, Nay: 0, Abstain (Without Conflict): 1

Move to approve the High School teachers as recommended by the administration. (See attached). This motion, made by Carlton Carrington and seconded by Kaley Smith, Passed.

Carlton Carrington: Yea  
Tommy Henry: Yea  
Chris Jircik: Yea  
Willie Lancon: Yea  
John Redman: Yea  
Kaley Smith: Yea  
Lucas Wilson: Yea

**Voting Summary:** Yea: 7, Nay: 0, Abstain: 0

X. **ADJOURNMENT**

**Action(s):**

Move to adjourn at 8:34 p.m. This motion, made by Willie Lancon and seconded by John Redman, Passed.

**Voting Detail:**

Carlton Carrington: Yea  
Tommy Henry: Yea  
Chris Jircik: Yea  
Willie Lancon: Yea  
John Redman: Yea  
Kaley Smith: Yea  
Lucas Wilson: Yea

**Voting Summary:** Yea: 7, Nay: 0

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Board President

Secretary