

**The Lockhart Independent School District
Board of Trustees**

**M.L. Cisneros Education Support Center Boardroom, 2nd Floor, Room 200, 419 Bois D'Arc Street,
Lockhart, TX 78644
Special Meeting, April 6, 2026 – 6:00 PM**

Notice is hereby given that on April 6, 2026, the Board of Trustees of the Lockhart Independent School District will hold a Special meeting at 6:00 PM in the M.L. Cisneros Education Support Center Boardroom, 2nd Floor, Room 200, 419 Bois D'Arc Street, Lockhart, TX 78644. The subjects to be discussed or considered or upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as shown on this meeting notice.

1. Call to Order
2. Public Comment
3. COMMUNICATION/ACTION:
 - A. Consider and possible action regarding Master Lease Agreement with PPDC Lockhart, LLC (also known as Upward Communities) for the workforce housing initiative project in the Wildflower Juniper Springs development area, including possible delegation of authority to Superintendent or designee regarding additional negotiations and/or executing agreement. 3
 - B. Consider and possible action regarding selection of vendor for property management services for the workforce housing initiative project in the Wildflower Juniper Springs development area, including possible delegation of authority to Superintendent/designee to negotiate and/or enter into a contract with selected vendor and PPDC Lockhart, LLC (also known as Upward Communities). 5
 - C. Consider and possible action regarding Purchase Option for residential homes from PPDC Lockhart, LLC (also known as Upward Communities) for the workforce housing initiative project in the Wildflower Juniper Springs development area, including possible delegation of authority to Superintendent or designee regarding additional negotiations and/or executing agreement. 7
 - D. Consider and possible action regarding *Resolution Authorizing Public Purpose Housing Project in the Wildflower Juniper Springs development area and Related Agreements with Upward Communities*, including approval and delegation of authority related to the Master Lease, Management Agreement, Purchase Option and related any agreements or any documentation. 9
 - E. 2026 TASB Pay and Stipend Report 14
 - F. 2026-2027 Staffing and Budget Session 16
 - G. Approve Staffing for the 2026-2027 School Year 18
 - H. Approve Budget Amendments 20
 - I. Approve HQIM (High-Quality Instructional Materials) Math Adoption 23
 - J. Consider and/or Approve the Purchase of a Futsal Court for Bluebonnet Elementary 25
 - K. Consider and/or Approve the Donation and Purchase of Athletic Scoreboards 27
4. ADJOURNMENT

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 or Texas Government Code section 418.183(f). 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. [See BEC(LLEGAL)]

Texas Government Code Section:

- | | |
|---------|--|
| 551.071 | Consultation with Attorney; Closed Meeting |
| 551.072 | Deliberation Regarding Real Property; Closed Meeting |

- 551.073 Deliberation Regarding Prospective Gift; Closed Meeting
- 551.074 Personnel Matters; Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee; Closed Meeting
- 551.075 Conference Relating to Investments and Potential Investments Attended by Board of Trustees of Texas Growth Fund; Closed Meeting
- 551.076 Deliberation Regarding Security Devices; Closed Meeting
- 551.082 School Children; School District Employees; Disciplinary Matter or Complaint
- 551.083 Certain School Boards; Closed Meeting Regarding Consultation with Representative of Employee Group
- 551.084 Investigation; Exclusion of Witness from Hearing

Should any final action, final decision, or final vote be required in the opinion of the School Board with regard to any matter considered in such closed or executive meeting or session, then the final decision, or final vote shall be either:

- (a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or,
- (b) at a subsequent public meeting of the School Board upon notice thereof; as the School Board shall determine.

On this day of March 31, 2026, this Notice was mailed or faxed to news media who had previously requested such Notice and an original copy was posted on the display window in the School District Administration Building on said date.



Superintendent

Lockhart Independent School District Board of Trustees

Date of Board Meeting:

Agenda Item:

AGENDA SECTION:

READING:

PREVIOUS BOARD REVIEW DATE:

TYPE OF ACTION:

DEPARTMENT:

DISTRICT GOAL(S) ALIGNMENT:

1. Create innovative opportunities for ALL students to prepare for success beyond graduation.
2. Every campus will have an A rating by 2028 through exemplary teaching and student-centered learning.
3. Cultivate an environment where our employees choose Lockhart Independent School District.

AGENDA TITLE:

Consider and possible action regarding Master Lease Agreement with PPDC Lockhart, LLC (also known as Upward Communities) for the workforce housing initiative project in the Wildflower Juniper Springs development area, including possible delegation of authority to Superintendent or designee regarding additional negotiations and/or executing agreement.

BACKGROUND INFORMATION:

Due to lack of funding from the State of Texas, school districts must look for ways to support staff financially. Upward Communities presented to the Board on January 23, 2025 and offered innovative, budget-neutral housing solutions tailored for educators and staff at Lockhart ISD. By addressing the housing crisis through the development of affordable, amenitized communities, Upward Communities helps employers retain and attract talent while improving stability and productivity.

Their turnkey approach includes designing, building, and managing single-family homes and other housing options for employees, with below-market rents and flexible lease terms. These communities also feature desirable amenities such as childcare facilities, fitness centers, and green spaces, enhancing the quality of life for residents. This initiative ensures that staff can live close to work, fostering stronger community engagement and long-term commitment to their roles.

ATTACHMENT(S):

RECOMMENDATION:

The Administration recommends that the Board approve the Master Lease Agreement with PPDC Lockhart, LLC (also known as Upward Communities) for the workforce housing initiative project in the Wildflower Juniper Springs development area, including delegation of authority to Superintendent or designee regarding additional negotiations and/or executing agreement.

RECOMMENDED MOTION:

"I move to approve the Master Lease Agreement with PPDC Lockhart, LLC (also known as Upward Communities) for the workforce housing initiative project in the Wildflower Juniper Springs development area, including delegation of authority to Superintendent or designee regarding additional negotiations and/or executing agreement."

Lockhart Independent School District Board of Trustees

Date of Board Meeting: 04/06/2026

Agenda Item: 3-B

AGENDA SECTION:

Communication/Action

READING:

Second

PREVIOUS BOARD REVIEW DATE:

03/23/2026

TYPE OF ACTION:

Approve

DEPARTMENT:

Business & Finance

DISTRICT GOAL(S) ALIGNMENT:

1. Create innovative opportunities for ALL students to prepare for success beyond graduation.
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1, 2, & 3

AGENDA TITLE:

Consider and possible action regarding selection of vendor for property management services for the workforce housing initiative project in the Wildflower Juniper Springs development area, including possible delegation of authority to Superintendent/designee to negotiate and/or enter into a contract with selected vendor and PPDC Lockhart, LLC (also known as Upward Communities).

BACKGROUND INFORMATION:

The Administration has released a bid for Property Management Services for the Wildflower Juniper Springs residential housing community. The District received one bid. The District would like to recommend approving the proposal as presented and awarding to UC Lockhart Development, LLC and Asset Plus USA, LLC.

ATTACHMENT(S):

N/A

RECOMMENDATION:

The Administration recommends that the Board approve the proposal as presented and awarding to UC Lockhart Development, LLC and Asset Plus USA, LLC.

RECOMMENDED MOTION:

" I move to approve the proposal as presented and awarding to UC Lockhart Development, LLC and Asset Plus USA, LLC."

Lockhart Independent School District Board of Trustees

Date of Board Meeting:

Agenda Item:

AGENDA SECTION:

READING:

PREVIOUS BOARD REVIEW DATE:

TYPE OF ACTION:

DEPARTMENT:

DISTRICT GOAL(S) ALIGNMENT:

1. Create innovative opportunities for ALL students to prepare for success beyond graduation.
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AGENDA TITLE:

Consider and possible action regarding Purchase Option for residential homes from PPDC Lockhart, LLC (also known as Upward Communities) for the workforce housing initiative project in the Wildflower Juniper Springs development area, including possible delegation of authority to Superintendent or designee regarding additional negotiations and/or executing agreement.

BACKGROUND INFORMATION:

ATTACHMENT(S):

RECOMMENDATION:

The Administration recommends, at the end of the 55 year term, that the Board approve Purchase Option for residential homes from PPDC Lockhart, LLC (also known as Upward Communities) for the workforce housing initiative project in the Wildflower Juniper Springs development area, including possible delegation of authority to Superintendent or designee regarding additional negotiations and/or executing agreement.

RECOMMENDED MOTION:

"I move to approve, at the end of the 55 year term, the Purchase Option for residential homes from PPDC Lockhart, LLC (also known as Upward Communities) for the workforce housing initiative project in the Wildflower Juniper Springs development area, including possible delegation of authority to Superintendent or designee regarding additional negotiations and/or executing agreement."

Lockhart Independent School District Board of Trustees

Date of Board Meeting: 04/06/2026

Agenda Item: 3-D

AGENDA SECTION:

Communication/Action

READING:

First

PREVIOUS BOARD REVIEW DATE:

TYPE OF ACTION:

Approve

DEPARTMENT:

Superintendent

DISTRICT GOAL(S) ALIGNMENT:

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1, 2, & 3

AGENDA TITLE:

Consider and possible action regarding Resolution Authorizing Public Purpose Housing Project in the Wildflower Juniper Springs development area and Related Agreements with Upward Communities, including approval and delegation of authority related to the Master Lease, Management Agreement, Purchase Option and related any agreements or any documentation.

BACKGROUND INFORMATION:

The Lockhart Independent School District (the "District") is a political subdivision of the State of Texas and is authorized pursuant to Texas Education Code § 11.151 to govern and manage the public schools of the District and to enter into contracts necessary to carry out its public purposes; and, the Board of Trustees of the District (the "Board") has determined that there exists a critical shortage of attainable housing within the District's service area, which adversely affects the District's ability to recruit and retain qualified teachers and staff necessary to fulfill its educational mission; and the Board has further determined that the development, leasing, operation, and potential acquisition of workforce housing in the Wildflower Juniper Springs development for District employees constitutes a valid public purpose that directly supports the District's mission by improving employee recruitment, retention, and stability.

ATTACHMENT(S):

Resolution

RECOMMENDATION:

The Administration recommends that the Board approve the Resolution Authorizing Public Purpose Housing Project in the Wildflower Juniper Springs development area and Related Agreements with Upward Communities, including approval and delegation of authority related to the Master Lease, Management Agreement, Purchase Option and related any agreements or any documentation.

RECOMMENDED MOTION:

" I move to approve the Resolution Authorizing Public Purpose Housing Project in the Wildflower Juniper Springs development area and Related Agreements with Upward Communities, including approval and delegation of authority related to the Master Lease, Management Agreement, Purchase Option and related any agreements or any documentation."

**LOCKHART INDEPENDENT SCHOOL DISTRICT
RESOLUTION AUTHORIZING PUBLIC PURPOSE HOUSING PROJECT IN THE
WILDFLOWER JUNIPER SPRINGS DEVELOPMENT AREA AND RELATED
AGREEMENTS WITH UPWARD COMMUNITIES**

WHEREAS, the Lockhart Independent School District (the “District”) is a political subdivision of the State of Texas and is authorized pursuant to Texas Education Code § 11.151 to govern and manage the public schools of the District and to enter into contracts necessary to carry out its public purposes; and,

WHEREAS, the Board of Trustees of the District (the “Board”) has determined that there exists a critical shortage of attainable housing within the District’s service area, which adversely affects the District’s ability to recruit and retain qualified teachers and staff necessary to fulfill its educational mission; and

WHEREAS, the Board has further determined that the development, leasing, operation, and potential acquisition of workforce housing in the Wildflower Juniper Springs development for District employees constitutes a valid public purpose that directly supports the District’s mission by improving employee recruitment, retention, and stability; and,

WHEREAS, the District has negotiated a Master Lease Agreement (the “Master Lease”) with PPDC Lockhart, LLC (the “Landlord” also known as “Upward Communities”), pursuant to which the Landlord will design, develop, construct, and lease to the District a residential housing project (the “Project”) for the benefit of District employees; and,

WHEREAS, under the Master Lease:

1. The Project will consist of workforce housing units and related amenities for use by District employees;
2. The District will lease the Project on a long-term, triple-net basis and will be responsible for operations, maintenance, and management;
3. The Project revenues, including rents from subtenants, will be applied to operating costs, management fees, and rent obligations in accordance with the lease structure ; and,

WHEREAS, the Master Lease contemplates that the Project will be managed by a qualified property manager pursuant to a separate property management agreement approved by the District and the Landlord; and,

WHEREAS, in connection with the Master Lease, the District intends to enter into a Property Management Agreement (the “Management Agreement”) with a qualified property manager (the “Manager”), pursuant to which the Manager will provide leasing, marketing, operational, and maintenance services for the Project on behalf of the District; and

WHEREAS, the Management Agreement provides for:

1. Leasing and occupancy services, including marketing to District employees;
2. Collection of rents and enforcement of tenant leases;

3. Maintenance, repairs, and day-to-day operation of the Project;
4. Financial management, including budgeting, reporting, and handling of operating accounts; and
5. Compliance with applicable laws, including requirements related to tax-exempt financing ; and,

WHEREAS, the Board finds that engaging a professional property manager is necessary and appropriate to ensure the efficient and compliant operation of the Project; and,

WHEREAS, the Master Lease and/or related agreements provide the District with the right or option (the “Purchase Option”) to acquire the Project at a future date, subject to the terms and conditions set forth therein; and

WHEREAS, the Board finds that the inclusion of a Purchase Option provides the District with long-term flexibility and the ability to secure ownership of the Project if determined to be in the best interests of the District;

WHEREAS, the Board hereby finds and determines that:

1. The Project serves a legitimate public purpose by addressing workforce housing shortages affecting District personnel;
2. The Project will enhance recruitment and retention of qualified teachers and staff;
3. The agreements described herein are necessary, convenient, and in furtherance of the District’s statutory powers; and
4. Any payments made by the District are subject to lawful appropriation and comply with applicable law governing public funds and obligations.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. *Approval of Agreements.* The Board hereby approves the Master Lease, the Property Management Agreement, and all related documents, including any Purchase Option, in substantially similar forms presented to the Board, with such changes as are approved by the Superintendent or the Superintendent’s designee.
2. *Authorization.* The Superintendent or Superintendent’s designee is hereby authorized to:
 - a. Execute and deliver the Master Lease, Management Agreement, Purchase Option and related agreements or documentation;
 - b. Negotiate and approve final terms consistent with this Resolution; and
 - c. Take all actions necessary or convenient to carry out the transactions contemplated therein.
3. *Public Purpose Findings.* The Board hereby expressly finds that:
 - a. The Project and related agreements serve a public purpose of the District;
 - b. Adequate consideration exists for the District’s obligations; and
 - c. The transactions are in the best interest of the District and its students.

Lockhart Independent School District Board of Trustees

Date of Board Meeting: 04/06/2026

Agenda Item: 3-E

AGENDA SECTION:

Communication

READING:

First

PREVIOUS BOARD REVIEW DATE:

TYPE OF ACTION:

No Action Required

DEPARTMENT:

Business & Finance

DISTRICT GOAL(S) ALIGNMENT:

1. Create innovative opportunities for ALL students to prepare for success beyond graduation.
2. Every campus will have an A rating by 2028 through exemplary teaching and student-centered learning.
3. Cultivate an environment where our employees choose Lockhart Independent School District.

1, 2, & 3

AGENDA TITLE:

2026 TASB Pay and Stipend Report

BACKGROUND INFORMATION:

TASB has completed a pay and stipend study. Our TASB representative will be presenting the report tonight.

ATTACHMENT(S):

Pay Systems Review Report

RECOMMENDATION:

N/A - Communication only

RECOMMENDED MOTION:

N/A - Communication only

Lockhart Independent School District Board of Trustees

Date of Board Meeting:

Agenda Item:

AGENDA SECTION:

READING:

PREVIOUS BOARD REVIEW DATE:

TYPE OF ACTION:

DEPARTMENT:

DISTRICT GOAL(S) ALIGNMENT:

1. Create innovative opportunities for ALL students to prepare for success beyond graduation.
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AGENDA TITLE:

BACKGROUND INFORMATION:

ATTACHMENT(S):

RECOMMENDATION:

N/A - Communication only

RECOMMENDED MOTION:

N/A - Communication only

Lockhart Independent School District Board of Trustees

Date of Board Meeting:

Agenda Item:

AGENDA SECTION:

READING:

PREVIOUS BOARD REVIEW DATE:

TYPE OF ACTION:

DEPARTMENT:

DISTRICT GOAL(S) ALIGNMENT:

1. Create innovative opportunities for ALL students to prepare for success beyond graduation.
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AGENDA TITLE:

BACKGROUND INFORMATION:

ATTACHMENT(S):

RECOMMENDATION:

The Administration recommends that the Board approves the positions and stipends as presented for the 2026-2027 fiscal year.

RECOMMENDED MOTION:

"I move that the Board approves the positions and stipends as presented for the 2026-2027 fiscal year."

Lockhart Independent School District Board of Trustees

Date of Board Meeting:

Agenda Item:

AGENDA SECTION:

READING:

PREVIOUS BOARD REVIEW DATE:

TYPE OF ACTION:

DEPARTMENT:

DISTRICT GOAL(S) ALIGNMENT:

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AGENDA TITLE:

BACKGROUND INFORMATION:

ATTACHMENT(S):

RECOMMENDATION:

The administration recommends that the board approve the budget amendments as presented.

RECOMMENDED MOTION:

"I move to approve the budget amendments as presented."

Lockhart Independent School District Board of Trustees

Date of Board Meeting: 04/06/2026

Agenda Item: 3-I

AGENDA SECTION:

Communication/Action

READING:

Second

PREVIOUS BOARD REVIEW DATE:

03/23/2026

TYPE OF ACTION:

Approve

DEPARTMENT:

Curriculum & Instruction

DISTRICT GOAL(S) ALIGNMENT:

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1, 2, & 3

AGENDA TITLE:

Approve HQIM (High-Quality Instructional Materials) Math Adoption

BACKGROUND INFORMATION:

In alignment with Texas Education Agency (TEA) recommendations and the district's commitment to providing rigorous evidence-based instruction, the Curriculum and Instruction Department is in the process of adopting a High-Quality Instructional Materials (HQIM) for Math K-12. These materials are TEA-reviewed, 100% TEKS-aligned, and designed to support strong Tier 1 instruction across grade levels.

Rationale:

- *The HQIM adoption ensures consistent and vertically aligned instruction in both English and Spanish.
- *Materials promote student engagement, critical thinking, and problem solving skills.
- *Adoption supports our emergent bilingual and dual-language programs with a robust Math curriculum.
- *HQIM resources provide ready-to-use, research-based lessons that reduce teacher workload and increase time for differentiated instruction.
- *This adoption is a key component of our district's strategic goal to Navigate to '28, Lockhart ISD will improve Tier I instructional practices at all campuses with a focus on literacy across the curriculum.

ATTACHMENT(S):

To be provided at Board meeting.

RECOMMENDATION:

The Administration recommends that the Board approve Savvas Envision Math HQIM Curriculum for grades k-12.

RECOMMENDED MOTION:

"I move to approve Savvas Envision Math HQIM Curriculum for grades k-12."

Lockhart Independent School District Board of Trustees

Date of Board Meeting: 04/06/2026

Agenda Item: 3-J

AGENDA SECTION:

Communication/Action

READING:

Second

PREVIOUS BOARD REVIEW DATE:

03/23/2026

TYPE OF ACTION:

Approve

DEPARTMENT:

Business & Finance

DISTRICT GOAL(S) ALIGNMENT:

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1, 2, & 3

AGENDA TITLE:

Consider and/or Approve the Purchase of a Futsal Court for Bluebonnet Elementary

BACKGROUND INFORMATION:

The installation of a futsal court at Bluebonnet Elementary is a key component of the Playground Project. This addition will introduce both basketball and soccer opportunities to the existing playground during recess. Currently, students do not have access to a basketball court during recess, as the only available goals are located near the gym. The purchase amount will be over \$100,000. By our CH (Local) policy, the board has to approve the purchase since it is over \$100,000. The purchase will go through a purchasing cooperative to meet our bid requirement. The District would like to purchase the futsal court from XXXXX in the amount of XXXXXX.

ATTACHMENT(S):

N/A

RECOMMENDATION:

The Administration recommends that the Board approve the purchase of the futsal court for Bluebonnet Elementary as presented.

RECOMMENDED MOTION:

"I move that the Board approve the purchase of the futsal court for Bluebonnet Elementary as presented."

Lockhart Independent School District Board of Trustees

Date of Board Meeting: 04/06/2026

Agenda Item: 3-K

AGENDA SECTION:

Communication/Action

READING:

First

PREVIOUS BOARD REVIEW DATE:

TYPE OF ACTION:

Approve

DEPARTMENT:

Business & Finance

DISTRICT GOAL(S) ALIGNMENT:

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1, 2, & 3

AGENDA TITLE:

Consider and/or Approve the Donation and Purchase of Athletic Scoreboards

BACKGROUND INFORMATION:

The District has several athletic scoreboards that have various issues and need to be replaced. The purchase amount will be over \$100,000. By our CH (Local) policy, the board has to approve the purchase since it is over \$100,000. The purchase will go through a purchasing cooperative to meet our bid requirement. First Lockhart Bank will be providing the funds to purchase the scoreboards as they have done in the past.

ATTACHMENT(S):

RECOMMENDATION:

The Administration recommends that the Board approve the donation and purchase of the scoreboards in the amount of \$186,849.

RECOMMENDED MOTION:

"I move that the Board approve the donation and purchase of the scoreboards in the amount of \$186,849."