

**Medina Valley Independent School District
Board of Trustees
Special Meeting on Wednesday, June 11, 2025 at 6:30 PM
Medina Valley ISD Central Office Board Room**

A Special Board Meeting of the MVISD Board of Trustees was held on Wednesday, June 11, 2025, beginning at 6:30 PM at/on Medina Valley ISD Central Office Board Room.

I. First Order of Business

- A Call Meeting to Order
- B Establish a Quorum
- C Pledge of Allegiance to the Flag followed by a moment of silence

II. Public Comment

At Regular Board Meetings the Board shall permit public comment on any topic. At all other Board Meetings public comments will be limited to items on the agenda posted with the notice of the meeting. Consistent with Board Policy BEC (Local), when necessary for meeting management, the following will apply: When 1 to 3 individuals sign up to address the Board, they will each be given 5 minutes. When 4 to 6 individuals sign up to address the Board, they will each be given 3 minutes. When 7 or more individuals sign up to address the Board, they will each be given 2 minutes.

III. Closed Session

- A Consultation with Attorney (TX Govt. Code Section 551.071)
- B Personnel Matters: Resignations, Retirements, Leaves of Absence, Reassignments, New Employment, New Personnel Position, Duties/Responsibilities of Employees (TX Govt. Code Section 551.074)
 - Luckey Ranch Elementary Principal

IV. Discussion and Possible Action Items

- A Consider Approval of the Superintendent's Recommendation to Hire the Principal of Luckey Ranch Elementary School
- B Consider Approval of CPS Service easement at Medina Valley High School for the AG & JROTC Building Project 2
- C Consider Approval of CPS Gas Service Easement at Creek View High School 7

V. Budget Workshop

VI. District Scorecard

VII. Adjournment

(Items do not have to be taken in the same order as shown on the meeting agenda.)



Agenda Item Memorandum

To: MVISD Board of Trustees

Date: June 6, 2025

Agenda item: Consider approval of CPS electric right-of-way easement for the MVHS Agricultural and Jr. ROTC Building Project

Background Information

CPS is the utility service provider for Medina Valley High School. As part of the Agricultural and Jr. ROTC Building Project, the existing electrical feed had to be relocated, resulting in the need for a new CPS easement. The right-of-way easement allows CPS access to MVISD property to service the infrastructure.

Administrative Consideration

MTR Engineers have prepared the legal metes and bounds for the CPS electric right-of-way easement. There is no cost to MVISD for this easement.

Recommendation:

It is recommended that the Board approve the CPS electric right-of-way easement for the MVHS Agricultural and Jr. ROTC Building Project.

Field Notes for a Tract of Land
Containing 1.005 acres (43,760.30 square feet)
Being a Variable width Electric Easement

A 1.005 acre (43,760.30 square feet) tract of land, being a Variable width Electric Easement, situated in the I&GN RR CO (International and Great Northern Railroad Company) Survey Number 3/17, Abstract Number 1213, Medina County, Texas, being partially out of a 7.020 acre tract as conveyed to Medina Valley Independent School District, by Warranty Deed as recorded in Volume 245, Pages 389-390, being partially out of a 7.322 acre tract as conveyed to Medina Valley Independent School District, by Warranty Deed as recorded in Volume 245, Pages 382-383, being partially out of a 4.899 acre tract as conveyed to Medina Valley Independent School District, by Warranty Deed as recorded in Volume 247, Pages 938-939, being partially out of a 4.809 acre tract as conveyed to Medina Valley Independent School District, by Warranty Deed as recorded in Volume 245, Pages 399-400, being partially out of a 2.480 acre tract as conveyed to Medina Valley Independent School District, by Warranty Deed as recorded in Volume 245, Pages 407-408, and being partially out of a 2.534 acre tract as conveyed to Medina Valley Independent School District, by Warranty Deed as recorded in Volume 245, Pages 409-410, all of the Official Public Records of Medina County, Texas, said 1.005 acre (43,760.30 square feet) tract being more particularly described as follows:

Commencing at a found 5/8" iron rod, having Texas State Plane Coordinates of N:13,671,191.91, E:2,021,831.87, being the northeast corner of a 2.679 acre tract as conveyed to Medina Valley Independent School District, by Special Warranty Deed as recorded in Volume 880, Page 330, being the northwest corner of a 2.980 acre tract as conveyed to Medina Valley Independent School District, by Warranty Deed as recorded in Volume 262, Pages 35-38, both of the Official Public Records of Medina County, Texas, being the southeast corner of said 7.322 acre tract, and being the southwest corner of said 7.020 acre tract;

Thence, with the southerly boundary of said 7.020 acre tract, being the north boundary of said 2.980 acre tract, North 89 degrees 47 minutes 50 seconds East, a distance of 286.68 feet to a point on the west right of way line of County Road 483, a variable width right of way, being the northeast corner of said 2.980 acre tract, and being the southeast corner of said 7.020 acre tract;

Thence, with the west right of way line of said County Road 483, being the east boundary of said 7.020 acre tract, North 00 degrees 12 minutes 13 seconds West, a distance of 67.47 feet to the **Point of Beginning**, having Texas State Plane Coordinates of N:13,671,260.40, E:2,022,118.31, being the most easterly southeast corner of the herein described easement;

Thence, leaving the west right of way line of said County Road 483, over and across said 7.020 acre tract, said 7.322 acre tract, said 4.899 acre tract, said 4.809 acre tract, said 2.480 acre tract, and said 2.534 acre tract, the following thirty (30) courses:

South 74 degrees 45 minutes 51 seconds West, a distance of 66.12 feet to a point, being an angle point in the herein described easement;

South 66 degrees 57 minutes 37 seconds West, a distance of 22.48 feet to a point, being an interior corner of the herein described easement;

South 01 degree 56 minutes 13 seconds West, a distance of 17.21 feet to a point, being a southeast corner of the herein described easement;

North 88 degrees 03 minutes 47 seconds West, a distance of 349.63 feet to a point, being a southwest corner of the herein described easement;

North 01 degree 56 minutes 13 seconds East, a distance of 16.02 feet to a point, being an interior corner of the herein described easement;

North 70 degrees 29 minutes 07 seconds West, a distance of 85.98 feet to a point, being an angle point in the herein described easement;

North 62 degrees 07 minutes 49 seconds West, a distance of 133.87 feet to a point, being an angle point in the herein described easement;

North 79 degrees 46 minutes 57 seconds West, a distance of 391.91 feet to a point, being the southwest corner of the herein described easement;

North 10 degrees 13 minutes 03 seconds East, a distance of 28.00 feet to a point, being a northwest corner of the herein described easement;

South 79 degrees 46 minutes 57 minutes East, a distance of 31.48 feet to a point, being an interior corner of the herein described easement;

North 00 degrees 07 minutes 55 seconds East, a distance of 251.71 feet to a point, being the most northerly northwest corner of the herein described easement;

South 89 degrees 52 minutes 05 seconds East, a distance of 28.00 feet to a point, being an angle point in the herein described easement;

South 00 degrees 07 minutes 55 seconds West, a distance of 2.73 feet to a point, being an interior corner of the herein described easement;

South 89 degrees 52 minutes 05 seconds East, a distance of 83.78 feet to a point, being an angle point in the herein described easement;

South 72 degrees 07 minutes 48 seconds East, a distance of 24.61 feet to a point, being a northeast corner of the herein described easement;

South 17 degrees 52 minutes 12 seconds West, a distance of 17.02 feet to a point, being a southeast corner of the herein described easement;

North 72 degrees 07 minutes 48 seconds West, a distance of 12.16 feet to a point, being an angle point in the herein described easement;

North 89 degrees 52 minutes 05 seconds West, a distance of 90.46 feet to a point, being an interior corner of the herein described easement;

South 00 degrees 07 minutes 55 seconds West, a distance of 233.96 feet to a point, being an interior corner of the herein described easement;

South 79 degrees 46 minutes 57 seconds East, a distance of 322.27 feet to a point, being an interior corner of the herein described easement;

North 19 degrees 32 minutes 21 seconds East, a distance of 148.29 feet to a point, being a northwest corner of the herein described easement;

South 70 degrees 27 minutes 39 seconds East, a distance of 28.00 feet to a point, being a northeast corner of the herein described easement;

South 19 degrees 32 minutes 21 seconds West, a distance of 144.21 feet to a point, being an interior corner of the herein described easement;

South 79 degrees 46 minutes 57 seconds East, a distance of 28.19 feet to a point, being a northeast corner of the herein described easement;

South 10 degrees 13 minutes 03 seconds West, a distance of 12.99 feet to a point, being an interior corner of the herein described easement;

South 62 degrees 07 minutes 49 seconds East, a distance of 91.67 feet to a point, being an angle point in the herein described easement;

South 70 degrees 29 minutes 07 seconds East, a distance of 132.66 feet to a point, being an angle point in the herein described easement;

South 88 degrees 03 minutes 47 seconds East, a distance of 251.56 feet to a point, being an angle point in the herein described easement;

North 66 degrees 57 minutes 37 seconds East, a distance of 58.95 feet to a point, being an angle point in the herein described easement;

North 74 degrees 45 minutes 51 seconds East, a distance of 75.55 feet to a point on the west right of way line of said County Road 483, being the east boundary of said 7.020 acre tract, and being the most southerly northeast corner of the herein described easement;

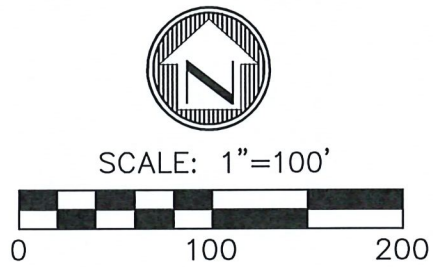
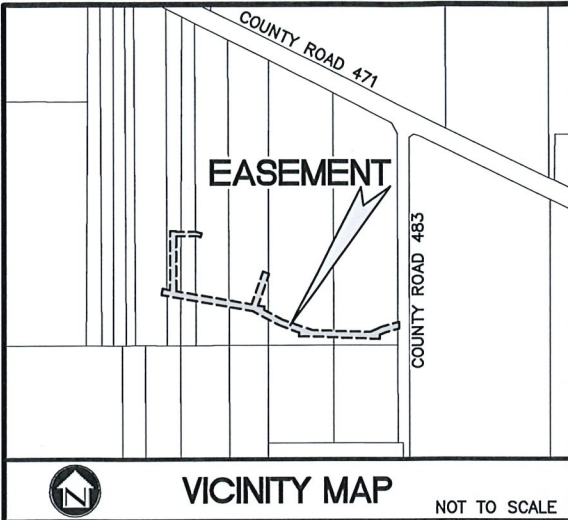
Thence, with the west right of way line of said County Road 483, being the east boundary of said 7.020 acre tract, South 00 degrees 12 minutes 13 seconds East, a distance of 28.99 feet to the **Point of Beginning**, containing 1.005 acres (43,760.30 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. A Survey of even date was prepared for this description.



Stephanie L. James

 Stephanie L. James, R.P.L.S.
 Registered Professional Land Surveyor
 No. 5950
 Date: 2025-06-02 Job No. 24245
 ZDI

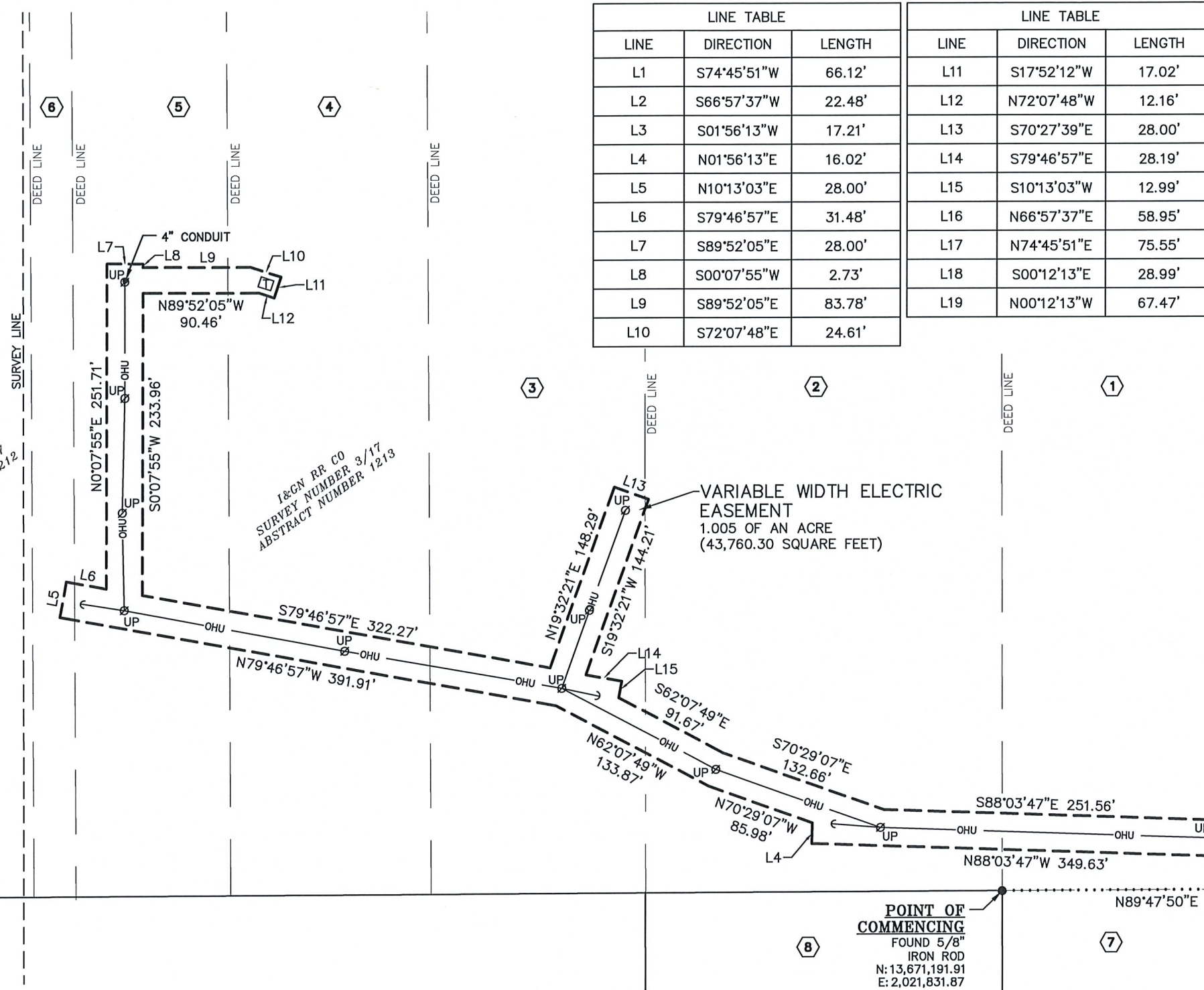


LEGEND:

- I&GN RR CO INTERNATIONAL AND GREAT NORTHERN RAILROAD COMPANY
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS
- OHU OVERHEAD UTILITIES
- T TRANSFORMER
- UP ∅ UTILITY POLE
- UP ∅ → UTILITY POLE WITH GUY WIRE

I&GN RR CO
SURVEY NUMBER 4/17
ABSTRACT NUMBER 1212

I&GN RR CO
SURVEY NUMBER 3/17
ABSTRACT NUMBER 1213

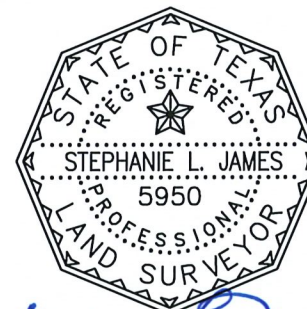


KEY NOTES:

- 1) MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT 7.020 ACRES WARRANTY DEED VOLUME 245, PAGES 389-390 O.P.R.M.C.T.
- 2) MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT 7.322 ACRES WARRANTY DEED VOLUME 245, PAGES 382-383 O.P.R.M.C.T.
- 3) MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT 4.899 ACRES WARRANTY DEED VOLUME 247, PAGES 938-939 O.P.R.M.C.T.
- 4) MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT 4.809 ACRES WARRANTY DEED VOLUME 245, PAGES 399-400 O.P.R.M.C.T.
- 5) MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT 2.480 ACRES WARRANTY DEED VOLUME 245, PAGES 407-408 O.P.R.M.C.T.
- 6) MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT 2.534 ACRES WARRANTY DEED VOLUME 245, PAGES 409-410 O.P.R.M.C.T.
- 7) MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT 2.980 ACRES WARRANTY DEED VOLUME 262, PAGES 35-38 O.P.R.M.C.T.
- 8) MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT 2.679 ACRES SPECIAL WARRANTY DEED VOLUME 880, PAGE 330 O.P.R.M.C.T.

GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES SHOWN WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.



Stephanie L. James

EXHIBIT OF

A 1.005 ACRE (43,760.30 SQUARE FEET) TRACT OF LAND, SITUATED IN THE I&GN RR CO (INTERNATIONAL AND GREAT NORTHERN RAILROAD COMPANY) SURVEY NUMBER 3/17, ABSTRACT NUMBER 1213, MEDINA COUNTY, TEXAS, BEING PARTIALLY OUT OF A 7.020 ACRE TRACT AS CONVEYED TO MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT, BY WARRANTY DEED AS RECORDED IN VOLUME 245, PAGES 389-390, BEING PARTIALLY OUT OF A 7.322 ACRE TRACT AS CONVEYED TO MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT, BY WARRANTY DEED AS RECORDED IN VOLUME 245, PAGES 382-383, BEING PARTIALLY OUT OF A 4.899 ACRE TRACT AS CONVEYED TO MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT, BY WARRANTY DEED AS RECORDED IN VOLUME 247, PAGES 938-939, BEING PARTIALLY OUT OF A 4.809 ACRE TRACT AS CONVEYED TO MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT, BY WARRANTY DEED AS RECORDED IN VOLUME 245, PAGES 399-400, BEING PARTIALLY OUT OF A 2.480 ACRE TRACT AS CONVEYED TO MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT, BY WARRANTY DEED AS RECORDED IN VOLUME 245, PAGES 407-408, AND BEING PARTIALLY OUT OF A 2.534 ACRE TRACT AS CONVEYED TO MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT, BY WARRANTY DEED AS RECORDED IN VOLUME 245, PAGES 409-410, ALL OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

DATE: JUNE 02, 2025

JOB NO. 24245



Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



Agenda Item Memorandum

To: MVISD Board of Trustees

Date: June 6, 2025

Agenda item: Consider approval of CPS gas right-of-way easement Creek View High School

Background Information

CPS is the utility service company at Creek View High School that will provide gas service to the campus. The right-of-way easement allows CPS to come onto our property and service the infrastructure at MVISD's property

Administrative Consideration

MTR Engineers have generated the legal metes and bound of the right-of-way easement for CPS gas right-of-way. The easement has no cost to MVISD.

Recommendation:

It is recommended that the Board approve the CPS gas Right-Of-Way Easement for Creek View High School.

Field Notes for a Tract of Land
Containing 0.307 of an acre (13,370.62 square feet)
Being a 14-Foot Gas Easement

A 0.307 of an acre (13,370.62 square feet) tract of land, being 14-Foot Gas Easement, situated in the William B. Rhode Survey Number 96 1/3, Abstract Number 1327, in Medina County, Texas, being out of Lot 2, as shown on subdivision plat of Medina Valley I.S.D. – Potranco Middle School, as recorded in Volume 10, Page 379, as conveyed to Medina Valley Independent School District, a political subdivision, by General Warranty Deed as recorded in Volume 611, Page 1292, both of the Official Public Records of Medina County, Texas, said 0.307 of an acre (13,370.62 square feet) easement being more particularly described as follows:

Commencing: at a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", having Texas State Plane Coordinates of N:13,702,038.90, E:2,028,173.00, being on the westerly right of way line of County Road 381, an 86-foot wide right of way, being the northeast corner of a 92.827 acre tract, as conveyed to Medina Valley Independent School District by Special Warranty Deed, as recorded in Document Number 2019006569, of the Official Public Records of Medina County, Texas, and being the southeast corner of said Lot 2;

Thence, leaving the westerly right of way line of said County Road 381, with the a northerly boundary of said 92.827 acre tract, being the southerly boundary of said Lot 2, South 89 degrees 39 minutes 25 seconds West, a distance of 14.62 feet to a point on the westerly boundary of a 14-foot wide E.G.T.TV (Electric, Gas, Telephone and Television) Easement, as recorded in Volume 10, Page 338, of the Official Public Records of Medina County, Texas, and being a point of non-tangent curvature to the right;

Thence, leaving the northerly boundary of said 92.827 acre tract, being the westerly boundary of said 14-foot wide E.G.T.TV, over said Lot 2, along the arc of said curve to the right, 12.07 feet, having a radius of 1,556.97 feet, a central angle of 00 degrees 26 minutes 39 seconds, and a chord bearing and distance of North 16 degrees 50 minutes 33 seconds West, 12.07 feet to the **Point of Beginning**, having Texas State Plane Coordinates of N:13,702,050.36, E:2,028,154.88, to a point of non-tangency, being the east corner of the herein described easement;

Thence, leaving the westerly boundary of said 14-foot wide Easement, continuing over said Lot 2, the following thirteen (13) courses:

North 90 degrees 00 minutes 00 seconds West, a distance of 61.38 feet to a point, being an angle point in the herein described easement;

North 54 degrees 48 minutes 04 seconds West, a distance of 21.14 feet to a point, being an angle point in the herein described easement;

North 78 degrees 48 minutes 05 seconds West, a distance of 128.64 feet to a point, being an angle point in the herein described easement;

South 84 degrees 41 minutes 32 seconds West, a distance of 52.30 feet to a point, being an angle point in the herein described easement;

South 88 degrees 34 minutes 50 seconds West, a distance of 677.75 feet to a point, being an interior corner of the herein described easement;

South 02 degrees 03 minutes 58 seconds East, a distance of 1.77 feet to a point, being the southeast corner of the herein described easement;

South 89 degrees 38 minutes 04 seconds West, a distance of 14.07 feet to a point, being the southwest corner of the herein described easement, from which a found a 1/2" iron rod with a yellow plastic cap stamped "CDS/MUERY S.A.TX", being an interior corner of said 92.827 acre tract, and being the southwest corner of said Lot 2, bears South 81 degrees 49 minutes 17 seconds West, a distance of 223.67 feet;

North 02 degrees 03 minutes 58 seconds West, a distance of 15.51 feet to a point, being the northwest corner of the herein described easement;

North 88 degrees 34 minutes 50 seconds East, a distance of 691.51 feet to a point, being an angle point in the herein described easement;

North 84 degrees 41 minutes 32 seconds East, a distance of 53.86 feet to a point, being an angle point in the herein described easement;

South 78 degrees 48 minutes 05 seconds East, a distance of 133.65 feet to a point, being an angle point in the herein described easement;

South 54 degrees 48 minutes 04 seconds East, a distance of 19.68 feet to a point, being an angle point in the herein described easement;

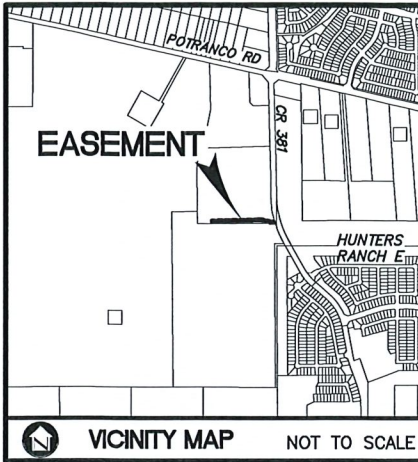
North 90 degrees 00 minutes 00 seconds East, a distance of 52.83 feet to a point on the westerly boundary of said 14-foot wide Easement, being the northeast corner of the herein described easement, and being a point of non-tangent curvature to the left;

With the westerly boundary of said 14-foot wide Easement, along the arc of said curve to the left, 14.59 feet, having a radius of 1,556.97 feet, a central angle of 00 degrees 32 minutes 13 seconds, and a chord bearing and distance of South 16 degrees 21 minutes 07 seconds East, 14.59 feet to the **Point of Beginning**, containing 0.307 of an acre (13,370.62 square feet).

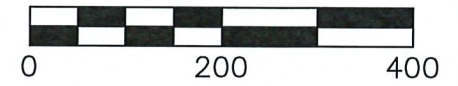
Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. A Survey of even date was prepared for this description.



Stephanie L. James
Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2025-04-14 Job No. 22223
SL



SCALE: 1"=200'

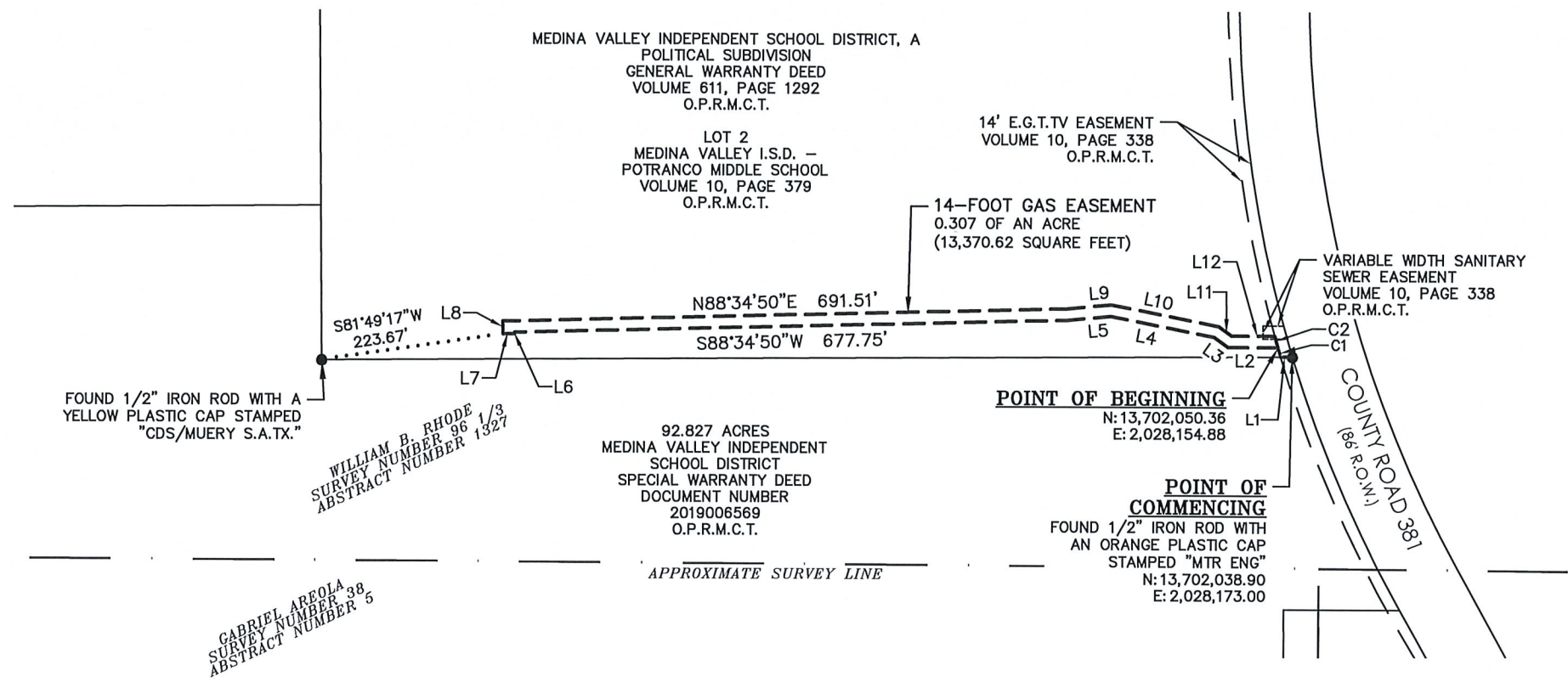


LEGEND:

- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS
MEDINA COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- E.G.T.V ELECTRIC, GAS, TELEPHONE
AND TELEVISION

CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	0°26'39"	12.07'	1556.97'	N16°50'33"W	12.07'
C2	0°32'13"	14.59'	1556.97'	S16°21'07"E	14.59'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°39'25"W	14.62'
L2	N90°00'00"W	61.38'
L3	N54°48'04"W	21.14'
L4	N78°48'05"W	128.64'
L5	S84°41'32"W	52.30'
L6	S02°03'58"E	1.77'
L7	S89°38'04"W	14.07'
L8	N02°03'58"W	15.51'
L9	N84°41'32"E	53.86'
L10	S78°48'05"E	133.65'
L11	S54°48'04"E	19.68'
L12	N90°00'00"E	52.83'



GENERAL NOTES:

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- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.



Stephanie L. James

EXHIBIT OF

A 0.307 OF AN ACRE (13,370.62 SQUARE FEET) TRACT OF LAND, BEING 14-FOOT GAS EASEMENT, SITUATED IN THE WILLIAM B. RHODE SURVEY NUMBER 96 1/3, ABSTRACT NUMBER 1327, IN MEDINA COUNTY, TEXAS, BEING OUT OF LOT 2, AS SHOWN ON SUBDIVISION PLAT OF MEDINA VALLEY I.S.D. - POTRANCO MIDDLE SCHOOL, AS RECORDED IN VOLUME 10, PAGE 379, AS CONVEYED TO MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT, A POLITICAL SUBDIVISION, BY GENERAL WARRANTY DEED AS RECORDED IN VOLUME 611, PAGE 1292, BOTH OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

DATE: APRIL 14, 2025

JOB NO. 22223



Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500

12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

V:\22223 MVIDSD High School #2.dwg 03/22/23 11:54:46 AM