

**The Board of Trustees  
Aledo ISD  
Agenda of Special Meeting**

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A Special Meeting of the Board of Trustees of Aledo ISD will be held March 7, 2023, beginning at 6:00 PM in the Aledo ISD Administration Board Room, 1008 Bailey Ranch Rd, Aledo, TX 76008.

**Aledo Independent School District Vision  
Growing Greatness through exceptional experiences that empower learners for life**

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.

If, during the course of the meeting covered by this agenda, the Board should determine that a closed session of the Board should be held or is required in relation to any item included on this agenda, then such closed session as authorized by Section 551.001 et seq of the Texas Government Code (the Open Meetings Act) will be held by the Board at that date, hour and place given in this agenda or as soon after the commencement of the meeting covered by this agenda as the Board may conveniently meet in such closed session concerning any and all subjects and for any and all purposes permitted by Sections 551.071 – 551.084, inclusive, of the Open Meetings Act.

I. Call To Order

Hoyt Harris, President

II. Determine a Quorum

III. Public Comment on Agenda Item

Hoyt Harris, President

IV. Consider Approval of Resolution Authorizing Purchase of Approximately 50 Acres and Exchange of Approximately 50 Acres of Real Property on Old Weatherford Road

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Susan Bohn, Superintendent; Earl Husfeld, Chief Financial Officer

V. Executive Session

Hoyt Harris, President

A. Section 551.074 - Personnel Matters- The Board will discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public employees or officials. (This may involve consultation with attorney as permitted under Section 551.071)

B. Section 551.071 - Consultation with Attorney- The Board will discuss and receive legal advice from its attorney on matters which should be confidential under Texas Government Code Section 551.071

C. Section 551.072 - Deliberation Regarding Real Property- The Board will discuss the purchase, exchange, lease or value of real property. (This may involve consultation with attorney as permitted under section 551.071)

D. Section 551.0821 - School Board- The Board will discuss personally identifiable information about a public school student.

VI. Adjourn

Hoyt Harris, President



## **ALEDO ISD BOARD MEETING TEMPLATE**

**MEETING DATE:** March 7, 2023

**AGENDA ITEM:** Consider Approval of Resolution Authorizing Purchase of Approximately 50 Acres and Exchange of Approximately 50 Acres of Real Property on Old Weatherford Road

**PRESENTER:** Susan Bohn, Superintendent; Earl Husfeld, Chief Financial Officer

### **BACKGROUND INFORMATION:**

Aledo Independent School District owns approximately 50 acres on Old Weatherford Road east of Farmer Road/FM 3325 in Parker County. The Administration has determined that it is in the best interest of the District to sell or exchange the tract.

At the board meeting on December 12, 2022, the Board of Trustees approved a Resolution Authorizing the Advertisement of the Sale or Exchange of Real Property on Old Weatherford Road, which authorized the Administration to publish notice of the District's request for proposals for the sale or exchange of the property. The District provided such public notice as required by law. The District received one (1) proposal for the purchase of the tract, from Walsh Ranches Limited Partnership ("Walsh Ranches").

Since receiving the proposal from Walsh Ranches, the District has negotiated an Exchange Contract ("Contract"). The terms of the contract include

- the exchange of the 50 acres on Old Weatherford Road to Walsh Ranches in exchange for 50 acres owned by Walsh Ranches
- the District's purchase of an additional 50 acres from Walsh Ranches adjacent to the exchanged 50 acres, creating an approximately 100 acre tract to be acquired by the District.

The Administration is requesting that the Board of Trustees approve the attached Resolution Authorizing Purchase and Exchange of Real Property authorizing the Superintendent to enter into the Contract as discussed.

### **FISCAL INFORMATION:**

The purchase price in the Contract is \$35,000 per acre for 50 acres paid by Aledo Independent School District to Walsh Ranches.

### **ATTACHMENTS:**

Resolution Authorizing Purchase and Exchange of Real Property

### **ADMINISTRATIVE RECOMMENDATION:**

The Administration recommends that the Board of Trustees approve the Resolution Authorizing Purchase and Exchange of Real Property for the exchange of approximately 50 acres of property on Old Weatherford Road for 50 acres north of the McAnally Middle School campus and the purchase of approximately 50 acres from Walsh Ranches Limited Partnership.

**RESOLUTION AUTHORIZING THE  
PURCHASE AND EXCHANGE OF REAL PROPERTY**

RESOLVED, that the Board of Trustees of Aledo Independent School District (“AISD”) have determined that the following tract of real property is not necessary for the construction of facilities to meet the current and foreseeable needs of the district for educational purposes:

Approximately fifty (50) acres of land located in Parker County, Texas as generally illustrated on Exhibit “A” (the “AISD Property”);

RESOLVED, that the Board of Trustees of AISD has determined that the purchase of that certain tract of real property is necessary for the construction of facilities to meet the current and foreseeable needs of the district for educational purposes:

Approximately one hundred (100) acres of land located in Parker County, Texas as generally illustrated on Exhibit “A” (the “Walsh Property”);

RESOLVED, that the Board of Trustees has determined that the AISD Property should be exchanged (“Exchange”) pursuant to that certain Exchange Contract (“Contract”) between AISD and WALSH RANCHES LIMITED PARTNERSHIP, and to enter into and deliver all documents, instruments and agreements necessary or desirable to consummate the Exchange (the Contract, together with such documents, instruments and agreements, collectively, the “Exchange Documents”).

RESOLVED, that the Board of Trustees have determined that the Walsh Property should be purchased (“Purchase”) pursuant to the Contract, and to enter into and deliver all documents, instruments and agreements necessary or desirable to consummate the Purchase (the Contract and Exchange Documents, together with such documents, instruments and agreements, collectively, the “Purchase Documents”).

RESOLVED, that DR. SUSAN BOHN, in her capacity as Superintendent of AISD is hereby authorized, empowered, and directed to enter into and deliver the Exchange Documents and the Purchase Documents and all ancillary documents related thereto, and perform the duties and obligations set forth therein.

FURTHER RESOLVED, that DR. SUSAN BOHN, in her capacity as Superintendent of AISD is hereby authorized to execute and deliver and to do and perform all acts and things of whatsoever kind or nature necessary or incidental to or required to effectuate the purpose of these resolutions, and to document the Exchange and the Purchase, with such changes in text, form, and terms thereof as such Superintendent, acting singly, deems necessary or desirable or proper.

AND FURTHER RESOLVED, that all documents and agreements heretofore executed, and all acts or other things performed to effectuate the purposes of these resolutions and the documentation of the Exchange and the Purchase are hereby, in all respects, ratified, confirmed, and approved as the acts of the Superintendent of AISD or AISD, as applicable.

Dated to be effective as of \_\_\_\_\_, 2023.

*[Signature page to follow]*

This Consent shall be effective for all purposes as of the date first set forth above .

**APPROVED:**

**ATTESTED:**

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Hoyt Harris  
President, Board of Trustees

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David Lear  
Place 1, Board of Trustees

**EXHIBIT "A" TO  
RESOLUTION AUTHORIZING THE  
PURCHASE AND EXCHANGE OF REAL PROPERTY**

