Notice of Regular Meeting
Board of Trustees
October 17, 2023

A Regular Meeting of the Board of Trustees will be held on October 17, 2023, beginning at 7:00 PM, in the Administration Building, 400 East Loop 340, Waco, TX 76705.

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. For more information about public comment, see Policy BED. Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

I. Roll Call, Establishment of Quorum, and Call to Order -- Board President
II. Opening Ceremony -- Board President
III. Consider Listing of Agenda Items -- Board President
IV. Public Hearing on the La Vega ISD Annual Financial Integrity Rating System of Texas (School FIRST) Management Report -- Mr. James Garrett
V. Recognition Items -- Board President and Dr. Sharon M. Shields
VI. Public Participation -- Board President
VII. Special Reports -- Board President
    A. Superintendent's Report -- Dr. Sharon M. Shields
        1. Student Enrollment Update -- Dr. Sharon M. Shields
        2. Calendar of Events -- Dr. Sharon M. Shields
VIII. Consider Consent Agenda Items -- Board President
    A. Minutes for Meetings Held -- Ms. Betty Bentura
    B. Personnel Items -- Mr. Todd Gooden
        1. Personnel Job Description(s) or Revisions to Job Description(s), and Paygrade Chart or Revisions to Paygrade Chart -- Mr. Todd Gooden
IX. Action and Discussion Items -- Board President
    A. Resolution -- Dr. Sharon M. Shields
    B. Consider Teacher and Professional Employee Contract Recommendations -- Mr. Todd Gooden
X. Closed Meeting -- Board President
XI. Adjournment -- Board President

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, Texas 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 TASB Policy BEC(LEGAL)]

_____

For the Board of Trustees

ROLL CALL, ESTABLISHMENT OF QUORUM, AND CALL TO ORDER

The meeting was called to order at _____ m.

Board of Trustees Members Present: _____

_____

Board of Trustees Members Absent: _____

_____

School Personnel Present: _____

_____

_____

_____

Others Present: _____

_____

_____

BOARD PRESIDENT:

THE OPENING CEREMONY CONSISTING OF THE PLEDGE OF ALLEGIANCE

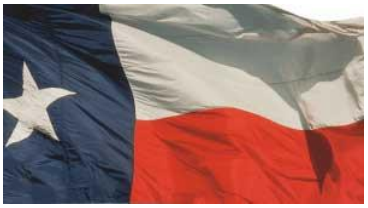
TO THE AMERICAN FLAG AND TO THE TEXAS FLAG WILL BE PROVIDED BY:

_____

(NAME, TITLE, POSITION, LVISD CAMPUS/DEPT.)



PLEDGE TO UNITED STATES FLAG. I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.



PLEDGE TO TEXAS FLAG: "Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

APPROVE LISTING OF AGENDA ITEMS

Presented for:
Board action ☒ Report/Review Only ☐

Supporting documents:
None ☒ Attached ☐ Provided Later ☐

Contact Person:
Dr. Sharon M. Shields and Board President

Background Information:
Board Members are asked to review the listing of agenda items.

Fiscal Implication:
N/A

Administrative Recommendation:
N/A

Motion:

Second:

For:

Against

Abstain:

PUBLIC HEARING ON THE LA VEGA ISD ANNUAL FINANCIAL INTEGRITY RATING SYSTEM OF TEXAS (FIRST) MANAGEMENT REPORT

Presented for:
Board action ☐ Report/Review Only ☐

Supporting documents:
None ☐ Attached ☐ Provided Later ☒

Contact Person:
Mr. James D. Garrett

Background Information:
In 1999, the Legislature passed a requirement that the Texas Education Agency develop a system to rate the financial integrity of all Texas school districts. Under separate cover, the Board will find the School FIRST accountability rating system formally assigned one of four financial accountability ratings to Texas school districts, with the highest being "Superior Achievement", followed by "Above Standard Achievement", "Standard Achievement", and "Substandard Achievement". In 2015, the rating was changed to "Pass" or "Substandard Achievement" rate. Major changes have continued as this process is periodically fine-tuned. Mr. Garrett will provide a brief presentation explaining the report and findings for La Vega ISD's rating under the system. After the presentation and prior to the Board's approval of the FIRST Report, the District must first hold a public hearing. It would be appropriate at this time for the Board President to open the public hearing portion of the agenda.

Fiscal Implication:
N/A

Administrative Recommendation:
N/A

Motion:

_____

Second:

_____

For:

_____

Against:

_____

Abstain:

_____

RECOGNITION ITEMS

Presented for:
Board action ☐ Report/Review Only ☒ Consent Agenda Item ☐

Supporting documents:
None ☒ Attached ☐ Provided Later ☐

Contact Person:
Board President

Background Information:
This portion of the board meeting is reserved to recognize students, staff, and Board Members for exemplary accomplishments beyond the District Level.

Fiscal Implication:
N/A

Administrative Recommendation:
N/A

PUBLIC PARTICIPATION

Presented for:
Board action ☐ Report/Review Only ☒

Supporting documents:
None ☒ Attached ☐ Provided Later ☐

Contact Person(s):
Board President and Dr. Sharon M. Shields

Background Information:
LVISD POLICY BED (LOCAL) -- Public Participation: At regular meetings the Board shall allot 30 minutes to hear persons who desire to make comments to the Board. Persons who wish to participate in this portion of the meeting shall sign up with the presiding officer or designee before the meeting begins and shall indicate the topic about which they wish to speak.

Limit on Participation: Audience participation is limited to the portion of the meeting designated for that purpose. At all other times during a Board meeting, the audience shall not enter into discussion or debate on matters being considered by the Board, unless recognized by the presiding officer. No presentation shall exceed five (5) minutes. Delegations of more than five persons shall appoint one person to present their views before the Board.

Board's Response—Specific factual information or recitation of existing policy may be furnished in response to inquiries, but the Board shall not deliberate or decide regarding any subject that is not included on the agenda posted with notice of the meeting.

Complaints and Concerns—Complaints and concerns for which other resolution channels are provided shall be directed through those channels. The presiding officer or designee shall determine whether a person who wishes to address the Board has attempted to solve a matter administratively. If not, the person shall be directed to the appropriate policy to seek resolution before bringing the matter to the Board at a subsequent meeting.

Fiscal Implication:
N/A

Administrative Recommendation:
N/A

SPECIAL REPORTS

Presented for:
Board action ☐ Report/Review Only ☒

Supporting documents:
None ☐ Attached ☒ Provided Later ☐

Contact Person:
N/A

Background Information:
This portion of the meeting is to provide special reports to the Board of Trustees.

Fiscal Implication:
N/A

Administrative Recommendation:
This report is being provided for informational purposes.

Superintendent's Report

1. **Student Enrollment Report**
2. **Calendar Events**
3. **Other Miscellaneous Items**

Presented for:
Board action ☐ Report/Review Only ☒

Supporting documents:
None ☒ Attached ☐ Provided Later ☐

Contact Person:
Dr. Sharon M. Shields

Background Information:
This portion of the board meeting is reserved to update the Board of Trustees on calendar and miscellaneous items.

Fiscal Implication:
N/A

Administrative Recommendation:
N/A

CONSENT AGENDA ITEMS

Presented for:
Board action ☒ Report/Review Only ☒

Supporting documents:
None ☐ Attached ☒ Provided Later ☐

Contact Person:
N/A

Background Information:
The consent agenda shall include items of a routine and/or recurring nature grouped together under one action item. For each item listed as part of a consent agenda, the Board shall be furnished with background material. All such items shall be acted upon by one vote without separate discussion, unless a Board member requests that an item be withdrawn for individual consideration. The remaining items shall be adopted under a single motion and vote.

Fiscal Implication:
N/A

Administrative Recommendation:
N/A

Motion:

Second:

For:

Against

Abstain:

Approve Minutes for Meeting(s) Held

Presented for:
Board action ☒ Report/Review Only ☐

Supporting documents:
None ☐ Attached ☒ Provided Later ☐

Contact Person:
Dr. Sharon M. Shields or Ms. Betty Bentura

Background Information:
The Board shall prepare and retain minutes or make a tape recording of each of its open meetings. The minutes shall state the subject matter of each deliberation and shall indicate each vote, order, decision, or other action taken by the Board. The minutes or tapes are public records and shall be made available for public inspection and copying on request to the Superintendent or designee.

Fiscal Implication:
None.

Administrative Recommendation:
Board review and approval.

Motion: _____

Second: _____

For: _____

Against: _____

Abstain: _____

La Vega Independent School District
400 East Loop 340, Waco, Texas 76705
254-299-6700 ♦ 254-799-8642 FAX

Office of the Superintendent

La Vega I.S.D. Board of Trustees
Minutes of the Regular Meeting
September 19, 2023

BOARD MEMBERS PRESENT – Mildred Watkins, Henry C. Jennings, Rev. Larry Carpenter, Myron Ridge, and Raymond Koon

BOARD MEMBERS ABSENT – Randy Devorsky and Brenda Rocha

SCHOOL PERSONNEL PRESENT – Dr. Sharon M. Shields, Todd Gooden, James D. Garrett, Sandra Gibson, Charla Rudd, Chief Kerry Blakemore, and Betty Bentura

OTHERS PRESENT – N/A

CALLED TO ORDER – Board President Henry C. Jennings established a quorum and brought the board meeting to order at 7:00 p.m.

OPENING CEREMONY – The Pledges of Allegiance to the United States Flag and the Texas Flag were led by Mr. Todd Gooden, Deputy Superintendent for Personnel and Administration.

APPROVED LISTING OF AGENDA ITEMS – Motioned by Mr. Jennings and seconded by Mr. Koon, the Board unanimously approved the listing of agenda items.

RECOGNITION ITEMS – None

PUBLIC PARTICIPATION – None

SPECIAL REPORTS – Board Members received the following special report(s).

Superintendent's Information to the Board - Dr. Sharon M. Shields, updated the Board Members on upcoming calendar items regarding the Fall break and the option to have the October regular board meeting without Finance that day and other miscellaneous information.

APPROVED CONSENT AGENDA ITEMS - Motioned by Mr. Jennings and seconded by Mrs. Watkins and Mr. Koon, the Board unanimously approved the following consent agenda items:

- the minutes for the August 22, 2023 regular board meeting
- the monthly tax collection recap and report
- the budget amendments as presented
- La Vega ISD designation of 2023 “nonbusiness” days of schools
- the job description for Special Education Aide – Life Skills
- the recommended revisions to the Pay Grades for the new job position
- the report on locally certified teachers
- the class size reports

ACTION AND DISCUSSION ITEMS - The following items were considered, discussed, and/or approved by the Board of Trustees.

Approved the Monthly Budget Analysis Report – On a motion by Mr. Koon and seconded by Mrs. Watkins, the Board Members unanimously approved the monthly budget analysis report as presented.

Approved the Designation of a Board Member to Serve on the District Quality Improvement Council (DQIC) – Motioned by Mrs. Watkins and seconded by Rev. Carpenter, the Board of Trustees unanimously approved the designation of Mr. Myron Ridge to serve on the DQIC as the representative of the Board of Trustees, and Mrs. Rocha to serve as the alternate representative.

Approved the Resolution to Join Accountability Lawsuit – Mr. Koon made a motion to approve the Resolution to join Accountability Lawsuit. Rev Carpenter, seconded the motion and it passed unanimously.

Approved the Addition of Special Education positions – Mr. Koon motioned to approve additional Special Education positions. Mr. Myron Ridge seconded the motion and it passed unanimously.

Teacher and Professional Employee Contract Recommendations – Mrs. Watkins motioned to approve the contract recommendation for Kristin Baker, 3rd Grade Teacher / LVE New Position, and Elizabeth Rodriguez, 4th Grade Teacher/ LVIS. Rev. Carpenter, seconded the motion and it passed unanimously.

Approved Superintendent's Contract Extension, Salary, and Benefits – Motioned by Mr. Jennings and seconded by Rev. Carpenter, the Board of Trustees unanimously approved the Superintendent's contract extension, salary, and benefits.

CLOSED MEETING – A closed session of the Board of Trustees was declared at 7:20 p.m. on September 19, 2023, as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.074 to perform the Superintendent's evaluation and discussion of the Superintendent's contract extension, salary, and benefits. The closed meeting ended at 8:30 p.m. on September 19, 2023.

ADJOURNMENT - On a motion by Mrs. Watkins and seconded by Mr. Koon, the Board of Trustees unanimously agreed to adjourn the meeting at 8:33 p.m. on September 19, 2023.

Date of Board Approval

President, La Vega I.S.D. Board of Trustees

Secretary, La Vega I.S.D. Board of Trustees

Personnel Items

Presented for:
Board action ☒ Report/Review Only ☐

Supporting documents:
None ☐ Attached ☒ Provided Later ☐

Contact Person:
Mr. Todd Gooden

Background Information:
The following personnel items are submitted for board approval.

Fiscal Implication:
N/A

Administrative Recommendation:
N/A

Job Description(s) or Revisions to Job Description(s), and Paygrade Chart or Revisions to Paygrade Chart

Presented for:
Board action ☒ Report/Review Only ☐

Supporting documents:
None ☒ Attached ☐ Provided Later ☐

Note: This job description attached includes changes to the existing description in accordance with TASB policy.

Contact Person:
Mr. Todd Gooden

Background Information:
Board Members approve revisions to the LVISD Job Description Manual and revisions to the paygrade charts.

Fiscal Implication:
Personnel items are a budgeted item.

Administrative Recommendation:
Board approval of the job descriptions or revisions to job descriptions, and revisions to the Paygrade Chart as presented.

Motion: _____

Second: _____

For: _____

Against: _____

Abstain: _____

CCMR & Testing Coordinator

Primary Purpose
Coordinate the administration of the statewide testing program. Plan and implement a comprehensive program to ensure College Career Military Readiness for all students, including organizing College and Career guidance, Military advising, and student support programs/testing to encourage all students to make informed and optimal postsecondary educational and career choices.

Qualifications
A master's degree in Education
Valid Texas counselor's certificate preferred

Experience
Three years counseling and/or college advising experience
Previous high school counseling experience preferred

Special Knowledge/ Skills
Excellent organizational, communication, and interpersonal skills
Self-motivated and effective contributor to a team
Familiarity with statewide testing program rules and regulations
Strong knowledge base of CCMR indicators and how they work within state and federal accountability systems
Strong understanding of CCMR and financial impact on CCMR outcome bonuses
Knowledge of college/career advisement, including Advanced Placement, and college testing, college entrance/enrollment requirements, and career development
Strong knowledge base of test data disaggregation
Strong computer skills and ability to work with databases
Ability to plan and conduct effective staff development opportunities
Ability to work with statistical analysis
Preferred experience with transcript (AAR) Evaluation

Major Responsibilities & Duties
- Coordinate with the Assistant Superintendent for Curriculum, Instruction, and Assessment, High School Principal, CTE coordinator, P-TECH coordinator, and Dean of Advanced Studies for ECHS to meet District objectives and program goals.
- Coordinate and implement the statewide testing program for the campus
- Work cooperatively with teachers and campus principals in developing and assisting with state-assessment instructional programs.
- Provide disaggregated state-assessment data school-wide, identifying non-mastery students for necessary re-teaching.
- Demonstrate successful test taking strategies to students and teachers to help in the mastery of the suite-assessment test.

- Develop and monitor the campus's comprehensive assessment plan and communicate to all stakeholders.
- Coordinate the ordering, distribution, record keeping, and collection of all state, national, and district assessments.
- Coordinate state-assessment simulations and benchmark testing.
- Monitor student progress on a regular, systematic basis and report findings to principals.
- Provide training including test security and support for personnel, which may include principals, teachers, and instructional aides.
- Disseminate information and stay abreast of changes in the field of state test and assessment plan.
- Analyzing college assessment data, including ACT, SAT, and TSI, to make recommendations to students for improvement based on the student's results
- Providing information about college testing registration, deadlines and fee waivers to eligible and interested students
- Assisting in coordination of the school day ACT testing by ensuring that all students receive the ACT student booklet and practice test prior to testing and that any questions regarding testing are answered
- Administering Texas Success Initiative Assessments (TSIA) to students within the school to establish qualification for dual credit courses, replacement scores for STAAR, readiness for a state college/university or gain CCMR distinction
- Tracking FASFA and TASFA completion as part of the graduation requirements for every senior on campus
- Facilitate, coordinate, and conduct college, career, and military information events (i.e., seminars, guest speakers, advising) for students and parents to support efforts in creating a pervasive college and career-going culture in the school and in the community
- Informing students and parents about postsecondary financing available to support advanced education and training, including state and local grants
- Maintain a data dashboard to monitor College, Career and Military Readiness activities and the CCMR status of all high school students, and communicate their status to administrators and counseling teams.
- Maintain a district webpage with up-to-date information, resources regarding CCMR for students.
- Collaborate and contribute to preparing and submitting local and state student data to report progress toward college and career and military readiness measures.
- All other duties as assigned

Supervisory Responsibilities:
None

Working Conditions:
Ability to communicate (verbally and written)
Ability to instruct, maintain control under stress
Ability to manage others in a non-coercive manner
Maintain a clear focus on customer satisfaction

Physical Demands
Ability to life and carry 50 lbs.
Occasional local and statewide traval

ACTION / DISCUSSION ITEMS

Presented for:
Board action ☒ Report/Review Only ☐

Supporting documents:
None ☐ Attached ☒ Provided Later ☐

Contact Person:
N/A

Background Information:
The following items are included for board discussion and possible action.

Fiscal Implication:
N/A

Administrative Recommendation:
N/A

Board Item Agenda : Taxing Unit Resolution

Presented for:
Board action ☒ Report/Review Only ☐ Consent Agenda Item ☐

Supporting documents:
None ☐ Attached ☒ Provided Later ☐

Contact Person:
Dr. Sharon M. Shields

Background Information:
The appraisal district is looking for approval from the entities to expand their building for a larger customer service counter and allow for additional hearings in the future.

Fiscal Implication: N/A

Administrative Recommendation:
Approval recommended

Motion: _____

Second: _____

For: _____

Against: _____

Abstain: _____

McLENNAN CENTRAL APPRAISAL DISTRICT

Dear Governing Body,

The McLennan Central Appraisal District (MCAD) must provide easy access for taxpayers and certify the appraisal roll timely so that taxing units may prepare budgets and set tax rates. Due to the current layout of the MCAD office and because the deadline for certification is statutorily prescribed MCAD has limited options related to taxpayer flow and the timeline to complete the work. The only recourse is to increase the physical resources dedicated to these efforts. **The facilities at 315 S. 26th Street are not currently sufficient for MCAD to meet the needs of both taxpayer flow and statutory deadlines for certification.**

The current facility MCAD is located in was originally built as a call center for a student loan company. As such, there was minimal space dedicated to waiting areas, counters for assisting customers, and a minimal parking lot with an inadequate traffic flow pattern. The lack of customer service space only allows MCAD to have one window for assisting taxpayers which leads to longer wait times that can be frustrating for taxpayers. During the summer months when hearings are occurring, the current small waiting area with 16 seats is insufficient for the amount of taxpayers waiting for a hearing. The parking lot lacks a flow pattern around the building causing visitors to make u-turns in the rows or drive through the grass at the back causing damage to the sprinkler system. There is also an inadequate amount of parking spots for staff, ARB members, and taxpayers.

For MCAD to certify the appraisal roll, the Appraisal Review Board (ARB) must first resolve 95% of protests filed and approve the records. Since 2009 the number of protests filed has increased from 7,643 to 19,702 in 2023 and the number of hearings held has increased from 1961 to 6005. To address the increased protest demand, MCAD has increased the number of panel rooms over the years from three in 2009 to five in 2023. This was accomplished by reducing cubicle sizes to allow for more cubicles and moving staff from existing offices into the newly created cubicles. There are no more spaces available to hold ARB hearings.

Because the need for ease of access and certification is time-sensitive, **MCAD urgently needs a long-term reliable solution to address the lack of space** so that we can continue to provide quality service to the taxing jurisdictions and the taxpayers of McLennan County. The District explored several options to meet the growing need for additional space including expanding the current building, building on the lot the district owns behind its current facility, or purchasing an existing larger facility. New construction is a more expensive option and the time required for new construction would delay operational use for the 2024 and 2025 protest seasons. **The District determined the best option for MCAD is to expand its current building by adding an addition that would create a new customer entrance with a counter to assist multiple taxpayers simultaneously and an adequate waiting area. Moving**

customer service to the new addition would allow for the construction of two additional panel rooms to allow for more hearings to be scheduled per day to meet the statutory deadlines of certification.

The District will not request any additional funds from the taxing units for this addition and remodel. The District holds sufficient funds in reserves to pay off the existing loan on the building. The District will obtain financing for the addition and remodel that will not increase from what the current loan payment is currently.

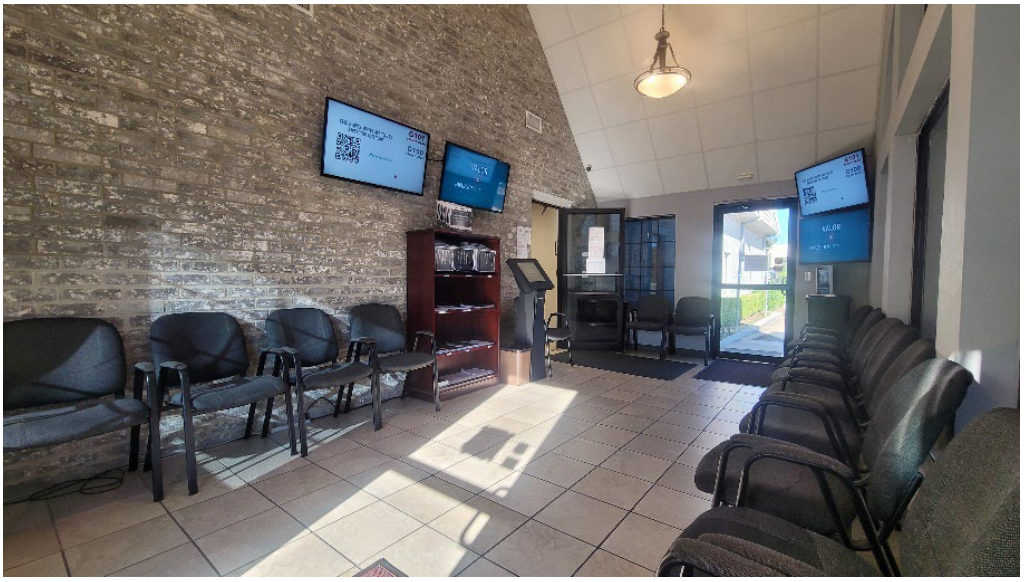
The Texas Property Tax Code Section 6.051 requires the acquisition or conveyance of real property by the appraisal district or the construction or renovation of a building to be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members. Please find enclosed a copy of the resolution from the McLennan Central Appraisal District for the construction and renovation of the current building and a summary of the alternatives considered by the District. **The District needs a resolution from your governing body approving the renovation. A sample resolution and sample agenda item language have been included for your convenience.** A non-response is counted as voting no.

Please feel free to contact me if you have any questions or need additional information. My contact information is 254-755-6567 or by e-mail at jbobbitt@mclennancad.org.

Sincerely,

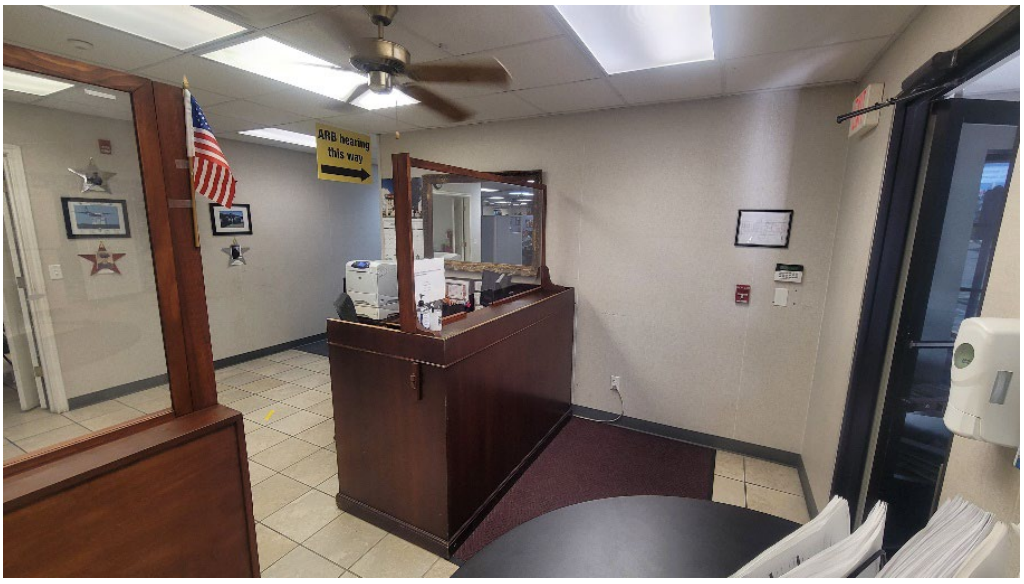
Joe Don Bobbitt
Chief Appraiser
McLennan Central Appraisal District

Current Facilities



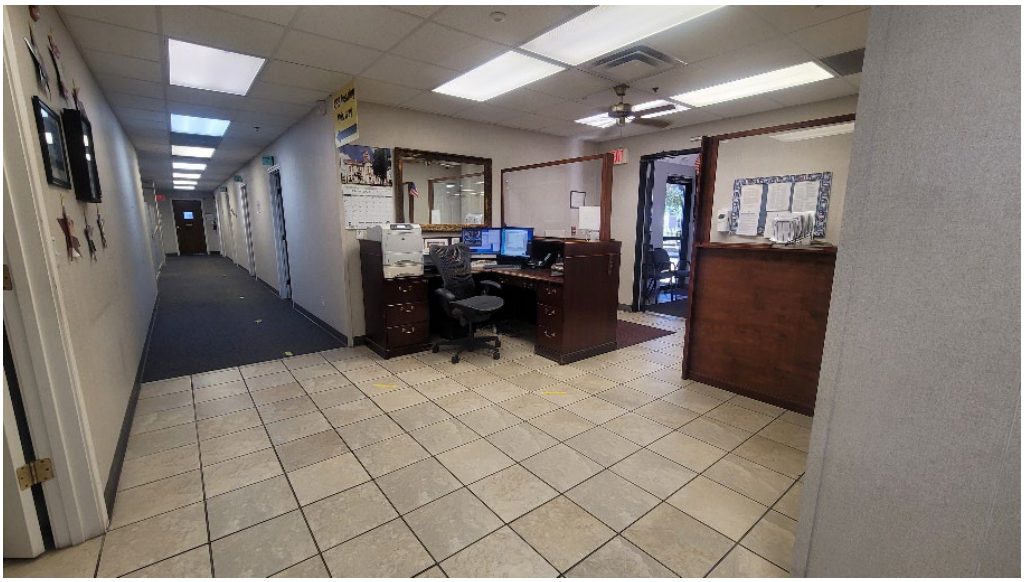
Waiting Area

Small waiting area with limited seating. Single doorways.



Reception

One window availability. Confined space.



Hall

Elongated walkway to Appraisal Review Board waiting area and five hearing rooms on the right.

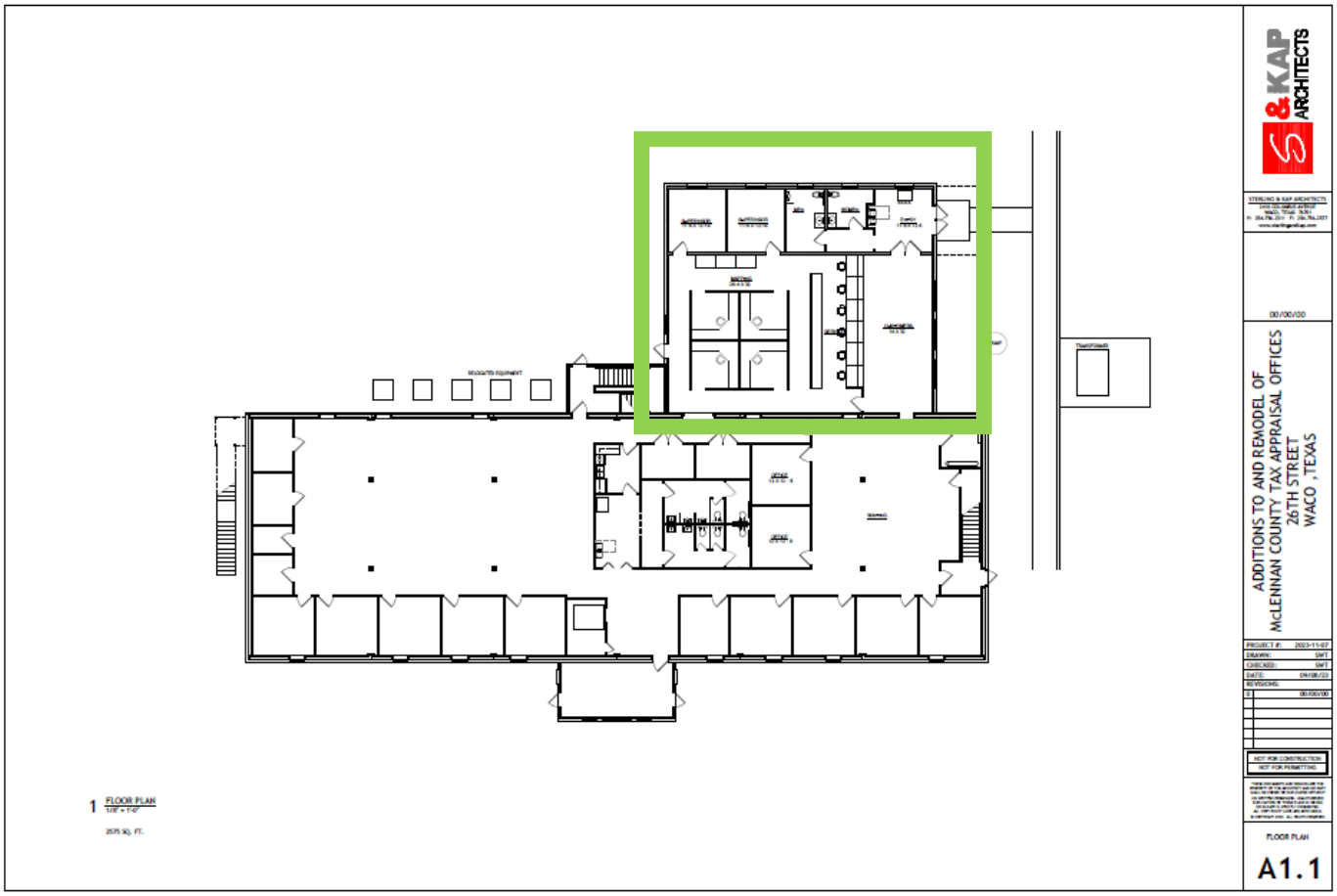


ARB Waiting Area

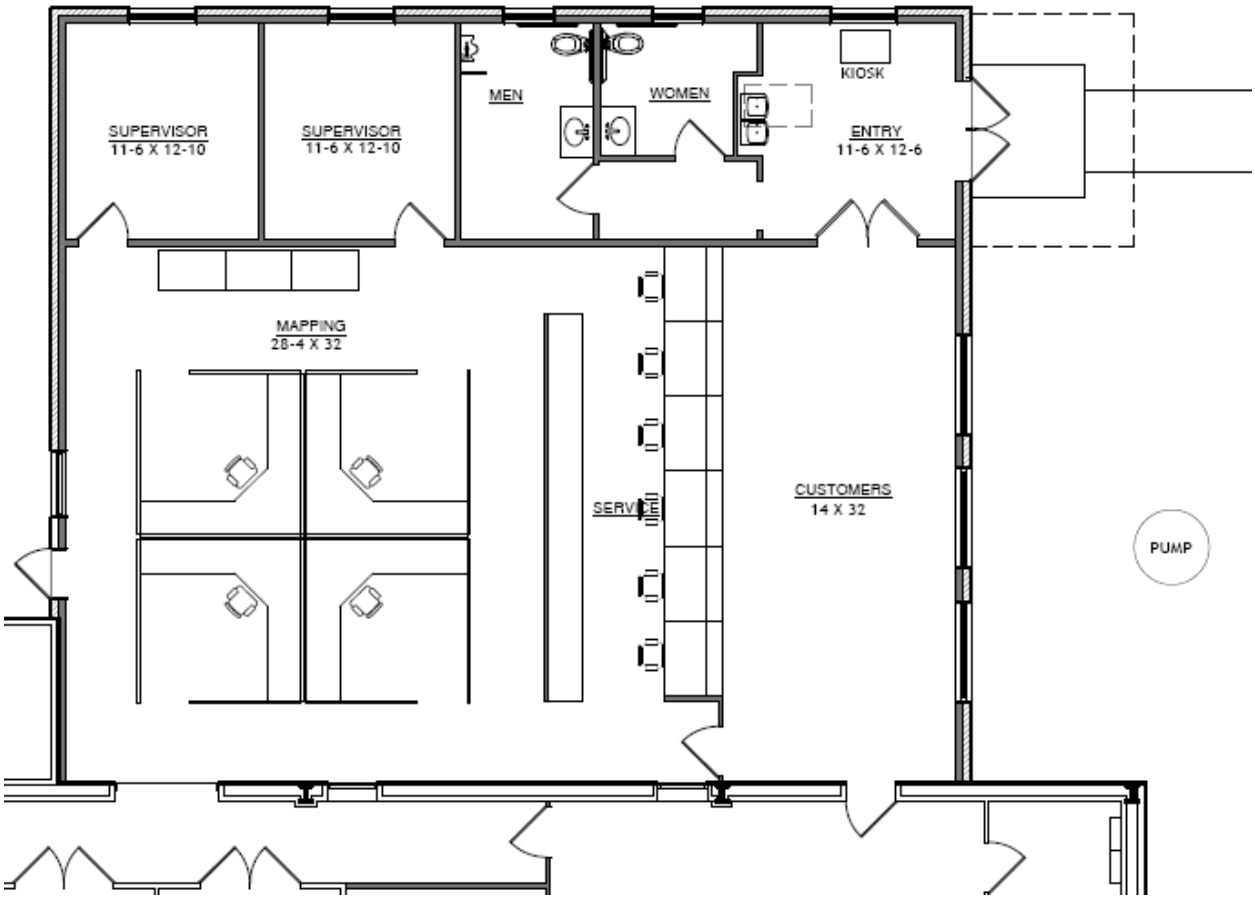
Secondary waiting area for ARB hearings at end of hallway.

Recommendations

1. Addition to the current building to create a proper entry and customer service counter. This space would be occupied by the customer service and records departments. The space currently occupied by the records department would remodeled to add two ARB hearing rooms and a larger ARB waiting area.



Addition


SUPERVISOR
11-6 X 12-10
SUPERVISOR
11-6 X 12-10
MEN
WOMEN
KIOSK
ENTRY
11-6 X 12-6
MAPPING
28-4 X 32
SERVICE
CUSTOMERS
14 X 32
PUMP

2. Addition to the parking lot to create an adequate flow of traffic.



Estimated Total Costs:

Approx. 2500 sf building addition @ $400/sf = $1,000,000

Approx. 25,000 sf Parking lot addition @ $10/sf = $250,000

Remodel of existing building = $250,000 - $750,000

Estimated Total cost = $1,500,000 - $2,000,000

Alternatives

1. Construct a new MCAD office on the vacant land behind the existing building that MCAD already owns. The new building would be designed with customer flow in mind with a larger waiting area and easy access to the ARB area. This would also provide a customer parking lot completely in front of the building.



Estimated Total Costs:

Approx. 15000 sf building @ $250/sf = $3,750,000

Approx. 75,000 sf Parking lot addition @ $10/sf = $750,000

Approx cost for FFE = $200,000

Approx cost to demo existing building = $150,000

Estimated Total cost = $4,600,000

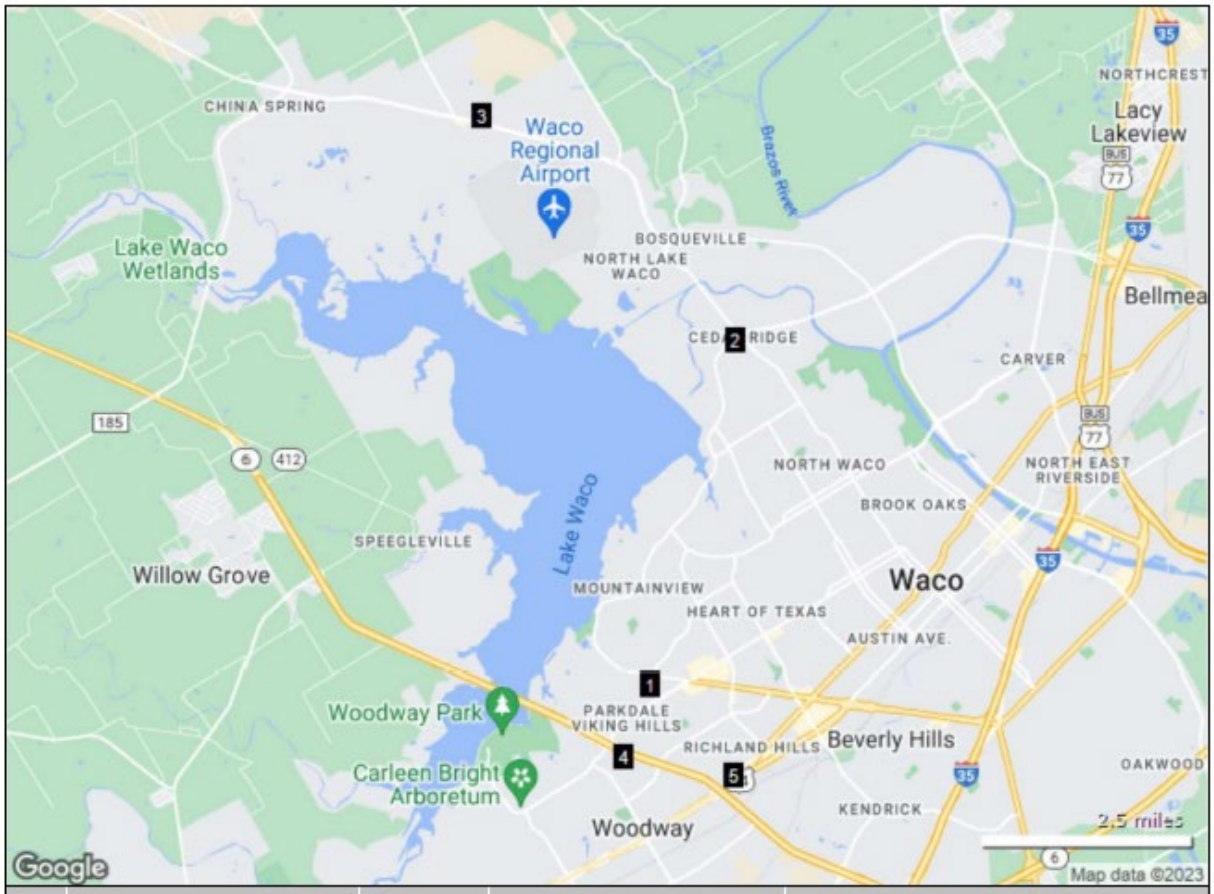
2. Purchase and remodel an existing building and sell the current facility.

Current Listings:

For Sale Map & List Report

	Property Name - Address	Property				Sale			
		Type	Yr Built	Size	Vacancy	Price	Price/Area	Cap Rate	Days on Market
1	3420 W Waco Dr Waco, TX 76710	Office ★★☆☆☆	1955	17,126 SF	-	Price Not Disclosed	-	-	59
2	4547 Lake Shore Dr Waco, TX 76710	Office ★★★☆☆	1986	15,570 SF	-	Price Not Disclosed	-	-	687
3	117 Burnett Ct Waco, TX 76712	Office ★★★☆☆	2022	9,999 SF	0%	Price Not Disclosed	-	-	263
4	2124 N 25th St Waco, TX 76708	Medical ★★☆☆☆	1980	7,545 SF	-	$599,900	$80/SF	-	59
5	611 Spring Valley Rd Hewitt, TX 76643	Office ★★☆☆☆	1986	6,504 SF	0%	$510,000	$78/SF	-	70
6	1330 N Valley Mills Dr Waco, TX 76710	Office ★★★☆☆	2006	6,000 SF	0%	$1,350,000	$225/SF	-	23
7	2925 & 2929 N. 18th... 2 Properties Portfolio	Office	-	5,680 SF	0%	$800,000	$141/SF	-	106
8	Richland Mall 5901 W Waco Dr Waco, TX 76710	Medical ★★★☆☆	1998	5,636 SF	0%	$8,072,014	$1,432/SF	7.1%	144
9	504 Austin Ave Waco, TX 76701	Office ★★★☆☆	1930	4,020 SF	100%	$549,000	$137/SF	-	60
10	Bldg 100 6400 Cobbs Dr Waco, TX 76710	Medical ★★★☆☆	1977	2,258 SF	0%	Price Not Disclosed	-	-	134
11	1925 N 25th St Waco, TX 76707	Medical ★★☆☆☆	1955	2,158 SF	100%	$188,550	$87/SF	-	109
12	Edward Jones 6403 Cobbs Dr Waco, TX 76710	Office ★★★☆☆	1961	1,704 SF	0%	$375,000 Under Contract	$220/SF	-	123

Recent Sales:



	Address	City	Property Info	Sale Info
1	6403 Cobbs Dr	Waco	1,704 SF Class C Office	Under Contract: w/Asking Price of $375,000 ($220.07/SF)
2	2100 Lake Shore Dr	Waco	14,769 SF Class C Office/Medical	Sold: $5,175,000 ($350.40/SF)
3	10112 Saddle Creek	Waco	675 SF Class C Office	Sold: $145,000 ($214.81/SF)
4	1000 W State Highway 6	Waco	8,340 SF Class B Office	Sold: $785,000 ($94.12/SF)
5	5901 W Waco Dr	Waco	5,636 SF Class B Office/Medical	Sold: $1,305,000 ($231.55/SF)

Estimated Total Costs:

Approx. purchase price of 15000 sf building @ $300/sf = $4,500,000

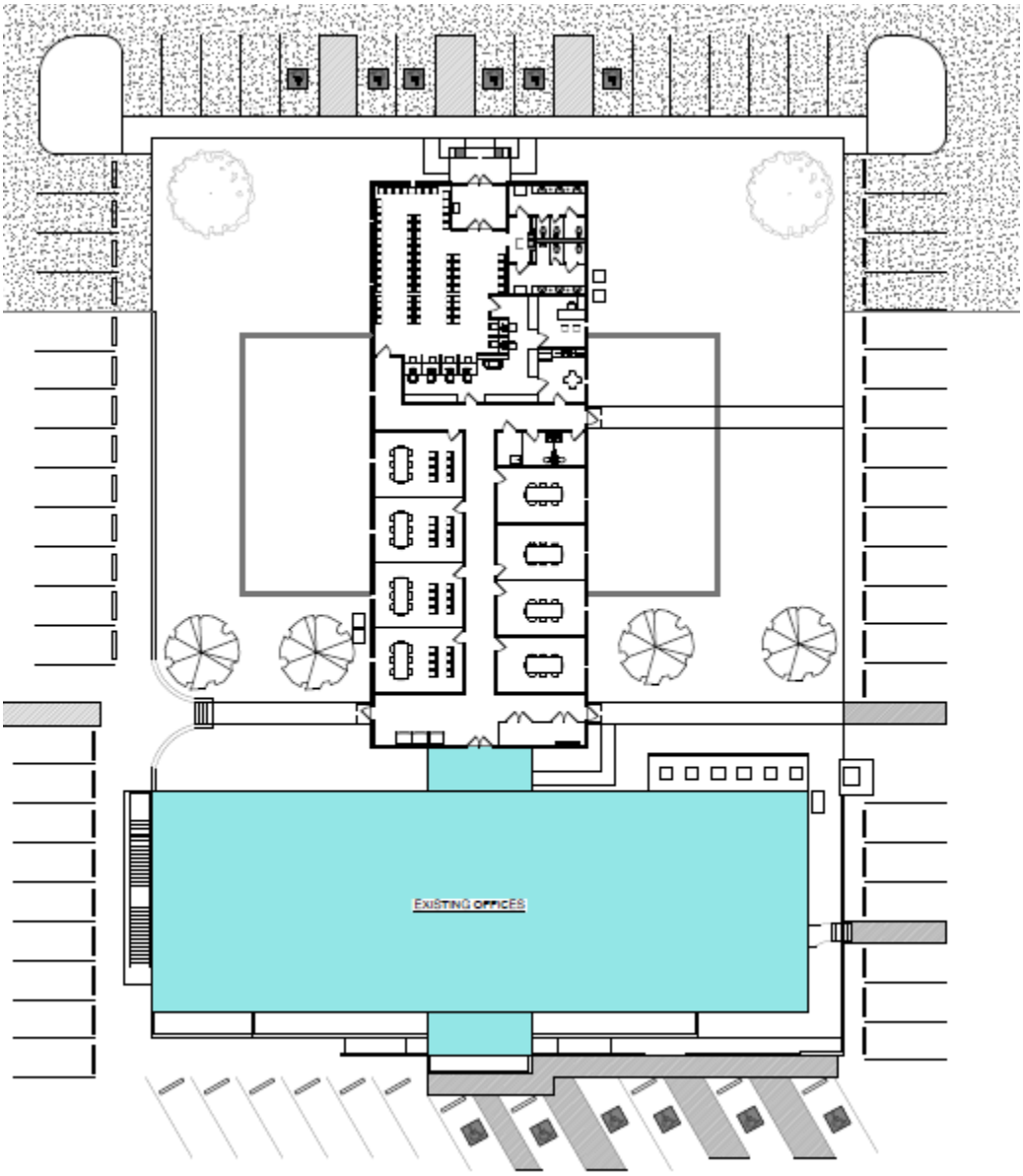
Approx. cost for remodel / improvements: $750,000

Approx cost for FFE = $200,000

Approx sale price of existing building = $3,000,000

Estimated Total cost = $2,450,000

3. 6000 sf addition to the rear of the existing building. The addition would move the main entrance of the building to the back of the property. Customer service and ARB hearing rooms would be in this wing. No remodel to the existing building.

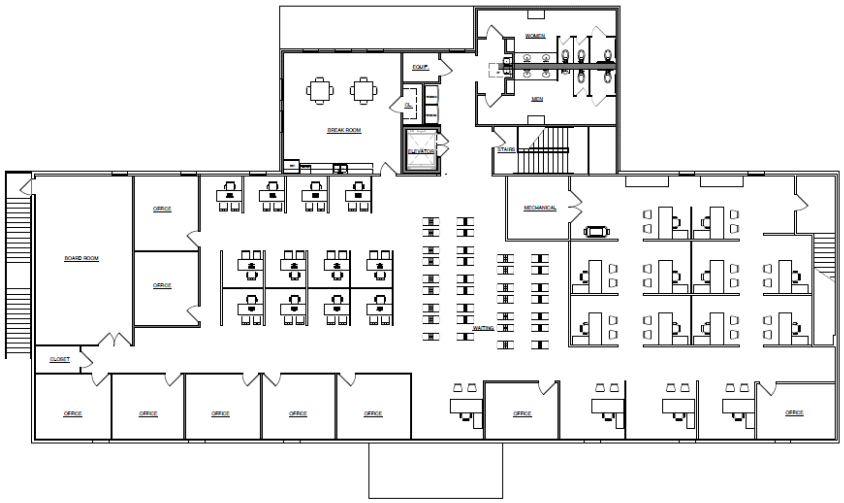


Estimated Total Cost: $2,000,000

4. Complete remodeling of the existing building and a two-story addition to the rear of the building. This would create a central waiting area on the first floor by moving restrooms and elevator. The upstairs would be remodeled to accommodate all valuation departments and administration.



1 FIRST FLOOR PLAN
1/8" = 1'-0"



1 SECOND FLOOR PLAN
1/8" = 1'-0"

Estimated Total Cost: $3,000,000

RESOLUTION NO. _____

RESOLUTION BY THE GOVERNING BODY OF _____ (TAXING UNIT) APPROVING THE RENOVATION AND CONSTRUCTION OF AN ADDITION TO ITS APPRAISAL OFFICE AND TO FINANCE THE RENOVATION AND CONSTRUCTION OF AN ADDITION TO ITS APPRAISAL OFFICE

WHEREAS, pursuant to Chapter 6 of the Texas Property Tax Code, _____ (list name of governmental unit) (the Governmental Unit) appoints a member or members to the Board of Directors of the McLennan Central Appraisal District ("MCAD"); and

WHEREAS, pursuant to Section 6.051 of the Texas Property Tax Code, MCAD has the legal right to purchase or lease real property and to construct or renovate improvements as necessary to establish and operate the MCAD appraisal office; and

WHEREAS, the Governmental Unit has received Resolution 2023-8, adopted by the MCAD Board of Directors recommending the renovation and construction of an addition to its appraisal office located at 315 South 26th Street, Waco, Texas (the Project") as well as alternatives for a MCAD office that were considered prior to making such decision; and

WHEREAS, the Governmental Unit has also been presented with information regarding the financing alternatives regarding the renovation and construction of the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE GOVERNMENTAL UNIT THAT:

1. The above recitals are true and correct.

2. This Governmental Unit hereby approves the renovation and construction of the Project at a maximum total price not to exceed $ 2,000,000.

3. This Governmental Unit further approves the financing arrangement for the renovation and construction of the Project either by note and deed of trust or by a lease structure, with the final terms of the financing arrangement to be subject to the approval of MCAD; provided, however, that the liability in regard to such financing shall in all respects be solely that of McLennan Central Appraisal District and not that of the Voting Taxing Units.

That it is officially found and determined that this meeting was open to the public as required by law, and that notice of the time, place and subject matter of this meeting has been posted in the manner required by law.

PASSED AND APPROVED this _____ day of _____, 2023.

GOVERNMENTAL UNIT

By: _____

ATTEST:

By: _____

RESOLUTION NO. 2023-8

RESOLUTION BY THE BOARD OF DIRECTORS OF THE McLENNAN CENTRAL APPRAISAL DISTRICT REQUESTING AUTHORIZATION TO RENOVATE AND CONSTRUCT AN ADDITION TO ITS APPRAISAL OFFICE AND TO FINANCE THE RENOVATION AND CONSTRUCTION OF AN ADDITION TO ITS APPRAISAL OFFICE

WHEREAS, the McLennan Central Appraisal District ("MCAD") is an appraisal district and political subdivision of the State of Texas operating pursuant to Chapter 6 of the *Texas Tax Code*; and

WHEREAS, Section 6.051 of the *Texas Tax Code* authorizes the MCAD to construct or renovate a building as necessary to establish and operate an appraisal office; and

WHEREAS, the Board of Directors of MCAD has determined that its office located at 315 South 26th Street, Waco, Texas is not adequate for its staff to perform their functions to appraise property and to serve the public as required under the Texas Property Tax Code; and,

WHEREAS, based on the study of its office facilities, the Board of Directors is considering improving its office by renovating and constructing an addition to it that will benefit both the staff of the appraisal district and the public that it serves for a cost not to exceed $2,000,000; and,

WHEREAS, the Texas Property Tax Code requires the approval of three-fourths of the voting Taxing Units that fund MCAD to approve the renovation and construction of an addition to its office; and,

WHEREAS, the Board of Directors determined that it would be in the public interest to renovate and construct an addition to its office and at this time seeks the authorization from the Voting Taxing Units to renovate and construction an addition to its office and to approve the financing of the renovation and construction for an amount not to $2,000,000,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE McLENNAN CENTRAL APPRAISAL DISTRICT THAT:

1. The above recitals are true and correct.

2. The Board of Directors of McLennan Central Appraisal District requests the approval and authorization of the Voting Taxing Units to:

    a. Renovate and construct an addition to its office located at 315 South 26th Street, Waco, Texas for an amount not to exceed $2,000,000.

    b. Finance the costs of renovating and constructing an addition to its office for an amount not to exceed $2,000,000, such financing to be by a note and deed of trust or

by a lease structure, with the final terms of the financing arrangement to be subject to the approval of Board of Directors; provided, however, that the liability in regard to such financing shall in all respects be solely that of McLennan Central Appraisal District and not that of the Voting Taxing Units.

That it is officially found and determined that this meeting was open to the public as required by law, and that notice of the time, place and subject matter of this meeting has been posted in the manner required by law.

PASSED AND APPROVED this 5th day of October, 2023.

McLENNAN CENTRAL APPRAISAL DISTRICT

By: _____
Ben Perry, Chairman

ATTEST:

By: _____
Jim Holmes, Secretary

Consider Teacher and Professional Employee Contract Recommendations

Presented for:
Board action ☒ Report/Review Only ☐

Supporting documents:
None ☐ Attached ☒ Provided Later ☐

Contact Person:
Mr. Todd Gooden

Background Information:
The Board of Trustees of any independent school district may employ by contract a superintendent, a principal or principals, teachers, or other executive officers for a term not to exceed the maximum specified in this section. In those independent school districts with a scholastic population of fewer than 5,000, the term of such contracts shall not exceed three years. The personnel department, campus principals, and management teams interview and check references on each applicant who makes application to become a member of the staff of the La Vega Independent School District.

Fiscal Implication:
Personnel salaries are a budgeted item.

Administrative Recommendation:
Board approval of the contract recommendations as presented.

Motion: _____

Second: _____

For: _____

Against: _____

Abstain: _____

LV Personnel Recommendations for employees

The following employees are recommended for employment for the 2023- 2024 school years.

Name	Assignment
Maricela Amador	3rd Grade Teacher/LVE Eligible for Certification
Tia Barcelona	College/Career & Military Advisor/LVHS Replacing: Latisha Beacom
Yvonne Wyatt	1st Grade Teacher/LVE Eligible for Certification

I hereby authorize the administration to utilize my signature stamp to issue contracts to personnel and approve resignations as recommended herein.

_____

President, La Vega ISD Board of Trustees
October 17, 2023

CLOSED MEETING

Presented for:
Board action ☐ Report/Review Only ☒

Supporting documents:
None ☒ Attached ☐ Provided Later ☒

Contact Person:
Board President

Background Information:
The Board may enter into a closed meeting after the following requirements have been met:

1. A quorum of the Board has first been convened in open meeting for which notice has been given.
2. The presiding officer has publicly announced in open meeting that a closed meeting will be held.
3. The presiding officer has identified the section or sections of the Open Meetings Act or other applicable statutes that authorize the holding of such closed meeting.

Fiscal Implication:
N/A

Administrative Recommendation:
N/A

A closed meeting was declared:

_____ Beginning Time

_____ Date

_____ Sections of the Texas Government Code

_____ Ending Time

ADJOURNMENT

Motion: _____

Second: _____

For: _____

Against: _____

Abstain: _____

Date and Time: _____