



College Station Independent School District

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College Station Independent School District Special Board Meeting June 28, 2016 12:00 p.m. Board Room

A. CALL TO ORDER

President Valerie Jochen called the meeting to order at 12:08 p.m.

B. DECLARATION OF QUORUM

President Valerie Jochen declared a quorum with five members present. In attendance were President Valerie Jochen, Vice President Jeff Harris, Trustee Mike Nugent, Trustee Michael Schaefer and Trustee Michael Wesson. Trustee Quinn Williams arrived at 12:25 p.m. Secretary Carol Barrett was not in attendance.

C. WORKSHOP SESSION

1. Consideration, discussion, and possible selection of a bid from those bids received on that certain 23.707 acres of real property located at Holleman Drive and Deacon W. Drive, consideration and possible action with respect to a resolution to authorize the execution of a contract for the sale of such real property, if applicable, pursuant to the terms of the selected bid and §272.001 of the Texas Local Government Code.

- [Martindale Memo](#)
- [Resolution](#)

Mike Gentry of West, Webb, Albritton and Gentry, who led the district through the sealed bid process, reviewed the bids the district received on June 16, 2016, for the Board. CSISD received three bids, one from DWS Development and two from Barracks Expansion, LLC. The bid from DWS was for a purchase price of \$3.25 per square foot for a gross sales price of \$3,356,200 and would close in July 2016. The next two bids were both from the Barracks Expansion, LLC. The Barracks Bid 1 was for \$2.42 per square foot for a gross sales price of \$2,500,000 and would close in June 2016. The Barracks Bid 2 was for \$4.00 per square foot and a gross sales price of \$4,130,707. That contract would not close until March 2017 and is conditioned upon an appraisal of \$4,130,707.

Board Vice President Jeff Harris notified the Board that he would abstain from discussion and voting in this matter.

Dr. Jochen reminded the board that the one of the conditions of the bid was to close by July of this year in order to have a feel about how much money it had to move forward with the purchasing of land. Mr. Gentry clarified that a condition of the bids as well as the contract with Mission Ranch that will be considered tonight is a simultaneous closing on both properties.

Discussion occurred.

MOTION 4626: I move that we accept the DWS Development, Inc. bid of \$3.25 per square foot. I would also move that we authorize the Board President, the Superintendent or their appointed designees to contract for the sale of the property in accordance with the terms of the bid selected by the Board and to do any and all things necessary to close on the sale of the property as described in the contract and to take all other action contemplated thereby. The motion was made by Trustee Michael Wesson and seconded by Trustee Michael Schaefer. The motion carried with four ayes, zero nos and one abstention by Vice President Jeff Harris.

2. Consideration and possible action with respect to a resolution for the approval of the assignment and assumption of a contract to purchase 18.74 acres of real property located at the northwest corner of Rock Prairie Road West and Holleman Drive.

- [Martindale Memo](#)
- [Resolution](#)

Mike Gentry reviewed the process used to consider purchasing that site including an engineering feasibility study, environmental site assessment and site survey. This property is well suited for an elementary school and is available. The contract is currently in Mr. Gentry's name, and the action would be to assign the contract to the school district. Both contracts are contingent upon the closing of the other contract.

MOTION 4627: I make the motion that we approve the resolution as presented for the assignment and assumption of a contract to purchase 18.74 acres of real property located at the northwest corner of Rock Prairie Road West and Holleman Drive for the price of \$3,061,179. The motion was made by Trustee Michael Schaefer and seconded by Trustee Mike Nugent. The motion carried with five ayes and zero nos.

MOTION 4628: I move that we accept an assignment of the contract from Michael H. Gentry and move that the contract includes a procedure to perform and establish an escrow account from the seller's sales proceeds to cover the post-closing performance of the obligation to install a lift station to service the property to be in service no later than October 15, 2017 and that we authorize the Board President to negotiate and execute an escrow agreement for the foregoing purposes and we authorize the Board President, Superintendent or their appointed designees to do any and all things necessary to close on the

purchase of the property as described in the contract and to pay the consideration of such property as described in the contract and take all other action contemplated thereby. The motion was made by Trustee Michael Wesson and seconded by Trustee Michael Schaefer. The motion carries with five ayes and zero nos.

3. Consideration, discussion and possible action related to the purchase of Mizuni Student Data Management Warehouse Application for the amount of \$80,000.00 to be paid from the 2015-16 General Fund.
 - [Martindale Memo](#)
 - [Pantel/McIntyre Memo](#)
 - [Addendum](#)

Trustee Quinn Williams arrived at 12:25 p.m. Superintendent Ealy and Greg McIntyre, Deputy Superintendent for Curriculum and Instruction, reviewed the Mizuni Student Data Management Warehouse Application and recommended that it be purchased out of this year's funds.

MOTION 4629: I move that we purchase the Mizuni Data Warehouse through the attached addendum to the College Station Independent School District's Sungard K-12 Education Contract number 2633 for the price of \$80,000.00 to be paid for from the 2015-2016 general fund. The motion was made by Trustee Michael Wesson and seconded by Vice President Jeff Harris. The motion carried with six ayes and zero nos.

D. ADJOURN

Without objection, President Valerie Jochen adjourned the meeting at 12:27 p.m.

VALERIE JOCHEN
BOARD PRESIDENT

The Board of Trustees reserves the right to go into executive session in accordance with Section 551.071 through 551.084 of the Texas Government Code to discuss any item (s) it is authorized to discuss in executive session in accordance with the Texas Open Meetings Act. Any necessary Board action related to such item(s) will be taken in open session following executive session.

VJ/ch

VALERIE JOCHEN - PRESIDENT

CAROL BARRETT - SECRETARY