



**Little Elm ISD**

**Special Meeting**

**Friday, September 18, 2020 3:00 PM**

# Agenda of Special Meeting

## The Board of Trustees Little Elm ISD

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A Special Meeting of the Board of Trustees of Little Elm ISD will be held September 18, 2020, beginning at 3:00 PM in the Zellars Center for Learning and Leadership.

**Due to the health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call. At least a quorum of the board will be participating by videoconference or telephone call in accordance with the provisions of Section 551.125 or 551.127 of the Texas Government Code that have not been suspended by order of the governor.**

**THIS SPECIAL BOARD MEETING WILL BE VIRTUAL VIA ZOOM- IT WILL BE LIVE STREAMED ON YOUTUBE AT LITTLE ELM ISD TV**

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.

1. Call to Order Open Session in the Board Room at Zellars Center for Learning and Leadership on 300 Lobo Lane, Little Elm, Texas 75068.
2. Introduction and Roll Call
3. The Board will recess into Closed Meeting in PL1 as permitted by the Texas Open Meetings Act Code Subchapter 551.071, 551.072, and 551.074. The Board and Superintendent will discuss:
  - A. Personnel
  - B. Land
  - C. Consultation with Board Attorney
    1. Threatened Litigation by P. Theodore Stoinoff of Underwood Perkins, P.C. / Kevin Mokarrow
4. Citizen Input

Audience Participation shall be permitted at Board meetings and shall be limited to the public comment portion designated for that purpose  
Members of the public who desire to address the board during the Citizen Input portion of the board meeting must follow registration procedures by clicking on the link below:  
<https://tinyurl.com/RXF74HO>
5. Action Items
  - A. Consider approval of Purchase of Lot 17 and Lot 18, Hunters Ridge Addition, City of Oak Point, County of Denton, known as TBD Yacht Club Road, Oak

Point, Texas, and Consisting of Sixty (60) Acres

Presenter: Rod Reeves

6. Board President Comments  
Presenter: David Montemayor
7. Board Comments
8. Superintendent Comments
9. Adjournment

If, during the course of the meeting, the Board of Trustees should determine that a closed meeting should be conducted, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq. The meeting will be held by the School Board at the date, hour, and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the School Board may conveniently meet in such closed or executive meeting or session concerning any and all purposes permitted by the Act, including, but not limited to the following sections and purposes:

Texas Government Code Section:

551.071	Private consultation with the Board's attorney.
551.072	Discussing purchase, exchange, lease, or value of real property.
551.073	Discussing negotiated contracts for prospective gifts or donations.
551.074	Discussing personnel or to hear complaints against personnel.
551.075	To confer with employees of the school district to receive information or to ask questions.
551.076	Considering the deployment, specific occasions, for or implementation of security personnel or devices.
551.082	Considering discipline of a public school child, or complaint or charge against personnel.
551.0821	Considering personally identifiable information about public school student.
551.083	Considering the standards, guidelines, terms, or conditions the board will follow, or will instruct its representatives to follow, in consultation with representatives of employees groups,
551.084	Excluding witnesses from a hearing.

Before any closed meeting is convened, the presiding officer will publicly identify the section or sections or the Act authorizing the closed meeting.

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 session, then the final action, 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.
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Superintendent

Original copy of this agenda was posted on the bulletin board at the Little Elm ISD Administration Building 72 hours prior to the scheduled meeting.

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Sonia S. Flores

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# Board Agenda Item

Little Elm Independent School District

300 Lobo Lane

Little Elm, Texas 75068

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**Board Mtg. Date**  
9-18-2020

<b>Reports of the Superintendent</b>	<b>Action Item</b>	<b>Consent Agenda</b>	<b>Reports, Routine Monthly</b>	<b>Other</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Subject:**

**PURCHASE OF LOT 17 AND LOT 18, HUNTERS RIDGE ADDITION, CITY OF OAK POINT, COUNTY OF DENTON, KNOWN AS TBD YACHT CLUB ROAD, OAK POINT, TEXAS AND CONSISTING OF SIXTY (60) ACRES**

**Presenter or Contact Person:**

Rod Reeves, Executive Director for Operational Services

**Policy/Code:**

CDB (LEGAL)

**Strategic Plan Goal:**

Ensuring Fiscal Health & Sustainability

**Summary:**

Pursuant to Texas Education Code section 11.151, the Board of Trustees of Little Elm Independent School District is requesting the acquisition of real property, approximately 60 acres.

**Financial Implications:**

Under Separate Cover

**Attachments:**

Real Estate Sales Contract – Under Separate Cover  
Resolution for Purchase of Real Property

**Recommendation:**

**The Administration recommends the adoption of the resolution as written, and to authorize the Board President and/or Superintendent to enter into an agreement and to take all actions necessary to purchase Lot 17 and Lot 18, Hunters Ridge Addition, City of Oak Point, and that the resolution be attached to the minutes of this meeting.**

**Motion:**

**I move the Board to adopt the resolution as written, and to authorize the Board President and/or Superintendent to enter into an agreement and to take all actions necessary to purchase**

**Lot 17 and Lot 18, Hunters Ridge Addition, City of Oak Point,  
and that the resolution be attached to the minutes of this  
meeting.**

**RESOLUTION OF THE BOARD OF TRUSTEES OF  
LITTLE ELM INDEPENDENT SCHOOL DISTRICT  
FOR PURCHASE OF REAL PROPERTY**

**WHEREAS**, pursuant to Texas Education Code section 11.151, the Board of Trustees of the Little Elm Independent School District (“District”) is authorized to acquire and hold real and personal property;

**WHEREAS**, the Board of Trustees is currently acquiring real property for the construction of facilities to meet the educational needs of the students residing in the District;

**WHEREAS**, the real property described as Lot 17 and Lot 18, Hunters Ridge Addition, City of Oak Point, County of Denton, known as TBD Yacht Club Road, Oak Point, Texas, and consisting of sixty (60) acres, more or less (the “Property”) is necessary for the construction of facilities to meet the educational needs of the students residing in the District; and

**WHEREAS**, the District has entered into a real estate sales contract with the owners of the Property for purchase of the Property by the District contingent on approval by the District’s Board of Trustees; therefore,

***Be it resolved,***

1. That the findings and recitals in the preamble of this Resolution are hereby found to be true and correct and are hereby approved and adopted.
2. That the Board of Trustees of the Little Elm Independent School District authorizes and approves the real estate contract for the purchase of the Property.
3. That the Superintendent and Associate Superintendent/Chief Financial Officer are each authorized to tender the purchase price of the Property and the amount of closing and other costs to the title company for payment to the seller of the Property and to execute any other documents necessary to effect the purchase.
4. That it is hereby found, determined and declared that a sufficient written notice of the date, time, place and subject of the meeting of the Board of Trustees of the Little Elm Independent School at which this Resolution was adopted was posted at a place convenient and readily accessible at all times to the general public for the time required by law preceding this meeting as required by chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. The Board of Trustees further ratifies, approves and confirms such written notice and posting thereof.

FINALLY PASSED AND ADOPTED this \_\_\_\_\_ day of September, 2020.

By: \_\_\_\_\_  
David Montemayor, President  
Board of Trustees of the  
Little Elm Independent School District

ATTEST:

By: \_\_\_\_\_  
Dan Blackwood, Secretary  
Board of Trustees of the  
Little Elm Independent School District

**Certificate for Resolution**

I hereby certify that the foregoing resolution was presented to the Board of Trustees of the Little Elm Independent School District during a regularly scheduled meeting on September \_\_\_\_, 2020. A quorum of the Board of Trustees being then present, it was then duly moved and seconded that the resolution be adopted, and such resolution was then adopted according to the following vote:

Ayes: \_\_\_\_\_  
Noes: \_\_\_\_\_  
Abstentions: \_\_\_\_\_

To certify which, witness my hand this \_\_\_\_\_ day of September, 2020.

By: \_\_\_\_\_  
David Montemayor, President  
Board of Trustees of the  
Little Elm Independent School District



THE STATE OF TEXAS     }  
  }  
COUNTY OF DENTON     }     ACKNOWLEDGMENT

BEFORE ME, a Notary Public, on this day personally appeared David Montemayor, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon his oath stated that he is the President of the Board of Trustees of the Little Elm Independent School District; that he was authorized to execute such instrument pursuant to resolution of the Board of Trustees adopted on September \_\_\_\_\_, 2020; and that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public, State of Texas