



SANTA MARIA INDEPENDENT SCHOOL DISTRICT

**SPECIAL MEETING OF THE BOARD OF TRUSTEES
Thursday, August 24, 2015
7:30 p.m.**

MINUTES

Notice is hereby given that a scheduled Special Meeting of the Board of Trustees of Santa Maria Independent School District was held on Thursday, August 24, 2015 at 7:30 p.m. at the Santa Maria ISD Board Room, 11119 Military Hwy, Santa Maria, Texas 78592.

The Santa Maria Independent School District offers reasonable accommodations for persons accessing its school facilities, as required by the Americans with Disabilities Act (ADA). If you require special accommodations, please contact Dalia Rodriguez, Administrative Assistant to the Superintendent of Schools at (956) 565-6308 for assistance.

CALL TO ORDER

The Board President called Special Board Meeting to order at 7:33 p.m.

ESTABLISH QUORUM

Board of Trustees Present :

Belinda Lugo, Board President
Rambaldo "Ram" Rivera, Jr., Board Vice-President
Miguel Zavala, Board Secretary
Noe Aleman, Board Member
Consuelo De la Rosa, Board Member
Adolfo Hinojosa, Board Member

Board of Trustees Absent :

Oralia "Lala" Ortiz, Board Member

Present from the District:

Maria J. Chavez, Superintendent of Schools
Dalia Rodriguez, Administrative Assistant of the Superintendent
Enrique Cuellar, Business Manager
Alyssa Romero, The Law Offices of Guerra & Farah, PLLC

PLEDGE OF ALLEGIANCE

SUPERINTENDENT'S REPORT

1. Recommend approving the agenda of the Special Board meeting of August 24, 2015 with no modifications or deletions.

Motion made by Noe Aleman, seconded by Miguel Zavala. The motion passed unanimously.



2. Update of TGE 5th Grade Building Construction Project – Roof System by Mr. George Lazaro, Fulcrum Consulting Services

Mr. Joey Yzaguirre speaking on behalf of Mr. George Lazaro, Fulcrum Consulting Services, presented to the Board of Trustees, the recommendation from M5 on the TPO Roofing system. Provided explanation regarding the difference between the two roofing systems. The APP roof system is a torched system and you get more heat gain from the sun and the TPO system is plastic surface and reflects the sun off the building which makes it cost savings and the district will be saving \$5500.00 for the entire roof.

Ms. De la Rosa asked if this is for cost savings because it was not proposed from the beginning.

Mr. Yzaguirre stated it is recommended for cost savings and after they did some researching the TPO is being used more in this region than the APP.

Ms. De la Rosa asked if there was other school districts that are using the TPO roof system.

Mr. Armando Martinez, M5 stated there are other school districts that have the TPO roof system. He also stated he is working on a commercial building in Donna with this type of roof system.

Mr. Miguel Zavala asked what schools have this type of roofing.

Mr. Martinez responded he was not sure but he could get a list for them.

Mr. Yzaguirre also stated the architect that was working on this project was from the Minnesota area and he thought the APP roof system was pretty much standard in this area but, after they did some research they recommended the TPO roof system and as far as time, it should be even faster to complete.

Ms. De la Rosa asked on the HVAC submittals that haven't been submitted. What does that mean?

Mr. Martinez stated they are waiting on the Manufacture, Carrier to send the submittals, which are detailed information that tells you about the system.

Ms. Lugo asked if we are on track as far as timelines.

Mr. Martinez stated yes, if there is not anymore delays.

3. Update of USDA High School Building Construction Project by Mr. George Lazaro, Fulcrum Consulting Services

Mr. Joey Yzaguirre spoke on behalf of George Lazaro, Fulcrum Consulting Services. He stated we are ninety percent done with the drawings already. So now the next step is to send it to the state architect to review the plans and specs. Then it comes back to us for approval and then we give you the update on the new High School as well.

Ms. Lugo stated that it is a little concerning because in other meetings in previous months before, the update was at ninety percent. What has been done from then to now?



Mr. Yzaguirre stated as far as the architect's drawings, that's pretty much done. We have to collaborate with also the structural, the electrical, the plumbing, so everybody has to be on the same page but, of course it takes time on the different aspects of the drawings. Right now we have some at eighty to eighty-five percent. We are trying to get everyone at ninety percent to have a good amount of drawings for the state architect to review.

Ms. Lugo inquired when we are set to begin.

Mr. Yzaguirre stated we are supposed to send the drawings in about six to eight weeks. Then the architect will review. Which will take maybe another twenty to thirty days then it comes back to us. After that I can give you a more definite time.

Ms. De la Rosa asked if our drawings have changed. Are we still looking at the same drawings we had?

Mr. Yzaguirre stated they are still the same drawings. When the site was moved from Mr. Bauer's land to the new high school site, the only thing that changed was the orientation of the building. Due to where the building was facing and now that it's facing west it is going to a lot of heat gain. Before it was facing North and it had a lot of windows.

Ms. Lugo inquired on the original timeline being September/October.

Mr. Yzaguirre stated the timeline was September/October but now we are still aiming for October. It could vary from six to eight weeks. Depending on the state architect as to when he reviews the drawings.

Ms. Lugo inquired if right now is everyone at ninety percent.

Mr. Yzaguirre stated within the next six weeks we should all be together. That's when we turn them in to the state architect. My drawings are pretty much done. And the reason we say at ninety percent is because the architect will review them and make some revisions. So we don't want to say one hundred percent because we know he is going to have some red lining for us to do. And that's also for the structural and mechanical and everyone else.

The Superintendent stated she noticed they have questions and rightfully so, because of the start dates they were given. The administration can follow up with the request of the written reports so that we know as of tomorrow more less what's pending in terms of those drawings. We can look at the drawings in terms of the next steps. Once we have a set of drawings that this board can review and approve then we can begin looking at the next step.

Mr. Yzaguirre stated exactly and that he will keep them updated and all the factors that need to come together into one.

Ms. De la Rosa asked what the Superintendent meant about a set of plans that the board can review and approve. Didn't we already do that?

The Superintendent stated, no because the board approved a design that was laid out for the thirteen acre plot and then we approved to modifications of going from the thirteen acre plot to get this firm to start redesigning those plans to retrofit the design plans.

Ms. De la Rosa stated that if they haven't even looked at that, how they are ninety percent complete if we haven't even looked at the second design?



The Superintendent stated they had some updates when they came in and proposed the fact that they had enough space to basically repurpose the facility that they had initially drawn for the thirteen acre plot. They came back and looked at how they could address some of the safety access between the High School front doors and the Athletic fields. Then they went back to finish up the detail drawings from electrical to you name it and that's where we are.

Mr. Yzaguirre stated that because once you moved the building to a different location, we had site notations, so that's another research we had to do for compliance. The cars needed to be routed to different areas and the buses, so that took a lot of time as well. We had to deal with a smaller site as opposed to the thirteen acres. The floor plan the program was all done. It's just now the orientation and the front facade that we had to change a little.

Mr. Rambaldo Rivera Jr. added that the USDA, we had to make a second attempt to talk to Mr. Bauer and that delayed us a couple of more weeks. Then he kept giving us the run around and didn't want to have anything to do with us. So we lost about a month there trying to negotiate.

Mr. Yzaguirre stated that the drawings are there we are just trying to move forward. We have those six weeks to turn everything in and then we get everything back and then we can give you all an update from the USDA on those drawings.

Mr. Adolfo Hinojosa inquired if we're still going on the route of getting the loan?

The Superintendent stated the loan has been approved in this case, and because of the fact that we have a commitment letter, we could begin drawing down the engineering and architect fees once we had the approved commitment. The last time we went and met with the USDA and then he did the follow up visit to the district, everything is in tune on the final of those design plans because they're going to have to evaluate to ensure that all of the USDA standards have been addressed. Once that is submitted, they are going to come back and do the environmental surveying to ensure that what we're purposing in terms of property and location is right in alignment with the standards. So that's basically where we're waiting on.

Mr. Hinojosa inquired if we are locked in on the rate?

The Superintendent stated no, and that's a concern because as a school district we may be missing out. From a personal financing, those rates are going up. And commercial rates are also going up as well. So the benefits we were going to get as a school district, the clock is ticking and time is running out. If the board is going to consider that as the option and that is the most viable option for a school district of our size and in terms of the resources that we have available.

Ms. De la Rosa inquired if the four percent interest that we got from the USDA is going up. She thought that it was a set interest rate.

The Superintendent stated no, the final rate is basically locked in when you lock in the offer that is made to you, in this case. At this point the longer we wait those rates could go up.

Ms. De la Rosa stated that you have the money in the bank, you said you can start drawing down, doesn't that mean that you are locked in already?

The Superintendent stated no in our case, we don't have the funding, through a second funding institution. We don't. That's an option for the school district. But at this point, without any drawings USDA is not going to commit.



Mr. Hinojosa stated so basically we are paying money for plans that we may not use.

Mrs. De la Rosa stated yeah.

The Superintendent stated we want to make sure that we use them.

Mr. Rivera stated we are going to use them because we are paying for them.

The Superintendent stated we want to make sure that we use them.

Mr. Hinojosa stated what if it gets to expensive that we can't do it?

The Superintendent stated that's why we are having this conversation right now?

Ms. Lugo inquired with Mr. Yzaguirre if it will be another six weeks.

Mr. Yzaguirre said yes.

Mr. Hinojosa stated we will see what happens in six weeks.

Mr. Yzaguirre stated that their primary goal at Fulcrum is working on this as fast as they can and getting these drawings done for Santa Maria.

Mrs. De la Rosa stated it would be very good Mr. George Lazaro would be here since he is the main engineer that we need to direct our questions to.

Mr. Yzaguirre stated Mr. Lazaro had traveled to Houston on business. I will let him know to be here next time.

ACTION AGENDA

Curriculum and Instruction

4. Discussion and possible action to approve the Software License Agreement for DMAC Software License Agreement between Santa Maria Independent School District and Region One Education Service Center (ESC) for the 2015-2016 school year

Motion made by Rambaldo "Ram" Rivera, Jr., seconded by Adolfo Hinojosa. The motion passed unanimously.

5. Discussion and possible action to approve the 2015-2016 Appraisal Calendar and appraisal personnel

Motion made by Miguel Zavala, seconded by Rambaldo "Ram" Rivera, Jr. The motion passed unanimously.

Finance

6. Discussion and possible action to approve payment request # 2 for TGE 5th Grade Building Construction Project

Motion made by Rambaldo "Ram" Rivera, Jr., seconded by Miguel Zavala. The motion passed unanimously.



7. Discussion and possible action to approve for TGE 5th Grade Building Construction Project Roof Recommendations

Motion made by Noe Aleman, seconded by Adolfo Hinojosa. The motion passed unanimously.

8. Discussion and possible action to approve for TGE 5th Grade Building Construction Project HVAC Recommendations

NO ACTION TAKEN AT THIS TIME.

9. Discussion and possible action to approve the TASB Risk Management Fund Auto, Liability, and Property Contribution and Coverage Insurance (CCS)

Motion made by Noe Aleman, seconded by Adolfo Hinojosa. The motion passed unanimously.

10. Discussion and possible action to approve the TASB Policy On Line Internet Annual Support/Maintenance

Motion made by Miguel Zavala, seconded by Noe Aleman. The motion passed unanimously.

11. Discussion and possible action to approve the University Interscholastic League (UIL) for the 2015-2016 school year

Motion made by Miguel Zavala, seconded by Adolfo Hinojosa. The motion passed unanimously.

Governance

12. Discussion and possible action to approve Employee Benefits Health Insurance Allowance

NO ACTION TAKEN AT THIS TIME.

The Board President requested motion to go into Executive Session.

Motion made by Rambaldo "Ram" Rivera, Jr., seconded by Noe Aleman. The motion passed unanimously.

The Board President announced it is 7:57p.m. and Board of Trustees will now be going into Executive Session.

EXECUTIVE SESSION

Discussion under the authority of Section 551, Texas Government Code: If, during the course of the meeting covered by this Notice, the Board should determine that a closed session of the Board should be held or is required in relation to any item included in this Notice, then such closed session as authorized by Section 551.001 *et. seq.* of the Texas Government Code (the Open Government Act) will be held by the Board after the commencement in open session of the meeting covered by this Notice. Such closed session may concern any or all of the subjects and be conducted for any and all purposes permitted by Section 551.071 through and including Section 551.084 of the Texas Open Meetings Act, including, but not limited to, private consultation with the Board's attorney on any or all subjects or matters authorized by law.



- A. Section 551.071—Consultation with Attorney on Any Permitted Subject Including, But Not Limited to:
 - 1) Discussion with School Attorney on Item(s) Exempted under Attorney-Client Privilege
- B. Section 551.072—Deliberation Regarding Real Property
- C. Section 551.073—Deliberation Regarding Prospective Gift
- D. Section 551.074—Personnel Matters
 - 1) Discuss all items as appropriate on Superintendent’s personnel recommendations
 - 2) Discussion and consideration regarding proposed probationary contractual personnel for 2015-2016
- E. Section 551.076 – Deliberations on Security Devices or Security Audits
- F. Section 551.082—School Children; School District Employees; Disciplinary Matters or Complaint
- G. Section 551.0821—Personally Identifiable Information about Public School Student

The Board President asked for a motion to reconvene in open session.

Motion made by Rambaldo “Ram” Rivera, Jr., second by Consuelo De la Rosa. The motion passed unanimously.

The Board President announced it is 8:28 p.m. and the Board of Trustees is now in open session.

- 1. Discussion and possible action on items discussed in Executive Session
 - a. Discuss all items as appropriate on Superintendent’s personnel recommendations


Motion made by Rambaldo “Ram” Rivera, Jr., second by Consuelo De la Rosa. The motion passed unanimously.

ADJOURNMENT

The Board President asked for a motion to adjourn meeting.

Motion made by Noe Aleman, second by Consuelo De la Rosa. The motion passed unanimously.

The Board President announced it is 8:29 p.m. the meeting is now adjourned.



 Belinda Lugo
 Board President



 Miguel Zavala
 Board Secretary



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This notice has been publicly posted at the administrative offices of the Santa Maria Independent School District, 11119 Military Rd., Cameron County, Santa Maria, Texas, at least seventy-two (72) hours in advance of the above mentioned meeting, as required by the following sections of the Texas Government Code: 551.071 through 551.084. During the regular school year, this notice is also posted in all schools in the District. The school district also posts its board meeting agendas on the District's internet web site (www.smisd.net)

Consent Agenda: All matters listed under the Consent Agenda are considered to be routine by the Board of Trustees and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired on a specific item(s), that item will be removed from the Consent Agenda and considered separately.

Maria J. Chavez, Superintendent of Schools

Board of Trustees

Belinda Lugo, President

Rambaldo "Ram" Rivera, Jr., Vice-President

Miguel Zavala, Secretary

Noe Aleman, Member

Consuelo De La Rosa, Member

Adolfo Hinojosa, Member

Oralia "Lala" Ortiz, Member

