



**SANTA MARIA INDEPENDENT SCHOOL DISTRICT**

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**Finance Facility Committee Meeting  
Monday, January 25, 2016  
5:30 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 Monday, January 25, 2016 at 5:30 p.m. at the Santa Maria ISD Band Hall, 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**

Board President calls the meeting to order.

**ESTABLISH QUORUM**

**Present:**

Belinda Lugo, Board President  
Rambled Rivera, Jr., Board Vice-President  
Noe Aleman, Board Member  
Consuelo De la Rosa, Board Member  
Orillia Ortiz, Board Member  
Miguel Zavala, Board Secretary arrived at 5:42pm  
Adolfo Hinojosa, Board Member arrived at 5:55pm

**Present from the District**

Maria J. Chavez, Superintendent of Schools  
Enrique Cuellar, Business Manager  
Alyssa L. Romero, The Law Offices of Guerra & Farah, PLLC  
Dalia Rodriguez, Administrative Assistant to the Superintendent of Schools  
Cindy Taylor, High School Principal

The Subject(s) to be discussed by Finance Facility Committee are as follows:

1. Discussion High School Plans by Mr. George Lazaro, Fulcrum Consulting Services  
Mr. George Lazaro brought a set of plans for the new high school in 24x36 to present to the board. Our goal tonight is to discuss where we are at and of course we need direction from the board should you



decide we need to move in another direction. As you all know we initially started this project by planning the high school just to the east of River Rd. and 281 and we started our design but then somewhere in between unfortunately we got into a situation with the city of La Feria they were trying to annex that piece of property and that made it difficult to acquire that property of thirteen acres. When that happened, in order to go forward with that project we had to reevaluate it to where we could possibly situate the school and we went through one or two workshops and we went ahead and provided some consequential to you all. And the decision was made to situate the school the way that it's laid out in this plan. Right now we have River Rd. here, we have the existing football field and just to the west we have where the new high school will be. Along with that, River Rd. is here, we would come in Cougar Lane that eventually wraps out and goes through the campuses and back into old Military Hwy giving us 174 high school parking spaces that could also be good for use during football games we also have an additional 55 faculty/visitor parking spaces that we would use to park in closer proximity to the school. Of course we all know. We all know that there was some design challenges as part of situating the school at this location because when we there is heavy rains, this has some puddling. And of course by the same token, when we were over here at our original site our school had a different type of façade that we were planning. We went ahead and went to a more blocked phase more energy type of façade. There was some cost savings when we did that, then the cost savings have to be reinvested back into the site to make sure we have adequate ways of bringing the water out. All of that has been considered in these set of plans. Now all of a sudden as we look and see what is the best for the district, we wanted to present a third option for you all to evaluate just to make sure that you all are well informed as to what possibly could be done. And a lot of that is the result of the presentation done by the schools financial advisor where he indicated that there may be a possibility that the school could access state funds to help finance this and make it probably a little bit more cost effective in going to USDA rural development, based on his financial cost analyzes and what he presented it appears that you all can go off almost nine point five million dollars for that. With that in mind, one of the design challenges that we always had was our impact on the existing field and of course that existing field is dated, it's somewhat not meeting current standards. And with that in mind we went ahead and developed a just for presentation purposes, to see if you all consider and of course we are to proceed based on how the board gives us direction to do that. This is where we are at right now with the set of plans. He showed option # 1 leaving the high school as is but we rework the football stadium with the additional funds giving us a more defined home side and visitor side along with the right restroom facilities, concession facilities, a UIL track and along with that we are also going to have a field house for both home team and the visiting team. This is something that we think we can work up with the additional funds that could become available should the process be a success. We still keep the same design we still come off River Rd., Cougar Lane with the parking. But we do have a new football facility. Now my staff has gone on and prepared a rendering of what this could possibly look like. And again this road that you see here is the one that would come off River Rd. the way it is right now and would head towards the west. This is without having to rework any of our plans. The only reworking part that we would need is to develop a set of plans to reflect the football field. All of that can come in within the budget that the bond would provide for Santa Maria if we would actually break it up with two different contracts, one for the high school and one for the football facility. That way we would have two contractors working at the same time to speed up the process. Also what that does the bonding capacity is lower and it gives you more competition of contractors wanting to work the football field. This is what we call option #1 and again they've done a real good job in the way the entry would be. You can see the concession stands in the back; you can see the concrete work and the fencing that we envision. Of course



you can see the track, we haven't really put the pencil to it but we could do the astro turf we would want to probably put that as an alternate bit item. That's the way that we envision that particular alternative.

Ms. Chavez stated the change here is that the design we had, we are coming back with the classrooms to the back. The front of the building use to be facing the football field based on that design. So are you proposing now moving that front entrance façade?

Mr. Lazaro stated the front would be to Lovelace because right now, the back of the high school is looking at the existing football field. Cafeteria would be on this side to facilitate vicinity to the existing facilities. This would stay the same but the football field would be in this orientation.

Ms. Chavez stated before we went to this option we were looking at the front of the building facing the football field.

Mr. Lazaro stated we spoke a little bit about it, but in the end we talked about following the Cougar Lane and having the drop off paralleling Love Lace.

Ms. Chavez stated once the façade we have which we have is facing the football field.

Mr. Lazaro stated we had a fancier façade, but once we changed it over here and it would always be facing the hot sun, we went ahead and modified it to have more concrete block and diminish the amount of glass. This is option # 1

Then we have option # 2 which we have a newly improved River Rd. which was paved within the last ninety days by the county. We have 281 that go in this direction. This option would allow you to showcase your high school a little bit more. Where it is right now. The way it is here and we would rotate it in this direction. We still have the student drop off, we still have Cougar Lane, and we still have the same amount of parking in this area. Which we don't have to do. We can always do half or plan the whole area at one time. We still have the faculty parking spaces that are not going to come off immediately. As you turn off this is your high school, your Ag. building and it allows you also to utilize this delivery road to drop off, were going to have the high school here. This would be referred to as the athletic center or a field house again we have the football lay out. With restrooms, concessions on both sides and of course your track. My office also worked up a rendering. This would be the high school facing River Rd. this would be the purposed Cougar Lane and right behind the high school, we would still have our football field.

Mr. Zavala stated that would be a good idea.

Mr. Lazaro stated the one thing he would like to elaborate is to introduce this just as another option now that there is another option now that there is a possibility of securing additional funds through the bond. When we rotate this school, the front portion is easily managed but, when we rotate it this way we would have to mirror and work with the back wing to kind a flip it over. That would require some modifications too. The other positive point that needs to be reflected as part of this proposal is that it facilitates and probably saves us money to the point that you don't have to do as many drainage improvements because now you can easily flow water from here to green areas and release water into River Rd. and eventually



out into the Tex dot area without having to do major ground water infrastructure changes to be able to reverse the flows out in this direction. That's one of the pluses of maybe situating the school in this area.

Ms. Chavez stated that became an option as soon as we moved to consider the athletic facilities with the funding because that was not an option. We had them look at that option and the communication we received is that if we remained with the existing football field where it was situated we would not have enough space to be able to meet the requirements from the building side to the drop off to the end of the street in this case, so those were the obstacles. Now that you are looking a new financing option the possibility of including the athletic facilities as well, then you have the opportunity of relocating the facilities and opening up the space to be able to give you a better show case piece and I think it addresses safety in terms of the drop off/pick up issues for the district.

Mr. Lazaro stated one of the main concerns is always time. How much time would it take Fulcrum Consulting Service to do the minor changes that we need to be able to flip those wings. I think time is something that we have at this time because you still have to go through the bond process. And we can work concurrently if the board decides to move in that direction. We just wanted to provide to you a third option. Before that was not something that was in the financial scope of the project but, we feel that based on the presentation of the financial advisor indicating that this bond would not effect may be 75%, only maybe 25% of all schools in Santa Maria. This would be something that would be very viable to the community should the bond be passed, and we take advantage of the IFA and EDA.

Ms. De la Rosa asked if that was the front of the building, is that what it would look like in front of River Rd.

Mr. Lazaro stated yes.

Mr. Aleman asked so you want to flip it so that the front could be facing the football field.

Ms. Chavez said no it's going to face River Rd. and the back of the building.

Mr. Lazaro stated 281 would be paralleled to this. River Rd. would run right in front of the Santa Maria High School. You go

Mr. Rivera stated the field is going to be east to west.

Ms. Chavez stated but at that time you were working with existing land. And where you had it without interfere with the existing stadium and all of the other facilities.

Ms. Ortiz stated it's going to have more view.

Mr. Aleman asked if we would be saving more land if we do north to south.

Mr. Lazaro stated, if you are coming from Brownsville on 281 you will be able to see it. He said you can do a little bit of work too on the outside.



Mr. Aleman stated they could add a blue track.

Ms. Lugo asked if the trees were included.

Mr. Lazaro stated yes. The field house will be right behind the school.

Ms. Chavez stated the back of the cafeteria with a little open dining area door.

Mr. Lazaro stated this plan was something we could have not done before without the extra dollars. But if those dollars comes in that would be something to consider.

Ms. Lugo asked how much maneuvering it is going to take to move it from existing to the other side.

Mr. Lazaro and Mr. De la Garza stated, everything is done it's just a matter of reversing it.

Ms. Lugo stated it won't take that much additional time.

Mr. Lazaro stated the time that we need; we have during the time that you are going through this bond process. Because we would be working exclusively on it, should you all decide to move in that direction? I think it is a project that would bring a lot of pride to the community.

Mr. De la Garza asked by when you think you will finish with the process.

Ms. Chavez stated that would be the conversation we would that we would have in terms of the design timeline in this case. Because part of the process will require the approval of those final plans with a lot of work in terms of the different phases and the detail that the board wants to hear in terms of insuring that the contents of that facility including the material are right in alignment with the cost of projection.

Mr. Lazaro stated one thing that needs to be done by Fulcrum is that first we need to do the mirroring the way that Jose De la Garza talked about. The other thing is that we have not done anything on your high school. So we need some time. As far as the Geo Technical, Fulcrum is opening a new wing. We are going to start providing the Geo Technical this year. So I have control of doing that pretty quickly and without much cost to the project. But the plans for this itself I would say we need about one hundred and twenty days and we can parallel it, maybe about four or five months.

Ms. De la Rosa stated elections are in May and after that we are ready to start.

Ms. Chavez stated if the bond passed, I am going to have access, this summer.

Mr. Lazaro stated it will be parallel by then. We can do a timeline to better present it. We can review it on a weekly, biweekly or monthly. However we can do it, by meeting with your building committee and you Ms. Chavez and we can make sure we have all those goals met.



Ms. Chavez stated we can bring it to the building committee and the finance committee because those two going to be closely connected and curriculum because the principals will have to be part of that process in terms of the curriculum that we are looking at rolling out.

The approval process and then at that point we need to be ready with some approved procurement at that point and then to be able to advertise and to be ready to start in the fall. Which is officially, those funds will become available to the school district by September, but I can't be looking at plans or what are we going to do and this is so important because part of the bond issue will require the community to be able to see what is it that I am getting in return. So if we are still defining and I think the only reason concerning.

Mr. Lazaro stated as part of the presentations, as we go out into the community, my architect team is able to set up to conduct those in Spanish. We can get this professionally printed in a bigger version so that people can appreciate it. You just let us know what we can do to help you to be able to introduce it to the community.

Mr. Aleman asked does the football field need more rendering or is that the final draft.

Mr. Lazaro stated it's not final because there could be some changes but this is just a conceptual.

Mr. Hinojosa asked how long it would take for construction to take place on a project like that.

Ms. Chavez stated for cost savings you would like to have just cougars on the middle.

Mr. Lazaro stated we'd like to build the football field and that's why I want to break it down into two contracts because I want a football field because when you have a football game we need to have it ready. I think the High School is going to take us 15 months to 18 months to complete.

Ms. Chavez asked what the standard for building was.

Mr. Lazaro stated the more time you give them, theoretically you should be able to get a better time. If you crunch the time, unless you have a reward for finishing it.

Ms. Chavez stated well then what's the market standard in terms of that

Mr. Lazaro replied it is one year.

Ms. Chavez replied well then let's stick to the one year in this case because I'm not building a 6A comprehensive High School.

Mr. Lazaro stated we can do one year.

Mr. Hinojosa stated I was just wondering how long it would take because we would have to go on away games for the football games that season.



Ms. Chavez stated if it's going to be a fall project more than likely in this case, were are going to start the year.

Mr. Hinojosa asked as far as the classroom, that shouldn't be affected right because we still have the other school.

Mr. Lazaro replied no because you still have a fully operational high school facility with cafeteria.

Ms. Chavez stated but you are removing practice fields.

Mr. Aleman stated would we do away with football for one year and then bring it back. Would we get penalized for that?

Mr. Zavala stated they could practice at the park.

Ms. Chaves replied you will get penalized to sit out for two years.

Mr. Lazaro stated why don't you let us take in those comments about finding an area for practice with enough adequate area that we can provide security fencing and see if we can squeeze in a practice area for you. That's something we can try to do maybe moving it as much as we can to your existing property on the west. We can designate a practice field for you all.

Mr. Aleman added we would use Progresso's field when we didn't have a stadium. We would rent it.

Mr. Zavala asked if construction will begin in November.

Mr. Lazaro replied as soon as the money is available, we can start.

Mr. Hinojosa asked and then this right here is the athletic, what would go in there.

Mr. Lazaro replied yes, basically it would have shower facilities. You would have locker facilities, and you would have an administration office. It's not going to be anything very fancy but it would be enough to accommodate both your home team and your visiting team.

Ms. Chavez stated and it would allow the district to designate male and female's sports facility.

Mr. Hinojosa asked would you be able to work in an area for like maybe an athletic trainer.

Mr. Lazaro stated one of the things that you know if you want to use the IFA money toward that, we would have to incorporate some type of small classroom setting and remodel.

Ms. Chavez stated do we have for weight training equipment.



Mr. Lazaro replied I don't have a floor plan for that because I just wanted to give a graphical presentation but it's something that we can develop and bring it back to you and say this is something that we need based on your current student population.

Mr. Hinojosa stated yeah I mean if we could turn that into like a standalone facility where you can have everything that would be good. It's just an idea because I know that the showers in the gym are disgusting and the lockers are bad too.

Mr. Lazaro stated in essence that's what I wanted to present to you tonight and I'm glad that we got together in this kind of setting because it gives everybody a chance to see exactly what we can possibly do as far as Fulcrum Consulting Services and us as a professional staff working for you. We just need some direction from the board as to do we want to leave it the way it is or migrate to some additional improvements.

Ms. Chavez stated let me ask you on the design of the athletic facilities and the plan for all those areas, do you feel that you have the ability to do that because I know that the contractors that are doing that project they pretty much have the blueprint already so I guess what I'm asking is are we recreating the wheel if you may. Those that are going with the artificial turf because all of this is standardized and if they are going with artificial or natural turf in this case, they pretty much have a package deal with regards to what you can do with your space.

Mr. Lazaro stated and as we move forward we could explore that and bring some options to you. There are some pre-fab packages that we would evaluate or whatever is more cost effective for the district. Your right because we don't have to engineer from scratch there's pre-engineered football stadiums that basically say bring us the area and we drop it. The only thing you do is change up the façade and we would probably team up with a sports facility consultant which is usually a one man team. He works with the architects and engineers to get into compliance. Like I said we are ready to do what Santa Maria wants us to do.

Ms. Chavez stated okay then we will come back because I think we're going to have to come back and have some conversations to see about the direction because they don't have any action items for this meeting so I'm bringing finances back and then leading up to a decision coming up to a decision coming up for the February board meeting because they have to determine by the 23<sup>rd</sup> if they are going after this funding option.

Mr. Hinojosa asked when the February meeting would take place.

Ms. Chavez replied that the February board meeting is the second Monday of the month which is the 8<sup>th</sup> or if you're going to be looking at a special board meeting because you're traveling on the 18th

Mr. Lazaro stated I really didn't have a chance to formally introduce Daniela Gonzales; she's the newest member of our architect team. She is a graduate of UT San Antonio with an architectural degree. She's one of our junior engineers and she specializes in interior design. So as we would make the final choices on the colors, she would be the one to work directly with you with the flooring with the building





committee and the board to make sure that the ideas that you have she can actually incorporate that into your plans and should we go with the way it is right now that would be the one thing were lacking here to kind of personalize it from the board on colors and things like that. Daniela is ready to take care of it. She's very us to speed on the software to be able to show appropriate colors and designs and she would be able to implement that. That way you all have a visual as to the way it's going to look before its' even built.

Mr. Hinojosa asked would this be all enclosed as well with a fence since were right here and the rest of the school is enclosed.

Mr. Lazaro stated right now the only place we have a fence right now is the actual stadium but for security purposes you would like to incorporate we could.

Ms. Chavez stated that our property right now is fenced.

Mr. Lazaro stated we could do some beatification on that fencing along here.

Ms. Chavez stated we are looking at February 8<sup>th</sup> for your regular board meeting and then you're traveling on the 18<sup>th</sup><sup>so</sup> either a special board meeting. So the other one would be on the 15<sup>th</sup> which is after Valentine's Day and then to be able to travel on the 18<sup>th</sup>.

Mr. Hinojosa stated so then it's going to be a special board meeting.

Mrs. De la Rosa replied well we are going to need one to approve the bond right.

Ms. Chavez stated we need to bump it up that way we can take care of all decisions and work with the bond consultant to be able to work out the timeline and plan of action.

At this point everyone is discussing on a specific date to hold a special board meeting.

Ms. Chavez then stated part of that is that we are going to go ahead and tag the final financial meeting with the advisor so that he is able to present a timeline to you and he's pretty much on standby for you.

Mrs. De la Rosa so he said we have to submit before the 23<sup>rd</sup>.

Ms. Chavez stated the 23<sup>rd</sup> but if we are leaning in that direction then he can go ahead and start working out a timeline and laying out some activities so that the administration and the board needs to know what happens now with this initiative so that as you come back your training after the 18<sup>th</sup> and we know what that timeline looks like in terms of activities. The other is I need to engage in a contract with Cameron County so that they can run this election for the school district and that's another actin agenda item but I can go contract until you make that decision.

Mr. Hinojosa asked can you put that in the same meeting.

Ms. Chavez replied no because that would be assuming that you're going to vote yes.



Mr. Hinojosa then asked how soon after that meeting would have to be.

Mrs. Lugo commented 72 hours later.

Ms. Chavez stated after make that decision then that pretty much directs the administration to do that then we can bring that contract at the following board meeting and we start negotiating.

Mr. Hinojosa stated so that gives us like nine weeks to campaign for it and get it ready by May.

Ms. Chavez stated and then that's where you come in in terms of the presentations and we will be working with the bond consultant as well as the community in our case. We can only go and inform what the district has identified in terms of needs and now you can get into the more specific details.

Mrs. Lugo stated I think it is also important when we schedule them we need to make sure that you're available because I'd like for you to come in not just your employees.

Mr. Lazaro stated I'll do everything that I can to make sure I attend.

## 2. Planning on Facilities/Financial Impact

Ms. Chavez stated the other is that we're looking at now is financial planning in terms of facilities. As you're looking at financial planning and I think were minus one payment that is not registered. They are looking at overall financial planning and where they are with their projects. This one if you look at the original cost there was an original \$20,000 savings to the school district from an overall cost of \$920,800 so that dropped it down to \$900,800 in this case so the draw downs in terms of payments that you're seeing there are based on that amount. As of Friday the percentage of project completion that were dealing with is 56% at this point so when you look at I think the only payment missing there is a \$28,000 payment based on a payment request that we received for a mathematical error they submitted on the last draw down that they submitted for \$53 plus and it should have been \$83,000.

Mrs. De la Rosa asked so are we right on line with the fifty some percent of the building with the payments or are we over in payments.

Ms. Chavez stated well this is what I'm asking at this point in this is a good opportunity for you to...

Mr. Lazaro stated I think it's a good opportunity for you to go over it. This is what's been paid but at the same time the school district has withheld about 10 percent additional so this is what we paid M-F but the school district is holding on to about 42% that as part of the retainer you need to hold on. Now what you have as 426392 is assuming we had a deck on that roof and we don't have it because when they were scheduled to do it last week, the manufacturer came back and said that the hitch or the slope of the roof had to be revisited. What that does is inn one of my recommendations I order not to slow down the project is that he does have another payment estimate that's going to be introduced to you at the next meeting this evening and people always work a lot harder when money is owed to them so in order to not have to have a special meeting just to approve the partial payment that needs to be submitted my



recommendation is that you all approve the payment but you all hold the payment until myself and Ms. Chavez are satisfied that the roof has been on. That the windows are on and we get the proper certification.

Mrs. De la Rosa stated so we are just going to approve it and not give it to them.

Mr. Lazaro stated you're not going to give the payment.

Mr. Rivera stated that's a good idea because they tend to get very comfortable and say like that.

Ms. Chavez well the administration is not recommending any payments at this point until we are able to satisfy the issues and at that point I feel comfortable that I'm bringing to my board a payment request those issues because right now I haven't been able to access is I'm 56% in this case because I still have a building without a roof. We still have issues with that concern so if I'm looking at half a million already that project is \$900,000, I'm already half way there with the implementation of payments.

Mr. Lazaro replied exactly, so we could either not approve it or approve it and subject to final recommendation.

Ms. Chavez stated in light of all of the findings the administration is not moving forward with that recommendation until we are able to satisfy through our Monday meeting with the contractor. I have also requested a report on project management so that I get a detailed report of what the contractor has already purchased in terms of materials and what I'm pending so that if, not that were expecting any of that, but if for some reason this project needed to be closed out with this contractor for whatever reason do I have the material purchased. Do I have enough of that project cost to be able to move on with another contract?

Mr. Lazaro replied I agree with that.

Mr. Hinojosa asked do you foresee that being a possibility.

Ms. Chavez stated you want to give individuals but I think it's some business practices to be able to access and be on the lookout for the school district in terms of the best positive option.

Mrs. Lugo stated so there's two payments or one because I thought I had seen two.

Ms. Chavez stated one the only payment, that is to inform, that is a balance from the last payment. They will issue a \$20,000 plus.

Mrs. De la Rosa asked so you're going to approve that one.

Ms. Chavez replied we approved that one based on the recommendation of our project manager on the oversight that it should have been \$83,000 and instead it was short \$28,000 plus in this case.

Mr. Lazaro stated but the one that is coming maybe not even take any action on it.



Ms. Chavez stated in this case we will go ahead and wait until the administration is able to get a good assessment on where we are in this project.

Mrs. De la Rosa stated so you were saying something about the roof.

Mr. Lazaro replied yes last week they were ready to put on the roof and the manufacturer sent out a letter indicating that the roof was off .08 per foot. The slope that their saying is that for every foot, the roof needs to drop half an inch. When the manufacturer came and actually put a laser to it, they are saying that instead of being at .5 it's actually .42 which is almost .5 but they sent a letter that was scary saying because it didn't officially meet the .5 I need someone to sign and basically they are saying we are not going to have a warranty so the contractor I told him no roof until that gets adjusted. Now tomorrow subcontractor that has worked with him to put the roof system is coming out of Corpus and we have an 8:00 meeting and Ms. Chavez is going to be there and I'm going to be there and were going to talk about the best way to make that small required adjustment so that the manufacturer can retract that notice and we can have a warranty for your roof. Once we do that, they are going to give us an official plan of how they are going to correct and give us a timeline for correcting it so that they can do that and then the roof gets covered and that way they can go ahead and proceed with everything on the inside.

Mr. Hinojosa asked if it was going to cost them anything.

Mr. Lazaro replied no, it's not going to cost you. The only concern was delays but money wise.

Ms. Chavez stated the communication was to stop on that until we are able to verify and I was able to address that information with the contractor today that based on the bid documents because I read those documents during Spring Break, it specifies that there should be an email on a daily basis when the operations are ceased in this case so if I'm not at a job site I need to communicate to the project manager and the owner as to why I'm not at the job site.

Mr. Lazaro stated so basically there are 39 rain days that we are still looking at and still need to be verified. That without giving them any extension on any wet days or anything like that.

Ms. Chavez replied I'm still looking at the verified 14 days and the days that they are communicating is sort of an email that back tracks to January 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> were rain days in this case because I don't know if you took a Christmas vacation. So I should have received a January 6<sup>th</sup> email stating were not going to be at the job site. January 7<sup>th</sup> were not going to be at the job site and January 8<sup>th</sup> were not at the job site.

Ms. Lugo stated we have several emails from January 7<sup>th</sup> that says today were not or from December 2<sup>nd</sup> - 6<sup>th</sup> or, I mean back tracking.

Mr. Lazaro stated we met with the president of M-5 and he has indicated to Ms. Chavez and I that regardless he's going to have a complete building in February and I was still trying to get him to come to our meeting. I don't know if he's going to be here or not but I wanted you all to hear it from the board as



a commitment from him. I wasn't able to reach him. I told my office keep on trying to reach him even as I walked in to this meeting this afternoon. So hopefully he does show up so that he can give us that commitment that he is going to get it done by next month.

Mr. Zavala asked Mr. Lazaro what his thoughts were.

Mr. Lazaro stated we need the roof before anything else gets done. A lot of it is going to have to do with the type of response we receive tomorrow morning. The initial response that I heard and everyone else that was there at the meeting was the gentleman that said I want to take it down. Tomorrow we're going to say what other option is there. Can you bring a crane and support it and then just make the adjustments so that instead of it being a seven day it would just be a two day. That's where we are going to meet with him tomorrow.

Ms. Chavez stated in this case you are building 6,600 square feet. You are giving the benefit of two hundred days. Six months it's one hundred and eighty. When you think of a structure and even a personal home that has a lot of customized work and detail, you're looking at building those babies in three months and I understand adding another three months for safety.

Mr. Aleman asked is that guy a major contractor or is he like a first time.

Mr. Lazaro replied when we reviewed his credentials he had done work for the Idea Schools. That's basically who he has worked for in the past.

### 3. Adjourn

The board president announced it is 6:35p.m. and the Finance Facility Meeting is now adjourned.

**Regular Board Meeting of the Board of Trustees followed immediately.**

### **CALL TO ORDER**

Board President called the meeting to order at 6:40pm.

### **ESTABLISH QUORUM**

#### **Present:**

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

#### **Present from the District**

Maria J. Chavez, Superintendent of Schools  
Enrique Cuellar, Business Manager



**PLEDGE OF ALLEGIANCE**

**OPEN FORUM**

President asked if anyone signed up for open forum.

Ms. Rodriguez stated, no.

**SUPERINTENDENT'S REPORT**

Superintendent stated the Administration recommends the approval of the agenda with any modifications or deletions.

1. Presentation of Fiscal School Year 2015 Audit by Raul Hernandez & Company, P.C.

Good evening, my name is Raul Hernandez from Corpus Christi TX. I'm here to deliver the annual audit for the school district for the fiscal year ending August 31, 2015. In essence I'm here to give the report card on the finances to the school district for the fiscal year 2015. I would like to begin with page 18. As you turn to the page for the record just want to inform you that independent auditors report is unqualified. Now let me explain that, unqualified in accountants language means that they earned a clean opinion so they have facts. I just wanted to clarify that an unqualified opinion translates into a clean opinion. Now with that said, on page 18 I want to cover the general fund account 5020 total revenues are \$8,611,246 as you move down to account 6030 expenditures were \$8,801,657 giving you expenditures over revenues \$190,421. You start every year with a fund balance \$2,969,972 so the school district for the general fund ended with fund balance \$2,779,551. Any questions on the general fund? I know you have a long agenda and I was going to be brief on my presentation. The only other item I would like to cover is on page 15 if you will. This is the statement of activities. In layman's terms this is the income statement. Under the account PA at the very bottom prior period adjustment, the government on accounting standards board implemented a new pronouncement that requires all school districts and all governmental entities to now incorporate the TRS pension liability which incorporated into your financial statements. The result your cash can sub on this account PA was to reduce your head assets by \$1,219,038. Now understand this is just a book entry. It didn't involve any cash and it doesn't have an effect on your general fund. For general and exempt accounting principles this was required to catch up the TRS pension liability from the districts portion only. The result of this gives you Net Position at the bottom of \$8,191,946. Any questions on that? Very quickly on page 14 you have 2540 which is the pension liability for the districts share \$1,075,935 and so understand that now the district is reflecting the districts share of pension liability as Districts Share at TRS. Any questions on that? Now the last thing, if you will go to page 39, and again were talking about the pension liability, I want you to understand that the total liability for TRS \$4,017,949 this represents the districts share, I just mentioned that it's under financial statements, along with the states portion of \$2,942,014. Is that clear to everybody or does anyone have any questions. If not, there are no findings in the audit. You have earned a clean opinion and this will be submitted to the Texas Education Agency whether it's approved or not approved tomorrow morning. Thank you



2. Presentation update of TGE 5<sup>th</sup> Grade Wing by Mr. George Lazaro, Fulcrum Consulting Services  
Mr. George Lazaro started by introducing himself and stated we are the architect and engineer on record for the 5<sup>th</sup> grade building that is presently being constructed here at the school district. Tonight I also have Armando Martinez. He is the representative for M-5 they are the contractor that has been working on the building and as of today we are about 50% complete with that building. We have some rain days that have delayed us but the contractor is here tonight to let us know that he is moving forward and that he has a tentative scheduled date for completing this.  
Mr. Armando Martinez introduced himself and started by saying we have a tentative completion date of February for this building. Possibly by the end of February we will be 100% complete with this building. Tentative there's no other delays on but as seen we are moving ahead of schedule in completion of this building.  
Mr. Lazaro stated I just want to commend our building committee and of course the Superintendent for being involved in the project. Just so the committee knows we do have weekly and now we have gone to two meeting a week to ensure that we move forward with this project and know how important it is for the community. It's important that this project is going to deliver additional classrooms and is going to deliver a science lab that is needed to better educate the students here at Santa Maria ISD but every intent is that we are going to try and meet the February deadline so that we can officially turn that building over to the school district so that it can be utilized by the students here in the community. That my report for tonight.
  
3. Presentation update of USDA High School Building Plans by Mr. George Lazaro, Fulcrum Consulting Service  
Mr. Lazaro continued by stating I have my two staff junior architects that work hand in hand with me in the development of this project. We have a power point and we will go ahead and show where were at with option number one. I am glad to report to the school board and the community that as of today we have a set of construction plans that are getting ready so that we can move forward with the construction of the school. It involves constructing a new High School that about 65,000 square feet to meet the needs of the community of Santa Maria. This project is estimated at around \$8.5 million dollars and for a series of months our architectural firm has been working to develop a set of plans to move forward with the project. The objective tonight is to show the things we can do to improve and benefit the project to be able to provide more to the community. As we work forward with this project, one of the opportunity that has come to the school district is that there is funding for the State to possibly consider adding a new football stadium to the project. Right now this is our plan and our plan is to have a High School but to keep the existing football stadium in its place and the reason for it was because it was a situation of there not being enough money to conceptualize adding a new football field but the State is offering the school district and opportunity to maybe secure additional funds and it's something that this board will elaborate at a later time of that is done but the possibility is that we could either construct a new football field behind what we are initially proposing this High School which is looking toward Lovelace and behind the Junior High area but this opportunity also to maybe go to another option and I think that's the one you have now where now we would be able to construct the school facing toward River Rd and right directly behind the High School put in our new football stadium and along with that we would have a field house that would be incorporated and new concession stands, new restrooms and track and field facility that would meet State standards but at the same time it would be a project that as you drive down 281 coming from Brownsville and looking down River Rd you could see a High School facility that would serve the needs of Santa Maria for the next 30 years. It's a High School that has been in plan working very



closely with your school board, building committee and of course your superintendent and it's something that we feel that is going to meet the academic needs of your students in this community. Ms. Chavez that's pretty much what I have for tonight unless anyone has any questions.

Ms. Chavez summarized the presentation in Spanish to the community members that are present.

4. Student Attendance/Enrollment

Ms. Chavez stated enrollment in our school district 713 students, 353 at the Elementary level, 150 at the Middle School level and 207 at the High School. Last week we closed with attendance 94.68% at the elementary level 95.87% at the middle school level and with 95.65% at the high school. Overall district attendance was at 95.20%.

5. Student Employee Recognition

6. Child Nutrition Department Recognition

7. School Board Recognition

**Action Agenda**

**Curriculum & Instruction**

8. Discussion and possible action to approve agreement between Region One and Santa Maria ISD regarding implementation of the new appraisal systems for teachers and principals during the 2016-2017 year

Motion made by Consuelo de la Rosa, second by Oralia Ortiz. Motion passed unanimously.

**Child Nutrition**

9. Discussion and possible action to approve the Texas Department of Agriculture Food & Nutrition, School Operations Administrative Review Summary Report 2015-2016

Motion made by Miguel Zavala, second by Noe Aleman. Motion passed unanimously.

**Finance**

10. Discussion and possible action to approve District Audit for 2015

Motion made by Noe Aleman, second by Oralia Ortiz. Motion passed unanimously.

11. Discussion and possible action to approve Fulcrum Consulting Services engineering service fees for the month of December 2015 for new High School Project

Motion made by Rambaldo Rivera, Jr., second by Miguel Zavala. Motion passed unanimously.

12. Discussion and possible action to approve payment for Fulcrum Consulting Services for inspection services rendered for Santa Maria ISD 5<sup>th</sup> Grade Building Project

Motion made by Miguel Zavala, second by Consuelo de la Rosa. Motion passed unanimously.





13. Discussion and report to approve difference amount for payment request #3 to M-5 Texas Enterprises, LLC for 5<sup>th</sup> Grade Building

Motion made by Rambaldo Rivera, Jr., second by Noe Aleman. Motion passed unanimously.

14. Discussion and possible action to approve payment request #4 to M-5 Texas Enterprises, LLC for 5<sup>th</sup> Grade Building

No action taken on item #14

#### Governance

15. Discussion and possible action to approve the Memorandum of Understanding between Santa Maria ISD and the Food Bank of the Rio Grande Valley, Inc. and United Health Care Community Plan

Motion made by Rambaldo Rivera, Jr., second by Consuelo de la Rosa. Motion passed unanimously.

#### Consent Agenda

#### Governance

16. Approval of the Minutes for the Regular Board Meeting - September 14, 2015
17. Approval of the Minutes for the Special Board Meeting - September 28, 2015
18. Approval of the Minutes for the Special Board Meeting – October 20, 2015
19. Approval of the Minutes for the Regular Board Meeting – November 16, 2015

Motion to approve consent agenda was made by Consuelo de la Rosa, second by Noe Aleman. Motion passed unanimously.

President asked for a motion to go into executive session.

Motion made by Noe Aleman, second by Consuelo de la Rosa. Motion passed unanimously.

President stated it is now 7:49 pm we 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 in Items(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, pursuant to Section 551.074 of the Texas Government Code and Attorney consultation pursuant to Section 551.071 of the Texas Government Code
  - 1) Discuss all Items as appropriate on Superintendent’s personnel recommendations
- 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

**Reconvene in Open Session**

President asked for a motion to reconvene in open session.

Motion made by Noe Aleman, second by Adolfo Hinojosa. Motion passed unanimously.

President stated it is now 8:19 pm and we are now back in open session.

1. Discussion and possible action on items discussed in Executive Session
  - a) Discussion and possible action on Threatened or Pending Litigation, Edwin Barrera d/b/a PHD Vision v. Santa Maria Independent School District; Cause No. 2013-CCL-98, In the County Court at Law No. 1, Cameron County, Texas

No action on this item.

- b) Discussion and possible action on recommendations for employment of contractual and non-contractual personnel

Motion made by Oralia Ortiz, second by Consuelo de la Rosa. Motion passed unanimously.

**Adjournment**

President asked for a motion to adjourn the meeting.


Motion made by Noe Aleman, second by Consuelo de la Rosa. Motion passed unanimously.

President stated it is 8:21 pm and this 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.smysd.net](http://www.smysd.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**

- Adolfo Hinojosa, President***
- Oralia "Lala" Ortiz, Vice-President***
- Miguel Zavala, Secretary***
- Noe Aleman, Member***
- Consuelo De La Rosa, Member***
- Belinda Lugo, Member***
- Rambaldo "Ram" Rivera, Jr., Member***

