

Minutes of Special Meeting

The Board of Trustees Terrell ISD

A Special Meeting of the Board of Trustees of Terrell ISD will be held Monday, July 13, 2026, beginning at 5:00 PM in the Terrell ISD Boardroom at the Central Administration Building, 700 Catherine St., Terrell, Texas 75160.

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. Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

1. Call Meeting to Order and Establish that a Quorum is Present
The meeting was called to order at 5:03 p.m. by the Board President, Tonya Derrick and established that a quorum was present. Ann McDonald, Pam Merino, Nick Alford, Monty Westbrook, and Kenneth Baker were present. Ashley Fivecoat was absent.
2. Pledges of Allegiance
The pledges of allegiance and a moment of silence were led by Board President, Tonya Derrick.
3. Public Comments
There were no public comments.
4. Superintendent's Report
Dr. Warnock provided the district update.
5. Consent Agenda
 - A. Consider Approval of Contracts for TISD Administrators Providing Consulting Services
 - B. Consider Approval of the TISD Teacher Appraisers
 - C. Consider Approval of the Speech Services Contract to Implement Students' IEP Services
 - D. Consider Approval of the 2026-2027 Student Code of Conduct
 - E. Consider Approval of the Minutes for the Terrell ISD Regular and Special Board Meetings***A motion was made Monty Westbrook and seconded by Kenneth Baker to approve the consent agenda.***
Tonya Derrick, Yea; Monty Westbrook; Yea; Ann McDonald, Yea; Kenneth Baker, Yea; Nick Alford, Yea; Pam Merino, Yea.
The motion was carried unanimously. 6 - Yea, 0 - Nay, 1 - Absent
6. Items Removed from Consent Agenda
There were not items removed from the consent agenda.

7. Items for Discussion and Action

- A. Consider Approval of CTE Addition and Renovations and Terrell HS Main Distribution Frame (MDF) Guaranteed Maximum Price (GMP)

Mr. Billy Kidd presented item A.

A motion was made Monty Westbrook and seconded by Kenneth Baker to approve item A as presented.

Tonya Derrick, Yea; Monty Westbrook; Yea; Ann McDonald, Yea; Kenneth Baker, Yea; Nick Alford, Yea; Pam Merino, Yea.

The motion was carried unanimously. 6 - Yea, 0 - Nay, 1 - Absent

- B. Consider Approval of a Memorandum of Understanding (MOU) Between Region 10 Education Service Center and Terrell Independent School District to Establish a Collaborative Partnership Supporting the Requirements in Accordance with the Preparing and Retaining Educators Through Partnerships (PREP) Program Allotment

Mr. Gabril Munoz presented item B.

A motion was made Ann McDonald and seconded by Pam Merino to approve item B as presented.

Tonya Derrick, Yea; Monty Westbrook; Yea; Ann McDonald, Yea; Kenneth Baker, Yea; Nick Alford, Yea; Pam Merino, Yea.

The motion was carried unanimously. 6 - Yea, 0 - Nay, 1 - Absent

8. Closed Session

- A. The Board Will Convene in Closed Session for Consultation with its Attorney Regarding Legal Issues Related to the Potential Purchase of Real Property Described as Approximately 16 Acres Located Within the Arboretum Estates Development, South of FM 148, City of Terrell, Kaufman County, Texas, Pursuant to Texas Government Code, 551.071, Which Permits the Board of Trustees to Conduct a Closed Session When Seeking Advice About Pending or Contemplated Litigation or a Settlement Offer, or When the Attorney Will Have an Ethical Duty of Confidentiality
- B. The Board Will Convene in Closed Session for Deliberation Regarding the Potential Purchase of Real Property Described as Approximately 16 Acres Located Within the Arboretum Estates Development, South of FM 148, City of Terrell, Kaufman County, Texas, Pursuant to Texas Government Code, 551.072, Which Permits the Board of Trustees to Conduct a Closed Session if Deliberation in an Open Meeting Would Have a Detrimental Effect on the Board's Position in Negotiations With a Third Person

A motion was made by Monty Westbrook and seconded by Nick Alford to convene into closed session at 5:06 p.m.

Tonya Derrick, Yea; Monty Westbrook; Yea; Ann McDonald, Yea; Kenneth Baker, Yea; Nick Alford, Yea; Pam Merino, Yea.

The motion was carried unanimously. 6 - Yea, 0 - Nay, 1 - Absent

9. Open Session

- A. Consider, Discuss, and Take Possible Action to Adopt a Resolution Approving the Purchase of Real Property Described as Approximately 16 Acres of Property Located within the Arboretum Estates Development, South of FM 148, City of Terrell, Kaufman County, Texas

A motion was made by Pam Merino and seconded by Ann McDonald to reconvene into open session at 5:38 p.m.

Tonya Derrick, Yea; Monty Westbrook; Yea; Ann McDonald, Yea; Kenneth Baker, Yea; Nick Alford, Yea; Pam Merino, Yea.

The motion was carried unanimously. 6 - Yea, 0 - Nay, 1 - Absent

10. Consider Any Action as a Result of Closed Session

A motion was made by Monty Westbrook and seconded by Nick Alford to approve the purchase of Real Property consisting of approximately sixteen (16) acres located within the Arboretum Estates development, South of FM 148, City of Terrell, Kaufman County, Texas and delegate authority to the Superintendent to negotiate and execute a real estate sales contract with the owner of the property as discussed in closed session.

Tonya Derrick, Yea; Monty Westbrook; Yea; Ann McDonald, Yea; Kenneth Baker, Yea; Nick Alford, Yea; Pam Merino, Yea.

The motion was carried unanimously. 6 - Yea, 0 - Nay, 1 - Absent

11. Adjournment

A motion was made by Ann McDonald and seconded by Monty Westbrook to adjourn the meeting at 5:48 p.m.

If, during the course of the meeting, the Board may lawfully conduct a closed meeting as to all or part of any item on the agenda, then, in accordance with applicable law, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E or Texas Government Code section 418.183(f). The Board shall not conduct a closed meeting unless a quorum of the Board first convenes in an open meeting for which proper notice has been given. Before any closed meeting is conducted, the presiding officer will publicly identify the section or sections of the Open Meetings Act or other applicable law authorizing the closed meeting. All final votes, actions, or decisions regarding any matter deliberated in a closed meeting shall only be taken in open meeting for which proper notice has been given. [See BEC(LEGAL)]