



Agenda of Regular Meeting

The Board of Trustees McAllen Independent School District

VISION	The McAllen Independent School District is a multicultural community in which students are enthusiastically and actively engaged in the learning process. Students demonstrate academic excellence in a safe, nurturing and challenging environment enhanced by technology and the contributions of the total community.
MISSION	The mission of the McAllen Independent School District is to educate all students to become lifelong learners and productive citizens in a global society through a program of educational excellence utilizing technology and actively involving parents and the community.
GOALS	<ol style="list-style-type: none">1. Student Achievement/Student Focus2. People Development3. Facility Priorities4. Financial Priorities
STRATEGIES	<ol style="list-style-type: none">1. Branding2. Attract/Retain High Quality Staff3. Engaging Learning Environment4. Rigorous/World Class Standards to Customize for Every Learner5. Partnerships with Business/Civic/Education/Organizations6. Future Ready Students7. Financial Priorities

A Regular Meeting of the Board of Trustees of the McAllen Independent School District will be held Monday, December 13, 2021, beginning at 5:00 PM Texas Our Texas room/Staff Development Building, Achieve Early College High School, 1601 North 27th Street, McAllen, TX 78501.

Items listed on this agenda may be taken in an order other than as shown on this agenda. Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

At this meeting there may be discussion and action by the Board on the item(s) and subject(s) listed as follows:

1. **CALL MEETING TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT(S)**
5. **RECESS TO CLOSED SESSION: Board of Trustees may go into Closed Session pursuant to Section(s) 551.071, 551.072, 551.074, and 551.076 Texas Government Code, to discuss the following:**
 - A) Human Resources Recommendation(s) for School Year 2021-2022
 - B) Human Resources Employee Resignation(s) for School Year 2021-2022
 - C) Deliberation Regarding Security Devices or Security Audits

- D) Pending and/or Potential Litigation
- E) Possible Real Estate Acquisition
- 6. **RECONVENE IN OPEN SESSION**
- 7. **ACTION ON ITEM(S) IN CLOSED SESSION**
 - A) Approval of Human Resources Recommendation(s) for School Year 2021-2022 7
Item Submitted: Todd Miller, Assistant Superintendent Human Resources
Presenter: Dr. J. A. Gonzalez, Superintendent
 - B) Human Resources Employee Resignation(s) for School Year 2021-2022 8
Item Submitted: Todd Miller, Assistant Superintendent Human Resources
Presenter: Dr. J. A. Gonzalez, Superintendent
 - C) Pending and/or Potential Litigation
 - D) Possible Real Estate Acquisition
- 8. **SUPERINTENDENT'S REPORT(S)** - Sharing Insights, Leadership Lessons a Focus for McAllen ISD Educators
Presenter: Dr. J. A. Gonzalez, Superintendent
- 9. **RECOGNITION(S)**
- 10. **PROCLAMATION(S)**
- 11. **DONATION(S)**
- 12. **BOARD MEMBER(S), BOARD COMMITTEE(S) AND DISTRICT REPORT(S)**
 - A) Board Committee Reports
 - 1. Instructional Services Briefing - Chair - Tony Forina
 - 2. Human Resources Briefing - Chair - Marco Suarez
 - 3. District Operations Briefing - Chair - Daniel Vela
 - 4. Business Operations Briefing - Chair - Debbie Crane Aliseda
 - 5. Board Officers Briefing - Sam Saldivar, Jr.
 - B) District Reports
 - 1. Report Regarding Facilities, Maintenance and Operations Projects 9
Item Submitted: Arely Benavides, Assistant Superintendent District Operations
Presenter: Dr. J. A. Gonzalez, Superintendent
 - 2. Report Regarding the Status of the Sale of Property located at 701 South 17th Street (old I&G Center) 24
Item Submitted: Arely Benavides, Assistant Superintendent District Operations
Presenter: Dr. J. A. Gonzalez, Superintendent
 - 3. Report Regarding Homer J. Morris Middle School Park Improvements with City of McAllen 27

Item Submitted: Arely Benavides, Assistant Superintendent District Operations

Presenter: Dr. J. A. Gonzalez, Superintendent

4. Report Regarding Thigpen/Zavala Elementary School and City of McAllen, Right-of-Way Dedication for South 25th Street 30
Item Submitted: Arely Benavides, Assistant Superintendent District Operations

Presenter: Dr. J. A. Gonzalez, Superintendent

5. Report Regarding Taxes Collected for October 2021 33
Item Submitted: Cynthia Medrano Richards, Assistant Superintendent Business Operations

Presenter: Dr. J. A. Gonzalez, Superintendent

6. Report Regarding the Monthly Financial and Investment Report for October 2021 35
Item Submitted: Cynthia Medrano Richards, Assistant Superintendent Business Operations

Presenter: Dr. J. A. Gonzalez, Superintendent

13. CONSENT AGENDA ITEMS

- A) Approval of Request for Proposal No. 2021-1000R Library Books, eBooks, Textbooks, Audiovisual Materials and Instructional Reading Materials Discount-from-List (Round 10) 36
Item Submitted: Dr. Rosalba De Hoyos, Assistant Superintendent Instructional Services

Presenter: Dr. J. A. Gonzalez, Superintendent

- B) Approval of Request for Proposal No. 2021-1007 Career and Technology Materials, Supplies, Equipment and Related Services Discount-from-List (Round 8) 38
Item Submitted: Dr. Rosalba De Hoyos, Assistant Superintendent Instructional Services

Presenter: Dr. J. A. Gonzalez, Superintendent

- C) Approval of Request for Proposal No. 2021-1005 Professional Development, Site Licenses, Supplemental Materials, and Other Related Products and Services (Round 8 & 9) 40
Item Submitted: Dr. Rosalba De Hoyos, Assistant Superintendent Instructional Services

Presenter: Dr. J. A. Gonzalez, Superintendent

- D) Approval of Request for Proposal No. 2021-1012 Trophies, T-shirt, Awards, Incentives, and Related Products and Services (Round 5) 42
Item Submitted: Cynthia Medrano Richards, Assistant Superintendent Business Operations

Presenter: Dr. J. A. Gonzalez, Superintendent

- E) Approval of Request for Proposal No. 2021-1020 Food, Restaurants, Catering, Fundraising, Field Trips, and Rentals 44
Item Submitted: Cynthia Medrano Richards, Assistant Superintendent Business Operations

Presenter: Dr. J. A. Gonzalez, Superintendent

14. INSTRUCTIONAL SERVICES, INSTRUCTIONAL LEADERSHIP, HUMAN RESOURCES, DISTRICT OPERATIONS, BUSINESS OPERATIONS, AND BOARD OF TRUSTEES ITEMS

A) Instructional Services Item(s) (Dr. Rosalba De Hoyos) Instructional Leadership Item(s) (Bridgette Vieh)

B) Approval of District House Bill 3 Updated Adopted District Student Outcome Goal 1 (Early Literacy), Goal 2 (Early Numeracy) and Goal 3 (College, Career and Military Readiness) (CCMR) aligned to graduates that meet readiness requirement/Action Plan. 46
Item Submitted: Bridgette Vieh, Associate Superintendent Instructional Leadership

Presenter: Dr. J. A. Gonzalez, Superintendent

C) Approval of Resolution Agreement No. 2022-160 McAllen Independent School District 67
Wing at the International Museum of Art & Science
Item Submitted: Dr. Rosalba De Hoyos, Assistant Superintendent Instructional Services

Presenter: Dr. J. A. Gonzalez, Superintendent

D) Human Resources Item(s) (Todd Miller)

1. Approval of Recommended Adjustment to Substitute Teacher Pay 68
Item Submitted: Todd Miller, Assistant Superintendent Human Resources

Presenter: Dr. J. A. Gonzalez, Superintendent

2. Approval of Request for Proposal No. 2022-1016 Specific and Aggregate Medical and Pharmacy Claims Stop Loss Insurance Item Submitted: Todd Miller, Assistant Superintendent Human Resources 69

Presenter: Dr. J. A. Gonzalez, Superintendent

3. Approval of the Texas Association of School Board (TASB) Localized Policy Manual Update 118 (Second Reading) 76
Item Submitted: Todd Miller, Assistant Superintendent Human Resources

Presenter: Dr. J. A. Gonzalez, Superintendent

E) District Operations Item(s) (Arely Benavides)

1. Rescind action taken by the Board of Trustees approving agenda item 14.C) 1. by the Board of Trustees on May 24, 2021 and rejecting the City of McAllen's offer to purchase the real property known as Crockett Elementary School 77
Item Submitted: Arely Benavides, Assistant Superintendent District Operations

Presenter: Dr. J. A. Gonzalez, Superintendent

2. Discussion and Approval of Guaranteed Maximum Price (GMP) for the Construction of the McAllen Veterans Memorial Stadium Pressbox Project 78

Item Submitted: Arely Benavides, Assistant Superintendent District Operations

Presenter: Dr. J. A. Gonzalez, Superintendent

3. Approval of the First Addendum to the Interlocal Agreement for improvements to the Morris Middle School, McAuliffe Elementary, and Jackson Elementary Tracts with the City of McAllen, No. 2022-153 Morris Park Improvements 80

Item Submitted: Arely Benavides, Assistant Superintendent District Operations

Presenter: Dr. J. A. Gonzalez, Superintendent

4. Approval of McAllen Independent School District Naming of the McAllen Memorial JROTC Building 170

Item Submitted: Jake Berry, Director Community Information Department

Presenter: Dr. J. A. Gonzalez, Superintendent

F) Business Operations Item(s) (Cynthia Medrano Richards)

1. Approval of the McAllen Independent School District November Budget Amendment for Fiscal Year Beginning July 1, 2021 and Ending June 30, 2022 171

Item Submitted: Cynthia Medrano Richards, Assistant Superintendent Business Operations

Presenter: Dr. J. A. Gonzalez, Superintendent

G) Board of Trustees Item(s)

1. Approval of Request for Cybersecurity Risk / Forensic Audit 175

2. Approval of Board of Education Meeting Minutes 176

a) Special Board Meeting - November 8, 2021 - 5:30 P.M.

b) Regular Board Meeting, November 15, 2021

c) Special Board Meeting - December 6, 2021 - 5:30 P.M.

15. SCHEDULE OF FUTURE MEETINGS

A) Regular Board Meeting - Monday, January 10, 2022 - 5:00 P.M. - Texas Our Texas room/Staff Development Building at Achieve Early College High School

B) Regular Board Meeting - Monday, January 24, 2022 - 5:00 P.M. - Texas Our Texas room/Staff Development Building at Achieve Early College High School

16. CLOSED SESSION: The Board of Trustees may reconvene in Closed Session for further discussion regarding the agenda item(s) listed.

17. OPEN SESSION: The Board of Trustees may reconvene into Open Session for discussion regarding the agenda item(s) listed.

18. ADJOURNMENT

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the

section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

Pursuant to Texas Government Code 551.127, a member or employee of a governmental body is authorized to participate remotely in a meeting of the governmental body through a videoconference call, as long as a quorum of the governmental body is physically present at the location of the Board Meeting. Any video conference conducted pursuant to this section will comply with the technical requirements of this section.

Pursuant to Texas Government Code 551.129, the Board of Trustees may use a telephone conference call, video conference call, or communications over the internet to conduct a public consultation with its attorney in an open meeting of the governmental body, or, a private consultation with its attorney in closed meeting of the governmental body.

The notice for this meeting was posted in compliance with the Texas Open Meeting Act on December 10, 2021 at 5:00 P.M.

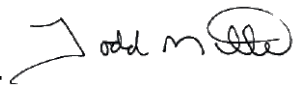
Natalia Goza

on behalf of the Board of Trustees

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBMITTED BY: _____

SUPERVISOR: 

Approved for presentation to the Board of Education:

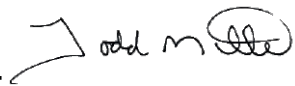


7 _____
Superintendent of Schools Dec 7, 2021

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBMITTED BY: _____

SUPERVISOR: 

Approved for presentation to the Board of Education:



8 _____
Superintendent of Schools **Dec 8, 2021**

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBJECT: Report Regarding Facilities, Maintenance & Operations Monthly Projects

REFERENCE: Goal 3: Facilities Priorities; Strategy 3: Engaging Learning Environment

BACKGROUND INFORMATION/REASON FOR BOARD CONSIDERATION:

A monthly report from Facilities, Maintenance & Operations Department about various projects throughout the District is presented every month.

ADMINISTRATIVE CONSIDERATIONS/FACTS AND ANALYSIS: Topics highlighted this month include:

Ongoing Projects:	Agricultural Learning Center Culinary Arts Lab Renovation at A.E.C.H.S. Memorial HS Roof Replacement Fire Alarm Projects: Travis MS, Cathey MS, and Crockett Intercom Projects: Garza ES, Gonzalez ES, and Fields ES Restroom Partitions Replacement (2): McAllen HS and Memorial HS Houston ES Playscape CDBG Portable Relocation and Remodels: Morris MS, Rowe HS, Cathey MS, McHi HS, Memorial HS, Travis MS, De Leon MS, Staff Development Pavilions Paint and or Lighting Upgrades CDBG at: Roosevelt ES, Houston ES, Alvarez ES, Crockett, Escandon ES, Jackson ES, McAuliffe ES, Navarro, Seguin ES, Thigpen Zavala ES, Wilson ES 50 Extra Bottle Water Filling Stations District Wide	Upcoming District Projects:	Memorial HS HVAC Upgrade Rowe HS HVAC Upgrade Lamar Academy HVAC Upgrade De Leon MS HVAC Upgrade Travis MS HVAC and Roof Upgrade Chillers for Milam ES, Jackson ES, and Alvarez ES 3 High School Black Box Theatres Houston ES Roof Upgrade District Wide Marquees 15 Cafeteria Expansions and Modifications: Jackson ES, Milam ES, Seguin ES, Gonzalez ES, Garza ES, Wilson ES, Brown MS, De Leon MS, Roosevelt ES, Escandon ES, Travis MS, Lamar Academy, McAllen HS, McAuliffe ES, Rayburn ES Crockett Roof Replacement Baseball and Softball New Turf at McHi, Memorial, Rowe McHi Practice Football Field New Turf and Track 18 Chiller Replacements District Wide De Leon MS and Morris MS Cameras McAllen Veterans Memorial Stadium Press Box
Completed Projects:	McAllen HS HVAC Improvements Phase II The Inclusive Park at Sanchez Elementary Roosevelt ES Fencing CDBG	Work Orders Submitted/Completed: November 2021 871 / 475	

LEGAL REVIEW:
None required.

BUDGETARY CONSIDERATIONS:
None required.

RECOMMENDED BOARD ACTION:
The Report Regarding Facilities, Maintenance & Operations is submitted for information purposes only.

SUBMITTED BY: 

SUPERVISOR: 
Arely Benavides (Dec 8, 2021 16:37 CST)

For further information contact:
Name: Ruben Trevino
Office: (956) 632-3200
eMail: ruben.trevino@mcallenisd.net

Approved for presentation to the Board of Education:



9 _____
Superintendent of Schools

Report Regarding



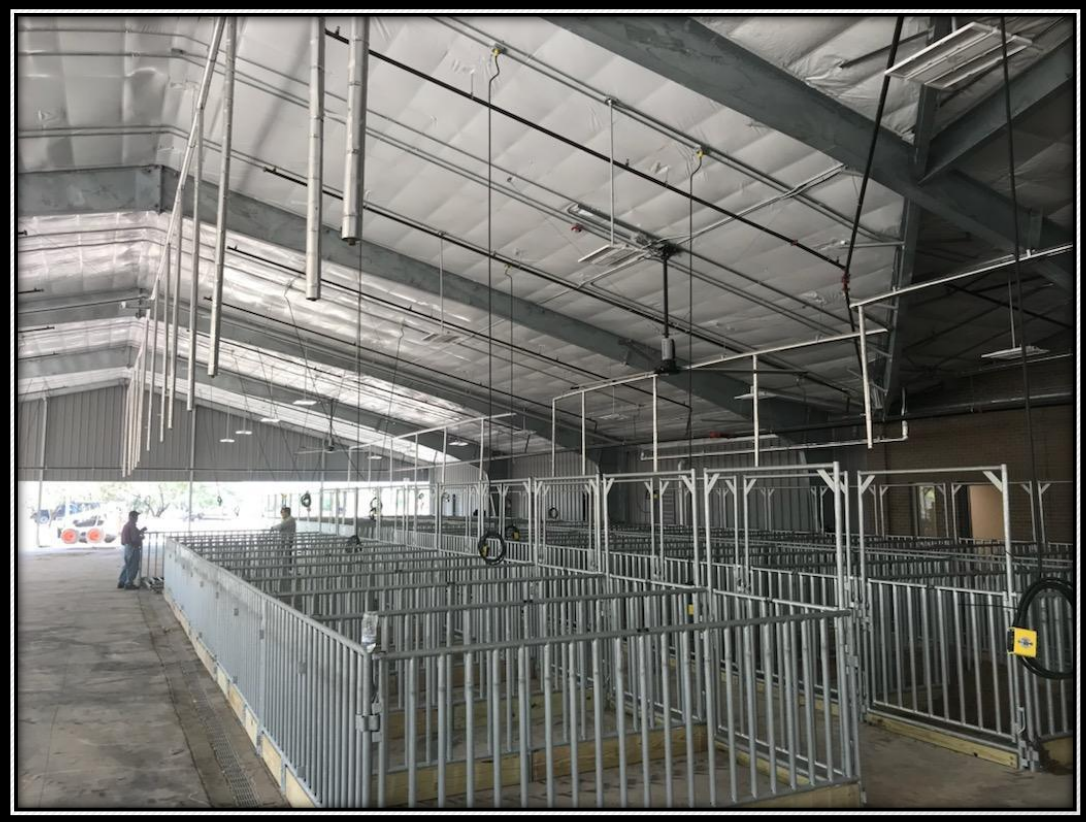
Facilities Maintenance & Operations Projects



December 13, 2021

Report Regarding Facilities Maintenance & Operations Projects

Ongoing Projects: Agricultural Learning Center



Report Regarding Facilities Maintenance & Operations Projects

Ongoing Projects: Agricultural Learning Center



Report Regarding Facilities Maintenance & Operations Projects

Ongoing Projects: Agricultural Learning Center



Report Regarding Facilities Maintenance & Operations Projects

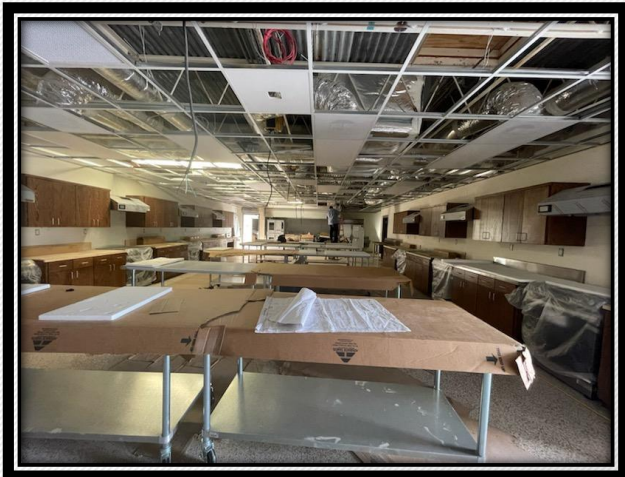
Ongoing Projects: Culinary Arts Lab Renovation at A.E.C.H.S.



Report Regarding Facilities Maintenance & Operations Projects



Ongoing Projects: Culinary Arts Lab Renovation at A.E.C.H.S.



Report Regarding Facilities Maintenance & Operations Projects

Ongoing Projects: Memorial HS Roof Replacement



**Report Regarding
Facilities Maintenance & Operations Projects**

Ongoing Projects:

- **Fire Alarm Projects**

Travis MS, Cathey MS, and Crockett

- **Intercom Projects**

Garza ES, Gonzalez ES, and Fields ES

- **Restroom Partitions Replacement (2)**

McAllen HS and Memorial HS

- **Houston ES Playscape CDBG¹⁷**

Report Regarding Facilities Maintenance & Operations Projects

Ongoing Projects:

- **Portable Relocation and Remodels**
**Morris MS, Rowe HS, Cathey MS, McHi HS, Memorial HS,
Travis MS, De Leon MS, Staff Development**
- **Pavilions Paint and or Lighting Upgrades CDBG at**
**Roosevelt ES, Houston ES, Alvarez ES, Crockett,
Escandon ES, Jackson ES, McAuliffe ES, Navarro, Seguin ES,
Thigpen Zavala ES, Wilson ES**
- **50 Extra Bottle Water Filling Stations¹⁸ District Wide**

Report Regarding Facilities Maintenance & Operations Projects

Completed Projects:

- **McAllen HS HVAC Improvements Phase II**
- **The Inclusive Park at Sanchez Elementary**
- **Roosevelt ES Fencing CDBG**



Report Regarding Facilities Maintenance & Operations Projects

Upcoming District Projects:

- **Memorial HS HVAC Upgrade**
- **Rowe HS HVAC Upgrade**
- **Lamar Academy HVAC Upgrade**
- **De Leon MS HVAC Upgrade**
- **Travis MS HVAC and Roof Upgrade**
- **Chillers for Milam ES, Jackson ES, and Alvarez ES**

Report Regarding Facilities Maintenance & Operations Projects



Upcoming District Projects:

- **3 High School Black Box Theaters**
- **Houston ES Roof Upgrade**
- **District Wide Marquees**
- **15 Cafeteria Expansions and or Modifications at**

**Jackson ES, Milam ES, Seguin ES, Gonzalez ES, Garza ES, Wilson ES, Brown MS, De Leon MS
Roosevelt ES, Escandon ES, Travis MS, Lamar Academy, McAllen HS, McAuliffe ES, Rayburn ES**

- **Crockett Roof Replacement**

Report Regarding Facilities Maintenance & Operations Projects

Upcoming Projects:

- **Baseball and Softball New Turf at McHi, Memorial, Rowe**
- **McHi Practice Football Field New Turf and Track**
- **18 Chiller Replacements District Wide**
- **De Leon MS and Morris MS Cameras**
- **McAllen Veterans Memorial Stadium Press Box**

Report Regarding Facilities Maintenance & Operations Projects

**Work Orders
Submitted/Completed**

November 2021

871 / 475



**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBMITTED BY: 

SUPERVISOR: 
Arely Benavides (Dec 8, 2021 16:35 CST)

Approved for presentation to the Board of Education:



24 _____
Superintendent of Schools

Report Regarding



Sale of Property located at 701 South 17th Street (Old I&G Center)



25

December 13, 2021

Report Regarding

Sale of Property located at 701 South 17th Street (old I&G Center)

- **Appraisal Status**
- **Advertising Dates**

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBMITTED BY: 

SUPERVISOR: 
Arely Benavides (Dec 8, 2021 17:11 CST)

Approved for presentation to the Board of Education:



27
Superintendent of Schools

Report Regarding

Homer J. Morris Middle School Park Improvements with City of McAllen



December 13, 2021

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBMITTED BY: 

SUPERVISOR: 
Arely Benavides (Dec 8, 2021 16:34 CST)

Approved for presentation to the Board of Education:



30 _____
Superintendent of Schools

Report Regarding

City of McAllen, Right-of-Way Dedication for South 25th Street



December 13, 2021

Report Regarding City of McAllen, Right-of-Way Dedication for South 25th Street

Revised June 22, 2021
METES AND BOUNDS DESCRIPTION
0.27 ACRES OF LAND OUT OF LOT 156
LA LOMITA IRRIGATION AND
CONSTRUCTION COMPANY
SUBDIVISION,
HIDALGO COUNTY, TEXAS

LAND SURVEYORS
LLC

Job No. 210102
0.27 acres of land
Sheet No.: 1 of 2

A tract of land containing 0.27 acres of land, more or less, situated in Hidalgo County, Texas, being part or portion of Lot 156, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, Hidalgo County, Texas, map reference: Volume 24, Page 67-69, Deed Records, Hidalgo County, Texas, also being out of Lot 3, of a re-subdivision of said Lot 156, map reference Volume 1 Page 38 Map Records, Hidalgo, County Texas, said 0.27 acres also being more particularly described as follows:

COMMENCING, for reference at the Southeast corner of said Lot 3, the Southwest corner of Rowland Addition map reference: Volume 10 Page 15 Map Records, Hidalgo County, Texas, **THENCE** N 08° 35' 45" E, along the East line of said Lot 3, the West line of said Rowland Addition, a distance of 20.00 feet to a Nail set **FOR THE POINT OF BEGINNING**, and the Southeast corner of this tract;

THENCE N 81° 28' 08" W, along the North right-of-way line of said Galveston Avenue, a distance of 40.00 feet, to a Nail set for the Southwest corner hereof;

THENCE N 08° 35' 45" E, parallel to the East line of said Lot 3, a distance of 274.53 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on a point of a non-tangent curve to the right, for the Northwest corner hereof;

THENCE in a Northeasterly direction on said non-tangent curve to the right, a distance of 55.41 feet to an "X" mark set on the East line of said Lot 3, said non tangent curve having a radius of 80.00 feet, a delta angle of 39° 41' 16", a tangent of 28.87 feet, and a chord that bears N 56° 01' 38" E 54.31 feet, for the Northeast corner hereof;

THENCE S 08° 35' 45" W, along the East line of said Lot 3 a distance of 311.22 feet, **TO THE POINT OF BEGINNING**, containing 0.27 acres of land, more or less.

Bearing basis as per TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone.
THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON JANUARY 14, 2021.

Jorge Rodriguez, P.E. L.S. No. 5303
CVQ Land Surveyors, LLC
T.B.P.E.L.S. Firm No. 10119600

D = 39°41'16"
R = 80.00'
T = 28.87'
L = 55.41'
CH = 54.31'
N 56°01'38" E

FRESNO STREET
CURB INLET (40.0' R.O.W.)
15' ALLEY
CURB INLET
LOT 1 ROWLAND ADDITION TO THE CITY OF McALLEN, TEXAS (VOL. 10, P. 15, H.C.M.R.)
DRIVEWAY
SIDEWALK
GRAVE DRIVEWAY 20' ALLEY
LOT 14 ROWLAND ADDITION TO THE CITY OF McALLEN, TEXAS (VOL. 10, P. 15, H.C.M.R.)
P.O.B.
P.O.C.
S.E. COR. LOT 3
N 81°28'08" W
40.00'

S. 25th STREET
N 08°35'45" E 274.53'
S 08°35'45" W 311.22'

GALVESTON AVENUE
(R.O.W. VARIES)

SCALE 1" = 50.00'

LEGEND:

- LOT LINE
- NS - NAIL SET
- IRG - SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS"
- "X" - "X" MARK SET ON CONCRETE
- ⊕ - GAS METER
- ⊕ - STORM SEWER MANHOLE
- ⊕ - SANITARY SEWER MANHOLE
- ⊕ - WATER VALVE
- ⊕ - SIGN
- ⊕ - FIRE HYDRANT
- ⊕ - LIGHT POLE
- ⊕ - WATER METER
- ⊕ - GRATED INLET (TYPE R)
- ⊕ - PALM TREE
- ⊕ - TREE
- X - CROWN LINK FENCE
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING

**PLAT SHOWING
PROPOSED RIGHT-OF-WAY
0.27 ACRES
OUT OF LOT 3,
RESUBDIVISION OF BLOCK 156,
LA LOMITA IRRIGATION & CONSTRUCTION
COMPANY SUBDIVISION
McALLEN, TEXAS**

FOR: CITY OF McALLEN

PROJECT INFORMATION	
SURVEYED DATE:	01/14/2021
JOB NO.:	210102
DRAWN BY:	GTG
CHECKED BY:	J.R.
REVISIONS:	
06/22/2021	TEXT

SUBSCRIBER'S CERTIFICATION

I, Jorge Rodriguez, a Registered Professional Land Surveyor, do hereby certify that the above description is a true and correct representation of the land surveyed and shown on this plat, on the ground under my direction.

Jorge Rodriguez
L.S. No. 5303
STATE OF TEXAS


STATE OF TEXAS
Jorge Rodriguez
L.S. No. 5303
STATE OF TEXAS

SHEET 2 OF 2

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBMITTED BY: 

SUPERVISOR: 

Approved for presentation to the Board of Education:



33 _____
Superintendent of Schools

BG

PREPARED BY: Bianca Guerra

PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
MCALLEN I.S.D. TAXES COLLECTED FOR:
OCTOBER 2021

COMPARATIVE RATE OF COLLECTIONS

MCALLEN I.S.D. SML - 47	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2021/2022	COLLECTED 2020/2021
2021 TAX ROLL	90,489,805.41	1,112,194.45	-	2,884,678.71	92,262,289.67	1.19%	1.78%
2020 & PRIOR YRS ROLLBACK	7,560,005.85 50,678.80	1,160,175.31 30,214.81	(107,522.35) -	(282,448.49) -	6,009,859.70 20,463.99	16.18% 59.62%	16.90% 41.04%
TOTALS	98,100,490.06	2,302,584.57	(107,522.35)	2,602,230.22	98,292,613.36		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF OCTOBER 2021

	MCALLEN ISD	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	1,112,194.45	2,884,678.71 CURRENT
CURRENT YEAR-P&I	-	
PRIOR YEARS-BASE TAX	15,173.22	(272,935.10) PRIOR
PRIOR YEARS-P&I	55,130.41	
ROLLBACK		- ROLLBACK
ROLLBACK P&I		
ATTORNEY FEES	32,477.00	PURGED
TOTAL COLLECTIONS	1,214,975.08	2,611,743.61
LESS TRANSFERRED	410,867.54	
LESS IN TRANSIT	790,783.53	
LESS DUE TO HCAD COMM FEES	129.01	
LESS DUE TO CO TREASURER	13,195.00	
BALANCE	(0.00)	

*****AFFIDAVIT*****

I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE MCALLEN I.S.D., DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR THE MONTH OF OCTOBER IS CORRECT.

Pablo (Paul) Villarreal Jr.
ASSESSOR-COLLECTOR OF TAXES FOR MCALLEN I.S.D., TEXAS



SWORN AND SUBSCRIBED BEFORE ME THIS 10TH DAY OF NOVEMBER 2021 A.D.

Jose Edgar Jaramillo
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBMITTED BY: 

SUPERVISOR: 

Approved for presentation to the Board of Education:



35 _____
Superintendent of Schools

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBMITTED BY: *Jenny Ann Vega*

SUPERVISOR: *Rosalba De Hoyos*

Approved for presentation to the Board of Education:

J. X. O'Sullivan

36 _____
Superintendent of Schools

2021-1000R

RFP – Library Books, e-Books, Textbooks, Audiovisual Materials and Instructional Reading Materials
Discount-from-List (Round 10)

No.	Responding Supplier	City	State	Recommendation
1	Barnes & Noble College Booksellers, LLC	Basking Ridge	NJ	Qualified
2	Frog Street Press, LLC	Southlake	TX	Qualified
3	Pyramid Paper Company DBA Pyramid School Products	Tampa	FL	Qualified
4	Saddleback Educational, Inc.	Costa Mesa	CA	Qualified
5	Morris Printing Group, Inc DBA School Mate	Kearney	NE	Qualified

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBMITTED BY: *Lilia Sandoval Silva*

SUPERVISOR: *Rosalba De Hoyos*

Approved for presentation to the Board of Education:

J. X. O'Connell

38 _____
Superintendent of Schools

RECOMMENDED VENDORS

Request for Proposal No. 2021-1007

Career and Technology Materials, Supplies, Equipment and Related Services Discount-from-List
(Round 8)

No.	Responding Supplier	City	State	Recommendation
1	Backpack Gear Inc	Orlando	FL	Qualified
2	LMG Sales Incorporated dba McAllen Auto & Truck Parts	McAllen	TX	Qualified
3	ReVisionEd Inc	Austin	TX	Qualified

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

Alexandra Bonzales
SUBMITTED BY: _____

Rosalba De Hoyos
SUPERVISOR: _____

Approved for presentation to the Board of Education:

J. X. Gonzalez

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Superintendent of Schools

2021-1005

RFP – Professional Development, Site Licenses, Supplemental Materials, and Other Related Products and Services (Round 8 & Round 9)

No.	Responding Supplier	City	State	Recommendation
1	Amplify Education, Inc.	Brooklyn	NY	Qualified
2	Big Books By George LTD	Fort Worth	TX	Qualified
3	Educational IDEAS, Inc dba Ballard & Tighe, Publishers	Brea	CA	Qualified
4	Sirius Education Solutions LLC dba Sirius Education Solutions	Austin	TX	Qualified
5	UnboundEd Learning, Inc	New York	NY	Qualified
6	Zoobean, Inc.	Arlington	VA	Qualified

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

Alexandra Borsaglia
SUBMITTED BY: _____

Cynthia Medrano-Richards
SUPERVISOR: _____

Approved for presentation to the Board of Education:

J. Alexander

42 _____
Superintendent of Schools

RFP Trophies, T-shirts, Awards, Incentives, and Related Products and Services (Round 05)

	Responding Supplier	City	State	Recommendation
1	Adonai Prints	Pharr	TX	Qualified
2	Carlos Bernaldez-Flux Media LLC	Pharr	TX	Qualified
3	Big Hit Productions, Inc. dba Big Hit Creative Group	Garland	TX	Qualified
4	Clever Items, LLC	Arlington	TX	Qualified
5	Eloy Olivarez dba Promotions Plus	MCALLEN	TX	Qualified
6	Swimmin' Stuff Inc.	Corpus Christi	TX	Qualified
7	World of Promotions	ELK Grove Village	IL	Qualified

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

Alexandra Borsaglia
SUBMITTED BY: _____

Cynthia Medrano-Richards
SUPERVISOR: _____

Approved for presentation to the Board of Education:

J. Adamsky

44 _____
Superintendent of Schools

RFP Food, Restaurants, Catering, Fundraising, Field Trips, and Rentals

	Responding Supplier	City	State	Recommendation
1	Delgar Foods, LLC dba Delia's	San Juan	TX	Qualified
2	EPL Ventures, LLC dba El Pollo Loco	McAllen	TX	Qualified
3	Koko's Suarez, LLC dba Koko's Uptown Cafe	McAllen	TX	Qualified
4	McAllen Sports, Inc.	McAllen	TX	Qualified
5	North Lean, LTD dba Printex Express	McAllen	TX	Qualified
6	Pasta Ventures, Ltd dba Macaroni Grill	McAllen	TX	Qualified
7	Rainbow Pizza, LLC dba Domino's Pizza	Laredo	TX	Qualified
8	Rodolfo R. Zamora dba All-Valley Screenprinting	McAllen	TX	Qualified

BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT

MEETING DATE: December 13, 2021

SUBJECT: Approval of District House Bill 3 Updated Adopted District Student Outcome Goal 1 (Early Literacy), Goal 2 (Early Numeracy) and Goal 3 (College, Career and Military Readiness) (CCMR) aligned to graduates that meet readiness requirement/Action Plan.

REFERENCE: Goal 1: Student Achievement/Student Focus

BACKGROUND INFORMATION/REASON FOR BOARD CONSIDERATION: House Bill 3 (HB 3) was approved by Texas Education Agency, and went into effect across Texas 2019-2020 Academic Year. Every Board was required to adopt three student outcome goals as follows:

- Early childhood literacy aligned to 3rd grade STAAR Reading
- Early childhood numeracy aligned to 3rd grade STAAR Math
- College, Career and Military Readiness (CCMR) Goals aligned to to graduates that meet readiness requirements

HB 3 District student outcome goal requirements also include:

1. Identify five-year student outcome goals with annual targets for:
 - a. "all-student" population and
 - b. all other student populations
2. Monitor progress through progress monitoring calendar
3. Display plan on district and campus websites annually

The Board approved the Adopted Student Outcome Goals 1, 2, and 3 for Year 1 (2019-2020) - Year 5 (2023-2024) and Action Plan December 2020.

Academic year 2019-2020 and academic year 2021-2022, all districts and schools received a label of Not Rated: Declared State of Disaster for accountability ratings. During this Fall 2021 the District established another review of these goals working together with all campus and central instructional members and updated the adopted district student outcome goals 1, 2, and 3 and action plans. Throughout this Fall semester the action plan has been adjusted to support the learning gaps in Reading, Math that occurred during the remote learning months.

ADMINISTRATIVE CONSIDERATIONS/FACTS AND ANALYSIS: The District will continue to work closely with the 2019-2020 established committee which developed the original goals and action plan for each required category. The committee is comprised of directors, coordinators, principals and will include updates at LEAD McAllen and Campus Site-Based Decision Making Committees which includes parents and community members.

LEGAL REVIEW: None required.

BUDGETARY CONSIDERATIONS: HB3 and CCMR funds.

RECOMMENDED BOARD ACTION:The Board of Trustees approve the District House Bill 3 Updated Adopted District Student Outcome Goal 1 (Early Literacy), Goal 2 (Early Numeracy) and Goal 3 (College, Career and Military Readiness) (CCMR) aligned to graduates that meet readiness requirement/Action Plan.

SUBMITTED BY: _____

For further information contact:
Name: Bridgette Vieh
Office: 956-618-6053
eMail: bridgette.vieh@mcalleisd.net

SUPERVISOR:  _____
Bridgette Vieh (Dec 10, 2021 15:27 CST)

Approved for presentation to the Board of Education:

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Superintendent of Schools

Dec 10, 2021

House Bill 3

Updated Adopted Goals/Action Plan

- Early Childhood Reading
- Early Childhood Math
- College, Career and Military Readiness (CCMR)

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December 2021



House Bill 3 Plan Requirements: Student Outcome Goals

The board must adopt three student outcome goals:

1. Early childhood literacy aligned to 3rd grade STAAR Reading
2. Early childhood numeracy aligned to 3rd grade STAAR Math
3. College, Career and Military Readiness (CCMR) Goals aligned to graduates that meet readiness requirements

House Bill 3 Plan Requirements: Goals must be quantifiable and measurable

HB3 District student outcome goal requirements:

1. Identify five-year student outcome goals with annual targets for:
 - a. “all-student” population and
 - b. all other student populations
2. Monitor progress through progress monitoring calendar
3. Display plan on district and campus websites annually

Progress Monitoring: Board Update Calendar

HB3 Student Outcome Goals Progress Monitoring Board Update Calendar

Board Update	HB3 Academic Year	Action
December 2020	House Bill 3 Year 1 2019-20	Board Approval of Adopted District Student Outcome Goals 1, 2, and 3 /Action plan
December 2021	House Bill 3 Year 2 2020-21	Board Approval of Updated Adopted District Student Outcome Goals 1, 2, and 3 /Action plan
October 2022	House Bill 3 Year 3 2021-22	Progress Monitoring: Board Update of progress towards goals
October 2023	House Bill 3 Year 4 2022-23	Progress Monitoring: Board Update of progress towards goals
October 2024	House Bill 3 Year 5 2023-24	<p style="text-align: center;">50</p> Progress Monitoring: Board Update of progress towards goals



GOAL 1: EARLY CHILDHOOD LITERACY

Early Childhood Literacy Board Outcome Yearly Target Goals for STAAR 3rd Grade Reading

The percent of 3rd grade student (all students) that score at meets grade level or above on STAAR Reading will increase each year.

House Bill 3 YEAR 1 (19-20 AY)		
Percent STAAR Reading Mastery Pre-Pandemic Goal	Percent STAAR Reading Mastery New Goal	Percent STAAR Reading Actual Score
2020	2020	2020
47%	N/A	NA
Face to Face - August 2020 to March 2020 Remote Instruction - March 2020 to May 2020 Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 2 (20-21 AY)		
Percent STAAR Reading Mastery Pre-Pandemic Goal	Percent STAAR Reading Mastery New Goal	Percent STAAR Reading Actual Score
2021	2021	2021
50%	N/A	*33%
Remote Instruction - Face to Face Minimal * 50% of Students Participated in Testing Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 3 (21-22 AY)		
Percent STAAR Reading Mastery Pre-Pandemic Goal	Percent STAAR Reading Mastery New Goal	Percent STAAR Reading Actual Score
2022	2022	2022
53%	40%	
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 4 (22-23 AY)		
Percent STAAR Reading Mastery Pre-Pandemic Goal	Percent STAAR Reading Mastery New Goal	Percent STAAR Reading Actual Score
2023	2023	2023
57%	43%	
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 5 (23-24 AY)		
Percent STAAR Reading Mastery Pre-Pandemic Goal	Percent STAAR Reading Mastery New Goal	Percent STAAR Reading Actual Score
2024	2024	2024
60%	47%	
Face to Face A-F Accountability in Progress		

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House Bill 3 Goal:

60 percent of all students will meet the state's "Meets" standard on the STAAR test by 2030.

This is also known as the state's 60x30 plan.

Early Childhood Literacy Board Outcome Yearly Target Goals for STAAR Reading

The percent of 3rd grade student (all students) that score at meets grade level or above on STAAR Reading will increase each year.

3 rd Grade STAAR Reading		All Students	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Special Ed	Eco Disadv.	Special Ed (Former)	EL	Cont. Enrolled	Non-Cont. Enrolled
House Bill 3 Year 1 (19-20)	Percent STAAR Mastery Pre-Pandemic Goal	47%	50%	46%	59%	*	82%	*	*	32%	41%	52%	41%	48%	46%
	Percent STAAR Mastery New Goal	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	* Not Rated: Declared State of Disaster for Accountability Ratings														
	Percent STAAR Actual Score	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
House Bill 3 Year 2 (20-21)	Percent STAAR Mastery Pre-Pandemic Goal	50%	52%	48%	61%	*	84%	*	*	34%	43%	54%	43%	50%	48%
	Percent STAAR Mastery New Goal	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	* Not Rated: Declared State of Disaster for Accountability Ratings														
	Percent STAAR Actual Score	33%	*	31%	63%	*	67%	-	100%	18%	26%	31%	23%	32%	37%
House Bill 3 Year 3 (21-22)	Percent STAAR Mastery Pre-Pandemic Goal	53%	54%	50%	63%	*	86%	*	*	36%	45%	56%	45%	52%	50%
	Percent STAAR Mastery New Goal	40%	32%	37%	60%	*	74%	*	*	19%	33%	33%	29%	35%	35%
	Percent STAAR Actual Score														
House Bill 3 Year 4 (22-23)	Percent STAAR Mastery Pre-Pandemic Goal	57%	56%	52%	65%	*	88%	*	*	38%	47%	58%	47%	54%	52%
	Percent STAAR Mastery New Goal	43%	42%	46%	66%	*	78%	*	*	31%	43%	36%	39%	40%	40%
	Percent STAAR Actual Score														
House Bill 3 Year 5 (23-24)	Percent STAAR Mastery Pre-Pandemic Goal	60%	58%	54%	67%	*	90%	*	*	40%	49%	60%	49%	56%	54%
	Percent STAAR Mastery New Goal	47%	42%	46%	66%	*	78%	*	*	31%	43%	39%	39%	45%	45%
	Percent STAAR Actual Score														

* Academic year 19-20 and academic year 20-21, all districts and schools received a label of Not Rated: Declared State of Disaster for Accountability Ratings

Early Childhood Literacy Progress Measure for Reading

Progress Measure 1.1: The percent of **Pre-Kindergarten** students that score on grade level or above in Reading on the Circle diagnostic will increase from 56% to 64% by June 2024.

House Bill 3 YEAR 1 (19-20 AY)		
Percent Circle Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Circle Diagnostic Reading Mastery New Goal	Percent Circle Diagnostic Reading Actual Score
2020	2020	2020
56%	N/A	NA
Face to Face August 2020 to March 2020 Remote Instruction March 2020 to May 2020 Students Did Not Test Online Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 2 (20-21 AY)		
Percent Circle Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Circle Diagnostic Reading Mastery New Goal	Percent Circle Diagnostic Reading Actual Score
2021	2021	2021
58%	N/A	81%
Remote Instruction - Face to Face Minimal Some Students Tested Face to Face and Majority of Students Tested Remotely Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 3 (21-22 AY)		
Percent Circle Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Circle Diagnostic Reading Mastery New Goal	Percent Circle Diagnostic Reading Actual Score
2022	2022	2022
60%	Same	54
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 4 (22-23 AY)		
Percent Circle Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Circle Diagnostic Reading Mastery New Goal	Percent Circle Diagnostic Reading Actual Score
2023	2023	2023
62%	Same	54
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 5 (23-24 AY)		
Percent Circle Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Circle Diagnostic Reading Mastery New Goal	Percent Circle Diagnostic Reading Actual Score
2024	2024	2024
64%	Same	
Face to Face A-F Accountability in Progress		

Early Childhood Literacy Progress Measure for Reading

Progress Measure 1.2: The percent of **Kindergarten students** that score “on track to meet grade level demands” in Reading on the Amplify Dibels and Idel reading diagnostic will increase from 52% to 60% by June 2024.

House Bill 3 YEAR 1 (19-20 AY)		
Percent Amplify Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Amplify Diagnostic Reading Mastery New Goal	Percent Amplify Diagnostic Reading Actual Score
2020	2020	2020
52%	N/A	NA
Face to Face August 2020 to March 2020 Remote Instruction March 2020 to May 2020 Students Did Not Test Online Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 2 (20-21 AY)		
Percent Amplify Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Amplify Diagnostic Reading Mastery New Goal	Percent Amplify Diagnostic Reading Actual Score
2021	2021	2021
54%	N/A	50%
Remote Instruction - Face to Face Minimal Some Students Tested Face to Face and Majority of Students Tested Remotely Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 3 (21-22 AY)		
Percent Amplify Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Amplify Diagnostic Reading Mastery New Goal	Percent Amplify Diagnostic Reading Actual Score
2022	2022	2022
56%	Same	
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 4 (22-23 AY)		
Percent Amplify Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Amplify Diagnostic Reading Mastery New Goal	Percent Amplify Diagnostic Reading Actual Score
2023	2023	2023
58%	Same	
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 5 (23-24 AY)		
Percent Amplify Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Amplify Diagnostic Reading Mastery New Goal	Percent Amplify Diagnostic Reading Actual Score
2024	2024	2024
60%	Same	
Face to Face A-F Accountability in Progress		

Early Childhood Literacy Progress Measure for Reading

Progress Measure 1.3: The percent of **1st grade students** that score “on track to meet grade level demands” in Reading on the Amplify Dibels and Idel reading diagnostic will increase from 55% to 63% by June 2024.

House Bill 3 YEAR 1 (19-20 AY)		
Percent Amplify Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Amplify Diagnostic Reading Mastery New Goal	Percent Amplify Diagnostic Reading Actual Score
2020	2020	2020
55%	N/A	NA
Face to Face August 2020 to March 2020 Remote Instruction March 2020 to May 2020 Students Did Not Test Online Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 2 (20-21 AY)		
Percent Amplify Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Amplify Diagnostic Reading Mastery New Goal	Percent Amplify Diagnostic Reading Actual Score
2021	2021	2021
57%	N/A	53%
Remote Instruction - Face to Face Minimal Some Students Tested Face to Face and Majority of Students Tested Remotely Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 3 (21-22 AY)		
Percent Amplify Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Amplify Diagnostic Reading Mastery New Goal	Percent Amplify Diagnostic Reading Actual Score
2022	2022	2022
59%	Same	
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 4 (22-23 AY)		
Percent Amplify Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Amplify Diagnostic Reading Mastery New Goal	Percent Amplify Diagnostic Reading Actual Score
2023	2023	2023
61%	Same	
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 5 (23-24 AY)		
Percent Amplify Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Amplify Diagnostic Reading Mastery New Goal	Percent Amplify Diagnostic Reading Actual Score
2024	2024	2024
63%	Same	
Face to Face A-F Accountability in Progress		

Early Childhood Literacy Progress Measure for Reading

Progress Measure 1.4: The percent of **2nd grade students** that “on track to meet grade level demands” in Reading on the Amplify Dibels and Idel reading diagnostic will increase from 61% to 69% by June 2024.

House Bill 3 YEAR 1 (19-20 AY)		
Percent Amplify Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Amplify Diagnostic Reading Mastery New Goal	Percent Amplify Diagnostic Reading Actual Score
2020	2020	2020
61%	N/A	NA
Face to Face August 2020 to March 2020 Remote Instruction March 2020 to May 2020 Students Did Not Test Online Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 2 (20-21 AY)		
Percent Amplify Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Amplify Diagnostic Reading Mastery New Goal	Percent Amplify Diagnostic Reading Actual Score
2021	2021	2021
63%	N/A	59%
Remote Instruction - Face to Face Minimal Some Students Tested Face to Face and Majority of Students Tested Remotely Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 3 (21-22 AY)		
Percent Amplify Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Amplify Diagnostic Reading Mastery New Goal	Percent Amplify Diagnostic Reading Actual Score
2022	2022	2022
65%	Same	
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 4 (22-23 AY)		
Percent Amplify Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Amplify Diagnostic Reading Mastery New Goal	Percent Amplify Diagnostic Reading Actual Score
2023	2023	2023
67%	Same	
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 5 (23-24 AY)		
Percent Amplify Diagnostic Reading Mastery Pre-Pandemic Goal	Percent Amplify Diagnostic Reading Mastery New Goal	Percent Amplify Diagnostic Reading Actual Score
2024	2024	2024
69%	Same	
Face to Face A-F Accountability in Progress		



GOAL 2: EARLY CHILDHOOD MATH

Early Childhood Math Board Outcome Yearly Target Goals for STAAR 3rd Grade Mathematics

The percent of 3rd grade student (all students) that score at meets grade level or above on STAAR Mathematics will increase each year.

House Bill 3 YEAR 1 (19-20 AY)		
Percent STAAR Math Mastery Pre-Pandemic Goal	Percent STAAR Math Mastery New Goal	Percent STAAR Math Actual Score
2020	2020	2020
53%	N/A	NA
Face to Face August 2020 to March 2020 Remote Instruction March 2020 to May 2020 Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 2 (20-21 AY)		
Percent STAAR Math Mastery Pre-Pandemic Goal	Percent STAAR Math Mastery New Goal	Percent STAAR Math Actual Score
2021	2021	2021
55%	N/A	*29%
Remote Instruction - Face to Face Minimal * 51% of Students Participated in Testing Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 3 (21-22 AY)		
Percent STAAR Math Mastery Pre-Pandemic Goal	Percent STAAR Math Mastery New Goal	Percent STAAR Math Actual Score
2022	2022	2022
57%	33%	
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 4 (22-23 AY)		
Percent STAAR Math Mastery Pre-Pandemic Goal	Percent STAAR Math Mastery New Goal	Percent STAAR Math Actual Score
2023	2023	2023
59%	43%	
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 5 (23-24 AY)		
Percent STAAR Math Mastery Pre-Pandemic Goal	Percent STAAR Math Mastery New Goal	Percent STAAR Math Actual Score
2024	2024	2024
61%	48%	
Face to Face A-F Accountability in Progress		

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House Bill 3 Goal:

60 percent of all students will meet the state's "Meets" standard on the STAAR test by 2030.

This is also known as the state's 60x30 plan.

Early Childhood Math Board Outcome Yearly Target Goals for STAAR Mathematics

The percent of 3rd grade student (all students) that score at meets grade level or above on STAAR Mathematics will increase each year.

3 rd Grade STAAR Mathematics		All Students	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Special Ed	Eco Disadv.	Special Ed (Former)	EL	Cont. Enrolled	Non-Cont. Enrolled
House Bill 3 Year 1 (19-20)	Percent STAAR Mastery Pre-Pandemic Goal	53%	50%	53%	59%	*	88%	*	*	36%	48%	57%	47%	55%	47%
	Percent STAAR Mastery New Goal	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	* Not Rated: Declared State of Disaster for Accountability Ratings														
	Percent STAAR Actual Score	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
House Bill 3 Year 2 (20-21)	Percent STAAR Mastery Pre-Pandemic Goal	55%	52%	55%	61%	*	90%	*	*	38%	50%	59%	49%	57%	49%
	Percent STAAR Mastery New Goal	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	* Not Rated: Declared State of Disaster for Accountability Ratings														
	Percent STAAR Actual Score	29%	*	27%	78%	*	50%	*	80%	22%	21%	31%	20%	29%	31%
House Bill 3 Year 3 (21-22)	Percent STAAR Mastery Pre-Pandemic Goal	57%	54%	57%	63%	*	92%	*	*	40%	52%	61%	51%	59%	51%
	Percent STAAR Mastery New Goal	33%	31%	40%	59%	*	82%	*	*	23%	36%	36%	40%	35%	36%
	Percent STAAR Actual Score														
House Bill 3 Year 4 (22-23)	Percent STAAR Mastery Pre-Pandemic Goal	59%	56%	59%	65%	*	94%	*	*	42%	54%	63%	53%	61%	53%
	Percent STAAR Mastery New Goal	43%	41%	49%	65%	*	85%	*	*	34%	45%	45%	49%	45%	41%
	Percent STAAR Actual Score														
House Bill 3 Year 5 (23-24)	Percent STAAR Mastery Pre-Pandemic Goal	61%	58%	61%	67%	*	96%	*	*	44%	56%	65%	55%	63%	55%
	Percent STAAR Mastery New Goal	48%	41%	49%	65%	*	85%	*	*	34%	45%	45%	49%	55%	46%
	Percent STAAR Actual Score														

* Academic year 19-20 and academic year 20-21, all districts and schools received a label of Not Rated: Declared State of Disaster for Accountability Ratings

Early Childhood Progress Measure for Mathematics

Progress Measure 2.1: The percent of **Pre-Kindergarten** that score "on track" on the CIRCLEPM math diagnostic will increase from 55% to 70% by June 2024.

House Bill 3 YEAR 1 (19-20 AY)		
Percent CIRCLEPM Diagnostic Math Mastery Pre-Pandemic Goal	Percent CIRCLEPM Diagnostic Math Mastery New Goal	Percent CIRCLEPM Diagnostic Math Actual Score
2020	2020	2020
55%	N/A	NA
Face to Face August 2020 to March 2020 Remote Instruction March 2020 to May 2020 Students Did Not Test Online Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 2 (20-21 AY)		
Percent CIRCLEPM Diagnostic Math Mastery Pre-Pandemic Goal	Percent CIRCLEPM Diagnostic Math Mastery New Goal	Percent CIRCLEPM Diagnostic Math Actual Score
2021	2021	2021
57%	N/A	83%
Remote Instruction - Face to Face Minimal Some Students Tested Face to Face and Majority of Students Tested Remotely Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 3 (21-22 AY)		
Percent CIRCLEPM Diagnostic Math Mastery Pre-Pandemic Goal	Percent CIRCLEPM Diagnostic Math Mastery New Goal	Percent CIRCLEPM Diagnostic Math Actual Score
2022	2022	2022
60%	Same	61
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 4 (22-23 AY)		
Percent CIRCLEPM Diagnostic Math Mastery Pre-Pandemic Goal	Percent CIRCLEPM Diagnostic Math Mastery New Goal	Percent CIRCLEPM Diagnostic Math Actual Score
2023	2023	2023
64%	Same	61
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 5 (23-24 AY)		
Percent CIRCLEPM Diagnostic Math Mastery Pre-Pandemic Goal	Percent CIRCLEPM Diagnostic Math Mastery New Goal	Percent CIRCLEPM Diagnostic Math Actual Score
2024	2024	2024
70%	Same	
Face to Face A-F Accountability in Progress		

Early Childhood Progress Measure for Mathematics

Progress Measure 2.2: The percent of **Kindergarten students** that score "on track" on Go Math EOY will increase from 54% to 66% by June 2024.

House Bill 3 YEAR 1 (19-20 AY)		
Percent Go Math Diagnostic Math Mastery Pre-Pandemic Goal	Percent Go Math Diagnostic Math Mastery New Goal	Percent Go Math Diagnostic Math Actual Score
2020	2020	2020
54%	N/A	NA
Face to Face August 2020 to March 2020 Remote Instruction March 2020 to May 2020 Students Did Not Test Online Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 2 (20-21 AY)		
Percent Go Math Diagnostic Math Mastery Pre-Pandemic Goal	Percent Go Math Diagnostic Math Mastery New Goal	Percent Go Math Diagnostic Math Actual Score
2021	2021	2021
58%	N/A	98%
Remote Instruction - Face to Face Minimal Some Students Tested Face to Face and Majority of Students Tested Remotely Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 3 (21-22 AY)		
Percent Go Math Diagnostic Math Mastery Pre-Pandemic Goal	Percent Go Math Diagnostic Math Mastery New Goal	Percent Go Math Diagnostic Math Actual Score
2022	2022	2022
61%	Same	
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 4 (22-23 AY)		
Percent Go Math Diagnostic Math Mastery Pre-Pandemic Goal	Percent Go Math Diagnostic Math Mastery New Goal	Percent Go Math Diagnostic Math Actual Score
2023	2023	2023
64%	Same	62
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 5 (23-24 AY)		
Percent Go Math Diagnostic Math Mastery Pre-Pandemic Goal	Percent Go Math Diagnostic Math Mastery New Goal	Percent Go Math Diagnostic Math Actual Score
2024	2024	2024
66%	Same	
Face to Face A-F Accountability in Progress		

Early Childhood Progress Measure for Mathematics

Progress Measure 2.3: The percent of **1st grade students** that score "on track" on Go Math EOY will increase from 53% to 67% by June 2024.

House Bill 3 YEAR 1 (19-20 AY)		
Percent Go Math Diagnostic Math Mastery Pre-Pandemic Goal	Percent Go Math Diagnostic Math Mastery New Goal	Percent Go Math Diagnostic Math Actual Score
2020	2020	2020
53%	N/A	NA
Face to Face August 2020 to March 2020 Remote Instruction March 2020 to May 2020 Students Did Not Test Online Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 2 (20-21 AY)		
Percent Go Math Diagnostic Math Mastery Pre-Pandemic Goal	Percent Go Math Diagnostic Math Mastery New Goal	Percent Go Math Diagnostic Math Actual Score
2021	2021	2021
58%	N/A	85%
Remote Instruction - Face to Face Minimal Some Students Tested Face to Face and Majority of Students Tested Remotely Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 3 (21-22 AY)		
Percent Go Math Diagnostic Math Mastery Pre-Pandemic Goal	Percent Go Math Diagnostic Math Mastery New Goal	Percent Go Math Diagnostic Math Actual Score
2022	2022	2022
61%	Same	62
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 4 (22-23 AY)		
Percent Go Math Diagnostic Math Mastery Pre-Pandemic Goal	Percent Go Math Diagnostic Math Mastery New Goal	Percent Go Math Diagnostic Math Actual Score
2023	2023	2023
64%	Same	63
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 5 (23-24 AY)		
Percent Go Math Diagnostic Math Mastery Pre-Pandemic Goal	Percent Go Math Diagnostic Math Mastery New Goal	Percent Go Math Diagnostic Math Actual Score
2024	2024	2024
67%	Same	
Face to Face A-F Accountability in Progress		

Early Childhood Progress Measure for Mathematics

Progress Measure 2.4: The percent of **2nd grade students** that score "on track" on Go Math EOY will increase from 53% to 67% by June 2024.

House Bill 3 YEAR 1 (19-20 AY)		
Percent Go Math Diagnostic Math Mastery Pre-Pandemic Goal	Percent Go Math Diagnostic Math Mastery New Goal	Percent Go Math Diagnostic Math Actual Score
2020	2020	2020
53%	N/A	NA
Face to Face August 2020 to March 2020 Remote Instruction March 2020 to May 2020 Students Did Not Test Online Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 2 (20-21 AY)		
Percent Go Math Diagnostic Math Mastery Pre-Pandemic Goal	Percent Go Math Diagnostic Math Mastery New Goal	Percent Go Math Diagnostic Math Actual Score
2021	2021	2021
58%	N/A	87%
Remote Instruction - Face to Face Minimal Some Students Tested Face to Face and Majority of Students Tested Remotely Not Rated: Declared State of Disaster for Accountability Ratings		

House Bill 3 YEAR 3 (21-22 AY)		
Percent Go Math Diagnostic Math Mastery Pre-Pandemic Goal	Percent Go Math Diagnostic Math Mastery New Goal	Percent Go Math Diagnostic Math Actual Score
2022	2022	2022
61%	Same	
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 4 (22-23 AY)		
Percent Go Math Diagnostic Math Mastery Pre-Pandemic Goal	Percent Go Math Diagnostic Math Mastery New Goal	Percent Go Math Diagnostic Math Actual Score
2023	2023	2023
64%	Same	
Face to Face A-F Accountability in Progress		

House Bill 3 YEAR 5 (23-24 AY)		
Percent Go Math Diagnostic Math Mastery Pre-Pandemic Goal	Percent Go Math Diagnostic Math Mastery New Goal	Percent Go Math Diagnostic Math Actual Score
2024	2024	2024
67%	Same	
Face to Face A-F Accountability in Progress		



GOAL 3: COLLEGE, CAREER, MILITARY READINESS (CCMR)

Board Approved June 2020 (5 Years of Goals)
Goal 3 - College, Career, Military, Readiness
 (Note: No Military Readiness points Seniors 2020, 2021, 2022)
 (Note: No CTE Coherent Sequence Points 2020, 2021, 2022)
CCMR Board Outcome Goal

The percentage of graduates (all students) that meet the Criteria for CCMR will increase from 76% to 80% by August 2024.

Prior to House Bill 3 (Effective Academic Year 19-20) District August 2018 Accountability –Earned A Seniors 2018 (17-18 AY)		
Goal	Earn CCMR Raw Points	CCMR Scaled %
N/A	2018	2018
N/A	76%	94%
100 % Face to Face		

Prior to House Bill 3 (Effective Academic Year 19-20) District August 2019 Accountability –Earned A Seniors 2019 (18-19 AY)		
Goal	Earn CCMR Raw Points	CCMR Scaled %
N/A	2019	2019
N/A	80%	94%
100 % Face to Face		

House Bill 3 YEAR 1 Seniors 2020 (19-20 AY)			
Pre-Pandemic Goal	New Goal	Earn CCMR Raw Points	CCMR Scaled %
2020	2020	2020	2020
76%	N/A	69%	N/A (92%)
Face to Face August 2020 to March 2020 Remote Instruction March 2020 to May 2020			
No A-F Accountability			

House Bill 3 YEAR 2 Seniors 2021 (20-21 AY) Board Approved 5 Year Goals Dec. 2020			
Pre-Pandemic Goal	New Goal	Earn CCMR Raw Points	CCMR Scaled %
2021	2021	2021	2021
78%	N/A	TBD	N/A
Remote Instruction - Face to Face Minimal			
No A-F Accountability			

House Bill 3 YEAR 3 Seniors 2022 (21-22 AY)			
Pre-Pandemic Goal	New Goal	CCMR Raw Points	CCMR Scaled %
2022	2022	in process	in process
80%	76%	TBD	TBD
Face to Face			
A-F Accountability in progress			

House Bill 3 YEAR 4 Seniors 2023 (22-23 AY)			
Pre-Pandemic Goal	New Goal	CCMR Raw Points	CCMR Scaled %
2023	2023	in process	in process
82%	78%	TBD	TBD
Face to Face			
A-F Accountability in progress			

House Bill 3 YEAR 5 Seniors 2024 (23-24 AY)			
Pre-Pandemic Goal	New Goal	CCMR Raw Points	CCMR Scaled %
2024	2024	in process	in process
84%	80%	TBA	TBD
Face to Face			
A-F Accountability in progress			

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBMITTED BY: *Rosalba De Hoyos*

SUPERVISOR: *Rosalba De Hoyos*

Approved for presentation to the Board of Education:

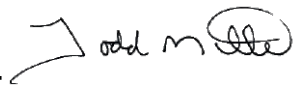
J. X. O'Connell

67 _____
Superintendent of Schools

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBMITTED BY: _____

SUPERVISOR: 

Approved for presentation to the Board of Education:



68 _____
Superintendent of Schools **Dec 7, 2021**

**BOARD AGENDA REPORT
McALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: _____

**BOARD AGENDA REPORT
McALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: _____

SUBMITTED BY: _____

SUPERVISOR: _____

Approved for presentation to the Board of Education:

70 _____
Superintendent of Schools

EVALUATION MATRIX (BAFO) RFP No. 2022-1016 Specific & Aggregate Medical & Pharmacy Claims Stop Loss Insurance			Granular Insurance Company Brokerage Services (Davis Insurance Agency)	Gerber Life Insurance Norland, Inc. (Norland Inc.)	American National Life Ins. Co. of TX Dallas Risk Management (Salazar Insurance Group)	American National Life Ins. Co. of TX Dallas Risk Management (The Monty Group)
NO.	CRITERIA	Max. Pts. 100				
	Total Points	100	79.02	85.00	95.86	95.86
	RANKING		3	2	1	1
1	Price	65	51.02	65.00	62.86	62.86
	Year 1 Specific & Aggregate		\$1,412,319	\$1,108,522	\$1,146,214	\$1,146,214
2	Reputation of the vendor and of the vendor's goods or services;	5	3	3	3	3
	<i>AM Best Rating Max Pts (5pts) A+ = 5pts , A- to A = 3 pts, B+ below = 0 pts</i>		<i>A-</i>	<i>A</i>	<i>A</i>	<i>A</i>
3	The quality of the vendor's goods or services	10	10	10	10	10
	Does proposal include 120% corridor:		5	5	5	5
	<i>Max Pts (5 pts) Yes = 5 pts, No = 0 pts</i>		<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
	Does proposal include coverage for Medical & Rx:		5	5	5	5
	<i>Max Pts (5 pts) Yes = 5 pts, No = 0 pts</i>		<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
4	The extent to which the goods or services meet District's needs	15	15	5	15	15
	Is Advanced Funding included:		5	5	5	5
	<i>Max Pts (5 pts) Yes = 5 pts, No = 0 pts</i>		<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
	Is the contract basis a 12/15:		10	0	10	10
	<i>Max Pts (10 pts) Yes = 10 pts, No = 0 pts</i>		<i>Yes (12/15)</i>	<i>No (12/18)</i>	<i>Yes (12/15)</i>	<i>Yes (12/15)</i>
5	Past Relationship with District	2	0	2	2	2
	<i>Max Pts (2 pts) Yes = 2 pts, No = 0 pts</i>		<i>0</i>	<i>2</i>	<i>2</i>	<i>2</i>
6	HUB	0	0	0	0	0
	<i>N/A</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
7	Total long-term cost to the district to acquire the vendor's goods or services;	0	0	0	0	0
	<i>N/A</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
8	Vendor or the vendor's ultimate parent company or majority owner has its principal place of business in this state or employs at least 500 persons in this state	3	0	0	3	3
	<i>Max Pts (3 pts) Yes = 3 pts, No= 0 pts.</i>		<i>0</i>	<i>0</i>	<i>Yes</i>	<i>Yes</i>
9	Any other relevant factor specifically listed in the request for bids or proposals.	0	0	0	0	0

Memorandum

To: Alejandra Gonzalez, Director of Purchasing

CC: Andres Silva, Director of Risk Management/Employee Benefits

From: Roger Garza, LUTF-LHIC


Date: December 8, 2021

Re: RFP # 2022-1016 Stop Loss Reinsurance

McAllen ISD is a self-funded political subdivision as described under *section 172 of the local government code*. To comply with certain mandates under the code, MISD retains the services of a Third-Party Administrator (TPA). The TPA's responsibilities are to adjudicate medical claims, administer the summary plan document and comply with Federal mandates under the Affordable Care Act (ACA). The plan is considered "Non-Grandfathered" under ACA and does need to participate in any cost sharing programs. Additionally, the District purchases stop loss reinsurance to protect the plan assets from sudden unexpected claims. To protect the plans assets from any single catastrophic event or a series of events, the District purchases stop loss re-insurance for that purpose. Currently, the District retains a \$330,000 specific deductible with an aggregate insurance.

The District solicited proposals for Medical & Rx Stop Loss Insurance. The agreement with the current incumbent carrier, American National Insurance, will expire on December 31, 2021. In lieu of accepting the rate increase at renewal, a Request for Proposals (RFP'S) were advertised by utilizing local and national media outlets with a due date of November 17, 2021. We received and evaluated four (4) proposals for specific and aggregate insurance. Participating insurance companies are: (See Attached Spreadsheet)

- American National Insurance (2) submittals
- Gerber Life Insurance
- Granular Insurance Company



The district currently maintains a specific deductible of \$330,000 with contractual terms of 12/15. The 12/15 contract allows the plan to pay for claims incurred in 12 months but paid in 15 months (run/outs). In addition, the current stop loss annual limits are unlimited per covered member with an aggregate annual amount of \$30,241,799 annually. The current premium in valued at \$1,139,052 which included Rx in the specific. However, for the purpose of this RFP we focused on maintaining a lower specific on individual deductibles rather than assuming additional higher specific deductible levels or attempting to assume additional risk by increasing the specific. The proposals were evaluated and tabulated and those that closely met the district's request were submitted by Gerber Life Insurance Company and American National Insurance. On or about December 2, 2021, the district solicited a Best and Final offer (BAFO) from the (4) firms that offered the most competitive rates, limited lasers, and Rx in the specific. Below is a brief description of the offers.

Dallas Risk Management (American National Insurance) BAFO: is the current incumbent carrier and submitted an original proposal that included Rx benefits. This proposal includes (1) one laser. The proposal includes identical annual limits per member with a specific of \$330,000 and a composite annual aggregate of \$29,037,163 with Rx included and an increase of \$7,161 (0.63%) to current premium.

Annual Premium: \$1,146,214

Brokerage Services (Granular Insurance Company) BAFO: submitted an original proposal that included Rx benefits. This proposal includes no lasers. The proposal includes identical annual limits per member with a specific of \$330,000 and a composite annual aggregate of \$32,199,145 with Rx included and an increase of \$273,267 (23.99%) to current premium.

Annual Premium: 1,412,319

Norland Inc (Gerber Life Insurance) BAFO: submitted an original proposal that included Rx benefits. This proposal includes no lasers. The proposal includes identical annual limits per member with a specific of \$330,000 and a composite annual aggregate of \$28,768,796 with Rx included and a decrease of (\$30,351) (-2.68%) to current premium. However, the proposal submitted is for a 12/18 contract basis, the District requested a 12/15.

Annual Premium: \$1,108,522

RECOMMENDATION:

After tabulating and reviewing the proposals with District Administration, a best and final request was sent to the selected vendors. After careful consideration of cost and coverage from the submitted proposals, American National Insurance the incumbent submitted by Dallas Risk Management offered the most competitive proposal. The proposal from American National Insurance offers a premium of \$1,146,214 with (1) one laser and extended coverage for Rx. The annual premium would result in an increase of approximately \$7,161 (0.63%).

We recommend the award of RFP# 2022-1016 to American National Insurance as submitted by Dallas Risk Management for plan year 2022-2023.

McAllen Independent School District

Summary of Comparative Cost
 RFP # 2022-1016 Stop Loss Insurance (BAFO)
 Review Date: December 6, 2021

General	Current	Option 1	Option 2	Option 3	Option 4
Insurance Carrier	American National	American National Insurance	American National Insurance	Granular Insurance Company	Gerber Life Insurance
MGU	Dallas Risk Management	Dallas Risk Management	Dallas Risk Management	Brokerage Services	Norland Inc
Agency	Salazar Insurance Group	Salazar Insurance Group	The Monty Group	Davis Insurance Agency	Norland Inc
Stop Loss Coverage	Medical & RX	Medical & RX	Medical & RX	Medical & RX	Medical & RX
Contract Basis	12/15	12/15	12/15	12/15	12/18
Specific Annual Deductible	\$ 330,000	\$ 330,000	\$ 330,000	\$ 330,000	\$ 330,000
Max. Annual Reimbursement	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Max. Lifetime Reimbursement	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Composite Rate	\$ 29.08	\$ 29.09	\$ 29.09	\$ 36.50	\$ 27.87
Aggregate Rate	\$ 1.14	\$ 1.32	\$ 1.32	\$ 0.97	\$ 1.54
Combined Rate	\$ 30.22	\$ 30.41	\$ 30.41	\$ 37.47	\$ 29.41
Total Annual Stop Loss Premium	\$ 1,139,052	\$ 1,146,214	\$ 1,146,214	\$ 1,412,319	\$ 1,108,522
	Medical & RX	Medical & RX	Medical & RX	Medical & RX	Medical & RX
Aggregate Contract Basis	12/15	12/15	12/15	12/15	12/18
Aggregate Corridor	120%	120%	120%	120%	120%
Composite Rate	\$ 802.34	\$ 770.38	\$ 770.38	\$ 854.27	\$ 763.26
Maximum Claim Liability	\$ 30,241,799	\$ 29,037,163	\$ 29,037,163	\$ 32,199,145	\$ 28,768,796

Cost Increase +/-	\$	7,161	\$	7,161	\$	273,267	\$	(30,531)
Increase % +/-		0.63%		0.63%		23.99%		-2.68%

Notes:

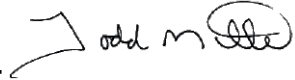
AM Best Rating: A	AM Best Rating: A	AM Best Rating: A-	AM Best Rating: A
Advanced Funding	Advanced Funding	Advanced Funding	Advanced Funding
Rates and firm and final (1) laser \$375,000	Rates and firm and final (1) laser \$375,000	Rates and firm and final No Lasers	Rates and firm and final No Lasers
			12/18 Contract Basis

Comments: Current Census **3372**
 Premiums based on census of **3141** excluding 231 members from Alternate Plan

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBMITTED BY: _____

SUPERVISOR: 


Approved for presentation to the Board of Education:



**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBMITTED BY: 
Arely Benavides (Dec 7, 2021 10:41 CST)

SUPERVISOR: 
Arely Benavides (Dec 7, 2021 10:41 CST)

Approved for presentation to the Board of Education:



77
Superintendent of Schools

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBMITTED BY: 

SUPERVISOR: 
Arely Benavides (Dec 9, 2021 10:00 CST)

Approved for presentation to the Board of Education:



78 _____
Superintendent of Schools



Memorandum

To: Ruben Trevino, Executive Director FMO

CC:

From: Gilbert Enriquez, ECON Group, LLC

Date: December 8, 2021

Re: McAllen Veterans Memorial Stadium Press Box

Response: The guaranteed maximum price (GMP) based on the 75% Construction Documents is as follows

1. Construction cost	\$3,879,000
2. General Contingency	\$110,000
3. IT Contingency	\$110,000
Final Cost	\$4,099,000

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBMITTED BY: 

SUPERVISOR: 
Arely Benavides (Dec 10, 2021 10:35 CST)

Approved for presentation to the Board of Education:



80 _____
Superintendent of Schools

FIRST ADDENDUM TO INTERLOCAL AGREEMENT

City of McAllen, Texas and McAllen Independent School District

THIS First Addendum (“Addendum”) to the Interlocal Agreement dated January 24, 2005 (hereafter “Agreement”) is made by and between the **City of McAllen, Texas (“City”)** and the **McAllen Independent School District (“District”)**, pursuant to the provisions of the Texas Interlocal Cooperation Act, as follows:

WHEREAS, the City of McAllen, Texas (“City”) and the McAllen Independent School District (“District”) entered into an Interlocal Agreement on January 24, 2005;

WHEREAS, the District currently owns a school campus located on tracts of land situated in the City of McAllen, Hidalgo County, Texas, known as Morris Middle School (“Morris”) with an adjacent park (“Morris Park”), and more fully described in Exhibit A, attached hereto and made part hereof for all purposes; and

WHEREAS, the District desires, for purposes of providing improvements to serve the school facility and to utilize said campus with the City, and City agrees to construct certain improvements thereon, and make them available to District during normal school hours and to the citizens of the City at all other times; and

WHEREAS, the City desires to make certain improvements for use by the citizens of the City and students of the District, within the Morris campus, and the City and District have determined it is in the best interest of the parties for improvements to be made at Morris as hereinbelow described;

NOW, THEREFORE, in consideration of the foregoing and the following, City and District hereby agree as follows:

1. All rights, duties and obligations under the Agreement shall remain in full force and effect, including but not limited to maintenance and irrigation.
2. City agrees to construct the following improvements, generally illustrated on the site plan attached hereto as Exhibit A, and subject to final approval of the parties at the time of construction or installation, to Morris Park for which the total construction price is expected to be no less than \$995,000.00:
 - a. Construction and installation of a decomposed granite trail
 - b. Landscaping and irrigation
 - c. Lighting
 - d. Park amenities (to include kwik-bilt system, trail lighting, shade structures, benches, bike racks, trash receptacles, and chess tables)
 - e. Site improvements (to include restroom facility, entrances with stairs and ramp, and fencing)

3. The estimated timeline for the project is contemplated to be 18 months from execution of this Addendum based upon the following estimated schedule:
 - a. FY 21-22 project will consist of installing decomposed trail (a), landscaping (b); lighting (c), and park amenities (d)
 - b. FY 22-23 project will consist of landscaping and irrigation (b) and site improvements (e)
4. The parties hereto further acknowledge and agree that the pavilion depicted on the site-plan attached as Exhibit A shall not be constructed until the parties hereto finally agree on how funding for that improvement shall be provided.
5. City and District agree to coordinate the scheduling of work on the improvements described herein and to create a mutually agreed upon construction and installation schedule for such improvements.
6. This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Hidalgo County, Texas. In case any one or more provisions of this Agreement shall for any reason to be held to be invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provisions had never been contained herein.
7. The rights and remedies provided by this Addendum and in the Agreement are cumulative, and the use of any one right or remedy by either party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance or otherwise.
8. No waiver by the parties hereto of any default or breach of any term, condition or covenant of this Agreement shall be deemed a waiver of any other breach of the same or any other term, condition or covenant contained herein.
9. Neither District nor City shall be required to perform any term, condition or covenant in this Addendum so long as such performance is delayed or prevented by force majeure, which shall mean acts of God, strikes, lockouts, materials or labor restrictions by an governmental authority, pandemic, public health crisis, civil riot, floods and/or any other cause no reasonably in control of the District or City, and which by the exercise of due diligence is unable, wholly or in part, to prevent or overcome.

APPROVED and **AGREED** to this ____ day of _____, 2021.

CITY OF MCALLEN

By: _____ Date: _____
Javier Villalobos, Mayor

MCALLEN INDEPENDENT SCHOOL DISTRICT

By: _____ Date: _____
Sam Saldivar Jr., President, Board of Trustees

APPROVED AS TO FORM:
Atlas, Hall & Rodriguez, LLP

By: _____
Stephen L. Crain

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF McALLEN
AND THE McALLEN INDEPENDENT SCHOOL DISTRICT**

This agreement is entered into between the McAllen Independent School District, hereinafter referred to as the "DISTRICT" and the City of McAllen, hereafter referred to as the "CITY". This agreement provides for the transfer of title to certain real property between the two entities and the requirement of the construction of park, playground and drainage facilities in such real property all of which either benefits, and enhances the public purposes of both entities.

WHEREAS, the District currently owns Parcel "A" and as sometimes and otherwise described as the "**McAuliffe tract**" and Parcel "B" and as sometimes and otherwise described as the "**Jackson tract**" and Parcel "C" and as sometimes and otherwise described as the "**Morris - District tract**". All of such tracts are situated in Hidalgo County, Texas, and are more fully described in Exhibits "A","B", and "C" attached hereto and made a part hereof for all purposes (hereinafter collectively referred to as the "**District Conveyed Property**"); and

WHEREAS, the District considers the **District Conveyed Property** as surplus property, not necessary for the carrying out of the principle primary purposes of the District; however, the District desires to enhance such property for ancillary uses of the District by conveying the same to the City and reserving or receiving rights in favor of the District to use the **District Conveyed Property** for such ancillary purposes and in order to induce City to improve the District property for such purposes, the District deems it in the best interest of the District to convey the District property to the City as provided for herein; and

WHEREAS, the City currently owns Parcel "D" as sometimes and otherwise described as the "**Morris - City tract**". Such tract is situated in Hidalgo County, Texas, and is more fully described in Exhibit "D" attached hereto and made a part hereof for all purposes; and

WHEREAS, the City desires, for the purpose of providing park, playground and drainage services to its citizens and as part of the consideration from the City to the District for the conveyance of the **District Conveyed Property**, to construct and install certain park, playground and drainage facilities, see legal descriptions attached as Exhibit "E" attached hereto and made a part hereof for all purposes, on the **District Conveyed Property** and by reservation or license in favor of the District allow for District use of such facilities as otherwise provided herein; and

WHEREAS, the City considers the **Morris - City tract** as surplus property, not necessary for the carrying out of the principle purposes of the City and will convey the same to the District as part of the consideration to the District for the conveyance of the **District Conveyed Property** to the City; and

WHEREAS, City and District as evidence of the mutual consideration for the conveyances and reservations and other rights granted herein have each received appraisal reports and cost estimates relating to the Parcels and the park, playground and drainage facility improvements to be installed and maintained by the City on the Parcels for the mutual benefit of the District and the City and such appraisals and cost estimates are incorporated herein and attached hereto as Exhibit "F".

NOW, THEREFORE, in consideration of the foregoing and the following, the City and the District hereby agree as follows:

**ARTICLE 1
CONVEYANCES**

1. The District will convey **Parcels A, B and C** to the City by Special Warranty Deed, together with all and singular rights and appurtenances pertaining to the Property, including any right, title and interest of District in and to adjacent streets, alleys or rights-of-ways, together with any improvements, subject to the following exceptions or reservations:
 - a. **Parcels A, B and C** to be conveyed to the City, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which discriminates against any person because of his race, color or national origin, regardless of whether such discrimination be effected by design or otherwise in accordance with *United States v. Texas, Civil Order No. 5281 (E.D. Tex., August 9 and 15, 1973)*.
 - b. **Parcels A, B and C** to be conveyed to the City, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which creates, maintains, reinforces, renews, or encourages, or which tends to create, maintain, reinforce, renew or encourage, a dual school system.
 - c. **Parcels A, B and C** shall only be used by the City for parks, recreational and/or drainage detention or drainage facility purposes and shall be developed by the City in accordance with the general plans set out in Exhibit E.
 - d. Upon conveyance of **Parcels A, B and C**, the City will begin maintenance of such parcels and continue such maintenance as well as maintenance of all facilities and improvements installed thereon, so long as the property is owned by the City.
 - e. The conveyance reserves all mineral interests and is subject to all valid and outstanding oil and gas and other mineral leases of record and all other encumbrances of record.

The restriction set out in numbered paragraph 1(a) above shall be construed to be for the benefit of any person prejudiced by its violation. The restriction specified in numbered paragraph 1(b) above shall be construed to be for the benefit of any public school district or any person prejudiced by its violation.

- f. The District shall be granted a license from the City, which shall run with the land, which grants the right of District for access and use of the **District Conveyed Property** for park and playground purposes for general use of District students during normal school hours.
- g. The City will convey **Parcel D** to the District by Special Warranty Deed, together with all and singular rights and appurtenances pertaining to the Property, including any right, title and interest of the City excluding adjacent streets, alleys and rights of ways as the City retains the right and obligation to manage and maintain the same as a municipal subdivision of the State of Texas, subject however to the conveyance of such adjacent streets, alleys and rights of ways should the same ever be abandoned by the City. The conveyance shall be subject to a reservation of all mineral interest and be subject to all valid and outstanding oil, gas leases of record and other encumbrances of record.
- h. The consideration for the conveyances and reservation and licenses is as set out in Exhibit F and the District and City acknowledge receipt of the consideration

for the conveyances and obligations to the other as required herein.

**ARTICLE 2
OBLIGATIONS OF THE PARTIES**

1. While District's school is in session on the adjacent properties to the **District Conveyed Property**, District agrees to provide litter pickup, in accordance with standard District operations and schedules for outdoor policing of District campuses, which is associated either directly or indirectly with its use; provided such obligation shall terminate upon the District's discontinuation of the use of an adjacent property as a school.

2. The City, within three (3) years from date of this Agreement, shall fully develop park, playground and drainage facilities on the **District Conveyed Property**, see legal descriptions attached as Exhibit "E". Should the City fail to fully develop any District conveyed parcel with such three (3) year period then title to such parcel will revert back to the District upon the District giving the City thirty (30) days notice of the District's right of reversion and directing the City to execute a special warranty deed conveying such parcel back to the District. Upon the expiration of such notice, the estate granted in the Special Warranty Deed from the District to the City shall, without entry or suit, without any consideration due from the District, immediately revert to and vest in District and its successors, and the Special Warranty Deed shall be null and void, and the District and its successors shall be entitled to immediate possession of the parcel and the improvements thereon; and no act or omission upon the part of the District and its successor shall be a waiver of the operation or enforcement of such condition.

3. Following such development of the park playground and drainage facilities on each Parcel of the **District Conveyed Property**, the City shall continuously use and maintain the District Conveyed Property or any part thereof for such purposes. Should the City cease to maintain or utilize any Parcel for such park and recreational or drainage purposes, the estate granted in the Warranty Deed for such District Conveyed Property from District to City shall, without entry or suit, without any consideration due from District, immediately revert to and vest in District and its successors, and the Warranty Deed shall be null and void, and District and its successors shall be entitled to immediate possession of the District Conveyed Project and the improvements thereon; and no act or omission upon the part of District and its successor shall be a waiver of the operation or enforcement of such condition.

In each case where the District has made a determination that the City has failed to meet its obligation under this section, the District shall give the City written notice of such determination. Such notice shall set out the particular facts on which the District has made such determination. The City shall have ninety (90) days from the date of receipt of the District's letter to cure such deficiency(s) in such case the reversion shall not be applicable to such deficiency(s) as corrected. Where the deficiency relates to an imminent threat to the physical well being of any District, student or employee, such notice may have a shorter time limit within which to correct such deficiency by the City.

4. The City, as part of the plans and specifications for the storm water detention areas to be excavated on the District Conveyed Project, shall install and maintain a fence of not less than four feet in height and provide for the securing of such detention areas during periods of storm water detention. The District may but does not have the obligation to secure such area at such times in its sole discretion.

**ARTICLE 3
CLOSING**

1. Closing of the sale of the Properties ("Closing") shall take place in McAllen, Texas within fifteen days after the approval of the transactions is received by the Texas Education Agency as required. The closing shall be at the offices of the District's school attorney, Atlas and Hall in McAllen, Texas.
2. At Closing, the City and District shall pay the respective recording fees for the parcels conveyed to them.
3. At Closing the District shall:
 - a. Deliver to City a duly executed and acknowledged Special Warranty Deeds conveying title in fee simple with a right of reversion in accordance with numbered paragraphs 2 and 3 of Article 2 hereof to Parcels A, B and C, free and clear of any and all liens and encumbrances, except for the following:
 - (i) license for use of District as described in paragraph 2 hereof,
 - (ii) restrictions of record and any reservations, covenants, or easements of record;
 - (iii) public utility easements;
 - (iv) prior mineral reservations and reservation of remaining mineral interests, if applicable and leases of record;
 - (v) regulations and ordinances of any governmental authorities including, but not limited to zoning laws; and
 - (vi) exceptions contained in numbered paragraph 1(a) and (b) of Article 1 (CONVEYANCES) above.
 - b. Deliver to the City possession of the Property.
4. At closing the City shall:
 - a. Deliver to the City a duly executed and acknowledged Special Warranty Deed conveying title in fee simple to Parcel D, free and clear of any and all liens and encumbrances, except for the following:
 - (i) restrictions of record and any reservations, covenants, or easements of record;
 - (ii) public utility easements;
 - (iii) prior mineral reservations and reservation of remaining mineral interests, if applicable and leases of record;
 - (iv) regulations and ordinances of any governmental authorities, including, but not limited to zoning laws insofar as the same are applicable to school districts.
 - b. Deliver to the District possession of the Property.
5. All costs and expenses of Closing shall be borne as follows:
 - a. Each party shall pay its own attorneys' fees; and

- b. All other fees and expenses relating to the transaction described in this Interlocal Agreement other than attorney's fees shall be paid as is customary in Hidalgo County, Texas.
- 6. This Agreement is contingent upon and subject to the conditions that the Texas Education Agency shall approve the form of the Special Warranty Deed from District to City.
- 7. The terms and provisions of this Agreement shall survive the Closing.

**ARTICLE 4
MISCELLANEOUS
NOTICES AND ADDRESSES**

All notices provided to be given under this Agreement shall be given by certified mail or registered mail, addressed to the proper party, at the following address:

District:
McAllen Independent School District
Attn: Superintendent
2000 N. 23rd Street
McAllen, Texas 78501

City:
City of McAllen
Attn: City Manager
P.O. Box 220
McAllen, Texas 78501

**ARTICLE 5
PARTIES BOUND**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective administrators, legal representatives, successors and assigns where permitted by this Agreement.

**ARTICLE 6
TEXAS LAW TO APPLY**

This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Hidalgo County, Texas.

**ARTICLE 7
LEGAL CONSTRUCTION**

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

**ARTICLE 8
PRIOR AGREEMENTS SUPERSEDED**

This Agreement constitutes the sole and only Agreement of the parties thereto and supersedes any prior understanding or written oral agreements between the parties respecting the within subject matter.

No amendment, modification or alteration of the terms hereof shall be binding unless the same be in writing, dated subsequent to the date hereof and duly executed by parties hereto.

**ARTICLE 9
RIGHTS AND REMEDIES CUMULATIVE**

The rights and remedies provided by this Agreement are cumulative, and the use of any one right or remedy by either party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance or otherwise.

**ARTICLE 10
INDEMNIFICATIONS**

To the extent permitted by law, the City shall indemnify and hold harmless the District and its officers, agents and employees and the members of District's board, individually and collectively, from and against all claims and demands of third persons, including, without limitation, employees and agents of the District, arising from the City's or its invitees or licensees use of the park, playground or drainage facilities covered by this agreement or from the conduct of the City's programs or from any activity or things done, committed or suffered by the City in or about such park, playground or drainage facility and the City shall indemnify and hold harmless the District and the officers, agents and employees of the District and the members of District's board, individually and collectively, against all claims arising from any breach or default in a performance of any obligation on the City's part to be performed under the terms of this Agreement, arising from any negligence or omission or on wanton misconduct of the City or any of the City's agents, contractors, employees, invitees or guests. In any such indemnity the City may assert the District's existing immunity from suit or limitation, on liability as against any of such third party claims against the District.

To the extent allowed by law, the District shall indemnify and hold harmless the City and its officers, agents and employees and the City Commission members individually and collectively from any and all claims and demands by third parties, including, without limitations, employees and agents of the District arising from the District's use of the park or playgrounds during the period of this Agreement. In any such indemnity the District may assert the City's existing immunity from suit or limitation, on liability as against any of such third party claims against the City.

The City shall during the term hereof and to the extent such insurance is otherwise available, name the District as an additional insured under the general liability policy of the City covering the contractual indemnification of the City as provided herein. Such insurance policy may be provided by a third-party commercial carrier or by governmental pooled policy such as Texas Municipal League or through self-insurance, provided that the City provides the District with assurances of ability to meet any financial commitment under such self-insurance program. If applicable, the City shall deliver the District a certificate of insurance showing the District as co-insured upon the effective date and on an annual basis thereafter. The coverage for the City shall be in the amount of at least, the current individual tort claims liability limit of the District on a per occurrence basis, and have at least an aggregate coverage of ONE MILLION DOLLARS (\$1,000,000.00) per annum. Should the City not be able to cover the District or an additional insured for any reason under this Agreement then the District may obtain similar coverage from its carrier or a third party carrier if additional similar coverage cannot be provided by its current carrier and the City shall remit the amount for such coverage within thirty (30) days after invoice therefore from District.

**ARTICLE 11
WAIVER OF DEFAULT**

No waiver by the parties hereto of any default or breach of any term, condition or covenant of this Agreement shall be deemed to be a waiver of any other breach of the same or any other term, condition or covenant contained herein.

**ARTICLE 12
ATTORNEY'S FEES**

In the event District or City breaches any of the terms of this Agreement whereby the party not in default employs attorneys to protect or enforce its rights hereunder and prevails, then the defaulting party agrees to pay the other party reasonable attorneys' fees so incurred by such other party.

**ARTICLE 13
FORCE MAJEURE**

Neither District nor City shall be required to perform any term, condition or covenant in this Agreement so long as such performance is delayed or prevented by force majeure, which shall mean acts of God, strikes, lockouts, materials or labor restrictions by any governmental authority, civil riot, floods and any other cause not reasonably within the control of District or City, and which by the exercise of due diligence District or City is unable, wholly or in part, to prevent or overcome.

**ARTICLE 14
TERM**

Unless otherwise terminated as provided for herein, the Agreement shall remain in full force and effect as to any individual parcel for so long as the City or District continues to utilize the same for the purposes as herein provided.

IN WITNESS WHEREOF, City and District have caused this Agreement to be executed by their authorized officers effective as of the 24th day of January, 2005.

McALLEN INDEPENDENT SCHOOL DISTRICT

By: *Yolanda Chapa*
Printed Name: Yolanda Chapa
Title: Superintendent

CITY OF MCALLEN

By: *Mike R. Perez*
Printed Name: Mike R. Perez
Title: City Manager

Approved as to form:

Atty & Halliell?
By: *[Signature]*
Steve Crain, Attorney

Approved as to form:

[Signature]
James E. Darling, City Attorney

**LIST OF EXHIBITS
DISTRICT CONVEYED PROPERTY**

- EXHIBIT "A" - District Conveyed Property PARCEL "A" McAuliffe Tract
- EXHIBIT "B" - District Conveyed Property PARCEL "B" Jackson Tract
- EXHIBIT "C" - District Conveyed Property PARCEL "C" Morris District Tract
- EXHIBIT "D" - CITY CONVEYED PROPERTY Morris City Tract
- EXHIBIT "E" - PLANS AND SPECIFICATIONS FOR FACILITIES
- EXHIBIT "F" - APPRAISAL REPORTS AND FACILITY COST ESTIMATES
1. Property Conveyed by School to City (McAuliffe)
 2. Property Conveyed by School to City (Jackson)
 3. Property Conveyed by School to City (Morris)
 4. Property Conveyed by City to School (Morris)
 5. Equity Comparison
 6. Market Value Correspondence dated December 27, 2004 -
Professional Appraisal Services



METES AND BOUNDS DESCRIPTION-20.654 ACRES

BEING 20.654 ACRES OF LAND, MORE OR LESS, OUT OF LOT 1, SUBDIVISION PLAT OF MCALLEN INDEPENDENT SCHOOL DISTRICT NO. 7, (BEING ALL OF LOT 123, LA LOMITA IRRIGATION AND CONSTRUCTION CO. SUBDIVISION OF PORCIONES 61, 62 AND 63, HIDALGO COUNTY, TEXAS), HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 25, PAGE 24B, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID LOT 123, LA LOMITA IRRIGATION AND CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, BEING DESCRIBED BY WARRANTY DEED, DATED MAY 7, 1985, FROM; MARGARET D. WELLS, TO: MCALLEN INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 2131, PAGE 626, DEED RECORDS, HIDALGO COUNTY, TEXAS. SAID 20.654 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A ½" IRON ROD FOUND WITH CAP "M&H" ON THE NORTH RIGHT-OF-WAY LINE OF DAFFODOL AVE., AND THE SOUTHWEST CORNER OF LOT 1, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 08° 42' 30" E, ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 1130.00 FEET, TO A ½" IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 81° 17' 30" E, ALONG THE NORTH LINE OF LOT 1, A DISTANCE OF 1130.00 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", ON THE WEST RIGHT-OF-WAY LINE OF 29TH STREET, AND THE NORTHEAST CORNER OF LOT1, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08° 42' 30" W, ALONG THE EAST LINE OF LOT 1, AND THE WEST RIGHT-OF-WAY LINE OF 29TH STREET, A DISTANCE OF 594.47 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR A CORNER OF THIS TRACT;

THENCE N 81° 55' 47" W, A DISTANCE OF 581.74 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR A CORNER OF THIS TRACT;

THENCE S 53° 29' 02" W, A DISTANCE OF 201.04 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR A CORNER OF THIS TRACT;

**HINOJOSA ENGINEERING, INC.** Structural Engineering • Civil Engineering • Land Surveying

THENCE S 08° 07' 22" W, A DISTANCE OF 273.77 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR A CORNER OF THIS TRACT;

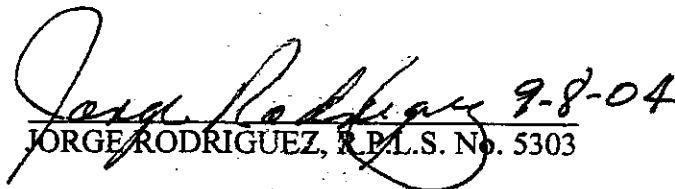
THENCE S 42° 37' 48" W, A DISTANCE OF 81.42 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR A CORNER OF THIS TRACT;

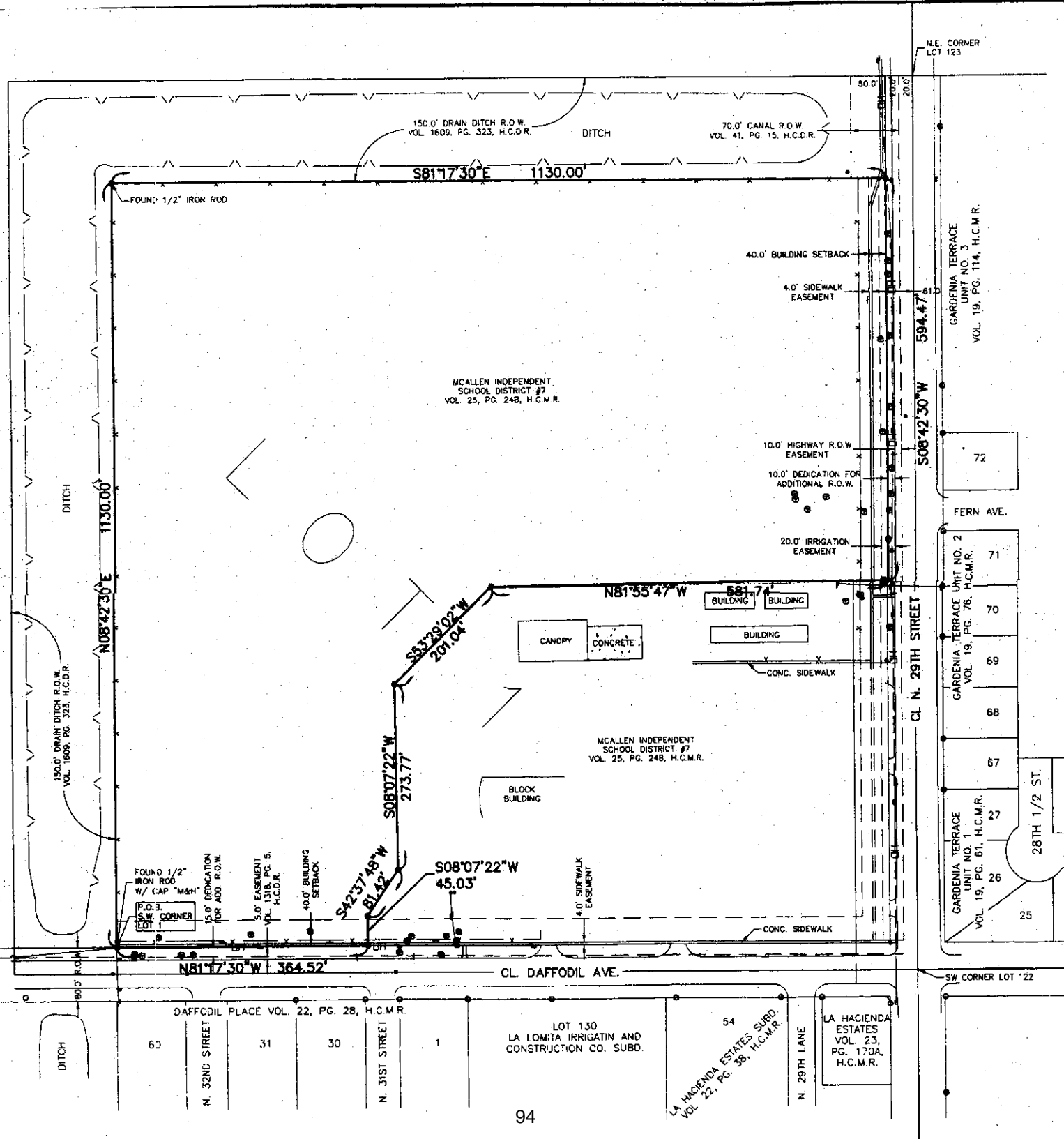
THENCE S 08° 07' 22" W, A DISTANCE OF 45.03 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", ON THE SOUTH LINE OF LOT 1, AND THE NORTH RIGHT-OF-WAY LINE OF DAFFODIL AVE. FOR A CORNER OF THIS TRACT;

THENCE N 81° 17' 30" W, ALONG THE SOUTH LINE OF LOT 1, AND THE NORTH RIGHT-OF-WAY LINE OF DAFFODIL AVE., A DISTANCE OF 364.52 FEET, TO A ½ " IRON ROD FOUND WITH CAP "M&H", FOR THE POINT OF BEGINNING, AND THE SOUTHWEST CORNER OF TRACT;

BASIS OF BEARING, N 81° 42' 30" E, A ½ " IRON ROD FOUND WITH CAP "M&H, THE SOUTHWEST CORNER OF LOT 1, AND A ½" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1, MCALLEN INDEPENDENT SCHOOL DISTRICT #7, RECORDED IN VOLUME 25, PAGE 24B, H. C. M. R.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 8, 2004.


JORGE RODRIGUEZ, R.P.L.S. No. 5303





METES AND BOUNDS DESCRIPTION-10.594 ACRES

BEING 10.594 ACRES OF LAND, MORE OR LESS, OUT OF LOTS 17, AND 18, SECTION 10, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS. SAID LOT 17, SECTION 10, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, BEING DESCRIBED BY WARRANTY DEED, DATED OCTOBER 25, 1989, FROM, JOYCE JEAN WINDBIGLER, AS INDEPENDENT EXECUTRIX AND AS TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF IRA J. WINDBIGLER, DECEASED; AND MAE ERMOGENE WINDBIGLER, A WIDOW, TO: MCALLEN INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 2827, PAGE 484, DEED RECORDS, HIDALGO COUNTY, TEXAS. SAID LOT 18, SECTION 10, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, BEING DESCRIBED BY WARRANTY DEED, DATED JUNE 24, 1957, FROM, BOB AMOS AND WIFE, ROSA AMOS, TO: MCALLEN INDEPENDENT SCHOOL DISTRICT, A MUNICIPAL CORPORATION, RECORDED IN VOLUME 892, PAGE 2, DEED RECORDS, HIDALGO COUNTY, TEXAS. SAID 10.594 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING, FOR REFERENCE AT THE SOUTHWEST CORNER OF LOT 17, SECTION 10, SAME BEING THE SOUTHEAST CORNER OF LOT 18, SECTION 10, HIDALGO CANAL COMPANY'S SUBDIVISION, THENCE N 08° 46' 00"E, ALONG THE WEST LINE OF LOT 17, SAME BEING THE EAST LINE OF LOT 18, A DISTANCE OF 25.00 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", ON THE NORTH RIGHT-OF-WAY LINE OF HIGHLAND DRIVE, (RECORDED IN VOLUME 187, PAGE 99, H. C. D. R.) FOR THE POINT OF BEGINNING, AND A CORNER OF THIS TRACT;

THENCE N 08° 14' 00"W, PARALLEL TO THE SOUTH LINE OF LOT 18, SECTION 10, AND THE NORTH RIGHT-OF-WAY LINE OF HIGHLAND DRIVE, A DISTANCE OF 98.00 FEET, A ½" IRON ROD WITH CAP "RPLS 5303", FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08° 46' 00"E, PARALLEL TO THE EAST LINE OF LOT 18, A DISTANCE OF 478.00 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR AND INSIDE CORNER OF THIS TRACT;

THENCE N 08° 14' 00"W, PARALLEL TO THE SOUTH LINE OF LOT 8, SECTION 10, A DISTANCE OF 190.30 FEET, TO A ½" IRON ROD WITH CAP "RPLS 5303", FOR AN OUTSIDE CORNER OF THIS TRACT;



THENCE N 08° 46' 00"E, PARALLEL TO THE EAST LINE OF LOT 18, A DISTANCE OF 137.00 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", ON THE SOUTH RIGHT-OF-WAY LINE OF HARVEY DRIVE, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 81° 14' 00" E, ALONG THE SOUTH RIGHT-OF-WAY OF HARVEY DRIVE, PASS AT A DISTANCE OF 288.30 FEET THE WEST LINE OF LOT 17, SECTION 10, CONTINUING A TOTAL DISTANCE OF 898.30 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", ON THE WEST RIGHT-OF-WAY LINE OF COL. ROWE BLVD. (2ND STREET), RECORDED IN VOLUME 1158, PAGE 132, (H. C. D. R.) FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08° 46' 00"W, ALONG THE WEST RIGHT-OF-WAY OF COL. ROWE BLVD. (2ND STREET), A DISTANCE OF 615.00 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", ON THE NORTH RIGHT-OF-WAY LINE OF HIGHLAND DRIVE, RECORDED IN VOLUME 1763, PAGE 346, (H. C. D. R.) FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 08° 14' 00"W, PARALLEL TO THE SOUTH LINE OF LOT 17, SECTION 10, AND THE NORTH RIGHT-OF-WAY LINE OF HIGHLAND DRIVE, A DISTANCE OF 610.00 FEET, TO A ½" IRON ROD WITH CAP "RPLS 5303", FOR THE POINT OF BEGINNING, AND FOR A CORNER OF TRACT;

BASIS OF BEARING, N 81° 14' 00" W, A ½" IRON PIPE FOUND 26.3 FEET WEST AND 25.0' NORTH OF THE SOUTHEAST CORNER OF LOT 17, SECTION 10, HIDALGO CANAL COMPANY'S SUBDIVISION, AND A ½" IRON PIPE FOUND 25.0' NORTH AND 10.0' WEST OF THE SOUTHWEST CORNER OF LOT 18, SECTION 10, HIDALGO CANAL COMPANY'S SUBDIVISION, RECORDED IN VOLUME 0, PAGE 2, H. C. M. R.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY SUPERVISION ON AUGUST 30, 2004.

Jorge Rodriguez 9-1-04
 JORGE RODRIGUEZ, R.P.L.S. No. 5303

SURVEY PLAT

OF
 10.684 AC. OUT OF
 LOT 17, AND LOT 18, SECTION 10,
 HIDALGO CANAL CO'S SUBD. SCALE 7"-100"
 VOL. 9, PG. 177, H.C.D.R.

THIS IS TO CERTIFY THAT I HAVE ON THIS DATE MADE A
 STANDARD LAND SURVEY ON THE GROUND UNDER MY
 SUPERVISION OF PROPERTY WHICH IS LOCATED IN MCALLEN,
 HIDALGO COUNTY, TEXAS.
 DESCRIPTION
 A 16.87 ACRE TRACT OF LAND MORE OR LESS OUT OF
 LOT 17 & 18, SECTION 10, HIDALGO CANAL COMPANY'S
 SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP
 THEREOF RECORDED IN VOL. 9, PG. 177, DEED RECORDS
 OF HIDALGO COUNTY, TEXAS.

NOTES
 AS TO LOT 17: A TWENTY-FIVE FOOT (25') IRRIGATION EASEMENT AS
 RESERVED IN DEED DATED MAY 26, 1908, FROM HIDALGO CANAL
 COMPANY, A CORPORATION TO JIMMIE C. LA ROE, RECORDED IN VOL. 1
 PG. 151, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
 EASEMENT RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO
 COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3,
 FOR IRRIGATION EASEMENTS
 THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT
 INSTRUMENT REPORT.

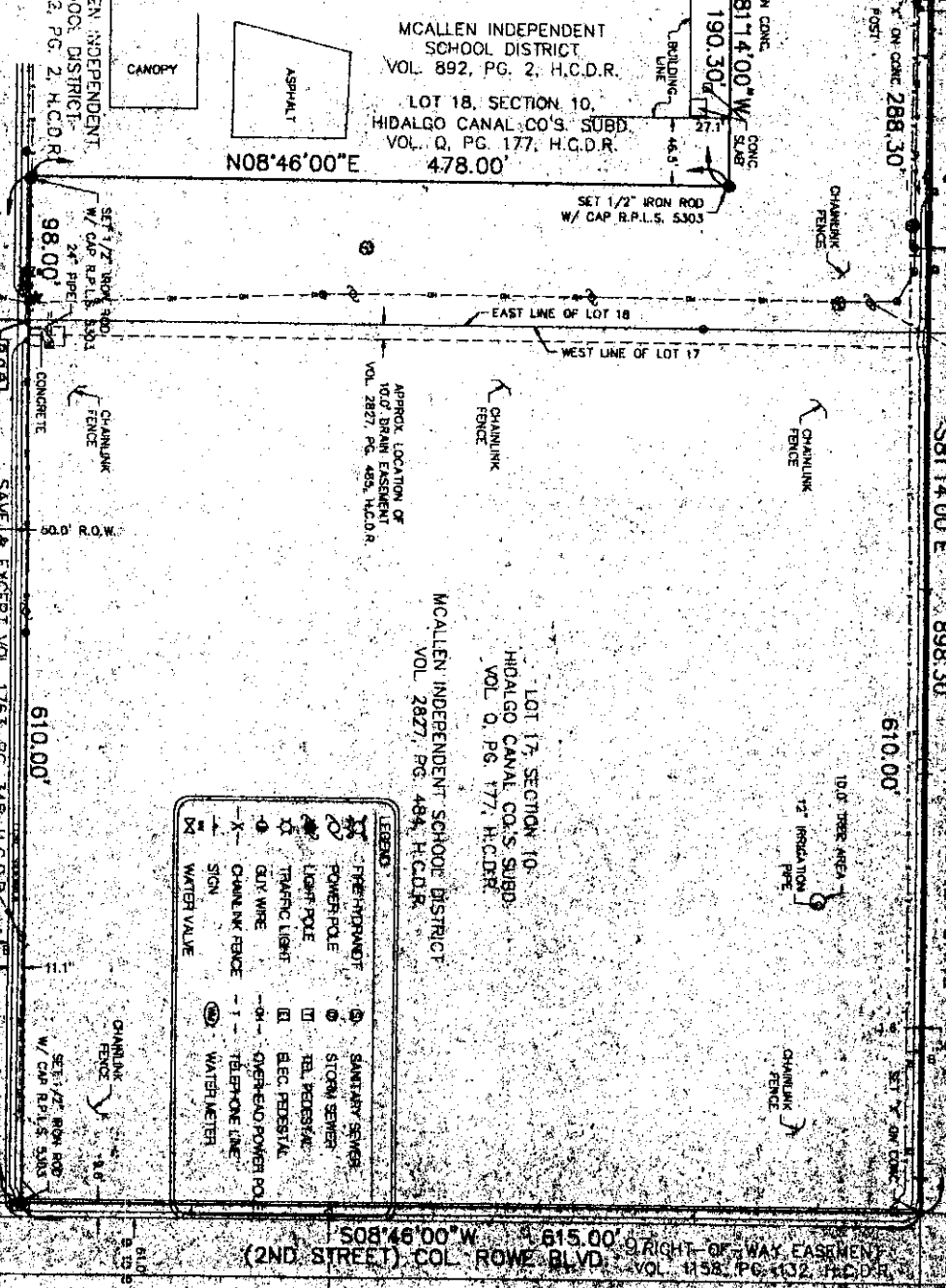
BY GEOMETRICAL PLOTTING THIS PROPERTY FALLS IN FLOOD ZONE "B",
 AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD;
 OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE
 DEPTH LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING
 DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED
 BY LEVEES FROM THE BASE FLOOD. (MEDDIUM SHADING)
 AS PER FEMA MAP:
 COMMENTARY-PANEL NUMBER: 480343 0005 C. MAP REVERSED:
 NOVEMBER 2, 1982.

NOISE OF BEARING: (N. 81°14'00" W.), A 1/2" IRON PIPE FOUND 26.3 FEET
 WEST AND 25.0' NORTH OF THE SOUTHEAST CORNER OF LOT 17, SECTION
 10, HIDALGO CANAL COMPANY'S SUBDIVISION, AND A 1/2" IRON PIPE
 FOUND 23.0' NORTH AND 10.0' WEST OF THE SOUTHWEST CORNER OF LOT
 18, SECTION 10, HIDALGO CANAL COMPANY'S SUBDIVISION, RECORDED IN
 VOL. 9, PG. 2, H.C.M.R.
 SEE METES AND BOUNDS DATED 8-30-04.

MCALLEN INDEPENDENT SCHOOL DISTRICT
 VOL. 892, PG. 2, H.C.D.R.

MCALLEN INDEPENDENT SCHOOL DISTRICT
 VOL. 892, PG. 2, H.C.D.R.
 LOT 18, SECTION 10,
 HIDALGO CANAL CO'S SUBD.
 VOL. 9, PG. 177, H.C.D.R.
 478.00'

HOLIDAY PARK SUBDIVISION VOL. 14, PG. 3, H.C.M.R.
 HARNEY DRIVE



LEGEND

⊗	FIRE HYDRANT	⊙	SANITARY SEWER
⊕	POWER POLE	⊖	STONE SEWER
⊙	LIGHT POLE	⊖	TEL. PESTICIDE
⊙	TRANSFORMER LIGHT	⊖	ELEC. PESTICIDE
⊙	GUY WIRE	⊖	OVERHEAD POWER PO.
⊙	CHAINLINK FENCE	- 1 -	TELEPHONE LINE
⊙	WATER VALVE	⊙	WATER METER

HINOJOSA ENGINEERING, INC.
 STRUCTURAL ENGINEERING
 CIVIL ENGINEERING AND SURVEYING
 108 W. 18TH ST. MISSION, TEXAS
 (956) 581-0143 FAX: (956) 581-2074
 E-MAIL: hinojosaengr@comcast.com

José Rodríguez 9-1-04
 DATE BORRIGUEZ P.L.S. PG. 5303
 JOB NO. 04-285A DRAWN BY: J.A. QUINCY DATE: 08-30-04

NORTHEDGE ADDITION VOL. 13, PG. 18, H.C.M.R.
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METES AND BOUNDS DESCRIPTION-8.499 ACRES

BEING 8.499 ACRES OF LAND, MORE OR LESS, OUT OF LOT 1, SUBDIVISION PLAT OF MCALLEN INDEPENDENT SCHOOL DISTRICT NO. 6, (BEING THE EAST ONE-HALF OF LOT 13, SOUTHWEST ONE-QUARTER SECTION 13, HIDALGO CANAL COMPANIES SUBDIVISION OF PORCIONES 64, 65 AND 66, HIDALGO COUNTY, TEXAS), HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 23, PAGE 112A, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 8.499 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE POINT OF TANGENCY OF THE NORTHWEST CORNER OF LOT 1, AND THE SOUTH RIGHT-OF-WAY LINE OF A 30.0' STREET DEDICATION TO CITY OF MCALLEN FOR THE MOST EASTERLY NORTHWEST CORNER HEREOF;

THENCE S 80° 53' 03" E, (S 08° 14' 00" E REC.) ALONG THE NORTH LINE OF LOT 1, A DISTANCE OF 632.00 FEET, TO THE POINT OF CURVATURE OF A 10.00' RADIUS, FOR THE MOST WESTERLY NORTHEAST CORNER OF THIS TRACT;

THENCE IN A SOUTHERLY DIRECTION ALONG SAID CURVE A DISTANCE OF 15.65 FEET, ON THE POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 10.00 FEET, A CHORD BEARING OF S 36° 03' 32" E, AND A CHORD DISTANCE OF 14.10 FEET, FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT;

THENCE S 08° 46' 00" W, ALONG THE EAST LINE OF LOT 1, AND THE WEST RIGHT-OF-WAY LINE OF N. MAIN STREET, A DISTANCE OF 599.10 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 81° 14' 00" W, A DISTANCE OF 305.85 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR A CORNER OF THIS TRACT;

THENCE N 08° 46' 00" E, A DISTANCE OF 81.30 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR A CORNER OF THIS TRACT;



PAGE 2
8.499 AC.

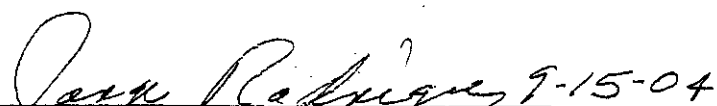
THENCE N 81° 14' 00" W, A DISTANCE OF 346.15 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", ON THE EAST RIGHT-OF-WAY LINE OF N. 16TH STREET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

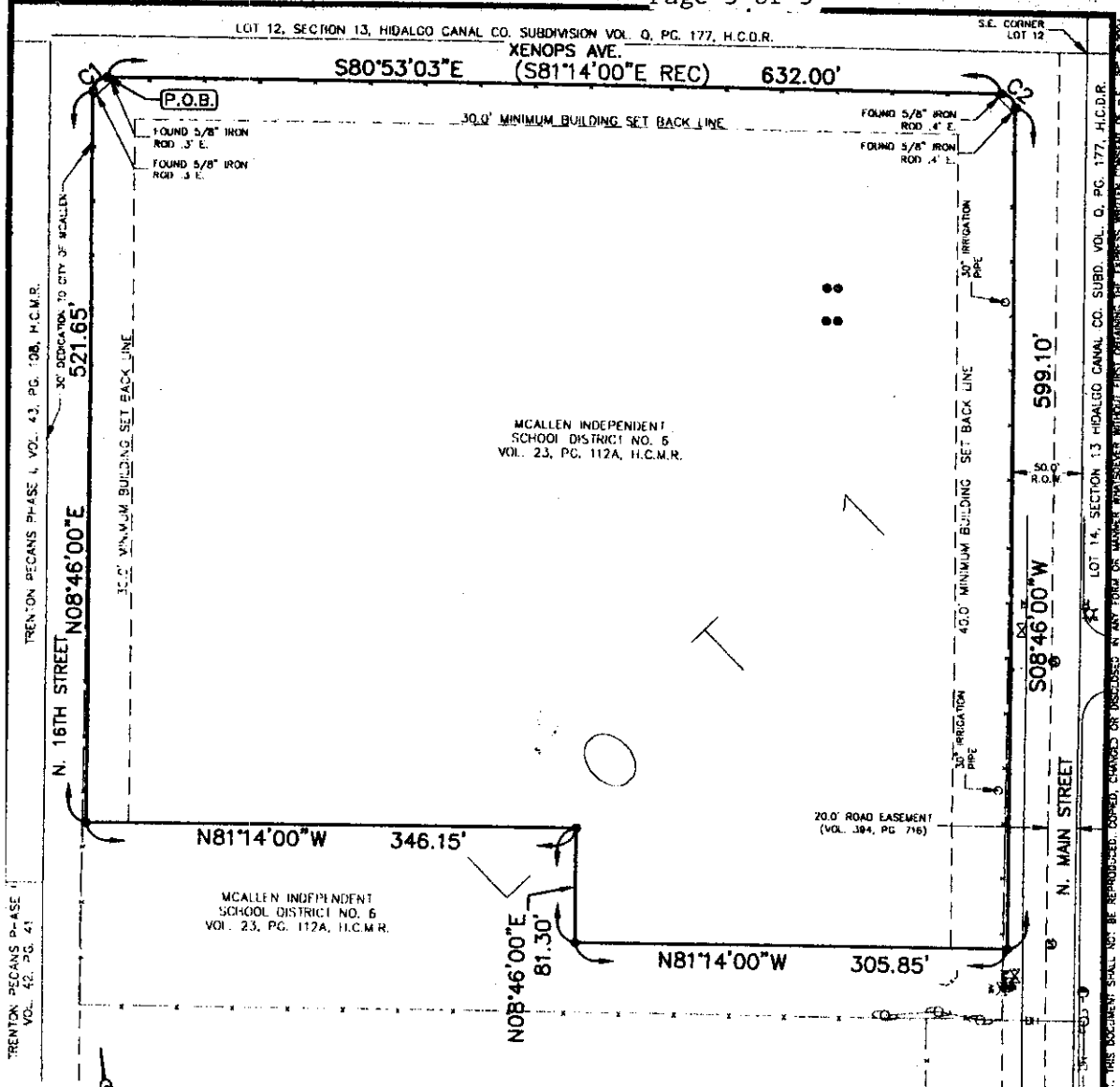
THENCE N 08° 46' 00" E, ALONG THE EAST RIGHT-OF-WAY LINE OF N. 16TH STREET, A DISTANCE OF 521.65 FEET, THE POINT OF TANGENCY, OF CURVE HAVING A RADIUS OF 10.00' FEET, AND THE MOST SOUTHERLY NORTHWEST CORNER OF THIS TRACT;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE A DISTANCE OF 15.77 FEET, TO THE POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 10.00 FEET, A CHORD BEARING OF N 53 ° 56' 28" E, AND A CHORD DISTANCE OF 14.10 FEET, FOR THE POINT OF BEGINNING AND FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT;

BASIS OF BEARING, N 08° 46' 00" E, A ½" IRON ROD FOUND WITH CAP "FNM", ON THE SOUTHEAST CORNER OF LOT 36, TRENTON PECANS PHASE I, (VOL 42, PAGE 41, H.C.M.R.), AND A ½" IRON ROD FOUND WITH CAP "FNM", ON THE NORTHEAST CORNER OF LOT 54, TRENTON PECANS PHASE II, (VOL 43, PAGE 108, H.C.M.R.)

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 15, 2004.


JORGE RODRIGUEZ, R.P.L.S. No. 5303



SURVEY PLAT

OF
 B.499 AC. OUT OF
 LOT 1, MCALLEN INDEPENDENT
 SCHOOL DISTRICT NO. 6
 VOL. 23, PG. 112A, H.C.M.R.

SCALE: 1"=100'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	15.77	10.00	10.06	4.16	N53°56'28"E	90°20'57"
C2	6.65	10.00	9.94	4.10	S36°03'32"E	89°39'03"

LEGEND	
	FIRE HYDRANT
	CHAIN LINK FENCE
	SANITARY SEWER
	SIGN
	IRON POST
	WATER VALVE
	WATER METER
	SET 1/2" IRON ROD
	W/ CAP H.P.L.S. 5303

THIS IS TO CERTIFY THAT I HAVE ON THIS DATE MADE A STANDARD LAND SURVEY ON THE GROUND UNDER MY SUPERVISION OF PROPERTY WHICH IS LOCATED IN MCALLEN, HIDALGO COUNTY, TEXAS.

DESCRIPTION:
 BEING B.499 ACRES OF LAND, MORE OR LESS, OUT OF LOT 1, SUBDIVISION PLAT OF MCALLEN INDEPENDENT SCHOOL DISTRICT NO. 6, (BEING THE EAST ONE-HALF OF LOT 13, SOUTHWEST ONE-QUARTER SECTION 13, HIDALGO CANAL COMPANIES SUBDIVISION OF PORCIONES 64, 85 AND 68, HIDALGO COUNTY, TEXAS), ACCORDING TO MAP THEREOF RECORDED IN VOLUME 23, PAGE 112A, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

NOTES:
 THE CITY OF MCALLEN SHALL HAVE A 5'X5' EASEMENT AT ALL STREET INTERSECTIONS.
 MINIMUM BUILDING SETBACKS SHALL BE 80' ALONG TRENTON ROAD, 40' ALONG MAIN ST. AND 30' ALONG N. 18TH ST. AND XENOPS AVE.
 SUBJECT TO THE SUBDIVISIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES, OR GOVERNMENT REGULATIONS OF THE CITY HOLDING EXTRA-TERRITORIAL JURISDICTION OF SAID PROPERTY.
 THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT.
 BY GRAPHICAL PLOTTING THIS PROPERTY FALLS IN FLOOD ZONE "C": AREAS OF MINIMAL FLOODING. (NO SHADING)
 AS PER FIRM MAP.
 COMMUNITY-PANEL NUMBER : 480334 0425 C; MAP REVISED: NOVEMBER 16, 1982.
 BASIS OF BEARING: (N 08°46'30"E) A 1/2" IRON ROD FOUND WITH CAP "FNM", ON THE SOUTHEAST CORNER OF LOT 36, TRENTON PECANS PHASE I, (VOL. 42, PG. 41, H.C.M.R.), AND A 1/2" IRON ROD FOUND WITH CAP "FNM", ON THE NORTHEAST CORNER OF LOT 54, TRENTON PECANS PHASE II, (VOL. 43, PG. 108, H.C.M.R.)
 SEE METES AND BOUNDS DATED 9-15-04.

JOB NO. 04-285C1 DRAWN BY: M.B. SURVEY DATE: 09-15-04

Jorge Rodriguez 9-15-04
 JORGE RODRIGUEZ, R.P.L.S. NO. 5203

HINOJOSA ENGINEERING, INC.
 STRUCTURAL ENGINEERING
 CIVIL ENGINEERING-LAND SURVEYING
 108 W. 18TH ST. MISSION, TEXAS
 (956) 581-0143 FAX: (956) 581-2074
 E-MAIL: HinojosaEnginc@aol.com

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METES AND BOUNDS DESCRIPTION-8.415 ACRES

BEING 8.415 ACRES OF LAND, MORE OR LESS, OUT OF LOT 12, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, OF PORCIONES 64, 65 AND 66, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME "Q", PAGES 175 THROUGH 177, INCLUSIVE, DEED RECORDS, HIDALGO COUNTY, TEXAS. SAID LOT 12, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, BEING DESCRIBED BY SPECIAL WARRANTY DEED, DATED JULY 21, 2003, FROM, WILFRED S. PAWLK, TRUSTEE, INDIVIDUALLY AND AS CO-INDEPENDENT EXECUTOR OF THE ESTATE OF FLORENCE A. PAWLK, DECEASED; JOHN E. PAWLK, INDIVIDUALLY AND AS CO-INDEPENDENT EXECUTOR OF THE ESTATE OF FLORENCE A. PAWLK, DECEASED; ROBERT E. PAWLK; AND LOUIS A. PAWLK, TO: CITY OF MCALLEN, RECORDED IN DOCUMENT NO. 1227100 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. SAID 8.415 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING, FOR REFERENCE AT THE SOUTHEAST CORNER OF LOT 12, SECTION 13, THENCE N 08° 46' 00"E, ALONG THE EAST LINE OF LOT 12, A DISTANCE OF 32.90 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", ON THE EAST LINE OF LOT 12, THENCE N 81° 14' 00"W A DISTANCE OF 50.00 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR THE POINT OF BEGINNING, AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 60° 13' 26"W, A DISTANCE OF 522.03 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR A CORNER OF THIS TRACT;

THENCE N 04° 58' 17"W, A DISTANCE OF 306.12 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR A CORNER OF THIS TRACT;

THENCE N 25° 11' 00"W, A DISTANCE OF 148.66 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR A CORNER OF THIS TRACT;

THENCE N 15° 34' 01"W, A DISTANCE OF 143.92 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR THE NORTHWEST CORNER OF THIS TRACT;



PAGE 2
8.415 AC.

THENCE N 82° 49' 16"E, A DISTANCE OF 102.45 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR A CORNER OF THIS TRACT;

THENCE N 71° 25' 15"E, A DISTANCE OF 235.95 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR A CORNER OF THIS TRACT;

THENCE S 71° 25' 17"E, A DISTANCE OF 100.70 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 26° 14' 45"E, A DISTANCE OF 411.45 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR A CORNER OF THIS TRACT;

THENCE S 16° 03' 12"E, A DISTANCE OF 98.77 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR A CORNER OF THIS TRACT;

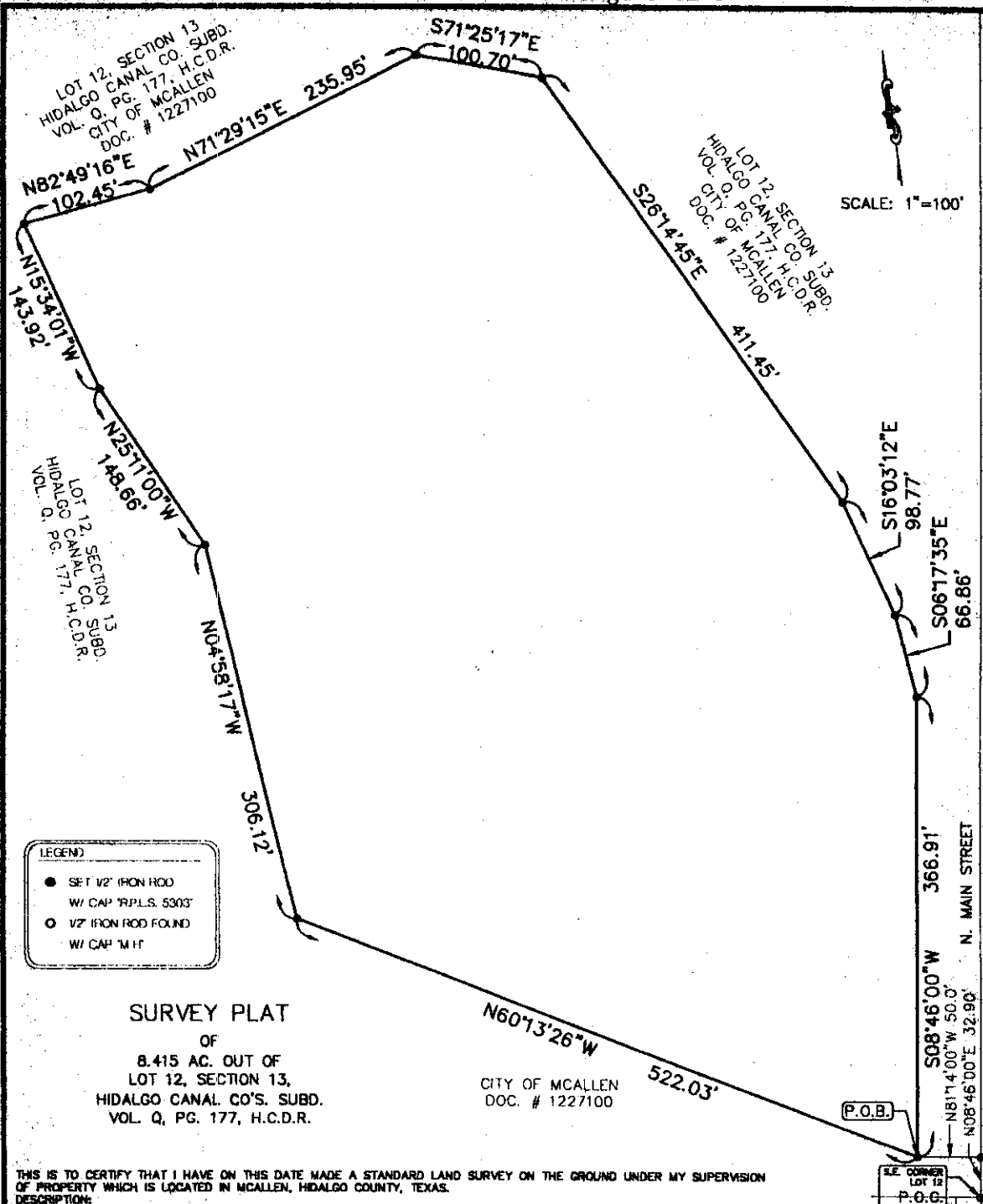
THENCE S 06° 17' 35"E, A DISTANCE OF 66.86 FEET, TO A ½" IRON ROD SET WITH CAP "RPLS 5303", FOR A CORNER OF THIS TRACT;

THENCE S 08° 46' 00"W, PARALLEL TO AND 50.00 WESTERLY OF THE EAST LINE OF LOT 12, SECTION 13, A DISTANCE OF 366.91 FEET, TO A ½" IRON ROD WITH CAP "RPLS 5303", FOR THE POINT OF BEGINNING, AND FOR THE SOUTHEAST CORNER OF TRACT;

BASIS OF BEARING, N 08° 46' 00" E, A ½" IRON ROD WITH CAP "M-H" FOUND AT THE SOUTHEAST CORNER OF LOT 12, SECTION 13, AND A ½" IRON ROD FOUND WITH CAP "1590", 135.0' SOUTH OF THE NORTHEAST OF LOT 12, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, OF PORCIONES 64, 65 AND 66, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME Q, PAGE 175-177, H. C. M. R.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 15, 2004.

Jorge Rodriguez 9-15-04
JORGE RODRIGUEZ, R.P.L.S. No. 5303



SCALE: 1"=100'

LEGEND

- SET 1/2" IRON ROD
W/ CAP "R.P.L.S. 5303"
- 1/2" IRON ROD FOUND
W/ CAP "M.H."

SURVEY PLAT
OF
8.415 AC. OUT OF
LOT 12, SECTION 13,
HIDALGO CANAL CO.'S SUBD.
VOL. Q, PG. 177, H.C.D.R.

CITY OF MCALEN
DOC. # 1227100

THIS IS TO CERTIFY THAT I HAVE ON THIS DATE MADE A STANDARD LAND SURVEY ON THE GROUND UNDER MY SUPERVISION OF PROPERTY WHICH IS LOCATED IN MCALEN, HIDALGO COUNTY, TEXAS.

DESCRIPTION:
BEING 8.415 ACRES OF LAND, MORE OR LESS, OUT OF LOT 12, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, OF PORCIONES 64, 85 AND 86, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME "Q", PAGES 175 THROUGH 177, INCLUSIVE, DEED RECORDS, HIDALGO COUNTY, TEXAS.

NOTES:
EASEMENTS AND RESERVATIONS AS MAY APPEAR UPON THE RECORDED MAP OF SAID SUBDIVISION RECORDED IN VOLUME "Q", PAGES 175, 176, & 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
SUBDIVISION REGULATIONS OF THE CITY OF MCALEN.
STATUTORY RIGHTS OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 3 PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.
EASEMENT ACROSS THE NORTH SIDE OF LOT 11 AND ACROSS THE NORTH AND WEST SIDES OF LOT 12, SECTION 13 AS OBTAINED IN CONDEMNATION CAUSE CL-123 AND 5326 IN FAVOR OF HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3.
EASEMENT DATED MAY 5, 1980, RECORDED IN VOLUME 1672, PAGE 266, DEED RECORDS, HIDALGO COUNTY, TEXAS, FROM WILFRED S. PANJIK, TO: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.
VISIBLE AND APPARENT EASEMENTS ON OR ACROSS SUBJECT PROPERTY.
SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES, OR GOVERNMENT REGULATIONS OF THE CITY HOLDING EXTRA-TERRITORIAL JURISDICTION OF SAID PROPERTY.
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT.
BY GRAPHICAL PLOTTING THIS PROPERTY FALLS IN FLOOD ZONE "C"; AREAS OF MINIMAL FLOODING. (NO SHADING)
AS PER FIRM MAP.
COMMUNITY-PANEL NUMBER: 480334 0425 G; MAP REVISED: NOVEMBER 16, 1982.
BASIS OF BEARING: (N 08°46'00"E) A 1/2" IRON ROD WITH CAP "M-H" FOUND AT THE SOUTHEAST CORNER OF LOT 12, SECTION 13, AND A 1/2" IRON ROD FOUND WITH CAP "1580", 135.0' SOUTH OF THE NORTHEAST OF LOT 12, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, OF PORCIONES 64, 85 AND 86, HIDALGO COUNTY, TEXAS, RECORDED IN VOL. Q, PG. 175-177, H.C.M.R.
SEE METES AND BOUNDS DATED 9-15-04.

George Rodriguez 9-15-04
JORGE RODRIGUEZ, R.P.L.S. NO. 5303



HINOJOSA ENGINEERING, INC.
STRUCTURAL ENGINEERING
CIVIL ENGINEERING AND SURVEYING
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PARKS &

RECREATION

interoffice
MEMORANDUM
city of mcallen

To: JIM DARLING, CITY ATTORNEY, STEVE CRAIN, MISD ATTORNEY
From: LARRY PRESSLER, DIRECTOR OF PARKS AND RECREATION *Larry*
Subject: INTERLOCAL AGREEMENT BETWEEN MISD AND CITY IN RELATION TO JACKSON, McAULIFFE AND MORRIS CITY/SCHOOL PARKS
Date: DECEMBER 22, 2004

COMMENT

Jim, Steve...

These are the master plan documents that included Jackson, McAuliffe and Morris City/School Parks and Regional Stormwater Detention Facilities. I realize it may be more than necessary for either the school board packet or the packet that is ultimately sent to Austin, but I didn't want to arbitrarily select pages from the plans and cause concern that something may have been selectively omitted.

I have additional pictures of the models produced for each site. I will work with them for the final package to go to Austin – don't think we will need to take/send the big models, although, there may be some benefit of taking one along if we have the opportunity to hand deliver the material.

Please let me know via parcs@mcallen.net what each of you think I need to assemble for packet to go to Austin – pictures of site, Interlocal signed by both parties, color copies of master plans, pictures of scale models???

Thanks
<Larry>

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Appendix B - COST ESTIMATES	1 – 10

Master Plan Guidelines for City/School Parks

Introduction

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Project Overview

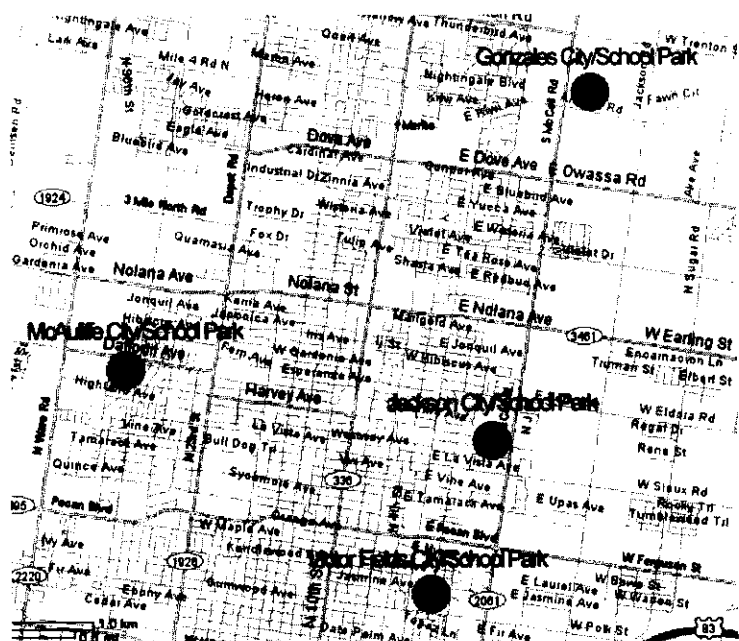
In 2000, the City Council of McAllen adopted a new Parks, Recreation, and Open Space Master Plan outlining the parks and recreation needs for the future in McAllen. This plan classified Gonzalez City/School Park, Jackson City/School Park, and McAuliffe City/School Park as Neighborhood Parks with a service Radius of ¼ - ½ mile. The plan recommends an estimated \$25,000 per acre for development and identifies the acquisition and development of neighborhood parks as one of the plan's highest priorities.

This master planning effort is a first step toward a comprehensive long-range vision that integrates suitable public use with necessary functions.

Overview of Sites

As was indicated previously, the sites are located across the city and represent several classifications of parks identified in the Open Space Master Plan. Three of the sites are City/School Parks containing large tracts that have been cleared level for athletic field development.

Several of the sites are adjacent to surface water drainage channels and offer an opportunity to be utilized for additional storm water storage. Three of the sites are located adjacent to existing and proposed trails and offer an excellent opportunity to link the new park facilities with the trail system.



Overall, the sites have few problems from overhead or underground utilities.

Gonzalez City/School Park

Gonzalez City/School Park is seven-acre site and is located at the northeast corner of the intersection of 2nd Street and Martin Avenue. The site is adjacent to Gonzalez Elementary School which is located to the east of the site. On the western edge of the site is a 200' wide irrigation district easement crossing from north to south. There are currently plans being prepared for the widening of 2nd Street adjacent to the park and for the extension of the 2nd Street trail from Nolana to Trenton.

Master Plan Guidelines for City/School Parks

EXHIBIT " E "
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Introduction

The elementary school contains a large shade structure with basketball goals, a new gymnasium, a large playground, natural surface running track, exercise equipment, game courts and parking. The city has recently renovated the irrigation on the park/school site and installed several acres of new irrigation. There are several temporary soccer goals and backstops on the park site and the site has been leveled and fenced. The 2000 Open Space Master Plan classified the park as a Neighborhood Park with a service area of $\frac{1}{4}$ - $\frac{1}{2}$ mile. The full development cost of the park could be somewhat higher than an average neighborhood park of the same size due to some of the unique opportunities presented in this park. Many of the highest priorities are related to the maintaining open space for practice fields, better access to the park, linking the new trail to the park, and making the park and school function more effectively through shared use facilities. The unique position of the site between the school and the trail was the key factor in guiding the design process.

Jackson City School Park

Jackson City School Park is a ten-acre site and is located at the southwest corner of the intersection of 2nd Street and Highland Avenue. The site is adjacent to Jackson Elementary School to the West. The elementary school contains a large shade structure with basketball backstops, a new gymnasium, a new small playground, exercise equipment, game courts and parking. There are several temporary soccer goals and backstops on the park site and the site has been leveled and fenced. The 2000 Open Space Master Plan classified the park as a Neighborhood Park with a service area of $\frac{1}{4}$ - $\frac{1}{2}$ mile.

There are problems with the surface drainage in the area of the park and the City Engineer discussed the possibility of using the park site as a detention basin during periods of heavy rainfall. The full development cost of the park could be somewhat higher than an average neighborhood park of the same size due to this and other unique opportunities presented in this park. Many of the highest priorities are related to enlarging the playground, maintaining open space for practice fields, better access to the park, linking the new trail to the park, and making the park and school function more effective through shared use facilities. The unique position of the site between the school and the trail was the key factor in guiding the design process.

McAuliffe City School Park

McAuliffe City School Park is an eighteen-acre site is located at the northwest corner of the intersection of 29th Street and Daffodil Street. There is a large detention channel between the site and the residential properties on the north and west borders. The elementary school contains a large shade structure with basketball backstops, a new gymnasium, a new small playground, exercise equipment, game courts, a green house and parking. There are severe traffic problems at the school during morning drop-off due to the location of parking lot exits and the lack of queuing space in the drop-off loop. There are several temporary soccer goals and backstops on the park site and the site has been leveled and fenced. The 2000 Open Space Master Plan classified the park as a Neighborhood Park with a service area of $\frac{1}{4}$ - $\frac{1}{2}$ mile.

Master Plan Guidelines for City/School Parks

Introduction

EXHIBIT # E
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The detention channel is a significant feature on the site and is fenced due to the steep channel slopes for safety. City Engineer discussed the possibility of widening and reshaping the channel to provide more detention capacity and reducing the slope of the channel sides. The full development cost of the park could be much higher than an average neighborhood park of the same size due to this and other unique opportunities presented in this park. Many of the highest priorities are related to improving peak time access to the school, establishing a wetland area, providing interpretive elements, maintaining open space for practice fields, better access to the park, linking the new and existing residential areas to the park, enlarging the playground and making the park and school function more effectively through shared use facilities. The unique position of the site between the school and the trail was the key factor in guiding the design process.

Victor Fields City/School Park

Victor Fields City/School Park is a ten-acre site located at the northwest corner of the intersection of Dallas Avenue and 5th Street. The site is on the Victor Fields Elementary School campus. It contains a large open air pavilion with basketball backstops, a new mini-gymnasium, playground equipment, and parking. The McAllen Independent School District plans to renovate the existing structure or build a new school in the near future. Joint use of the site has been funded for \$250,000 of park improvements. This master planning report is the first step in a comprehensive long-range vision that integrates the school and park into a multi-use educational and recreational facility.

Project Process

The purpose of a master plan and planning process is to comprehensively identify a long-range vision for development and use of the sites. The initial step in the planning process includes understanding the existing site conditions and the desire of the public for developing or using the land. At the beginning of the planning process, the Parks Department invited the public, Park and Recreation Commission, City Council, Park and Recreation professionals, McAllen Independent School District staff, and other City of McAllen professionals for their input on issues, concerns, and ideas related to the existing use and future desired use of the land. The results of this input process are detailed in Appendix A.

This information was combined with local knowledge about the inherent features, qualities, characteristics of the property, and the adjacent land uses to develop a number of alternatives. These alternatives were discussed and investigated by the project planning team which consisted of staff from the Parks and Recreation Department and Engineering Department.

The alternatives and other information generated during the planning process were presented at a series of public meetings for reaction and evaluation. Based on all of the data and public input, the planning team developed the guidelines for the development of the six sites over the next 10 to 20 years. These guidelines are detailed in the following section.

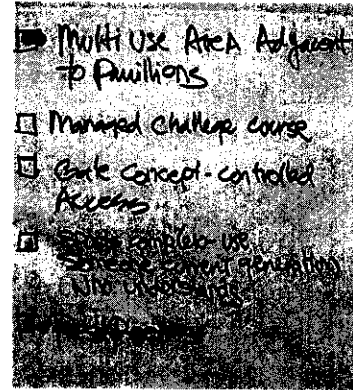
Master Plan Guidelines for City/School Parks

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Guidelines

Park Master Plan Strategy

By design, none of the alternative concepts developed in the design workshop for the public meetings were considered to be the preferred framework or direction for the future development for each site. Each alternative explored a number of ideas and issues raised by the workshop leading to reactions from the citizens at the public meetings. A variety of use possibilities, combinations, and intensities were explored as each alternative was being formulated and discussed. Ultimately, the process revealed the following guiding principles for the preferred master plan for each site.



Guiding Principles

Several parks in this study are school/park combinations and function as Neighborhood Parks as defined in the Parks, Recreation, and Open Space, Master Plan. These parks serve the neighborhoods around them supplying open play areas, playgrounds, and shelters. There is an opportunity to link several of these school/park sites and the neighborhoods to the city wide trail system

Gonzalez City School Park

1. A loop trails system will be developed within the park utilizing “soft” materials such as decomposed granite, curvilinear in design, and connected to the existing track.
2. Resting areas with shade would be provided within the park and along the trails linking facilities and activity nodes.
3. Trail heads that would provide shared use parking, shelters, wayfinding, drinking fountains, and restrooms.
4. Additional parking for the park will be located adjacent to the school extending the existing drop-off loop.
5. The playground would be fenced to provide park use of the facility, separate parking provided, and trees planted around the playground area for shade.
6. Several picnic units have been located adjacent to the trail and near playground and parking amenities.
7. A community education component was recommended. An outdoor environmental study area would be developed adjacent to the school and linked to the loop and city wide trail system.
8. The park would be bordered by a series of landforms and planting enclosing a central open space area with multi-use fields.

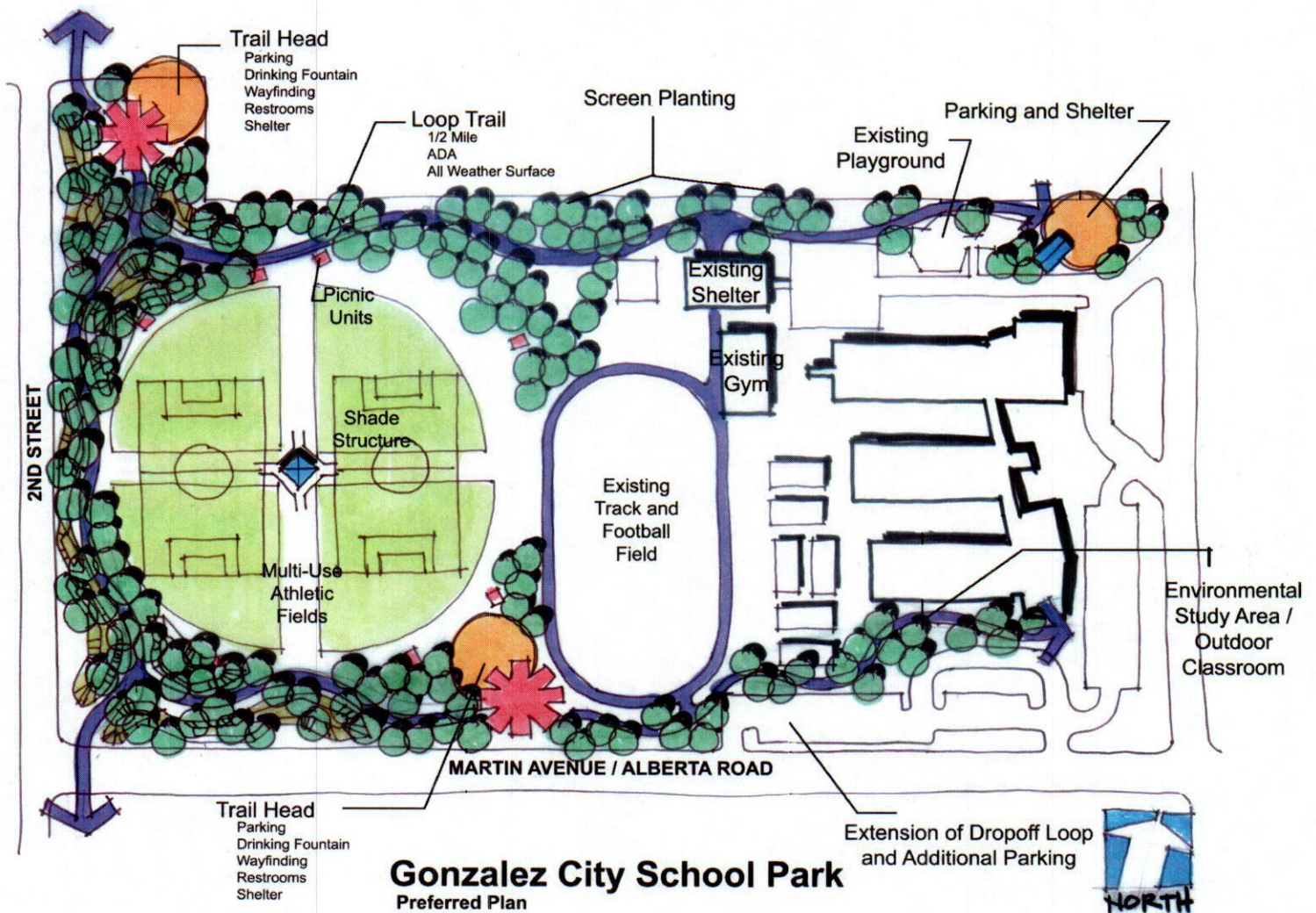
Master Plan Guidelines for City/School Parks

Guidelines

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9. A central shade structure with drinking fountain would be provided in the open space area.
10. Lighting would be provided for security and along the loop trail for night use.

From these guiding principles, the following components of the preferred master plan were developed:



Master Plan Guidelines for City/School Parks

Guidelines

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Trails

An inner park loop trail system is recommended linking various nodes of activity, the neighborhood, and the city wide trail system. Trails would be no wider than ten feet and constructed of hard or soft materials depending on the use and location. Trails that are located in high traffic areas or in areas subject to erosion will be constructed of a harder trail material such as asphalt or concrete. The Design of the trail system will take into consideration and be responsive to the visual impact the trail has on the park and the public's desire to maintain a "natural" appearance within the park.

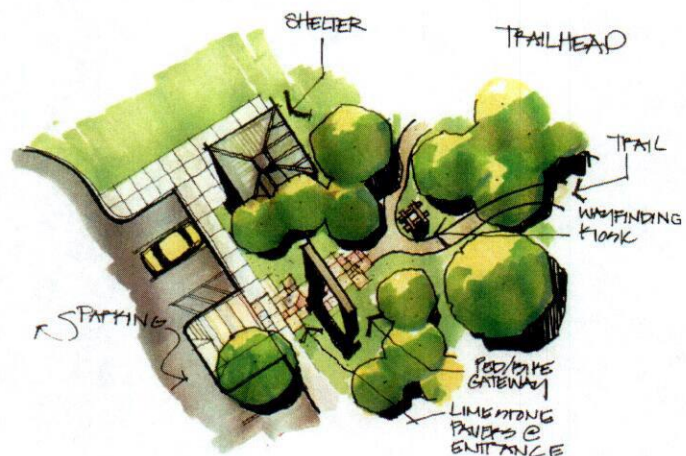


- *Walking Loop*

A walking loop in the park will provide an ADA compliant trail approximately one half mile in length between Gonzalez Elementary School and the proposed city wide trail system. The trail would follow landforms creating an interesting topography and meandering to create an enjoyable walking experience. Land forming would be used to help define the paths where space and create a screen between the park and the street. The loop trail would also serve as all weather, off street pedestrian connection to the elementary school. Trail markers would also be provided allowing trail users to determine the distance they have traveled along the walking loop trail.

- *City Wide Trail System*

A central trail "spine" along 2nd Street and Bicentennial Boulevard is being developed and crosses this site on the west end. The inner park trail loop would be developed linking various nodes of activity at the school and park to this trail system. The park and school would provide a location for support facilities such as parking and trail heads.



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School Parking

Additional school parking would be located to the south of the school by extending the existing parking lot to the west. This would provide additional shared use parking and much needed drop-off queuing space.

Playground

The existing playground would be fenced to allow public access during non school hours. A new parking lot would be constructed to accommodate ten cars and the playground updated to ADA standards.

Picnic Units

Picnic units consisting of a paved surface, ADA compliant table, barbecue grill, and trash container would be located adjacent to activity centers such as trailheads, playgrounds and open space areas. 20% of these units will be connected to the loop trail with a hard surface walk.

Community Education

An outdoor environmental study facility would provide an outdoor classroom space located adjacent to the school. The facility would also include interpretive elements depicting the natural history of the McAllen area. This area would be managed to promote a healthy natural environment and teach way to preserve the natural systems. Interpretive education programs for the public could be offered through the Park and Recreation Department.



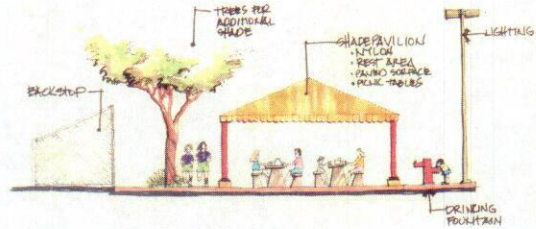
Master Plan Guidelines for City/School Parks

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Open Space /Multi-Use Fields

The open space created at the center of the park would be used for general open space recreation, fields for youth athletic practice, and community gatherings. Improvements will include low-level berming placed along the street in conjunction with the proposed trail to provide a visual and physical buffer between the activity area and traffic. The addition of drinking fountains, shade structure, and seating will be strategically placed to serve this area.



Lighting

Safety and security are the prime considerations for lighting in the park. The trail will be lighted to encourage evening use and also help create secure environment. The new lighting coupled with the existing street lighting will provide safety for citizens using the park during the evening and early morning hours. Additional security lighting will be located within the park through a continued neighborhood input process to accomplish specific goals. Appropriate lighting types and locations will be designed to limit the negative visual impact on the park and to adjacent residences.

Jackson City School Park

1. Through the discussion with staff it was determined that the use of this park site for short term storm water detention would be beneficial.
2. A loop trails system will be developed within the park in a curvilinear in design and linked to the city wide trail system on the east side of 2nd Street.
3. Interpretative nodes would be provided within the park and along the trails linking facilities and activity nodes and providing a community education component.
4. Trail heads that would provide shared use parking, shelters, wayfinding, drinking fountains, and restrooms.
5. Additional parking for the park will be located adjacent to the north east school parking lot.
6. The existing playground would be expanded.
7. Several picnic units have been located adjacent to the trail and near playground and parking amenities.
8. The park would be bordered by a series of landforms and planting enclosing a central open space area with multi-use fields.
9. A central shade structure with drinking fountain would be provided in the open space area.
10. Lighting would be provided for security and along the loop trail for night use.

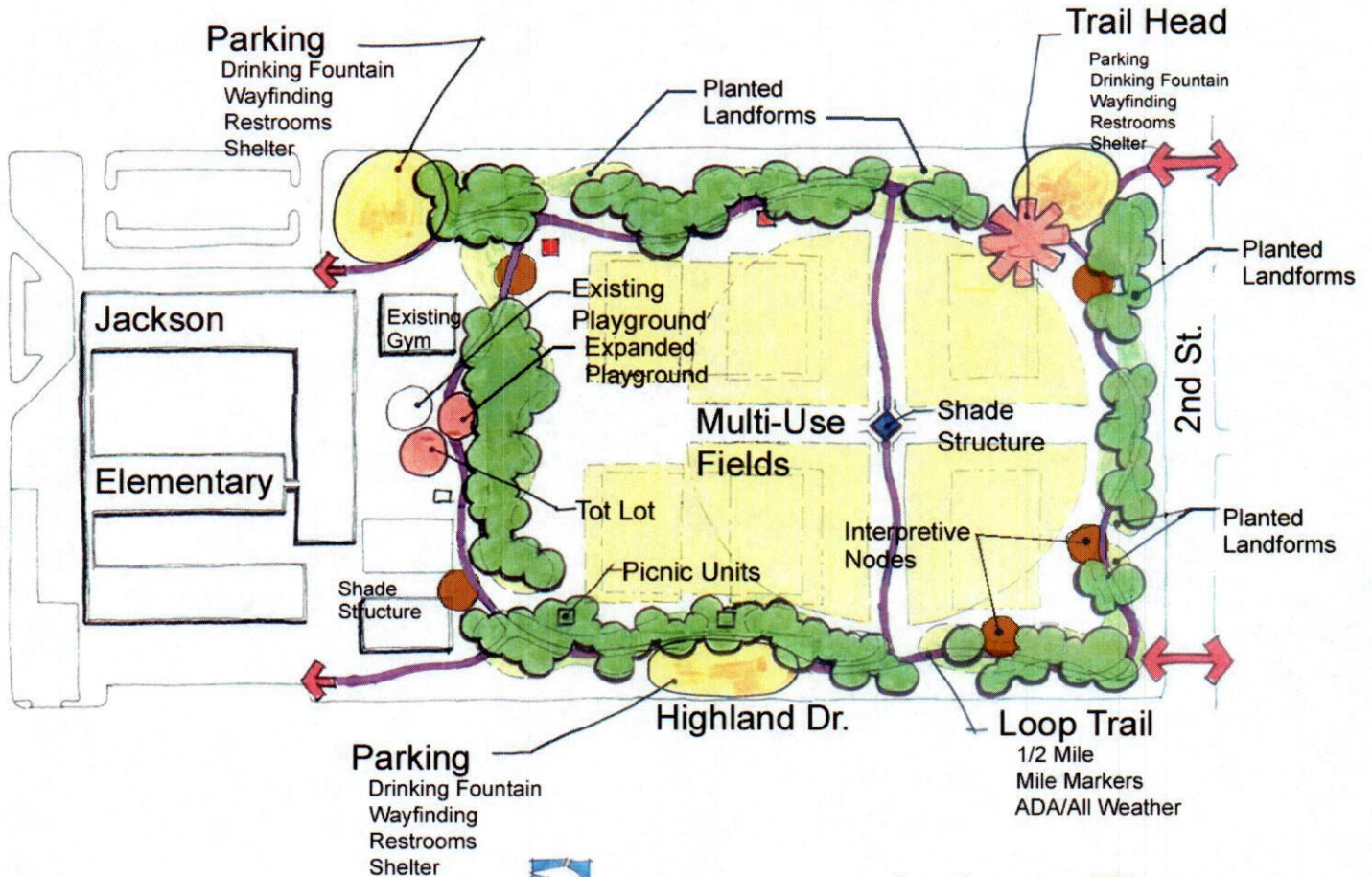
Master Plan Guidelines for City/School Parks

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Guidelines

From these guiding principles, the following components of the preferred master plan were developed:

Storm Water Detention



Jackson Elementary Preferred Master Plan

One of the principle ideas for the development of the Jackson City/School Park was to utilize the space for two different uses. One of these uses would be as park space and the other use as storm water detention. The concept that was developed requires lowering the center seven-acres of the ten-acre site about 7-feet to create the detention basin. This basin would allow a large volume of storm water to gather and be detained for a short period of time. During dry weather the basin would be used as practice fields and open space for the surrounding area.

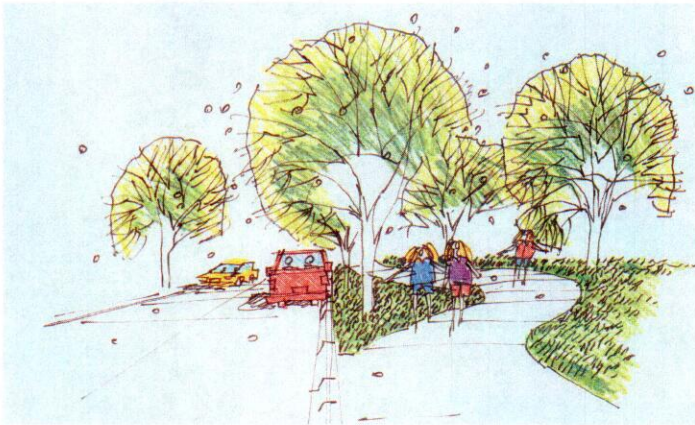
Master Plan Guidelines for City/School Parks

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Trails

An inner park loop trail system is recommended linking various nodes of activity, the neighborhood, and the citywide trail system. Trails would be no wider than ten feet and constructed of hard materials. The design of the trail system will take into consideration and be responsive to the visual impact the trail has on the park and the public's desire to maintain a "natural" appearance within the park.

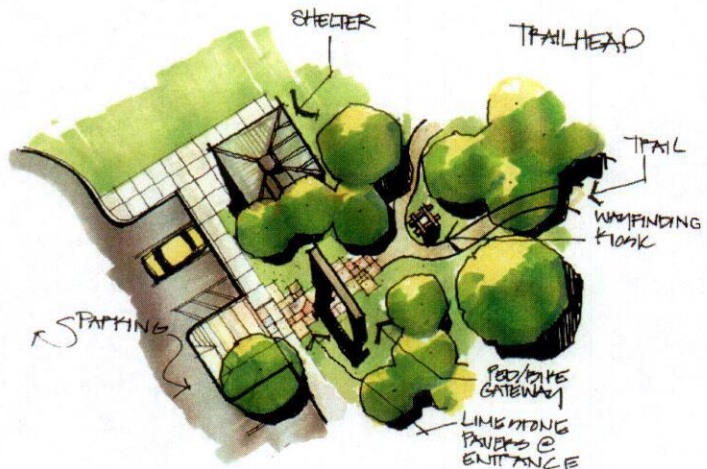


- *Walking Loop*

A walking loop in the park will provide an ADA compliant trail approximately one-half mile in length between Jackson Elementary School and 2nd Street. The trail would follow landforms creating an interesting topography and meandering to create an enjoyable walking experience. Land forming would be used to help define the paths and create a screen between the park and the street. The loop trail would also serve as all weather, off-street pedestrian connection to the elementary school. Trail markers would also be provided allowing trail users to determine the distance they have traveled along the walking loop trail. This trail would provide an alternate route to users of the city wide trail allowing them to leave the main trail, walk the Jackson Park loop, and return to the main trail.

- *City Wide Trail System*

A central trail "spine" along 2nd Street and Bicentennial Boulevard is being developed and crosses this site on the east end. The inner park trail loop would be developed linking various nodes of activity at the school and park to this trail system. The park and school would provide a location for support facilities such as parking and trail heads.



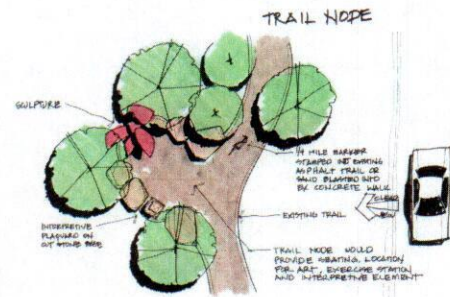
Master Plan Guidelines for City/School Parks

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• *Interpretive Nodes*

These elements are proposed to be located on the loop trail. The nodes would consist of a small council ring constructed to function as an outdoor classroom. These could be used by the elementary school or other organizations such as Boy / Girl Scouts or Indian Guides and be connected to the loop trail system. The nodes would also include wayfinding and interpretive elements depicting the natural history elements of McAllen.

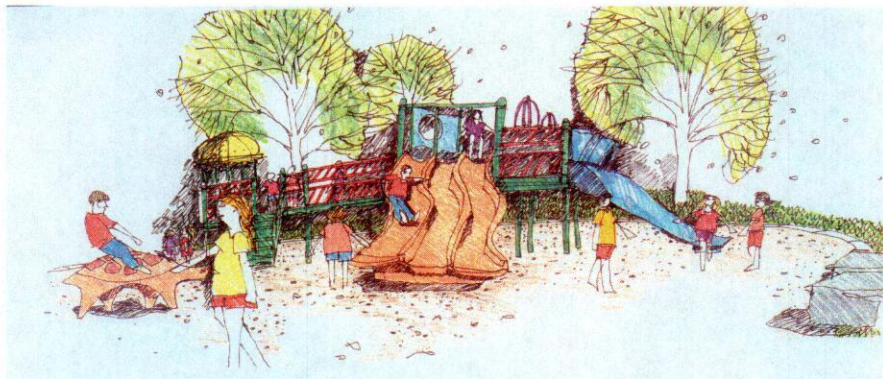


School Parking

Additional school parking would be located to the north of the school by extending the existing parking lot to the east providing additional shared use parking.

Playground

The existing playground would be expanded with two additional play areas. The existing playground would be updated to ADA standards and all the play areas linked to the loop trail system.



Picnic Units

Picnic units consisting of a paved surface, ADA compliant table, barbecue grill, and trash container would be located adjacent to activity centers such as trailheads, playgrounds and open space areas. Twenty percent of these units will be connected to the loop trail with a hard surface walk.

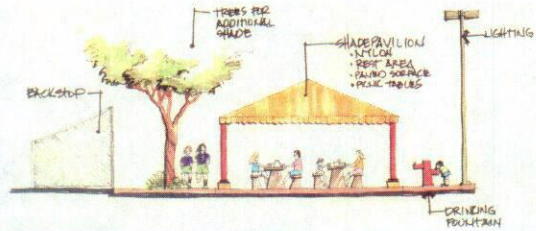
Master Plan Guidelines for City/School Parks

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Open Space /Multi-Use Fields

The open space created at the center of the park would be used for general open space recreation, fields for youth athletic practice, and community gatherings. Improvements will include low-level berming placed along the street in conjunction with the proposed trail and creation of the detention basin. These elements should provide a visual and physical buffer between the activity area and traffic. The addition of drinking fountains, shade structure, and seating will be strategically placed to serve this area.



Lighting

Safety and security are the prime considerations for lighting in the park. The trail will be lighted to encourage evening use and also help create a secure environment. The new lighting, coupled with the existing street lighting, will provide safety for citizens using the park during the evening and early morning hours. Additional security lighting will be located within the park through a continued neighborhood input process to accomplish specific goals. Appropriate lighting types and locations will be designed to limit the negative visual impact on the park and to adjacent residences.

McAuliffe City School Park

1. Through the discussion with staff it was determined that the use of this park site for short term storm water detention could be expanded.
2. Reshaping the channel would provide a larger, more accessible detention basin providing for impoundment of water and an interpretive wetland.
3. A simple Amphitheater could be created as the channel is reshaped.
4. A site for future Head Start or Boys and Girls Club would be provided on the south side of the park.
5. Additional parking for the park will be located adjacent to the north east school parking lot, the parent drop-off loop would be extended, and a new bus drop-off loop located on the south side of the park.
6. A loop trails system will be developed within the park in a curvilinear in design. Interpretative nodes would be provided within the park and along the trails linking facilities and activity nodes and providing a community education component.
7. Trailheads would provide shared use parking, shelters, wayfinding, drinking fountains, and restrooms.
8. A new play ground would be located on the north side of the school adjacent to the existing playground.
9. Several picnic units have been located adjacent to the trail and near playground and parking amenities.

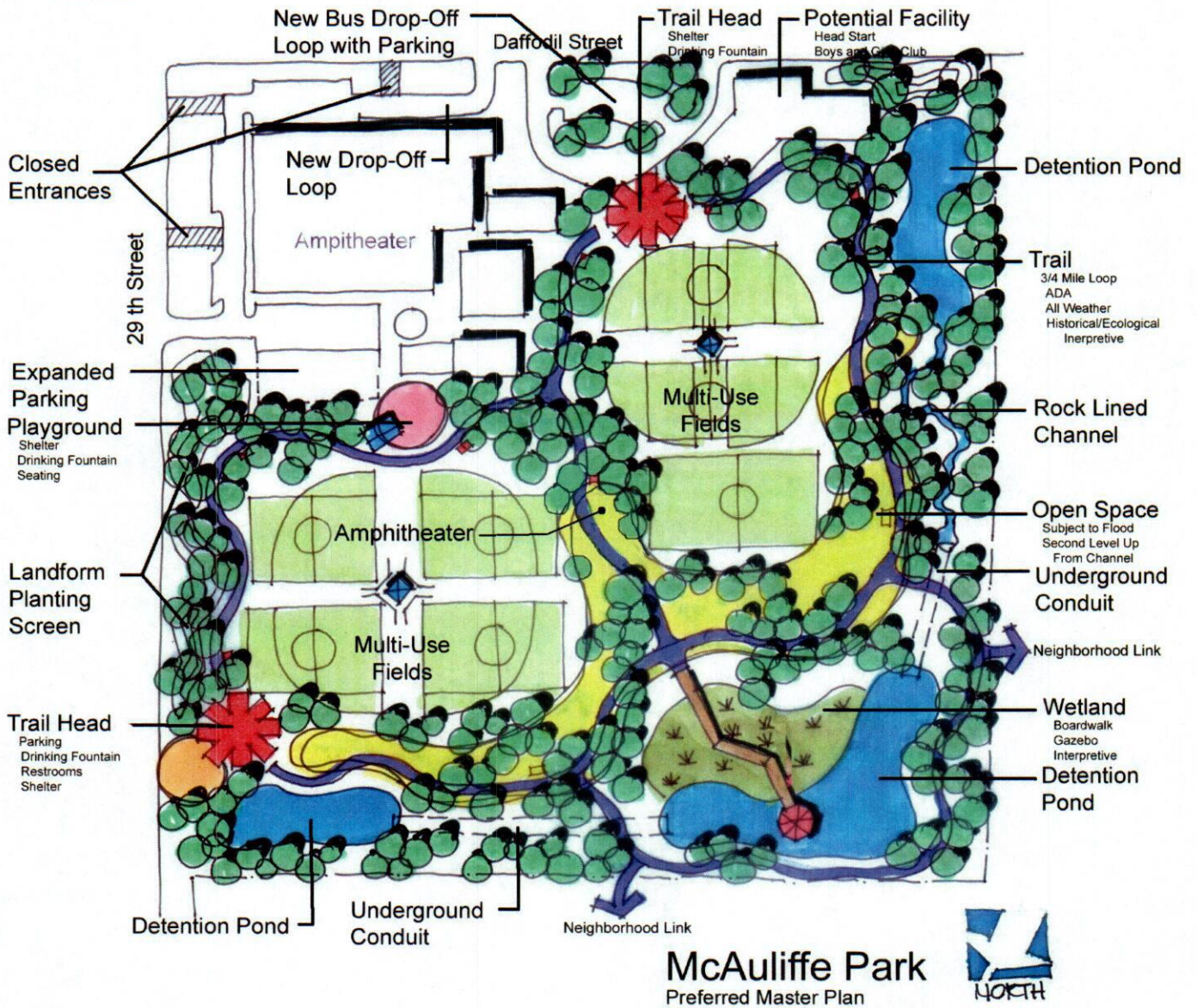
Master Plan Guidelines for City/School Parks

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10. The park would be bordered by a series of landforms and planting enclosing two main open space areas with multi-use fields.
11. A central shade structure with drinking fountain would be provided in the open space areas.
12. Lighting would be provided for security and along the loop trail for night use.

From these guiding principles, the following components of the preferred master plan were developed:



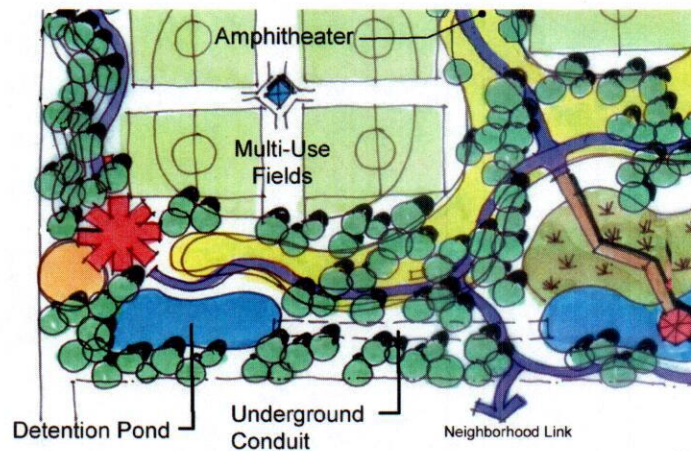
Storm Water Detention

One of the major features of this site is the large drainage channel that runs along the north and west edges of the park. The feature is a detention channel with slow water flows and large water holding capacity. The City Engineer has explored several concepts for widening the channel to increase the detention capacity.

The concept that was developed requires extensive widening and shaping of the channel to eliminate any steep slopes and to provide a more natural appearance. The plan proposes three levels of excavation as follows:

• *Main Channel*

The main channel would be excavated into a series of gradual sloping ponds connected by large pipe or box culverts. This concept would add important open space to the plan and provide a pedestrian connection across the channel without a bridge. The main channel would be subject to flooding so any improvements made in this area would be designed to withstand periods under water.



The main channel offers the opportunity to create wetlands that could be used by the school as a teaching aid and would offer excellent wildlife habitat. A boardwalk is proposed to cross this area terminating at a gazebo on the pond.



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Guidelines

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The proposed channel south of the center pond is configured to create a natural appearance with a series of natural rock dams and pools. This would beautify the channel. Water could be circulated when possible creating the appearance of a tranquil creek, as well as enhancing the quality of the water in the channel.

•Secondary Channel

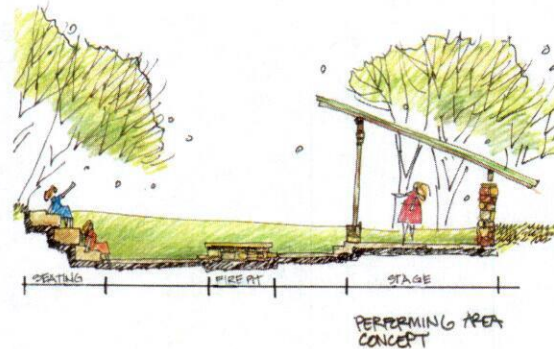
The secondary channel would be excavated into a much wider channel able to accommodate a large volume of water. This area would be used as free open space providing scenic views through the site. The secondary channel would also be subject to flooding so any improvements made in this area would be designed to withstand periods under water.

•High Ground

The high ground would not be excavated and would not be subject to flooding. This area would be used for trails, playgrounds, multi-use fields and free open space.

Amphitheater

The element would be located between the high ground and the secondary channel. A small natural stadium would be created during excavation with natural grass seating berms and a simple stage.



Future Facilities

Head Start and the Boys and Girls Club have expressed interest in developing facilities on this site. The site was analyzed and the southern side of the site was selected. Additional school parking would be located to the north of the school by extending the existing parking lot to the east providing additional shared use parking.

Parking and Traffic

Additional parking for the park will be located adjacent to the north east school parking lot. This lot is currently used as teacher parking and the proposed expansion will double the capacity. The parent drop-off loop would be extended and several entrance/exits closed to help improve traffic congestion. A new bus drop-off loop located on the south side of the site between the proposed Head Start and Boys and Girls Club facility and the school. The drop-off loop will also contain additional parking.

Master Plan Guidelines for City/School Parks

Guidelines

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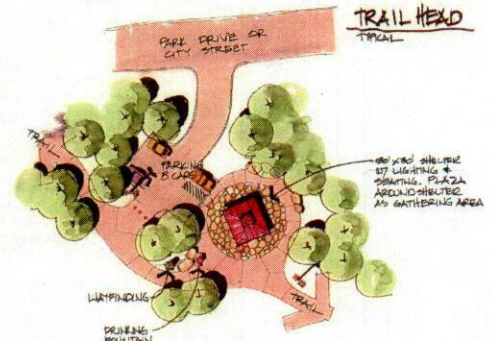
Trails

An inner park loop trail system is recommended linking the various nodes of activity, the neighborhood, and eventually to the citywide trail system. Trails would be no wider than ten-feet and constructed of hard materials. The design of the trail system will take into consideration and be responsive to the visual impact the trail has on the park and the public's desire to maintain a "natural" appearance within the park.



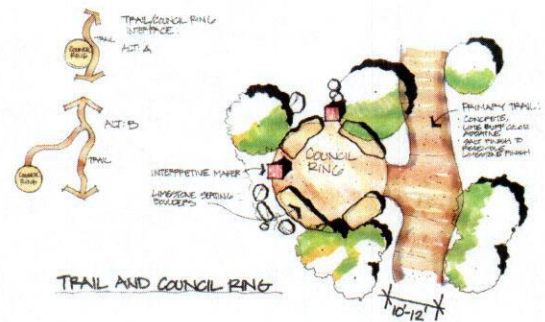
- A walking loop in the park will provide an ADA compliant trail approximately three quarter mile in length. The trail would follow landforms as it parallels the streets creating a meandering and enjoyable walking experience. Land forming would be used to help define the paths and create a screen between the park and the street. The loop trail would also serve as all weather, off street pedestrian connection to the elementary school. Trail markers would also be provided allowing trail users to determine the distance they have traveled along the walking loop trail.

Walking Loop



- **Interpretive Nodes**

These elements are proposed to be located on the loop trail. The nodes would consist of a small council ring constructed to function as an outdoor classroom. These could be used by the elementary school or other organizations such as Boy / Girl Scouts or Indian Guides and be connected to the loop trail system. The nodes would also include wayfinding and interpretive elements depicting the natural history elements of McAllen.



Master Plan Guidelines for City/School Parks

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Guidelines

Playground

The existing playground would remain and a new playground added adjacent to the expanded teacher parking lot.

Picnic Units

Picnic units, consisting of a paved surface, ADA compliant table, barbecue grill, and trash container would be located adjacent to activity centers such as trailheads, playgrounds and open space areas. Twenty percent of these units will be connected to the loop trail with a hard surface walk.

Open Space /Multi-Use Fields

The open space created at the center of the park would be used for general open space recreation, fields for youth athletic practice, and community gatherings. Improvements will include low-level berming placed along the street in conjunction with the proposed trail and creation of the detention basin. These elements should provide a visual and physical buffer between the activity area and traffic. The addition of drinking fountains, shade structure, and seating will be strategically placed to serve this area.

Lighting

Safety and security are the prime considerations for lighting in the park. The trail will be lighted to encourage evening use and also help create a secure environment. The new lighting, coupled with the existing street lighting, will provide safety for citizens using the park during the evening and early morning hours. Additional security lighting will be located within the park through a continued neighborhood input process to accomplish specific goals. Appropriate lighting types and locations will be designed to limit the negative visual impact on the park and to adjacent residences.

Victor Fields City/School Park

1. A loop trails system will be developed within the park utilizing "soft" materials such as decomposed granite, curvilinear in design, and connected to the existing park.
2. Resting areas with shade would be provided within the park and along the trails linking facilities and activity nodes.
3. Trailhead that would provide shared use parking, shelters, wayfinding, drinking fountains, and restrooms.
4. A new playground would be provided for use of the facility, with trees planted around the playground area for shade.

Master Plan Guidelines for City/School Parks

Guidelines

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5. Several picnic units have been located adjacent to the trail and near playground and parking amenities.
6. The park would be bordered by a series of landforms and planting enclosing a central open space area with multi-use fields.
7. Lighting would be provided for security and along the loop trail for night use.

From these guiding principles, the following components of the preferred master plan were developed:

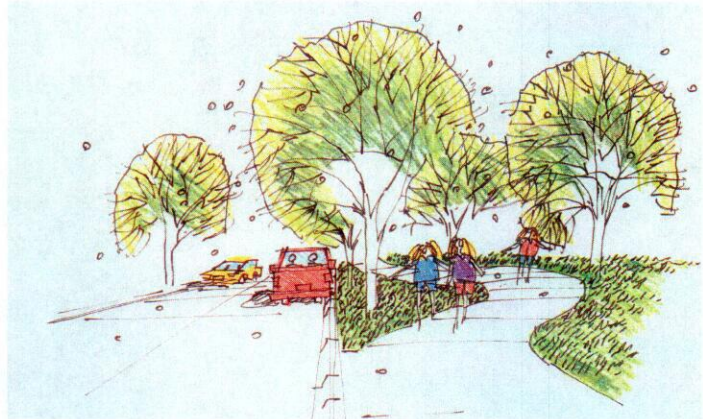
Preferred Master Plan

The unanimous opinion of all individuals at the workshop was to implement Alternative #2 with the desire to locate the new school as shown in Alternative #3, if bond funding is approved. Attendees at the workshop, Fields school staff and City Engineering/Traffic Department like Alternative #3 because it alleviates traffic problems along Dallas Avenue and provides for better bus drop-off and loading. This alternative will revitalize the neighborhood to a higher degree than alternatives #1 and #2. The Parks and Recreation staff prefers Alternative #2, then reducing the City/school Park to Alternative #3 when/if the new elementary school is built.

Although not part of this Masterplan, all participants at the workshop favored salvaging significant architectural elements of the old school building to be incorporated in to the facade of a new building. This will help link the past with the present and serve as a historical reminder for all former students of Victor Fields Elementary School.

Trails

An inner park loop trail system is recommended linking various nodes of activity, the neighborhood, and the citywide trail system. Trails would be no wider than ten feet and constructed of all-weather materials. The design of the trail system will take into consideration and be responsive to the visual impact the trail has on the park and the public's desire to maintain a "natural" appearance within the park.



School Parking

Additional school parking will be located on the site. These parking lots will also provide parking for park patrons. A trailhead located adjacent to the trail and parking would include a shelter, drinking fountain, wayfinding and a gateway to the hike & bike trails.

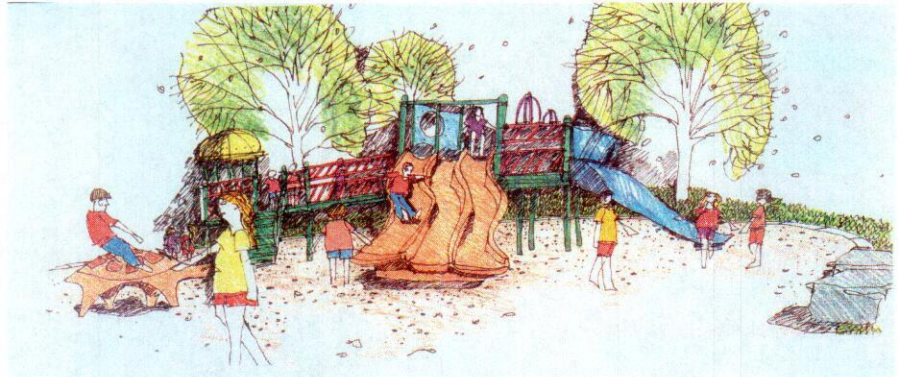
Master Plan Guidelines for City/School Parks

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Playground

An additional playground area that meets ADA guidelines would be built. The school and park could utilize this new playground.

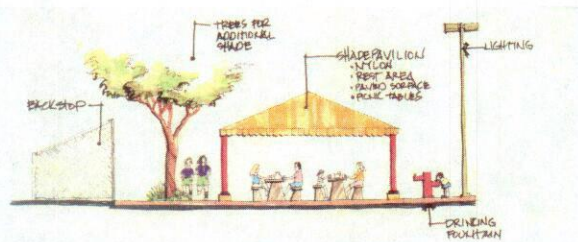


Picnic Units

Picnic units consisting of a concrete paved surface, ADA compliant table, barbecue grill, and trash container will be located adjacent to activity centers such as trailheads, playgrounds and open space areas. Twenty percent of these units will be connected to the loop trail with a hard surface walk.

Open Space /Multi-Use Fields

The open space created at the center of the park would be used for general open space recreation, fields for youth athletic practice, and community gatherings. Improvements will include low-level berming placed along the street in conjunction with the proposed trail. These elements should provide a visual and physical buffer between the activity area and traffic.



Lighting

Safety and security are the prime considerations for lighting in the park. The trail will be lighted to encourage evening use and also help create a secure environment. The new lighting, coupled with the existing street lighting, will provide safety for citizens using the park during the evening and early morning hours. Additional security lighting will be located within the park. Appropriate lighting types and locations will be designed to limit the negative visual impact on the park and to adjacent residences

Master Plan Guidelines for City/School Parks

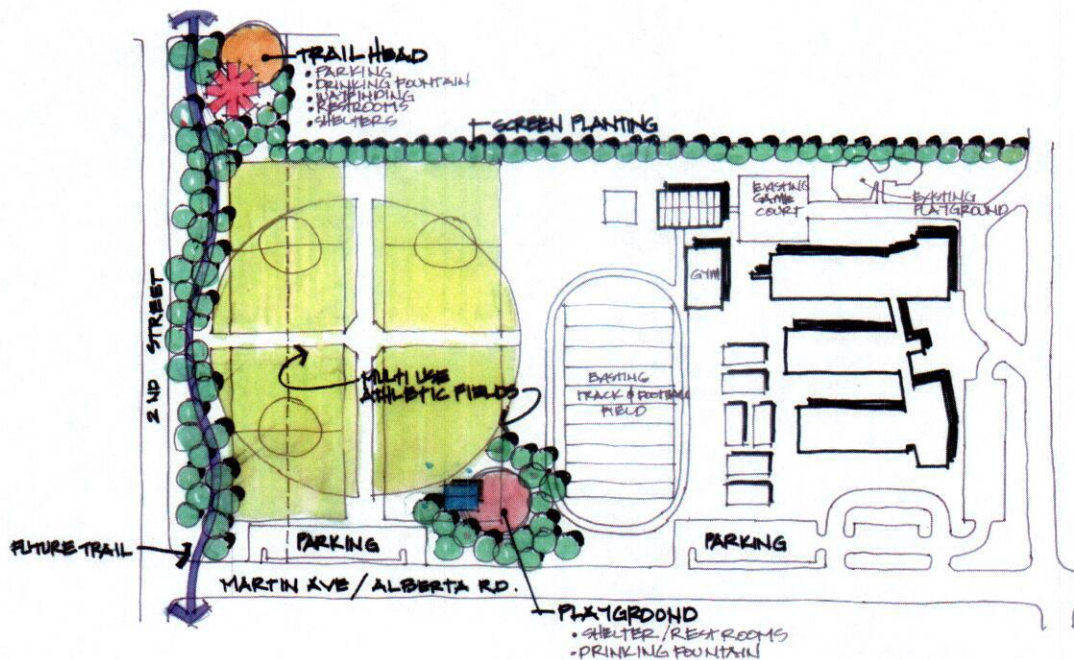
Appendix A: Public Workshop Results

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Gonzalez City School Park

Alternative #1

This alternative explored the concept of a park in which internal activity is minimized and concentrated in several activity nodes. The overall concept focused on keeping most users on the perimeter of the park with the exception of the practice fields. A new playground, new parking, expanded existing parking, and shelter are located on the south side of the park. The existing playground is to remain for school use only. A trailhead is placed to the north side along 2nd street.



GONZALEZ · ALT # 1



Elements

Circulation

- Linkage to city trail

Parking

- New parking and expanded existing parking

Open Space

- Practice athletic fields

- Irrigation

Trail Head

- Drinking fountain
- Restrooms
- Way finding
- Shelter

Planted Buffer at residential property

Master Plan Guidelines for City/School Parks

Appendix A: Public Workshop Results

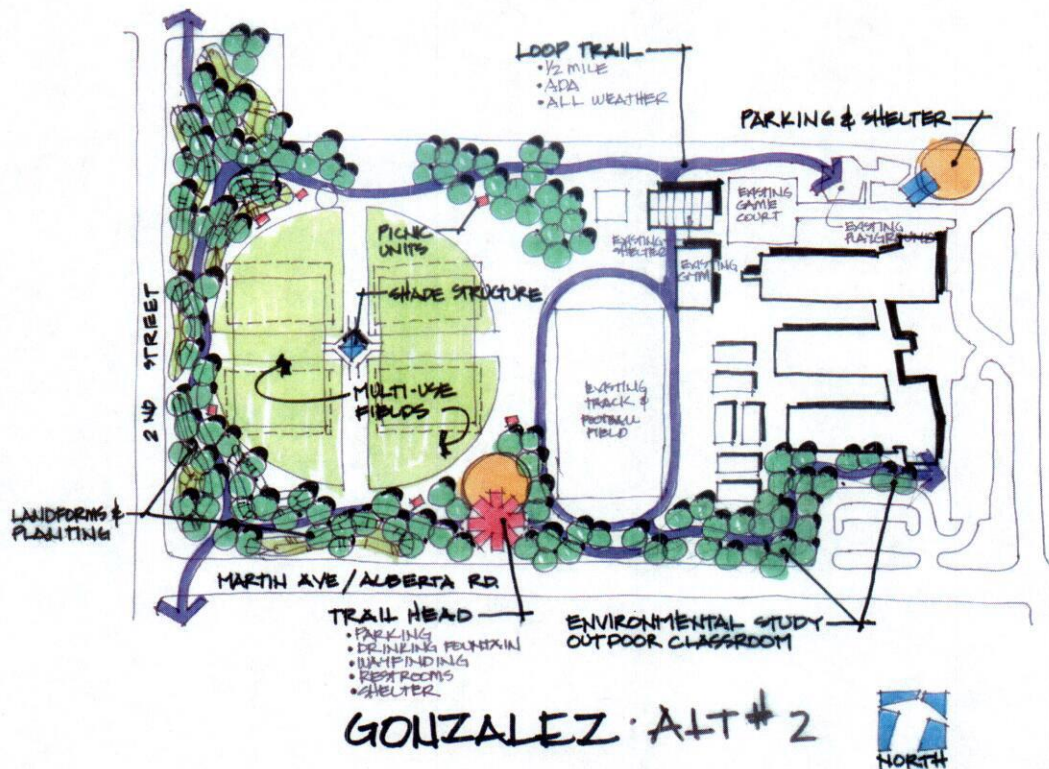
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Public Comment on Alternative #1 at Public Meeting
(Not in priority or ranking)

- Like connection to trail system
- Like curving trails
- Bring more landscape into field area
- Like Trees/Shade over playground
- Like parking for both trail and school
- No connection to existing loop trail
- Like buffer between neighborhood

Alternative #2

In this approach existing site facilities are utilized. Access to the park would be made easier with the addition of two parking areas and a hard surface trail would loop around the entire park and connect the existing 2nd street trail. Practice fields are at the center of the site with a small shade structure that facilitates all the fields. The existing playground fencing is modified to allow access, a small parking lot and shelter were also added. An environmental study area would be developed along the trail linking the park activities to the school.



Master Plan Guidelines for City/School Parks

Appendix A: Public Workshop Results

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Elements

Circulation

- Linkage to city trail and track
- New loop trail

Parking

- New parking

Open Space

- Practice athletic fields
- Shade structure
- Irrigation

Lighting

- Trail lighting

- Security lighting

Picnic Units

Environmental Study/Outdoor

Classroom

Trail Head:

- Drinking fountain
- Restrooms
- Way finding
- Shelter

Berms

Public Comment on Alternative #2 at Public Meeting (Not in priority or ranking)

- Like granite trail
- Like connection to track
- Like outdoor classroom
- Like up and down curving trails
- Bring more landscape into field area
- Like trees/shade over playground
- Need other shade structures besides trees
- No Lighting
- More parking for both trail and school
- more Restrooms
- needs to tie to neighborhood

Jackson City School Park

Alternative #1

The concept for this park is to extend the play area to the northeast of Jackson Elementary, toward the open space bordered by 2nd St. A loop trail connecting the school with the City Wide Trail System will surround the open space which will hold several practice fields. The existing playground will be expanded to include a tot lot, and both will ADA accessible.

Master Plan Guidelines for City/School Parks

Appendix A: Public Workshop Results

EXHIBIT # E
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Elements

Circulation

- Linkage to city trail
- New loop trail

Parking

- New parking lots

Open Space

- Practice athletic fields
- Irrigation

Lighting

- Trail lighting
- Security lighting

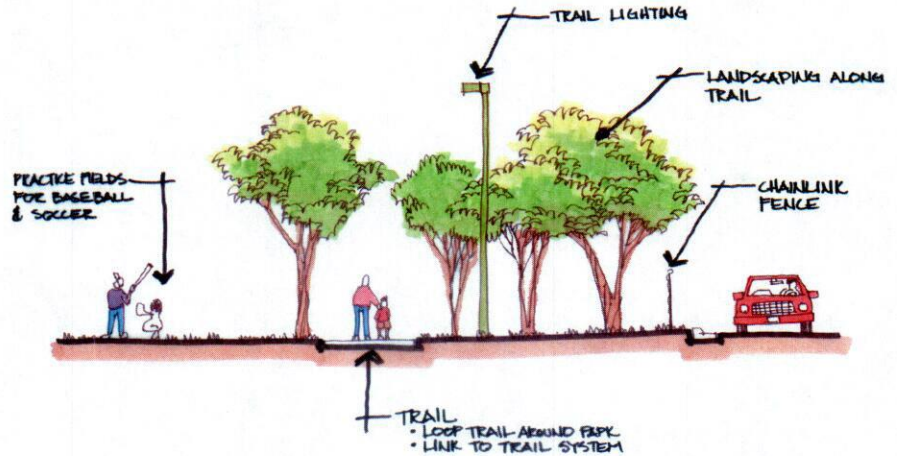
Picnic Units

Trail Head

- Drinking fountain
- Restrooms
- Wayfinding
- Shelter

Planted Buffer

Relocate Tot Lot



JACKSON - ALT #1

Public Comment on Alternative #1 at Public Meeting

(Not in priority or ranking)

- | | |
|---|--|
| <ul style="list-style-type: none"> • Like Irrigation • Like pavers and benches northwest of pavilion • Like larger parking lot closer to school • Remove equipment and replace swings • Like Lights • Like attractive/shaded parking lots | <ul style="list-style-type: none"> • Bad drainage spot • Resurface blacktop play area • Flooding around gym • Don't like overhead power lines • Needs additional parking on north side • Additional playground • Resurface courts |
|---|--|

Master Plan Guidelines for City/School Parks

Appendix A: Public Workshop Results

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Alternative #2

This concept is similar to the first, with the addition of landform to further buffer the site from the adjoining streets. A small outdoor classroom is built into these landforms adjacent to the playgrounds. Practice fields are at the center of the site with a small shade structure to provide relief from the sun.

Elements

Circulation

- Linkage to city trail
- New loop trail

Parking

- New parking lots

Open Space

- Practice athletic fields
- Shade structure
- Irrigation

Lighting

- Trail lighting
- Security lighting

Picnic Units

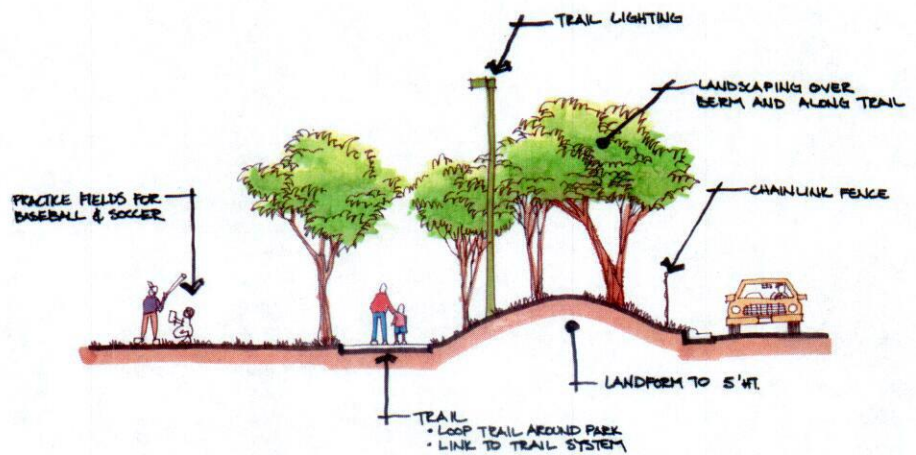
Trail Head

- Drinking fountain
- Restrooms
- Wayfinding
- Shelter

Berms

Planted Buffer

Relocate Tot Lot



JACKSON - ALT #2

Public Comment on Alternative #1 at Public Meeting

(Not in priority or ranking)

- Like Irrigation
- Like pavers and benches northwest of pavilion
- Like larger parking lot closer to school
- Like Lights

Master Plan Guidelines for City/School Parks

Appendix A: Public Workshop Results

Alternative #3

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This approach takes the concept one step further, helping to solve local drainage problems during a storm. The entire practice field area will be lowered 7 feet, providing a detention basin. A central trail will bisect the basin, leading to the shade structure between the practice fields. Interpretive nodes are proposed to be located in several places along the main loop.

Elements

Circulation

- Linkage to city trail
- New loop trail

Parking

- New parking lots

Detention Area

- Practice athletic fields
- Shade structure
- Irrigation

Lighting

- Trail lighting
- Security lighting

Picnic Units

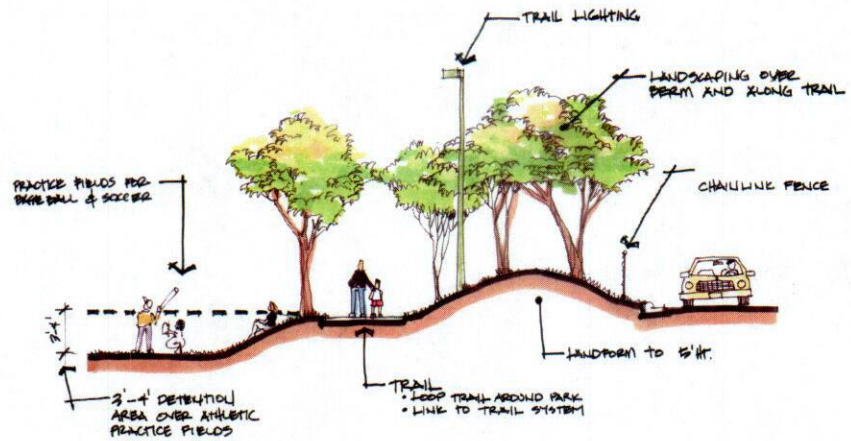
Trail Head

- Drinking fountain
- Restrooms
- Wayfinding
- Shelter

Berms

Planted Buffer

Relocate Tot Lot



JACKSON • ALT #3

Master Plan Guidelines for City/School Parks

Appendix A: Public Workshop Results

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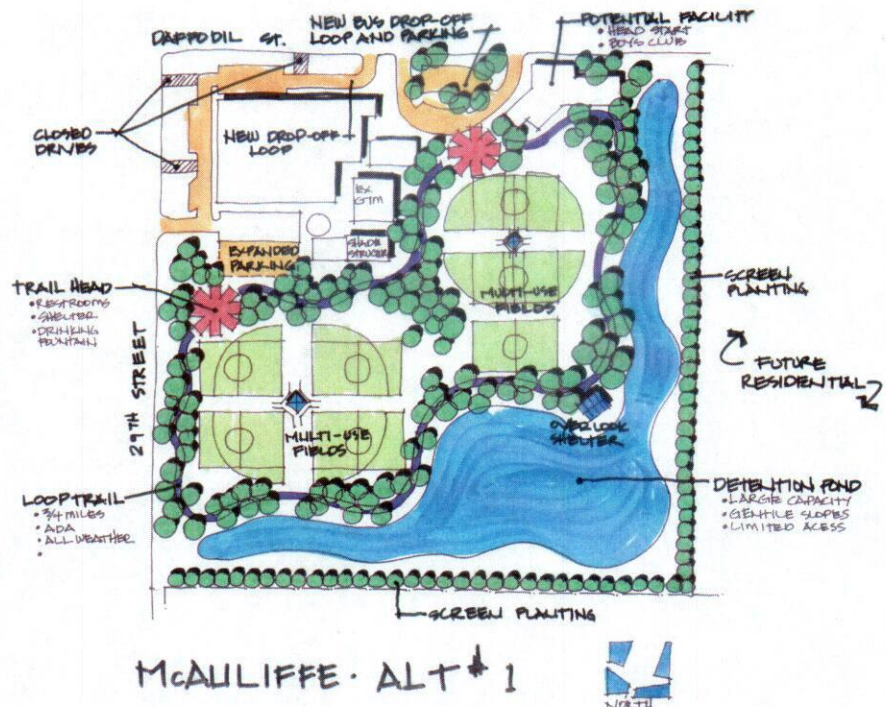
Public Comment on Alternative #3 at Public Meeting
(Not in priority or ranking)

- | | |
|--|--|
| <ul style="list-style-type: none"> • Like irrigation • Like pavers and benches northwest of pavilion • Like larger parking lot closer to school • Like trail rail cut through fields • Like “Sunken” fields • Remove equipment and replace swings • Like lights • Like detention | <ul style="list-style-type: none"> • Like interpretive elements • Like nodes • Like silhouettes • Bad drainage spot • Resurface blacktop • Flooding around gym • Remove overhead power lines • No additional parking on north side • No additional playground |
|--|--|

McAuliffe City School Park

Alternative #1

This alternative explores 2 major issues, localized stormwater detention and streamlining student pick-up/drop-off patterns. The first issue is handled by creating a large detention pond in the location of an existing drainage channel. The second closes off three existing drives into the school while connecting and moving parking areas to create a one way traffic pattern. A loop trail encircles the practice fields in the central portion of the site.



Master Plan Guidelines for City/School Parks

Appendix A: Public Workshop Results

EXHIBIT " E "
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Elements

Circulation

- New loop trail

Parking

- New parking lots

Open Space

- Practice athletic fields
- Shade structures
- Irrigation

Lighting

- Trail lighting
- Security lighting

Picnic Units

Detention Pond

Trailhead

- Drinking fountain
- Restrooms
- Wayfinding
- Shelter

Planted Buffer

Public Comment on Alternative #1 at Public Meeting

(Not in priority or ranking)

- Needs elements of Sam Houston – tennis/basketball
- Like practice fields
- Like shade structures
- Like Head Start location
- Like single entrance
- Fence – safety
- Water level
- Restrooms after school hours
- Needs gathering stage/amphitheater
- Add playground equipment – swings and remove ones in city park
- Water liability
- Park noise need screen

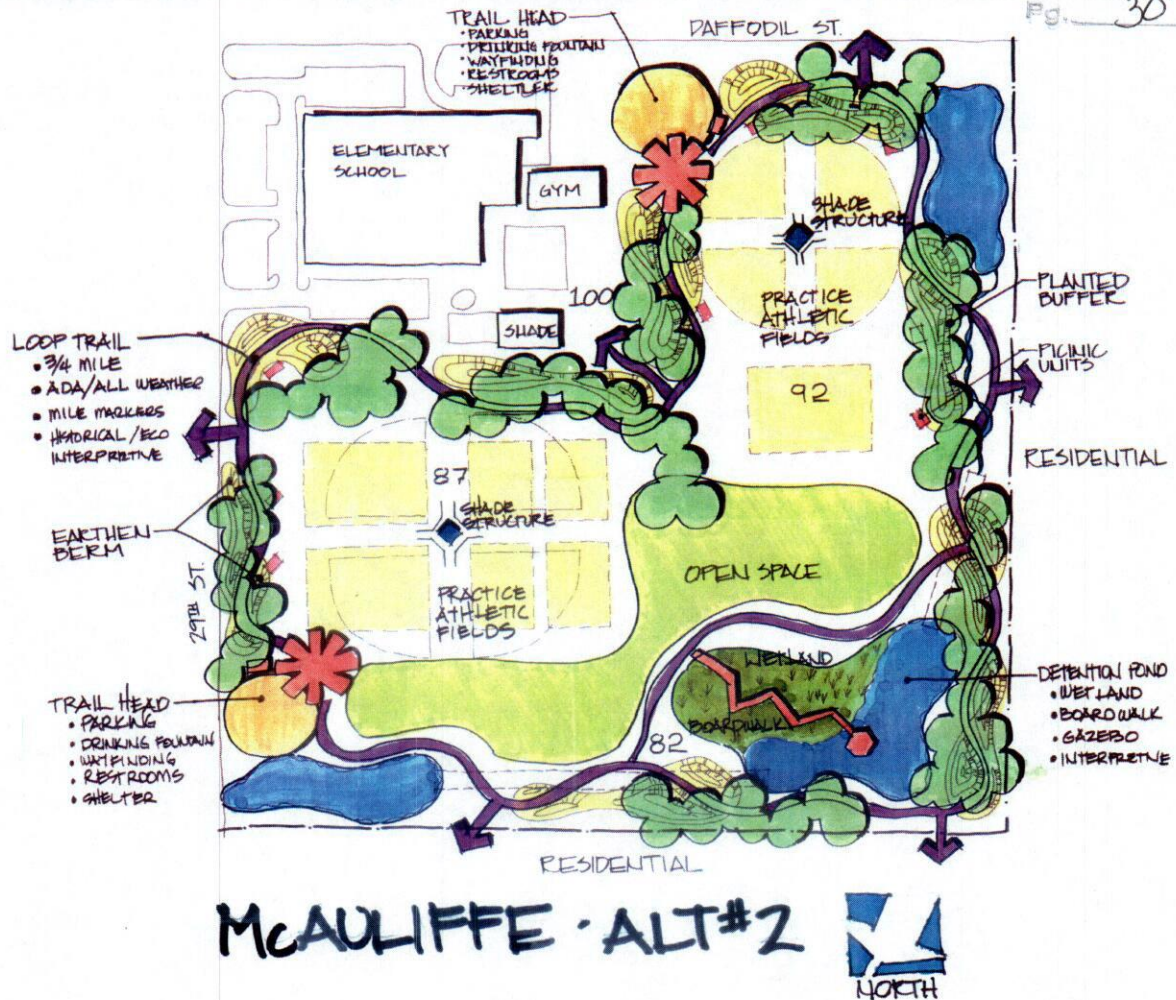
Alternative #2

Alternative #2 proposes three detention ponds that would serve two purposes, detention and education. The largest of the three ponds would have a wetland area with a boardwalk extending out to an outdoor classroom. The rest of the site is terraced to become a larger detention basin during periods of heavy rain. These terraced areas would contain multiple practice fields and open space surrounded by a loop trail. The adjacent neighborhoods, school, and the City Wide Trail System would be tied to the site through this trail.

Master Plan Guidelines for City/School Parks

Appendix A: Public Workshop Results

EXHIBIT "E"
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Elements

Circulation

- Linkage to city trail and surrounding neighborhood
- New loop trail

Parking

- New parking lots

Open Space

- Practice athletic fields
- Shade structures
- Free play space
- Irrigation

Lighting

- Trail lighting

- Security lighting

Picnic Units

Detention Pond

- Interpretive wetland
- Boardwalk with gazebo

Trailhead

- Drinking fountain
- Restrooms
- Wayfinding
- Shelter

Berms

Planted Buffer

Master Plan Guidelines for City/School Parks

Appendix A: Public Workshop Results

Public Comment on Alternative #2 at Public Meeting
(Not in priority or ranking)

EXHIBIT # F
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- Needs elements of Sam Houston – tennis/basketball
- Like practice fields
- Like shade structures
- Like access to neighbors
- Like access from trail to birding
- Needs fence – safety
- Concerned about water level
- Needs restrooms after school hours
- Like gathering stage/amphitheater
- Add playground equipment – swings and remove ones in city park
- Water liability
- Park noise need screen

Victor Fields City/School Park

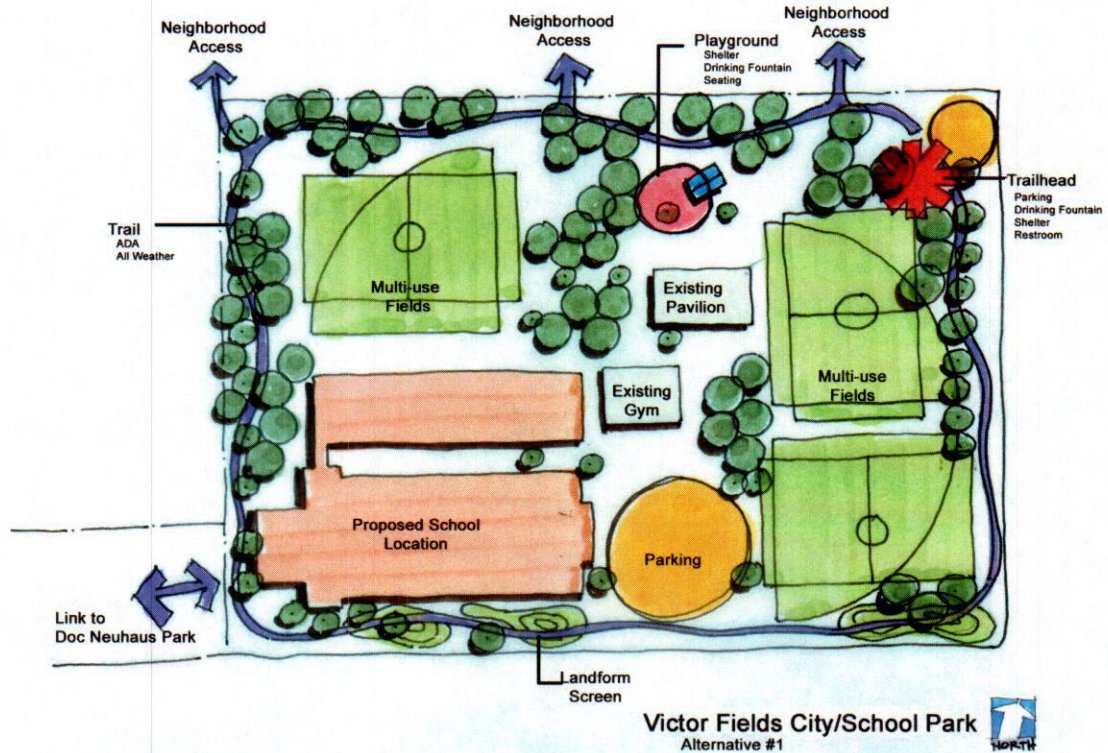
Alternative #1

The concept in this alternative is to consider the possibility of a new elementary school building on the southwest corner of the site, leaving the existing Gym and Pavilion in place. A loop trail connecting the school with the City Wide Trail System and adjacent park will surround the entire site and open space, which will hold several practice fields. The existing playground equipment will be removed and an updated ADA accessible playground installed.

Master Plan Guidelines for City/School Parks

Appendix A: Public Workshop Results

EXHIBIT "E"
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Elements

Circulation

- Linkage to city trail
- New loop trail
- Neighborhood Access

Parking

- New parking lot for School use
- New parking lot for Park use

Open Space

- Practice athletic fields
- Irrigation

Lighting

- Trail lighting
- Security lighting

Picnic Units

Trailhead

- Drinking fountain
- Wayfinding
- Shelter

Planted Buffer with Landform screen
New playground equipment

Master Plan Guidelines for City/School Parks

Appendix A: Public Workshop Results

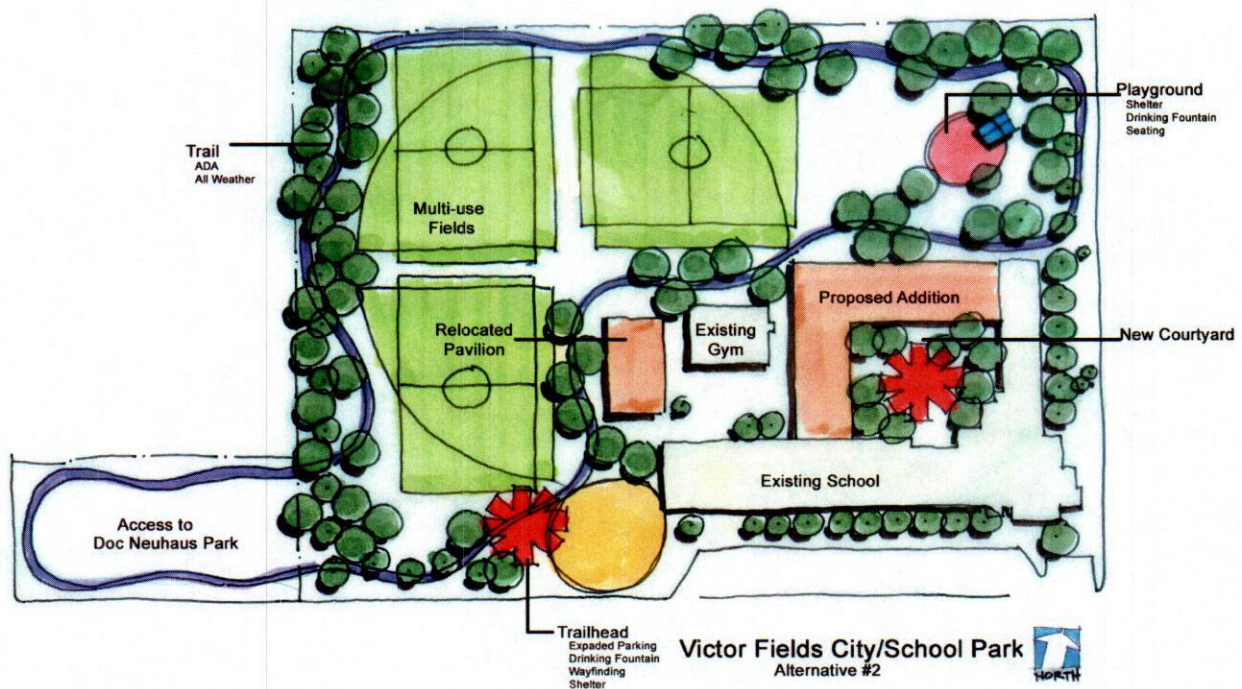
EXHIBIT " E "
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Comment on Alternative #1 (Not in priority or ranking)

- Like use of two playground areas
- The layout does not seem too congested
- The existing school can still be utilized while constructing the new school
- Existing Gym and Pavilion does not have to move
- The proposed school location seems very close to residential development to the west
- Park areas are separated
- Reduced road frontage

Alternative #2

This concept is different from the first, in that the existing school may remain in place and a new addition encloses a large courtyard. A loop trail encircles practice fields and open space to the north and west of the school, with a connection to the adjacent park located on Dallas Avenue. The existing Gym will remain but the Pavilion will be relocated to the west. Existing parking will be expanded to accommodate park patrons as well as staff. A trailhead will be located at the parking area southwest of the existing school building.



Master Plan Guidelines for City/School Parks

Appendix A: Public Workshop Results

EXHIBIT " E "
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Elements

Circulation

- Linkage to city trail
- New loop trail

Parking

- Expanded parking lot

Open Space

- Practice athletic fields
- Irrigation

Lighting

- Trail lighting

- Security lighting

Picnic Units

Trailhead

- Drinking fountain

- Restrooms

- Wayfinding

- Shelter

Planted Buffer

New Playground

Comments on Alternative #2

(Not in priority or ranking)

- Like connection to existing park area
- Like gaining parking
- Like the open space
- Open space acts as a buffer to residential
- School staff wants new school
- Distance to existing playground greater

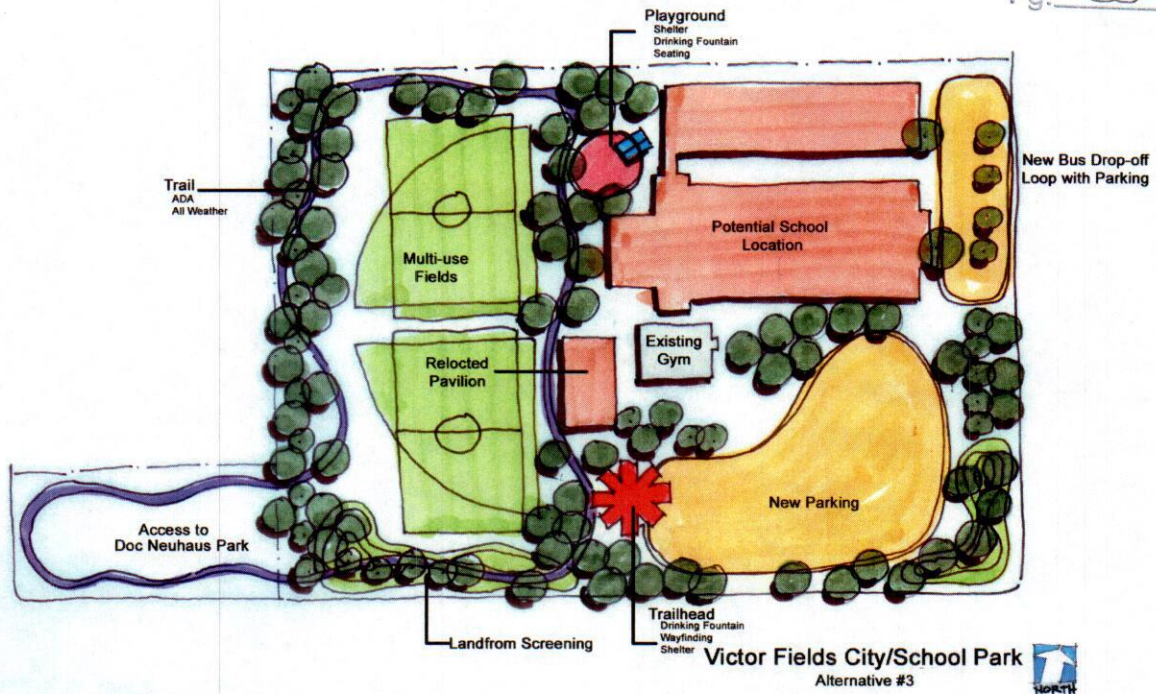
Alternative #3

The third alternative keeps the existing Gym in place and relocates the Pavilion to allow for the construction of a new school. A large parking area along Dallas Avenue will provide plenty of parking for staff and park patrons. In front of the school, a new bus drop-off loop will provide access to the building and alleviate congestion on Dallas Avenue. A loop trail encircles practice fields and open space to the west of the school, with a connection to the adjacent park. Landform and planting screens will act as a buffer between the park and the Total Fina site across the street.

Master Plan Guidelines for City/School Parks

Appendix A: Public Workshop Results

EXHIBIT # E #
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Elements

Circulation

- Linkage to city trail
- New loop trail

Parking

- New parking lot
- New bus drop-off

Open Space

- Practice athletic fields
- Irrigation

Picnic Units

Trailhead

- Drinking fountain
- Wayfinding
- Shelter

Planted Buffer with Landform screen

New playground equipment

Lighting

- Trail lighting
- Security lighting

Comment on Alternative #3

(Not in priority or ranking)

- School further from gas well drilling activity – noise problems
- One larger park site
- Better access to new school and park
- Space for future facilities
- Assembly areas in front of school and away from Dallas Ave.
- Less park space than other options
- Greater distance from 2nd Street.

Master Plan Guidelines for Six Park Sites

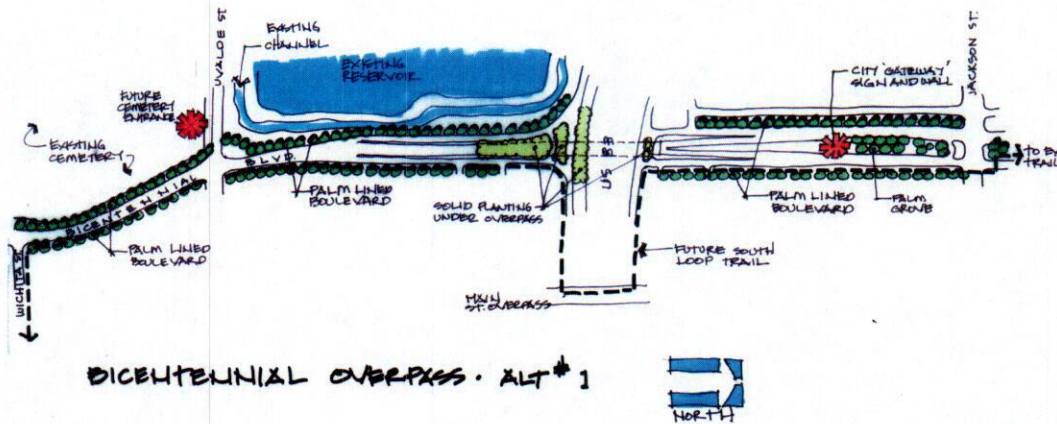
Appendix A: Public Workshop Results

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Bicentennial Overpass

Alternative #1

This concept provides a palm lined boulevard from Wichita to Jackson street. A 'Gateway Monument' will be located in the center island, north of US 83, with a small palm grove.



Elements

Entrance To City

- Palm boulevard
- Gateway monument north of US 83

Landscape

- Minimize maintenance

Underpass

- Planting

Circulation

- Connections to future trails

Wildlife

- Bat habitat
- Bird Habitat

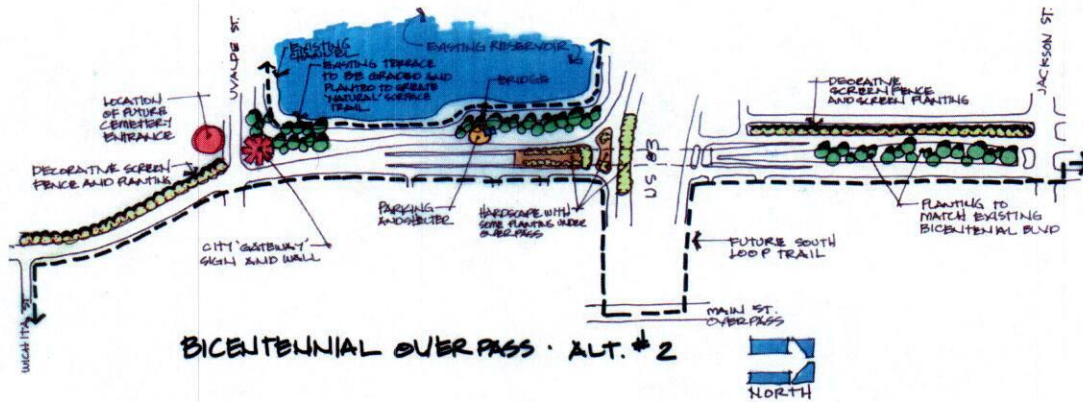
Master Plan Guidelines for Six Park Sites

Appendix A: Public Workshop Results

EXHIBIT F
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Alternative #2

This concept provides screening of the cemetery and residences west of Bicentennial Boulevard. A primitive birding trail and small parking lot would be developed adjacent to the city reservoir. The 'Gateway' entrance marker would be located at Uvalde St.



Elements

Entrance To City

- Gateway monument south of US 83

Landscape

- Enhance existing planting on center island north of US 83
- Screen cemetery and residences west of Bicentennial Blvd.
- Minimize maintenance

Underpass

- Paving where appropriate
- Landscaping

Circulation

- Connections to future trails

Wildlife

- Bird habitat trail and parking adjacent to reservoir

Morris Regional Storm Water Detention Facility and City/School Park Master Plan

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Section	Page
1. Overview and Process	1-3
2. Guidelines	1-12
3. Appendix A – Workshop Alternative Plans	1-4
4. Appendix B – Cost Estimate and Phasing	1-4

Morris Regional Storm Water Detention Facility and City/School Park Master Plan

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Project Overview

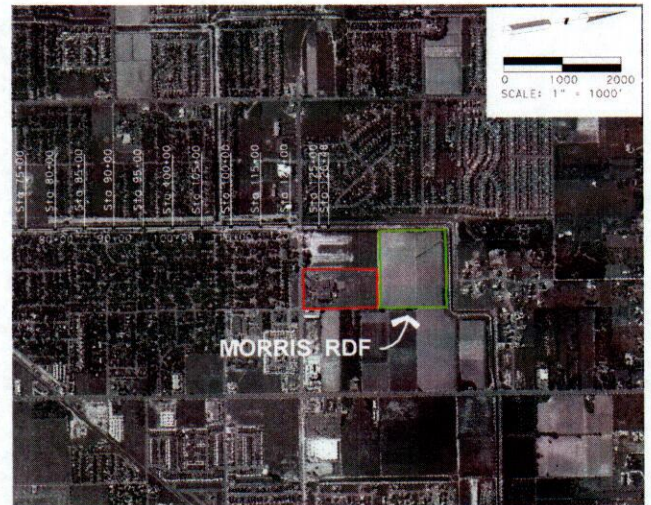
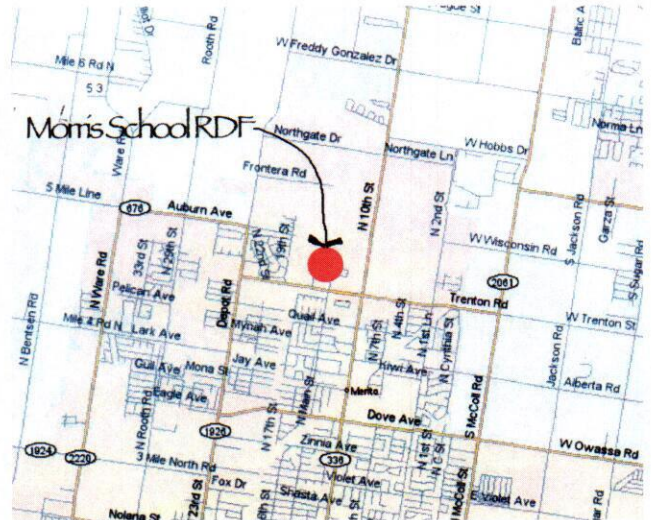
Freese Nichols Engineering and S&B Infrastructure are now completing drainage studies for Northeast McAllen that the recently purchased Morris school park site is located. These studies identify a site north of Trenton Avenue as a high priority for the location of a Regional Storm Detention Facility.

This master plan effort is a first step toward a comprehensive, long-range vision that integrates critically needed neighborhood park land, perhaps even more critically needed storm water detention.

The City of McAllen has recently acquired 36.71 acres north of Morris Middle School, west of Main Street. This property also borders Bicentennial Blue Line drainage ditch on the north and west. The drainage canal contains 12.9 acres from Trenton Avenue to the point where the canal exits this new site to the northeast. The site was purchased for storm water detention during periods of 25 to 50 year rainfalls and for the development of public parks.

Site Overview

The 36.71-acre site is deep sandy clay loam soil with a clay substructure. It has moderate permeability with moderate potential for wind erosion of bare soils. The land has been used for the past 75 years for grain sorghum, hay, and vegetable production. The top 17" of soil is rich and will sustain excellent turfgrass. The subsoil is made of clay loam that can be used for building fill. The entire site is graded flat for the use of flood irrigation.



Morris Regional Storm Water Detention Facility and City/School Park Master Plan

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Morris Middle School occupies approximately 28 acres adjacent to the southeast corner of the site. The park master plan shows ten acres of the school site for joint use by the city and school district.

There are currently plans being prepared for to extend Main Street north, diagonally through the site and extend Bicentennial Boulevard along the west side of the property.

Project Process

The purpose of a master plan and planning process is to comprehensively identify a long-range vision for development and use of the site. The initial step in the planning process includes understanding the existing site conditions and the desire of the public for developing or using the land. At the beginning of the planning process, the Parks and Recreation Department invited the Park and Recreation Advisory Board, City Commission, Park and Recreation professionals, McAllen Independent School District staff, S&B Infrastructure, and other City of McAllen Departments for their input on issues, concerns, and ideas related to the existing use and future desired use of the land. The results of this input process are detailed in Appendix A.

This information was combined with local knowledge about the inherent features, qualities, characteristics of the property, and adjacent land uses to develop several alternatives. These alternatives were discussed and investigated by the project planning team, which consisted of staff from the Parks and Recreation Department, Engineering Department, and Gould Evans Associates.



Morris Regional Storm Water Detention Facility and City/School Park Master Plan

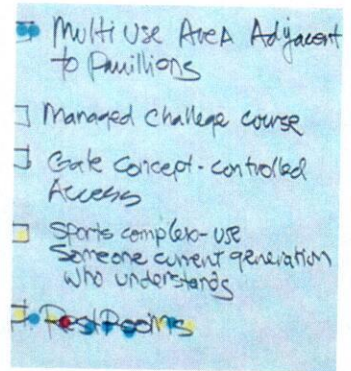
The alternatives and other information generated during the planning process were presented to McAllen Independent School District and City of McAllen staff evaluation. Based on all of the data and input, the planning team developed the guidelines for the development of the sites over the next 5 years. These guidelines are detailed in the following sections of this document.



Morris Regional Storm Water Detention Facility and City/School Park Master Plan

Park Master Plan Strategy

By design, none of the alternative concepts developed in the design workshop were considered to be the preferred framework or direction for the future development for the site. Each alternative explored a number of ideas and issues raised by the workshop leading to reactions from those present at the meetings. A variety of use possibilities, combinations, and development intensities were explored as each alternative was being formulated and discussed. Ultimately, the process revealed the following guiding principles for the preferred master plan for each site.



Guiding Principles

1. A Regional Storm Water Detention Facility would be included in the park design to safely store storm water to prevent flooding of the surrounding homes and buildings until the downstream drainage system can absorb the inflow.
2. The park would be reshaped to accommodate 16 million cubic feet of water storage. Flood detention areas would be excavated at various depths to allow for different durations of storm water storage (10, 25, 50 year storms) and different intensities of development to take place.
3. Reshaping the channel between the site and Trenton Avenue would provide additional detention area and provide an opportunity to filter and clean the daily water flow before entering the park.
4. Large diameter conduits under Auburn Street would provide storage for daily irrigation needs.
5. Access between areas of the park would be through pedestrian access tunnels eliminating at-grade crossings and traffic hazards.
6. Main Street would be extended from Trenton Avenue to the north, Auburn Avenue would be extended from Bicentennial to the east. At the intersection of these two streets a "Round-about" would be located.
7. Park Gateways would be located at each end of Auburn Avenue providing park identification and way finding.

Morris Regional Storm Water Detention Facility and City/School Park Master Plan

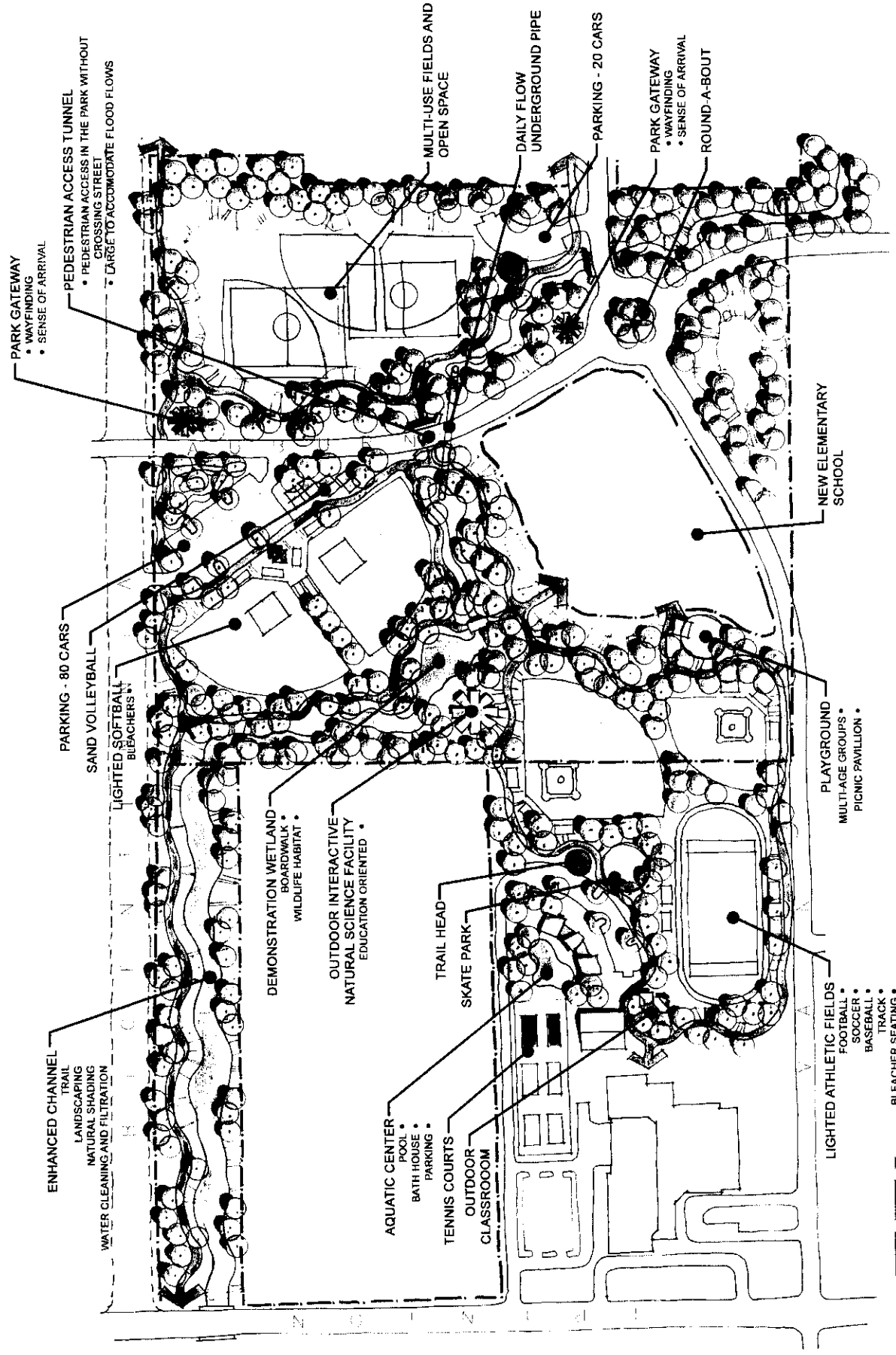
8. A new elementary school would be located on the site and land 'swapped' with the school district for 10 acres on the existing Morris Middle School site for 50 year storm water detention.
9. Lighting would be provided for athletic facilities, security, along the loop trail, and for general facility security.
10. A new aquatics complex would be located on the site
11. A new in-ground skate park would located on the site
12. Interactive natural science outdoor learning facility and demonstration "Wetlands" would provide a community education component and compliment the two schools.
13. Lighted sand volleyball courts would be provided.
14. Two lighted tennis courts would be added to the existing courts at Morris Middle School to accommodate the rapidly expanding residential area.
15. Parking would be located at new major facilities and for neighborhood access.
16. Trailheads would provide entry to the hike and bike trails, from neighborhoods, and parking areas.
17. Resting areas with shade would be provided within the park and along the trails, linking facilities and activity nodes.

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From these guiding principles, the following components of the preferred master plan were developed:

Morris Regional Storm Water Detention Facility and City/School Park Master Plan

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MORRIS REGIONAL DETENTION FACILITY

Morris Regional Storm Water Detention Facility and City/School Park Master Plan

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Storm Water Detention

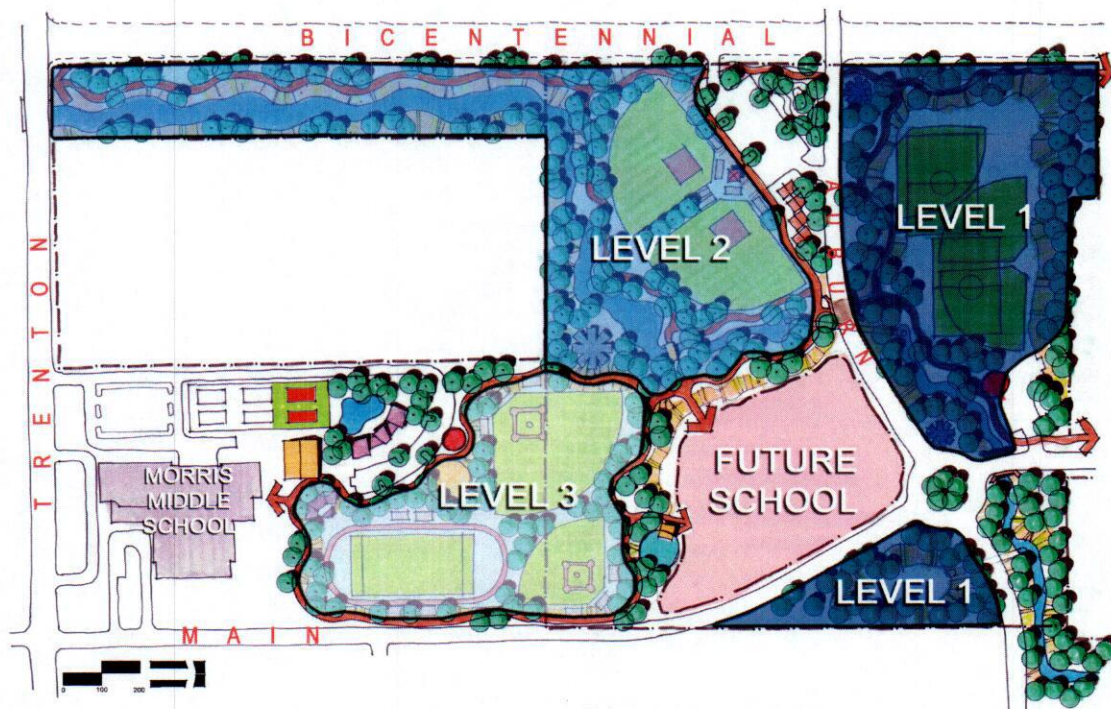
The principle idea for the development of the Morris Regional Detention Facility was to utilize the space for multiple purposes. The most visible use would be the new elementary school and recreational facilities. The second and equally important use is the storm water detention. The concept that was developed requires excavating approximately 20-acres of the 36.71-acre site to various depths to allow for different durations of storm water storage and different intensities of park development.

This technique would allow a large volume of storm water to gather and be detained for a short period of time, impacting the most critical facilities on the site for the shortest duration. During dry weather the basin would be used for recreation activities, practice fields and open space for the surrounding area.

The concept includes extensive widening and shaping of the channel to eliminate steep slopes, reduce the cost of maintenance, and provide a more natural appearance. The plan proposes three depths of excavation as follows:

- *Level One*

The Level One channel would be excavated to the greatest depth and would be the first to fill during high rainfall. The gradual side slopes would lead to large areas of open space that are developed with very little cost in infrastructure. Grading would be critical for the appearance of this area so that the shaping of the slopes is as natural looking as possible. Any improvements made in this area would be designed to withstand periods of about two weeks under water. No structures would be built in these areas.



Morris Regional Storm Water Detention Facility and City/School Park Master Plan

- *Level Two*

The Level Two channel would be excavated to a depth several feet above the Level One channel. This offers the opportunity to incorporate more permanent facilities into this area such as the outdoor natural science facility and lighted softball fields. A demonstration wetlands would also be created in this area that could be used by the two schools on the site. This wetland would offer excellent wildlife habitat and help with the clean up of storm water. A boardwalk is proposed to cross this area terminating at a gazebo on the pond that would function as an outdoor classroom.

The proposed channel is configured with a natural appearance by using rocks, plant material, and creating a near zero depth pilot channel. This would create the appearance of a tranquil creek, as well as enhancing the quality of the water in the channel. Level Two channel would also be subject to flooding so any improvements made in this area would be designed to withstand periods of several weeks under water.

- *Level Three*

Level Three would have the least amount of excavation, but would still be subject to flooding during the most severe rainfall. This level is out of the main channel flow and would include lighted baseball, football, soccer, teaching amphitheater, and running track. These facilities would be developed to a higher level than those located in Levels One and Two and would be directly accessible from both schools.

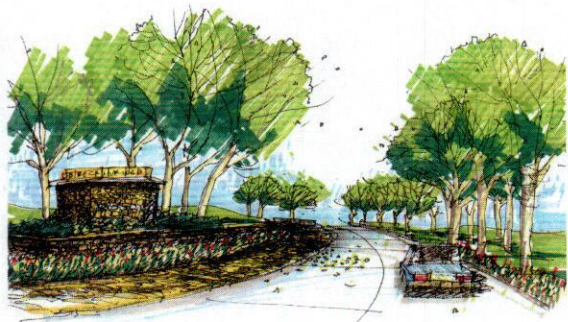
The Level Three channel would also be subject to flooding so any improvements made in this area would be designed to withstand short periods of only several days under water.

- *High Ground*

The high ground would not be excavated and would not be subject to flooding. This area would be used for trails, playgrounds, skate park, aquatic center, parking, and other similar facilities.

Gateway Entrance

The plan proposes two gateway entrances for the park. They would be located on Auburn Avenue at Main Street and at Bicentennial Boulevard. They would announce the entrance to the park and also function as the East/West Gateway to the park for the city. Wayfinding and theme statements for the park would begin at this point with directional signage and architectural style features.



Morris Regional Storm Water Detention Facility and City/School Park Master Plan

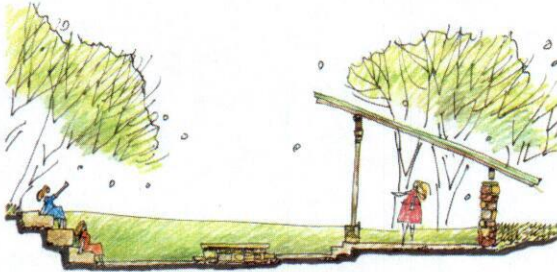
Baseball / Softball

Two Baseball and two softball fields would be developed including seating, restrooms, drinking fountains, press box/concession, lighting, fencing, screening, and parking. The final fields would be suitable for league play.



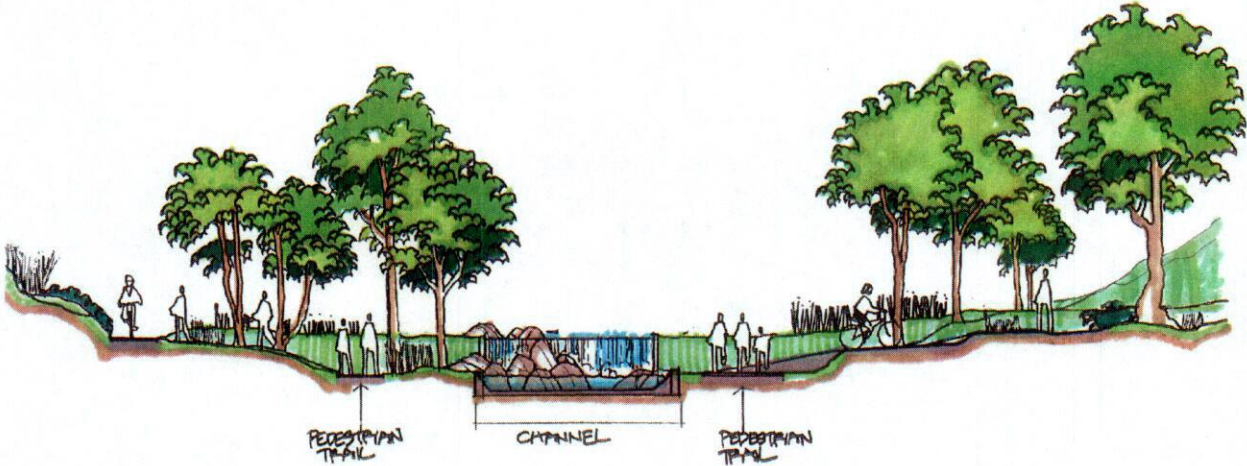
Amphitheater

An Amphitheater would be located adjacent to the existing middle school and future aquatics center parking. A small natural stadium would be created during excavation with natural grass seating berms and a simple stage.



Enhanced Channel

An Enhanced Channel would be developed in the existing drainage swale adjacent to Bicentennial Boulevard. This existing channel would be widened and shaped for beautification and for increased storm water detention capacity. This channel would also be developed as natural filtration system for daily water flows through the system. This would be accomplished by filtering the water through selected rock and aquatic plant material. This process would provide adequate filtration to allow this water to be stored underground, on the site, and for irrigation use.



Morris Regional Storm Water Detention Facility and City/School Park Master Plan

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Outdoor Interactive Natural Sciences Facility

The Natural Science Center would be the headquarters for interpretative activities throughout the park. The focus of the center would be on ecological systems within the site with displays and information on observing them at work. Utilization of this facility by the schools as an outdoor classroom would be encouraged and parking and drop-off facilities would be provided for school buses at the proposed aquatic center parking lot.



Hike and Bike Trails

An inner park loop trail system is recommended linking the various nodes of activity within the park, the neighborhood, and eventually to the citywide trail system along Bicentennial Boulevard. Trails would be no wider than ten-feet and constructed of hard materials. The design and choice of materials for the trail will take into consideration the water storage characteristics of the park and be responsive to the visual impact the trail has on the park.

Several half-mile walking loops are included in the park. These provide an ADA compliant trail that would follow the shape of the landforms as it parallels the streets, creating a meandering and enjoyable walking experience. Land forming would be used to help define the paths and create a screen between the park and the street. The loop trail would also serve as all weather, off street pedestrian connection to the elementary and middle schools. Trail markers would also be provided allowing trail users to determine the distance they have traveled along the walking loop trail.



Morris Regional Storm Water Detention Facility and City/School Park Master Plan

Interpretive Nodes

These elements are proposed to be located on the loop trail. The nodes would consist of a small council ring constructed to function as an outdoor classroom. These could be used by the elementary school or other organizations such as Boy / Girl Scouts or birding and be connected to the loop trail system. The nodes would also include wayfinding and interpretive elements depicting the natural history of McAllen and the Rio Grande Valley.



Picnic Units

Picnic units, consisting of a paved surface, ADA compliant table, barbecue grill, and trash container would be located adjacent to activity centers such as trailheads, playgrounds and open space areas. Twenty percent of these units will be connected to the loop trail with a hard surface walk.

Open Space /Multi-Use Fields

The open space created within the area of Level One excavation would be used for general open space recreation, fields for youth athletic practice, and community gatherings. These areas would be subject to the most frequent flooding so the only permanent facilities would be backstops, goals, and turfgrass irrigation.



Playground

A playground would be developed adjacent to the new elementary school. This playground would be accessible to the neighborhood as well as the school and include "discovery play" concepts. Careful consideration will be given to the size of the playground as large groups can be anticipated in this park.



Morris Regional Storm Water Detention Facility and City/School Park Master Plan

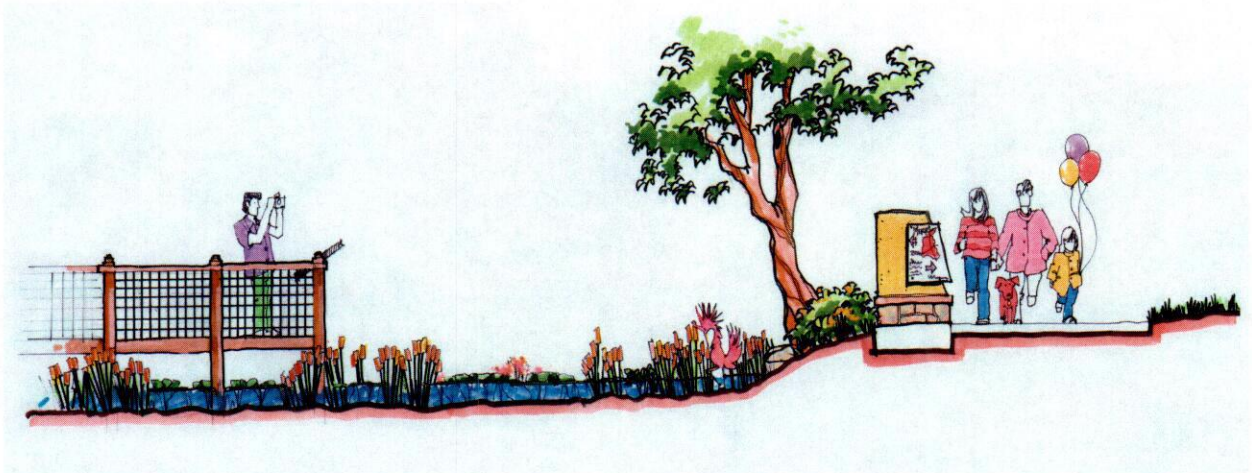
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Lighting

Safety and security are the prime considerations for lighting in the park. The trail will be lighted to encourage evening use and also help create a secure environment. Additional security lighting will be located in the park with appropriate lighting types and locations designed to limit the negative visual impact on the park to adjacent residences.

Demonstration Wetland

This feature would consist of a widened section of the pilot channel that would be planted with a variety of native wetland plants. The area would provide the final cleaning of the daily flow water in the channel and would be monitored by students at the middle and elementary schools. The natural habitat created in by this feature would attract native bird and mammal species, adding to the Outdoor Interactive Natural Sciences Facility. It would include a 400 lineal foot of boardwalk that allows close access the wetland area while not disturbing it.



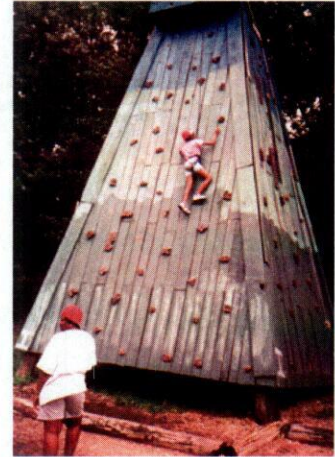
Morris Regional Storm Water Detention Facility and City/School Park Master Plan

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Skate Park / Rock Climbing

The skate park would be a permanent in-ground facility providing an after school activity center located adjacent to the two schools. The earth shaping that would occur during the excavation of the detention facilities would provide for a unique environment for this facility.

The natural grade change at this point in the site would also be advantageous for the installation of a rock-climbing wall. Both of these facilities would be fenced to allow for control and monitoring of the activities. Careful design of the initial earth excavation will allow these facilities to be built for the least expense.



Aquatic Center

The aquatic center would be similar to the existing facility located in Los Encinos Park. The pool would be between 3,000 and 4,000 square feet with a beach type entrance. Five 25 meter swimming lanes would also be provided for competition and training. Support facilities would consist of a bathhouse with changing rooms, showers, restrooms, and parking. The swimming pool would be designed for future attractions as funds permit. These would include water toys and one or more water slides. This pool will help to provide close to home and keep local neighborhood children engaged in wholesome constructive recreation during the hot summer months.



Morris Regional Storm Water Detention Facility and City/School Park Master Plan

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Plan Implementation

Morris Park will contain many diversified activities that serve a larger area of the community than just the neighborhoods adjacent to the site. To accomplish the development of the park it is recommended that implementation be approached through the following phasing scenario:

Phase 1.

This phase would consist of the development of the site as an in line storm water detention facility. Most critical to this phase and the overall project is the careful contouring of the excavation. If not creatively designed as an attractive recreational facility and excavated as such, the site will be perceived, and become a very large, expensive hole in the ground. The excavation must include stripping of the topsoil and stockpiling for replacement after the subsoil is removed. This is very important as the subsoil has a very high clay content, is devoid of nutrients, and organic material that is critical to healthy grass, trees, and other landscape material. Construction of Main Street and Auburn Street, and installation of the culverts under these streets to facilitate water flow would be undertaken at the same time. A concrete pilot channel would be installed to carry the daily flow of water and establish a permanent location of the channel flow-line.

Some amenities would be included to prevent wind and water erosion and help provide a positive impression of the site as a park and not just a hole in the ground. Trees and turf would be planted and irrigation installed to allow the area to be utilized as open space. Several backstops, soccer goals, and a playground would be installed to encourage the use of the open space areas for practice fields. Fencing would be located around the detention areas so that access could be controlled during periods when storm water is being temporarily stored on the site.

These improvements provide a definable project that when completed, can successfully function, while additional amenities are developed within the park.

Phase 2.

This phase would consist of the development of additional recreational facilities such as practice soccer/baseball fields and a large pavilion. Specialized activities such as a demonstration wetland would be developed that could be utilized by the schools for environmental interpretation and education. A lighted baseball field, football field, soccer field, and track would be developed within the excavation using grassy slopes for spectator seating. Additional bleachers and scoreboards would compliment the sports fields. Because of the parks unique configuration with crossing streets, "Gateways" would be developed at the intersection of Main Street and Auburn Street and also at Auburn and Bicentennial Boulevard.

Morris Regional Storm Water Detention Facility and City/School Park Master Plan

7/1/03 E 53

Phase 3.

This phase would consist of the development of a loop trail system around the park that would include trailheads, exercise and interpretive trail nodes, way finding and linkages to the main north/south trail on Bicentennial Boulevard. Additional facilities such as softball fields and sand volleyball would be developed with bleachers for spectators. An amphitheater would be developed near Morris Middle School for ease of joint use and a 110 parking space parking lot would be constructed to serve the site. The wetland would be expanded to include an outdoor Natural Sciences Center and provide storage for site collected water to be used for park irrigation.

Several special features would be included in this final phase. They include a new aquatic center or neighborhood swimming pool, skate park, and a rock-climbing wall to providing soft adventure activities at this community park.

EXECUTIVE SUMMARY

Property Type: Appraised as an undeveloped acreage tract.

Location: Situated surrounding the northwest corner of North 29th Street and Daffodil Avenue, West Central McAllen, Texas.

Tract Description: The subject site is a 20.654 acre tract located on North 29th Street and on Daffodil Avenue as surrounding the very corner northwest corner portion occupied by the school improvements. The larger parent tract is improved with the McAuliffe School and the subject portion is the northwest portion around the school. At the request of the client herein only the land or site value is estimated and any improvements, drives and landscaping are not valued herein. Full city utilities are in the area and to the site. Surrounding uses include the street frontages, single family residential, apartments, and the school proper at the southeast corner of the whole parent tract. The site is level with paved street frontages. Zoning is A-O, Agricultural Open. The flood zone is Zone "B".

Interest Appraised: Market value of the fee simple estate.

Market Value Estimate:

Cost Approach.....\$ Not Applicable
Market Approach.....\$ 810,000
Income Approach.....\$ Not Applicable

Final Current Value Estimate:

Site Value - 20.654 acres..... \$810,000

Date of Appraisal; October 14, 2004

Date of Appraisal Report: October 14, 2004.

Highest and Best Use: Highest and Best Use for the property is for residential use or for institutional use such as a church, city or school use with the school use its present use.

Personal Property

No personal property is included in the value estimate.

Property Inspection

The subject property and all comparables used were personally inspected by the appraiser herein and all sales data verified by the appraiser with the parties having knowledge of the sale.

Marketing Time/Exposure Time; The appraised property offers a good location in an area oriented to residential uses. Marketability will be considered under a cash sale basis. Marketing should take place in under one year if it were offered for sale in the open market. This then is the marketing time. The exposure time is also estimated at a similar time period.

EXECUTIVE SUMMARY

Property Type: Appraised as an undeveloped acreage tract.

Location: Situated on the west side of North 2nd Street between Harvey Drive and Highland Drive, East Central McAllen, Texas.

Tract Description: The subject site is a 10.594 acre tract located on North 2nd Street between Highland and Harvey Drives. The larger parent tract is improved with the Jackson School and the subject portion is the east end of the larger tract. At the request of the client herein only the land or site value is estimated and any improvements, drives and landscaping are not valued herein. Full city utilities are in the area and to the site. Surrounding uses include the street frontages, single family residential and the school proper on the west end of the whole parent tract. The site is level with paved street frontages. Zoning is R-1, Single Family Residential. The flood zone is Zone "B".

Interest Appraised: Market value of the fee simple estate.

Market Value Estimate:

Cost Approach.....\$ Not Applicable
Market Approach.....\$ 510,000
Income Approach.....\$ Not Applicable

Final Current Value Estimate:

Site Value - 10.594 acres..... \$510,000

Date of Appraisal; October 14, 2004

Date of Appraisal Report: October 14, 2004.

Highest and Best Use: Highest and Best Use for the property is for residential use or for institutional use such as a church, city or school use with the school use its present use.

Personal Property

No personal property is included in the value estimate.

Property Inspection

The subject property and all comparables used were personally inspected by the appraiser herein and all sales data verified by the appraiser with the parties having knowledge of the sale.

Marketing Time/Exposure Time; The appraised property offers a good location in an area oriented to residential uses. Marketability will be considered under a cash sale basis. Marketing should take place in under one year if it were offered for sale in the open market. This then is the marketing time. The exposure time is also estimated at a similar time period.

EXECUTIVE SUMMARY

Property Type: Appraised as an undeveloped acreage tract.

Location: Situated between North Main Street and North 16th Street and south of Xenops Avenue and north of Trenton Road west of North 10th Street, North Central McAllen, Texas.

Tract Description: The subject site is a 8.499 acre tract located north of Trenton Road between North Main Street and north 16th Streets. The larger parent tract is improved with the Morris Middle School and the subject portion is the north end of the larger tract. At the request of the client herein only the land or site value is estimated and any improvements, drives and landscaping are not valued herein. Full city utilities are in the area and to the site. Surrounding uses include open future park land to the north and open land to the east and residential use on the west. The school proper is on the south end of the whole site. The site is level with unopen and under improvement street frontages. Zoning is A-O, Agricultural Open with surrounding tracts R-1 Single Family Residential. The flood zone is Zone "C".

Interest Appraised: Market value of the fee simple estate.

Market Value Estimate:

Cost Approach.....	\$ Not Applicable
Market Approach.....	\$ 445,000
Income Approach.....	\$ Not Applicable

Final Current Value Estimate:

Site Value - 8.499 acres.....	\$445,000
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Date of Appraisal; October 14, 2004

Date of Appraisal Report: October 14, 2004.

Highest and Best Use: Highest and Best Use for the property is for residential use or for institutional use such as a church, city or school use with the school use its present use.

Personal Property

No personal property is included in the value estimate.

Property Inspection

The subject property and all comparables used were personally inspected by the appraiser herein and all sales data verified by the appraiser with the parties having knowledge of the sale.

Marketing Time/Exposure Time; The appraised property offers a good location in an area oriented to residential uses. Marketability will be considered under a cash sale basis. Marketing should take place in under one year if it were offered for sale in the open market. This then is the marketing time. The exposure time is also estimated at a similar time period.

EXECUTIVE SUMMARY

Property Type: Appraised as an undeveloped acreage tract.

Location: Situated between North Main Street as to be extended and Auburn Avenue as to be extended and north of Trenton Road west of North 10th Street, North Central McAllen, Texas.

Tract Description: The subject site is a 8.415 acre tract located north of Trenton Road between North Main Street as extended and Auburn Avenue as to be opened.. The larger parent tract is the site of a proposed new city park and the subject portion is the eastern part of the larger tract. At the request of the client herein only the land or site value is estimated and any improvements, drives and landscaping are not valued herein. Full city utilities are in the area and close to the site. Surrounding uses include open future park land to the west and open land to the east and residential use on the north and the Morris Middle School site to the south. The site is level with unopen street frontages. Zoning is R-1, Single Family Residential. The flood zone is Zone "C".

Interest Appraised: Market value of the fee simple estate.

Market Value Estimate:

Cost Approach.....	\$ Not Applicable
Market Approach.....	\$ 440,000
Income Approach.....	\$ Not Applicable

Final Current Value Estimate:

Site Value - 8.415 acres.....	\$440,000
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Date of Appraisal; October 14, 2004

Date of Appraisal Report: October 14, 2004.

Highest and Best Use: Highest and Best Use for the property is for residential use or for institutional use such as a church, city or school use with the proposed park its present use.

Personal Property

No personal property is included in the value estimate.

Property Inspection

The subject property and all comparables used were personally inspected by the appraiser herein and all sales data verified by the appraiser with the parties having knowledge of the sale.

Marketing Time/Exposure Time; The appraised property offers a good location in an area oriented to residential uses. Marketability will be considered under a cash sale basis. Marketing should take place in under one year if it were offered for sale in the open market. This then is the marketing time. The exposure time is also estimated at a similar time period.

EQUITY COMPARISON

The following is an Equity Comparison for the Inter-Local Agreement between the City of McAllen (City) and the McAllen Independent School District (MISD) for City/School Parks at Jackson and McAuliffe Elementary Schools and Morris Middle School.

This inter-local agreement combines the development of City/School parks to be constructed at Jackson and McAuliffe Elementary schools and Morris Middle school into a single Interlocal Agreement. MISD land at Jackson, McAuliffe and Morris will be deeded to the City, while City land at Morris will be deeded to MISD. Development will be as follows:

Jackson - Neighborhood park with practice sports fields, playground equipment, picnic units, decomposed granite gravel jogging trail, 2 parking lots, trees, irrigation and other park amenities. All of park is usable by school students. Park/playground designated as exclusive use by school during school hours. Land excavated and contoured to hold storm water for short periods of time. All of Park is usable by school students. School land to City = 10.594 ac (see Exhibit - A1)

McAuliffe - Neighborhood park with practice sports fields, playground equipment, picnic units, concrete jogging trail, 2 parking lots, re-routing of school traffic, bus drop-off, outdoor classroom, trees, irrigation and other park amenities. School land to City = 20.654 ac (see Exhibit - A2)

Morris - Community park with practice sports fields, playground equipment, picnic units, decomposed granite gravel and concrete jogging trail, 2 parking lots, trees, irrigation, new Elementary School site, neighborhood swimming pool and other park amenities. All of trail, 8.499 acres and other park amenities usable by school students. School land to City= 8.499 ac City land to School 8.415 ac (see Exhibit - A3)

SCHEDULE OF VALUE TRANSFERRED BETWEEN CITY OF McALLEN/McALLEN ISD

	<i>Jackson</i>	<i>McAuliffe</i>	<i>Morris</i>	
Land to City from MISD	\$510,000	\$810,000	\$445,000	
Land to MISD from City			\$440,000	
Improvements by City benefiting MISD (includes 5 years of ground maintenance)	\$553,554	\$1,399,171	\$1,816,222	
Difference between Land value and Improvements	(\$43,554)	(\$589,171)	(\$1,811,222)	(\$2,443,947)
Benefit to MISD	\$43,554	\$589,171	\$1,811,222	\$2,443,947

LAND VALUES CALCULATED AS FOLLOWS*:

Jackson = \$1.10/sq. ft.

McAuliffe = \$0.90/sq. ft.

Morris = \$1.20/sq. ft.

***Professional Appraisal Services, Inc. 10/14/04**

EXHIBIT - A2

McAuliffe Elementary City/School Park (12-04) to be developed 2004-2005 and 2005-2006

Item	Quantity	Unit	Unit Price	Total	MISD	CITY	
A. Trails							
1. 10' wide Concrete Trail	24,860	S.F.	\$3.00	\$74,580	x	x	
2. 8' wide Concrete Trail	36,667	S.F.	\$3.00	\$110,000		x	
3. Trail Lighting (poles & fixtures)	1	LS	\$50,000.00	\$50,000	x	x	
B. Trail Head on 29th Street							
1. Parking Lot	51	EA.	\$2,500.00	\$127,500		x	
2. Shade Structure	1	EA.	\$12,000.00	\$12,000		x	
3. Concrete Pad	1,500	SF	\$7.00	\$10,500		x	
4. Drinking Fountain	1	EA.	\$3,200.00	\$3,200	x	x	
5. Picnic tables	3	EA.	\$1,000.00	\$3,000		x	
6. Trash Receptacle	1	EA.	\$350.00	\$350		x	
C. Park Amenities							
1. Picnic Units	10	EA.	\$5,000.00	\$50,000		x	
2. Decorative/Security Fence	1,180	L.F.	\$15.00	\$17,700	x	x	
3. Trash Receptacle	15	E.A.	\$350.00	\$5,250	x	x	
4. Benches	20	E.A.	\$500.00	\$10,000	x	x	
5. Drinking Fountain	4	E.A.	\$3,200.00	\$12,800	x	x	
6. Restroom	1	EA.	\$30,000.00	\$30,000		x	
7. Park Signage	1	EA.	\$10,000.00	\$10,000		x	
8. Backstop - baseball/softball	6	EA.	\$800.00	\$4,800	x	x	
9. Goal - soccer	12	EA.	\$800.00	\$9,600	x	x	
10. Perimeter post and cable fencing	2,500	LF	\$3.00	\$7,500		x	
11. Removal of existing fence at ditch	2,210	LF	\$3.00	\$6,630		x	
D. Playground Area							
1. Shade Structure	1	EA.	\$11,000.00	\$11,000	x	x	
2. 4' Concrete Walk	2,617	S.F.	\$3.00	\$7,851	x	x	
3. Playscape	1	E.A.	\$45,000.00	\$45,000	x	x	
4. Fibar Material	600	C.Y.	\$26.95	\$16,170	x	x	
5. Trash Receptacles	2	EA.	\$350.00	\$700	x	x	
6. Drinking Fountain	1	EA.	\$3,200.00	\$3,200	x	x	
7. Benches	4	EA.	\$1,500.00	\$6,000	x	x	
E. Planting							
1. Turfgrass	1	LS	\$80,000.00	\$80,000	x	x	
2. Trees	190	EA.	\$350.00	\$66,500	x	x	
3. irrigation	1	LS	\$355,000.00	\$355,000	x	x	
F. Boardwalk							
1. Boardwalk Bridge	1	LS	\$100,000.00	\$100,000	x	x	
2. Abuments	1	EA.	\$8,500.00	\$8,500	x	x	
3. Shade Structures	20	EA.	\$3,000.00	\$60,000	x	x	
G. Outdoor Classroom							
1. Covered outdoor classroom	1	EA.	\$70,000.00	\$70,000	x	x	
H. Parking around School							
1. Reconfiguration of Parking Lots and Drive	1	LS	\$100,000.00	\$100,000	x	x	
I. Bus Drop off							
1. 17 parking spaces, bus stacking	2,888	SY	\$15.00	\$43,320	x	x	
2. Covered student drop off	1	LS	\$23,000.00	\$23,000	x	x	
J. Play Node down in lower area of RDF							
1. Various concrete playground equipment	1	LS	\$85,000.00	\$85,000	x	x	
K. Excavation							
1. RDF excavation and site prep	263,333	CY	\$4.00	\$1,053,332		x	
2. Drainage	1	LS	\$150,000.00	\$150,000		x	
L. Off Site Development - park access lot in Ponderosa Subd							
1. 6 Parking spaces, trailhead	1	LS	\$40,000.00	\$40,000		x	
M. Maintenance							
1. Grounds Maintenance provided by City	5	YRS	\$26,000.00	\$130,000	x	x	
N. Land							
1. Land*	20.654	AC	\$0.90/sq. ft.	\$810,000		x	
2. Land for park and drainage - no value to MISD*	8.946	AC	\$0.90/sq. ft.	\$351,000		x	
*Professional Appraisal Services, Inc. 10/14/04							
				Total	\$4,170,983	\$1,399,171	\$4,170,983

EXHIBIT - A1 JACKSON ELEMENTARY CITY/SCHOOL PARK (12/04) to be developed 2004-2005							
Item	Quantity	Unit	Unit Price	Cost	MISD	CITY	
A. Demolition							
1. Demolition of Concrete Curbs and Walks	1,142	S.F.	\$1.50	\$1,713.00			x
B. Trails							
1. 8' wide Concrete Trail	5,656	S.F.	\$4.00	\$22,624.00	x		x
2. 6' wide Concrete Trail	3,720	S.F.	\$4.00	\$14,880.00	x		x
3. 8' wide DG Trail (material by owner)	555	TON	\$28.00	\$15,540.00	x		x
4. DG Trail Curb and Installation	5,658	L.F.	\$3.25	\$18,388.50	x		x
5. Trail Lighting (poles & fixtures)	20	E.A.	\$2,500.00	\$50,000			x
C. Trail Head							
1. Shade Structure	1	E.A.	\$12,000.00	\$12,000			x
2. Concrete Pad	1,253	SF	\$12.00	\$15,036			x
3. Drinking Fountain	1	E.A.	\$3,200.00	\$3,200	x		x
4. Picnic tables	3	E.A.	\$1,000.00	\$3,000			x
5. Restroom	1	E.A.	\$30,000.00	\$30,000			x
D. Park Amenities							
1. Picnic Tables	6	E.A.	\$1,000.00	\$6,000			x
2. Bar-b-que Grill	3	E.A.	\$800.00	\$2,400			x
3. Trash Receptacle	2	E.A.	\$800.00	\$1,600			x
4. Benches	4	E.A.	\$1,500.00	\$6,000			x
5. Drinking Fountain	1	E.A.	\$3,200.00	\$3,200	x		x
6. Decorative Fence	620	L.F.	\$30.00	\$18,600	x		x
7. Park Gateways	5	E.A.	\$3,500.00	\$17,500			x
E. Playground Area							
1. Playscape (By Owner)	1	E.A.	\$34,276.00	\$34,276	x		x
2. Fibar Material (By Owner)	300	C.Y.	\$26.95	\$8,085	x		x
3. Shade Structure	1	E.A.	\$10,000.00	\$10,000	x		x
4. 6' wide Concrete Walk	1,584	S.F.	\$4.00	\$6,336	x		x
5. Trash Receptacles	2	E.A.	\$800.00	\$1,600	x		x
6. Benches	4	E.A.	\$1,500.00	\$6,000	x		x
7. Drinking Fountain	1	E.A.	\$3,200.00	\$3,200	x		x
F. Parking							
1. Parking Lot #1 32 Parking Spaces (north)	31	Space	\$3,000.00	\$93,000	x		x
2. Parking Lot #2 25 Parking Spaces (south)	23	Space	\$3,000.00	\$69,000			x
3. Sliding Parking Gates	2	E.A.	\$1,500.00	\$3,000	x		
F. Utilities							
1. Relocate 3 phase electrical	1	L.S.	\$5,000.00	\$5,000	x		x
G. Planting							
1. Turf Grass	448,940	S.F.	\$0.08	\$35,915	x		x
2. Trees	114	E.A.	\$350.00	\$39,900	x		x
3. Irrigation (includes water meter)	448,940	S.F.	\$0.18	\$80,809	x		x
H. Maintenance							
1. Grounds Maintenance provided by City	5	YR	\$26,000.00	\$130,000	x		x
I. Land							
1. Land*	10,594	AC	\$1.10/sq. ft.	\$510,000			x
*Professional Appraisal Services, Inc. 10/14/04							
Total				\$1,277,803	\$553,554		\$1,224,803

EXHIBIT -A3							
Morris Middle School City/School Park (12/04) to be developed 2005-2010)							
Item	Quantity	Unit	Unit Price	Cost	MISD	CITY	
A. Trails / Parking							
1. 10' wide Concrete Trail	88,000	SF	\$4.50	\$396,000	x	x	
2. Parking Lot 40 Parking Spaces	40	E.S.	\$3,000.00	\$120,000	x	x	
3. Parking Lot 10 Parking Spaces	10	E.S.	\$3,000.00	\$30,000		x	
4. Trail Lighting (Poles & Fixtures)	60	EA	\$2,500.00	\$150,000		x	
B. Trail Head							
1. Shade Structure	1	EA	\$12,000.00	\$12,000		x	
2. Restroom	1	EA	\$30,000.00	\$30,000		x	
3. Wayfinding	1	EA	\$12,000.00	\$12,000		x	
4. Drinking Fountain	2	EA	\$3,200.00	\$6,400	x	x	
5. Benches	15	EA	\$1,500.00	\$22,500		x	
C. Park Amenities							
1. Trail Nodes (Exercise & Interpretive)	24	EA	\$3,500.00	\$84,000		x	
2. Amphitheatre/Pavilion	1	EA	\$150,000.00	\$150,000	x	x	
3. Picnic Tables (with Shade)	25	EA	\$8,500.00	\$212,500		x	
4. Board Walk (6' wide) to wetland area (ecology)	400	LF	\$610.00	\$244,000	x	x	
5. 10' wide 18" deep Concrete Pilot Channel	2,200	LF	\$105.00	\$231,000		x	
6. Soccer Goals	14	EA	\$500.00	\$7,000	x	x	
7. Baseball Backstops	7	EA	\$5,000.00	\$35,000	x	x	
* 8. Pedestrian Tunnel under Auburn Bridge	120	LF	\$2,000.00	\$240,000		x	
9. Outdoor Interactive Natural Sciences Demonstration Area	1	EA	\$58,000.00	\$58,000	x	x	
10. Sand Volleyball	8	EA	\$8,500.00	\$68,000		x	
* 11. Skate Park (concrete)	1	LS	\$400,000.00	\$400,000		x	
12. Climbing Wall	1	LS	\$35,000.00	\$35,000		x	
13. Lighting for Baseball Fields	2	EA	\$125,000.00	\$250,000		x	
14. Lighting for Softball Fields	2	EA	\$135,000.00	\$270,000		x	
15. Drinking Fountains	10	EA	\$3,200.00	\$32,000		x	
16. Playscape	2	EA	\$55,000.00	\$110,000	x	x	
17. Fibar Material	600	C.Y.	\$26.95	\$16,170	x	x	
18. Lighting for existing tennis courts	4	EA	\$20,000.00	\$80,000		x	
19. New Tennis Courts	4	EA	\$30,000.00	\$120,000	x	x	
20. Lighting for new tennis courts	4	EA	\$20,000.00	\$80,000		x	
D. Planting							
1. Turf Grass	2,427,690	SF	\$0.08	\$194,215	x	x	
2. Buffer Planting	8,435	LF	\$4.00	\$33,740		x	
3. Wetland Planting	11,235	LF	\$5.00	\$56,175		x	
4. Trees	525	EA	\$350.00	\$183,750	x	x	
5. Irrigation	2,427,690	SF	\$0.18	\$436,984	x	x	
E. Recreational Pool							
* 1. Pool, Bath house, Parking	1	L.S.	\$1,300,000.00	\$1,300,000		x	
F. Maintenance							
1. Grounds Maintenance provided by the City	5	YR	\$26,000.00	\$130,000	x	x	
G. Land							
1. MISD land to City for sportsfields and Drainage*	8.499	AC	\$1.20/sq. ft.	\$445,000		x	
2. City land to MISD for New Elementary School*	8.415	AC	\$1.20/sq. ft.	\$440,000	x		
3. City land for Park and Drainage (no value to MISD) 39.87 AC	39.82	AC	\$1.20/sq. ft.	\$2,081,000		x	
3. Fill for new Elementary School	17,000	C.Y.	\$5.00	\$85,000	x		
*Professional Appraisal Services, Inc. 10/14/04							
				Total	\$8,887,434	\$1,816,222	\$7,816,434

The logo consists of the letters 'Tdg' in a stylized, serif font. The 'T' is large and bold, while the 'd' and 'g' are smaller and more decorative. The letters are underlined.

January 14, 2005

Mr. Mike R. Perez, City Manager
P.O. Box 220
McAllen, TX 78505-0220

RE: Opinion of Probable Construction Cost for Jackson, McAuliffe and Morris
School Park sites

Dear Mr. Perez:

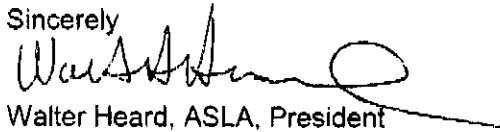
Pursuant to our contract with the City of McAllen, we have developed Master Plans for Jackson and McAuliffe Elementary and Morris Middle School playgrounds. The plans involve developing each site into city/school neighborhood parks with highly developed playgrounds. The topographical grading plans for the projects will allow each to be utilized for emergency short term storage of storm water runoff during rare periods of heavy rainfall. Within a few days, each site will be able to return to normal use. Fencing has been designed between the stormwater detention areas and school buildings to prevent inadvertent access between the two areas during rainfall.

We developed three options for developing each site. After review by City and MISD staff, we established costs to develop each site, based on the final option selected. After approval of the 2004-05 budget by your City Commission on September 30, 2004, we proceeded to design Jackson and McAuliffe campuses according to the approved master plan and budget. In each case, the Master Plan included elements that were not funded at this time, however, we have taken them into consideration for future funding and designed accordingly.

At this time we have completed the plans and specifications for Jackson and McAuliffe and produced our opinion of probable construction cost. We have taken into consideration the recent fluctuations in steel and concrete prices and adjusted accordingly. We have recently completed several similar park projects for the City of McAllen, and feel our cost projections are fair and reasonable. We will begin designing the elements you have budgeted for at the Morris site within the next 90 days. All sites will be ready to solicit bids for construction within 120 days.

We have attached spreadsheets and the Master Plan for each project. If you need any additional information, please let me know and we will send it to you immediately.

Sincerely

A handwritten signature in black ink, appearing to read 'Walter Heard', with a large, sweeping flourish at the end.

Walter Heard, ASLA, President
Terra Design Group

Terra Design Group Inc.

216 Cameron • San Antonio • Texas 78212 • phone (210) 281 1566 • fax (210) 281 1567

PROFESSIONAL APPRAISAL SERVICES, INC.

REAL ESTATE APPRAISERS - CONSULTANTS - ANALYSTS

P.O. BOX 3722

McAllen, TEXAS 78502

TELEPHONE (956) 687-9535

FAX (956) 687-9539

JOHN H. MALCOM, JR, MAI, CCIM, SR/WA
APPRAISAL INSTITUTE, CIREI, IRWA

December 27, 2004

Mr. Jim Darling, City Attorney
City of McAllen
1300 Houston Avenue
McAllen, Texas 78501

RE: City of McAllen and McAllen Independent School District. Impact of specific terms on fee simple market value.

Dear Mr. Darling:

Professional Appraisal Services, Inc. prepared appraisals on several properties for the City of McAllen and McAllen Independent School District. At the request of the parties, the appraisers developed a value for the fee simple estate for certain tracts of land. The "City", City of McAllen, and the "School", McAllen Independent School District, are considering a conveyance of these properties subject to certain reservations and restrictions.

Per your request, I have prepared this letter to consider the impact of certain contract terms on market value. The contract terms relate to a proposed conveyance from McAllen Independent School District to the City of McAllen. The following comments have been prepared based on general terms of an agreement. The appraiser has not been provided with a contract for the conveyance of a specific property and the specific contract language that will be included in the contract is not available at this time.

The general terms of the conveyance include a reverter clause, a restriction on the types of use of the property, and a joint use agreement. There may be other terms included in the agreement that are not known at this time. The 3 general terms are discussed as follows:

Reverter Clause: a reverter clause is defined as a clause that provides that title reverts to the grantor when a restriction set forth in the deed is violated; affects the marketability of the title and thus the value of the property.¹

¹ The Dictionary of Real Estate Appraisal, Third Edition. Appraisal Institute.

The general term of the conveyance will restrict the use of the property to "park" purposes. If the City determines that it no longer wishes to maintain a city park on the property, then the property will revert to the School. The most reliable method to estimate a discount rate for this type of clause would be a direct comparison of property that has sold with and without a reverter clause. The appraiser does not have sufficient information to quantify an appropriate discount for a reverter clause. Although a specific discount cannot be quantified, the direction of the discount would be negative when compared with a property that does not contain a reverter clause.

Restriction on Use: The conveyance of property from the School to the City would be based on a use restriction that would restrict the use of the property to a park. Since providing park space is a valid function of city government, the use restriction does not appear to adversely affect the anticipated use of the property. If the purchaser was not in the "park" business, this clause could have a significant impact on the marketability of the property and possibly on the value of the property as well.

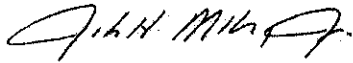
Joint Use Agreement: As part of the proposed agreement between the City and School, the School would enjoy the sole use of the property during school hours and the City would enjoy the use of the property after school hours. This restriction would have a significant impact on marketability and value since it reserves a portion of the use of the property for the grantor. Based on information supplied by Mr. Darling the reservation by the school would include 187 school days between the hours of 8:00 AM to 4:00 PM. The joint agreement would then affect 187 days of the year for a period of 8 hours per day or 1,496 hours per year. Although the ownership would extend for a 24 hour period, City Parks are generally open from 8:00 AM to 10:00 PM, or 14 hours per day. The useable number of hours is then, 14 hours per day x 365 days per year or 5,110 hours per year. The total hours per year are 8,760 hours (365 days x 24 hours/day = 8,760 hours/year). The School use would include 29% of the useable hours (1,496 hours ÷ 5,110 useable hours/year) or 17% of the total hours (1,496 hours ÷ 8,760 hours/year).

Reconciliation: Three proposed contract clauses have been considered in terms of their impact on marketability and market value. Of the three clauses considered, the joint use agreement has the greatest and most measurable impact on value. The actual shared use of the property ranges from 17% of the total hours to 29% of the useable hours. For this type of reservation and considering the use restriction as well, the upper end of the percentage of use is most relevant. The property is restricted in use to park use and the joint use agreement will divide the use of the property between the 2 entities. Since the property cannot be used for other than park purposes, the useable hours of operation are more appropriate for calculating the percentage of use for each of the 2 parties. Based on the percentage of use, the School would retain an approximate 29% interest in the property by virtue of the joint use agreement. If the Schools interest in the property is considered as a discount from market value, the

discount resulting from the joint use agreement would approximate 29%. As previously discussed, the reverter clause would result in a discount from market value and the use restriction as a city park could range from no additional discount to some discount. Since the appraiser is unable to quantify a discount for the reverter clause, the discount from fee simple market value would include a minimum discount of 29% from the market value of the property, if unencumbered.

Thank you for considering our office for your appraisal and consultation services.

Yours truly,



John H. Malcom, Jr, MAI, CCIM, SR/WA

MEMORANDUM

TO: Vickie Hoffman, Records Management Specialists

FROM:  Diana Salazar - ROW Department

SUBJECT: CITY/MISD/PARK (McAuliffe, Jackson & Morris Schools)
File No. R04.05-2

DATE: March 8, 2005

PROPERTIES: (1) 20.654 ac., Lot 1, Subdivision Plat of McAllen ISD No. 7 (McAuliffe Tract)
(2) 10.594 ac., Lots 17 & 18, Sec. 10, Hidalgo Canal Co. Subd. (Jackson Tract)
(3) 8.499 ac., Lot 1, Subdivision Plat of McAllen ISD No. 6 (Morris Tract)

For your records, attached please find the following regarding the above:

- (1) **Special Warranty Deed** dated February 24, 2005, recorded Document #1441426, Official Records of Hidalgo County, Texas, by McAllen Independent School District to City of McAllen.
- (2) **Special Warranty Deed** dated February 24, 2005, recorded Document #1441425, Official Records of Hidalgo County, Texas, by McAllen Independent School District to City of McAllen.
- (3) **Special Warranty Deed** dated February 24, 2005, recorded Document #1441424, Official Records of Hidalgo County, Texas, by McAllen Independent School District to City of McAllen.
- (4) Original letter faxed to Hidalgo Co. Appraisal Dist. for ownership change.
- (5) Original metes and bounds descriptions and surveys by Hinojosa Engineering, Inc. together with plats.

You might want to put it together with the existing Interlocal Agreement regarding same.

Thank you.

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBMITTED BY: *Felicia M. Villarreal*
Felicia M. Villarreal (Dec 9, 2021 15:57 CST)

SUPERVISOR: *SB*
Jacob Berry (Dec 10, 2021 16:20 CST)

Approved for presentation to the Board of Education:

J. Adansby
Superintendent of Schools Dec 9, 2021

**BOARD AGENDA REPORT
McALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

**BOARD AGENDA REPORT
McALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBMITTED BY: *Adelfino*

SUPERVISOR: *Cynthia Medrano-Richards*

Approved for presentation to the Board of Education:

J. Adams

172 Superintendent of Schools

Description	A	B	C		D	E	
	Original Budget	Revised Budget 10/31/2021	Budget Amendments Under Consideration		Revisions	Transfers	Revised Budget 11/30/2021
Audited Fund Balance	107,594,996	107,594,996					107,594,996
Revenues:							
Local:							
Property Taxes	84,787,994	84,787,994					84,787,994
Interest Income	878,000	878,000					878,000
Other Local Income	2,431,586	2,523,583	(202,715)				2,320,868
State:	133,383,459	133,393,577					133,393,577
Federal:	20,132,664	20,499,907	6,368,533				26,868,440
Other Sources:	0	2,060	6,055				8,115
Total Revenues	241,613,703	242,085,121	6,171,873	0	0	0	248,256,994
Expenditures:							
11 Instruction	126,586,945	126,682,291	210,468	316,328			127,209,087
12 Inst. Res. & Media Services	3,568,402	3,454,548		(2,465)			3,452,083
13 Curriculum Dev. & Inst. Staff Dev.	4,557,240	4,726,948		31,718			4,758,666
21 Inst. Leadership	3,450,687	3,701,889	24,360	(289,853)			3,436,396
23 School Leadership	13,393,257	13,344,667		8,165			13,352,832
31 Guid., Counseling & Eval. Ser.	9,820,599	9,697,666	8,257	151,748			9,857,671
32 Social Work Services	1,957,232	2,055,872		(4,127)			2,051,745
33 Health Services	2,885,127	2,804,406		7,428			2,811,834
34 Student (Pupil) Trans.	4,049,716	4,518,163		(365,436)			4,152,727
35 Food Services	17,265,197	17,489,742	1,500,563				18,990,305
36 Curricular/Extracurricular Act.	9,738,355	9,853,015		35,408			9,888,423
41 General Administration	8,043,476	8,488,893		84,170			8,573,063
51 Plant Maint. & Operations	20,349,685	24,810,286	399,387	5,834			25,215,507
52 Security and Monitoring Serv.	4,415,229	5,289,873		12,692			5,302,565
53 Data Processing Services	4,429,511	6,134,878		(25,816)			6,109,062
61 Community Services	36,710	44,156		32,266			76,422
71 Debt Service	5,905,151	7,032,797	2,203,199				9,235,996
81 Fac. Acquisition & Const.	6,000	3,314,079		1,940			3,316,019
95 Pmt. to Juv. Justice Alt. Ed. Prg.	40,000	40,000					40,000
99 Other Intergovernmental Charges	939,270	939,270					939,270
Other Uses	85,000	85,000					85,000
Total Expenditures	241,522,789	254,508,439	4,346,234	0	0	0	258,854,673
		173					
Preliminary Ending Fund Balance	107,685,910	95,171,678	1,825,639	0	0	0	96,997,317

GENERAL FUND
Revisions

REVENUES:

Local			
Other Local Income	- Rebate from College Board for Fund 199 General Fund	\$ 2,500	
	- Decrease to Local Revenues for Catering for Fund 101 Food Service	<u>(205,215)</u>	(202,715)
Federal			
	- Emergency Connectivity Fund (ECF) Reimbursement for Hotspots	\$ 360,000	
	- Emergency Connectivity Fund (ECF) Reimbursement for Insight Lease 3 - Teacher Devices	210,000	
	- Emergency Connectivity Fund (ECF) Reimbursement for Insight Lease 4 - Student Devices	1,993,199	
	- Child Nutrition Emergency Operational Cost Reimbursement from the Texas Department of Agriculture for Fund 101 Food Service	1,191,392	
	- Increase to National School Lunch Program and School Breakfast Program for Fund 101 Food Service	<u>2,613,942</u>	6,368,533
Other Sources			
	- Increase to Sale of Real/Personal Property for Fund 101 Food Service	<u>\$ 6,055</u>	6,055
Grand Total		<u>\$ 6,171,873</u>	

EXPENDITURES:

Function 11	- Transfer from Fund Balance for Fund 162 Career Technical Education for Culinary Equipment	<u>\$ 210,468</u>	210,468
Function 21	- Transfer from Fund Balance for Fund 162 Career Technical Education for VDI Azure Virtual Desktop for Students	<u>\$ 24,360</u>	24,360
Function 31	- Increase to Testing Materials for Fund 199 General Fund from College Board Rebate	\$ 2,500	
	- Transfer from Fund Balance for Fund 162 Career Technical Education for CTE Counselors Secretary Computers at McAllen, Memorial and Rowe High Schools	<u>5,757</u>	8,257
Function 35	- Increase to Food, Non-Food and Supplies for Fund 101 Food Service	<u>\$ 1,500,563</u>	1,500,563
Function 51	- Emergency Connectivity Fund (ECF) Reimbursement for Hotspots	\$ 360,000	
	- Transfer from Fund Balance for Fund 162 Career Technical Education for Agricultural Farm Supplies	<u>39,387</u>	399,387
Function 71	- Emergency Connectivity Fund (ECF) Reimbursement for Insight Lease 3 - Teacher Devices	\$ 210,000	
	- Emergency Connectivity Fund (ECF) Reimbursement for Insight Lease 4 - Student Devices	<u>1,993,199</u>	2,203,199
Grand Total		<u>\$ 4,346,234</u>	

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBJECT: Approval of Request for Cybersecurity Risk / Forensic Audit

REFERENCE: Goal 1: Student Achievement/Student Focus; Goal 4 Financial Priorities

BACKGROUND INFORMATION/REASON FOR BOARD CONSIDERATION:

As leaders of this learning institution, the board of trustees of the McAllen Independent School District is well-positioned to ensure the safety of our students, our staff and our schools.

Texas law specifically defines cybersecurity to mean the measures taken to protect a computer, computer network, or computer system against unauthorized use or access. A comprehensive cybersecurity risk management program in a public school district aims to prevent harm to various data systems-from employment to enrollment, food and nutrition to transportation logistics, and many other critical school services. A school cybersecurity risk management program should aim for a continuous cycle of assessing for risk vulnerabilities, detecting potential threats, providing education and training, and responding quickly to attacks and recovery efforts. Likewise, board governance may involve routine reviews of such cycles of:

- Assessment (to identify cybersecurity risks);
- Prevention (to reduce risks with technical measures and user education); and
- Preparation for mitigation and recovery (in case of an actual incident).

ADMINISTRATIVE CONSIDERATIONS/FACTS AND ANALYSIS:

LEGAL REVIEW: None

BUDGETARY CONSIDERATIONS: To be determined

RECOMMENDED BOARD ACTION:

That the Board of Trustees approve and direct legal counsel to obtain a cybersecurity Risk / Forensic Audit based on a minimum the National Institute for Standard and Technology (NIST) Cybersecurity Framework which includes but is not limited to :

- Federal – NIST SP 800-30, 800-53, 800-60, Cybersecurity Framework, FIPS 140-2, and SCAP
- Payment Card Services – PCI-DSS
- Education – FERPA, CIPA
- Healthcare – HIPAA / HITECH
- Financial – GLB, FINRA, SOX

SUBMITTED BY: _____

For further information contact:
Name: Sam Saldivar, Jr., President Board of Trustees
Office: 956 618-6094
eMail: samuel.saldivar@mcallenisd.net

SUPERVISOR: *Sam Saldivar, Jr.*
Sam Saldivar, Jr. (Dec 7, 2021 16:20 CST)

Approved for presentation to the Board of Education:

J. Adansky

175 _____
Superintendent of Schools Dec 8, 2021

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: December 13, 2021

SUBJECT: Approval of Board of Education Meeting Minutes

REFERENCE: N/A

BACKGROUND INFORMATION/REASON FOR BOARD CONSIDERATION:

The minutes for each meeting of the Board of Education are traditionally brought to the Board for approval. After approval, the minutes become the Official Record of Board Action.

ADMINISTRATIVE CONSIDERATIONS/FACTS AND ANALYSIS:

The Administration asks that the Board of Education consider approval of the attached minutes.

LEGAL REVIEW: None

BUDGETARY CONSIDERATIONS: None

RECOMMENDED BOARD ACTION:

That the Board approve the minutes of the following meeting(s):

Special Board Meeting - November 8, 2021 - 5:30 P.M.
Regular Board Meeting - November 15, 2021 - 5:00 P.M.
Special Board Meeting - December 6, 2021 - 5:30 P.M.

SUBMITTED BY: *Natalia Goza*

For further information contact:

Name: Natalia Goza

Office: 956-618-6094

eMail: natalie.goza@mcallenisd.net

SUPERVISOR: *Sam Saldivar, Jr.*
Sam Saldivar, Jr. (Dec 10, 2021 10:11 CST)

Approved for presentation to the Board of Education:

J. Adansky

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Superintendent of Schools

Dec 10, 2021