

Agenda of Regular Meeting

The Board of Trustees Comal ISD

A Regular Meeting of the Board of Trustees of Comal ISD will be held November 21, 2024, beginning at 6:00 PM in the Comal ISD, 1404 IH-35 North, New Braunfels, TX 78130.

The meeting will be held in compliance with Gov. Code, §551. The meeting is also being conducted in accordance with the American With Disabilities Act [42 U.S.C. 12101 (1991)]. The facility where the meeting is to be held is wheelchair-accessible, and handicapped parking is available. Handicapped services are available upon request if received at least 48 hours prior to the meeting. To make arrangements for handicapped services, please call (830) 221-2000

The subjects are listed on the agenda below. Items do not have to be taken in the same order as shown on the meeting notice. Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time. If, during the course of the meeting, any discussion of any item listed on the agenda should be held in closed meeting, the Board would convene in such closed meeting in accordance with Texas Government Code, §551.071-551.084 to consult with the legal counsel, discuss purchase, exchange, lease, or value of real property, discuss negotiated contracts for prospective gifts or donations, discuss personnel or to hear complaints against personnel, consider the deployment, specific occasions for, or implementation of security, personnel or devices, and/or consider discipline of a public school child or complaint or charge against personnel. No action will be taken during a closed session. At any time the Board may go into closed meeting to receive legal counsel or advice which the school district's legal counsel determines should be confidential in accordance with counsel's duty to the district pursuant to the code of professional responsibility of the State Bar of Texas.

1. Call Meeting to Order

2. Board Recognitions

Presenter: Camille Montoya

3. Public Comment/Audience Participation

4. Board Vice-President's Comments

Presenter: Tim Hennessee

5. Superintendent Reports and Board Information

A. Demographic Report - Fall 2024

Presenter: Bob Templeton and Hudson Huff, Zonda Home

B. Financial Integrity Rating System of Texas (FIRST) Report

Presenter: Glenn Graham / Jenny Hale

6. Consent Agenda

A. Consider/Approve Personnel Report

Presenter: Scott Hammond

B. Consider/Approve Board Meeting Minutes

C. Consider/Approve Financial Statement and Expenditures

Presenter: Glenn Graham

D. Consider/Approve Monthly Tax Office Report

Presenter: Glenn Graham

E. Consider/Approve 1st Quarter 2024-2025 Investment Report

Presenter: Glenn Graham

F. Consider/Approve RFP 25-04 Grounds Services

Presenter: Glenn Graham

G. Consider/Approve 2024-2025 Community Education Foundation MOU

Presenter: Dr. John E. Chapman III

H. Consider/Approve Guaranteed Maximum Price (GMP) #2 for Middle School #9

Presenter: Henry Gideon / Jeff Smith

I. Consider/Approve Phase 2 - Arlon Seay Elementary School HVAC Guaranteed Maximum Price (GMP) #2 - 2023 System Package 2

Presenter: Henry Gideon / Jeff Smith

J. Consider/Approve Phase 2 - Timberwood Park Elementary School HVAC GMP#3 - 2023 System Package 2

Presenter: Henry Gideon / Jeff Smith

K. Consider/Approve Guaranteed Maximum Price (GMP) #2 for SVHS Golf Practice Facility as part of the 2023 DHS & SVHS Reinvestment

Presenter: Henry Gideon / Jeff Smith

L. Consider/Approve Guaranteed Maximum Price (GMP) #2 for Marksmen GC (WP-2) for System Package 1

Presenter: Henry Gideon / Jeff Smith

M. Consider/Approve Architectural Services from Pfluger Associates for Middle School #9

Presenter: Henry Gideon / Jeff Smith

N. Consider/Approve Expenditures for Consulting Services True North Consulting Group

Presenter: Glenn Graham

7. Items for Discussion and/or Action

A. Items Removed from Consent

B. Consideration and Possible Approval of ES#23 and MS#9 Attendance Boundaries

Presenter: Daniel Mendez

C. Consideration and Possible Approval of Votes for Appraisal District Board of Directors

Presenter: Glenn Graham

8. Closed Session

A. Pursuant to Texas Government Code 551.072, discuss the purchase, exchange, sale, lease or value of real property; Discuss Land Purchase and Interest

9. Adjournment

COMAL INDEPENDENT SCHOOL DISTRICT

Subject: **Board Recognitions**

Date: November 21, 2024

Administrator Responsible/Position: **Camilla Montoya, Communications Coordinator**

A. Purpose of Agenda Item:

Information Only Action Needed Receive Input

B. Authority for This Action:

Local Policy Law or Rule N/A

C. Strategic Objective, Goal, or Need Addressed:

Strategic Plan District/Campus Improvement Plan Other

D. Summary:

Previous board action relating to this item:

Future action anticipated:

Background information: Tonight, we are honoring the following students:

- Thirteen Comal ISD students have been named National Merit Commended Scholars.
- Three Comal ISD students have been named National Merit Semifinalists.
- Head baseball coach Chad Koehl from Smithson Valley High School earned his 400th Career Win on March 8, 2024.
- Hill Country College Preparatory High School teacher Jennifer Fey is one of 15 recipients of the 2024 Humanities Texas Outstanding Teaching Award.

E. Comments Received:

ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent's Executive Leadership Team.

F. Administrative Recommendation: for information only

G. Fiscal Impact and Cost: None Amount: N/A

Budget Bond Grant/Special Funds Other

H. Action: n/a – for information only

COMAL INDEPENDENT SCHOOL DISTRICT

Subject: Public Comment/Audience Participation

Date: November 21, 2024

Administrator Responsible/Position: Tim Hennessee, Board Vice-President

A. Purpose of Agenda Item:

Information Only

Action Needed

Receive Input

B. Authority for This Action:

Local Policy BED

Law or Rule

N/A

The Board encourages comments from citizens of the District or from District employees.

Policy BED local states that audience participation at a Board meeting is limited to the public comment portion of the meeting designated for that purpose. At all other times during a Board meeting, the audience shall not enter into discussion or debate on matters being considered by the Board, unless requested by the presiding officer. An open forum will be conducted at each regular monthly meeting.

Persons who wish to participate must submit the Audience Participation form to the presiding officer or designee before the meeting begins and shall indicate the topic about which they wish to speak. Forms will not be accepted after the meeting begins.

Citizens may be provided three minutes. Delegations of more than three persons shall appoint one person to address the Board. If any person other than the appointed spokesperson of a Delegation wants to speak, they may not appear at the lectern as part of a Delegation but must sign up on a separate Audience participation form before the meeting and may only approach the lectern when their name is called.

The Board shall not deliberate or decide regarding any subject that is not included on our agenda for tonight's meeting. If an issue mentioned is listed on tonight's agenda, the Board will defer discussion until the appropriate time during the meeting.

The presiding officer may:

- 1) Direct the speaker to the appropriate complaint policy
 - Employee complaints: DGBA
 - Student or parent complaints: FNG
 - Public complaints: GF
- 2) Provide factual responses to questions raised
- 3) Ask clarifying questions
- 4) Request that the subject of the comment be placed on the agenda of a later meeting when the Board may then take action on the issue raised by the speaker

COMAL INDEPENDENT SCHOOL DISTRICT

Subject: Board President's Comments

Date: November 21, 2024

Administrator Responsible/Position: Tim Hennessee, Board Vice-President

A. Purpose of Agenda Item:

Information Only

Action Needed

Receive Input

During this portion of the meeting, Tim Hennessee, the Board Vice-President, will provide an overview of the agenda and discuss the process that will be followed during tonight's meeting.

COMAL INDEPENDENT SCHOOL DISTRICT

Subject: Demographic Report

Date: November 21, 2024

Administrator Responsible/Position: Bob Templeton, Zonda Home

A. Purpose of Agenda Item:

Information Only Action Needed Receive Input

B. Authority for This Action:

Local Policy Law or Rule N/A

C. Strategic Objective, Goal, or Need Addressed:

Strategic Plan District/Campus Improvement Plan Other

D. Summary:

Previous board action relating to this item:

Future action anticipated:

Background information: Bob Templeton with Zonda Home will provide a look at the latest housing and demographic report based on 1st quarter 2024 data. This data is being utilized by the administration to forecast next year's staffing and facility needs.

E. Comments Received:

ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent's Executive Leadership Team.

F. Administrative Recommendation: n/a - for information only

G. Fiscal Impact and Cost: None Amount: N/A

Budget Bond Grant/Special Funds Other

H. Action: n/a – for information only

COMAL INDEPENDENT SCHOOL DISTRICT

Subject: Financial Integrity Rating System of Texas

Date: November 21, 2024

Administrator Responsible/Position: Glenn Graham, Chief Financial Officer

A. Purpose of Agenda Item:

Information Only Action Needed Receive Input

B. Authority for This Action:

Local Policy Law or Rule N/A

C. Strategic Objective, Goal, or Need Addressed:

Strategic Plan District/Campus Improvement Plan Other

D. Summary:

Previous board action relating to this item: November 16, 2023

Future action anticipated: Annual Public Hearing

Background information: This is the 22nd year districts have received a financial accountability rating from the State. The rating is based on an analysis of staff and student data, as well as budget and actual financial data, reported for the 2022-2023 school year.

E. Comments Received:

ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent's Executive Leadership Team.

F. Administrative Recommendation: n/a – for information only

G. Fiscal Impact and Cost: None

Amount: N/A

Budget Bond Grant/Special Funds Other

H. Action: - No action is required.

COMAL INDEPENDENT SCHOOL DISTRICT

Subject: Consider/Approve Consent Agenda

Date: November 21, 2024

Administrator Responsible/Position: Dr. John E. Chapman III, Superintendent

A. Purpose of Agenda Item:

Information Only

Action Needed

Receive Input

B. Authority for This Action:

Local Policy

Law or Rule

N/A

Policy BE local states that the consent agenda shall include items of a routine and/or recurring nature grouped together under one action item. All such items shall be acted upon by one vote without separate discussion, unless a Board member requests that an item be withdrawn for individual consideration. The remaining items shall be adopted under a single motion and vote.

C. Strategic Objective, Goal, or Need Addressed: As listed on attached pages

D. Summary:

Previous board action relating to this item: Ongoing

Future action anticipated: Monthly

Background information: The following items are presented for approval:

- A. Personnel Report
- B. Board Meeting Minutes
- C. Financial Statement and Expenditures
- D. Monthly Tax Office Report
- E. 1st Quarter 2024-2025 Investment Report
- F. RFP 25-04 Grounds Services
- G. 2024-2025 Community Education Foundation MOU
- H. Guaranteed Maximum Price (GMP) #2 for Middle School #9
- I. Phase 2 - Arlon Seay Elementary School HVAC Guaranteed Maximum Price (GMP) #2 - 2023 System Package 2
- J. Phase 2 - Timberwood Park Elementary School HVAC GMP#3 - 2023 System Package 2
- K. Guaranteed Maximum Price (GMP) #2 for SVHS Golf Practice Facility as part of the 2023 DHS & SVHS Reinvestment
- L. Guaranteed Maximum Price (GMP) #2 for Marksmen GC (WP-2) for System Package 1
- M. Architectural Services from Pfluger Associates for Middle School #9
- N. Expenditures for Consulting Services True North Consulting Group

E. Comments Received:

Exec. Team

DEIC

Support Staff AC

Teacher AC

Other

All agenda items have been reviewed by the Superintendent's Executive Leadership Team.

F. Administrative Recommendation: It is the recommendation of the Superintendent that the Board of Trustees approve the consent agenda items as presented.

G. Fiscal Impact and Cost:

Amount: Per individual items attached

H. Action:

Motion by _____, second by _____

"I move to approve/disapprove/postpone the consent agenda items as presented."

FOR R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

AGAINST: R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

MOTION CARRIED/DENIED/POSTPONED 8

COMAL INDEPENDENT SCHOOL DISTRICT

Subject: Consider/Approve Personnel Report

Date: November 21, 2024

Administrator Responsible/Position: Scott Hammond, Secondary Director of Human Resources

A. Purpose of Agenda Item:

Information Only Action Needed Receive Input

B. Authority for This Action:

Local Policy Law or Rule N/A
DC, DCA, DCB, DCE Texas Education Code, Chapter 21

C. Strategic Objective, Goal, or Need Addressed:

Strategic Plan District/Campus Improvement Plan Other

D. Summary:

Previous board action relating to this item: Ongoing; monthly

Background information: Individuals on the lists provided are presented for consideration — Employments, Appointments, Assignments or Promotions; and, Resignations and Retirements

E. Comments Received:

ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent’s Executive Leadership Team.

F. Administrative Recommendation: It is the recommendation of the Superintendent that the Board of Trustees approve employment, appointment, assignment, or promotion of personnel; and, resignations and retirements as presented.

G. Fiscal Impact and Cost:

Amount: N/A

Budget Bond Grant/Special Funds Other

H. Action:

Motion by _____, second by _____

“I move to approve/disapprove/postpone the Superintendent’s personnel recommendations as presented.”

FOR R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York
AGAINST: R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

MOTION CARRIED/DENIED/POSTPONED

COMAL INDEPENDENT SCHOOL DISTRICT

Subject: **Consider/Approve Board Meeting Minutes**

Date: November 21, 2024

Administrator Responsible/Position: **Dr. John E. Chapman III, Superintendent**

A. Purpose of Agenda Item:

Information Only Action Needed Receive Input

B. Authority for This Action:

Local Policy Law or Rule N/A

Policy BE local states that the agenda shall contain minutes of the last regular meeting and of any special meeting(s) held previously and not yet approved.

C. Strategic Objective, Goal, or Need Addressed: N/A

Strategic Plan District/Campus Improvement Plan Other

D. Summary:

Previous board action relating to this item: Ongoing
 Future action anticipated: Monthly
 Background information: The District will present the October 24, 2024, Pre-Meeting; October 24, 2024, Board Meeting; and November 7, 2024, Board Workshop minutes for approval.

E. Comments Received:

Exec. Team DEIC Support Staff AC Teacher AC Other
All agenda items have been reviewed by the Superintendent’s Executive Leadership Team.

F. Administrative Recommendation: It is the recommendation of the Superintendent that the Board of Trustees approve the October 24, 2024, Pre-Meeting; October 24, 2024, Board Meeting; and November 7, 2024, Board Workshop minutes as presented.

G. Fiscal Impact and Cost:

Amount: N/A

Budget Bond Grant/Special Funds Other

H. Action:

Motion by _____, second by _____
“I move/disapprove/postpone the October 24, 2024, Pre-Meeting; October 24, 2024, Board Meeting; and November 7, 2024, Board Workshop minutes as presented.”

FOR R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York
AGAINST: R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

MOTION CARRIED/DENIED/POSTPONED

COMAL INDEPENDENT SCHOOL DISTRICT

Subject: **October 2024 Financial Statement & Expenditures** **Date:** November 21, 2024

Administrator Responsible/Position: Glenn Graham, Chief Financial Officer

A. Purpose of Agenda Item:

Information Only Action Needed Receive Input

B. Authority for This Action:

Local Policy Law or Rule N/A

Policy CFA (Legal) – States that annual financial statements must be adopted and filed with TEA. The District exceeds this requirement with monthly adoption of the financial statements.

C. Strategic Objective, Goal, or Need Addressed:

Strategic Plan District/Campus Improvement Plan Other

Academic Success/Instruction

D. Summary:

Previous board action relating to this item: Monthly

Future action anticipated: Ongoing

Background information: Separate Memo is attached.

E. Comments Received:

ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent’s Executive Leadership Team.

F. Administrative Recommendation: The administration recommends approval of the October 2024 financial statements and expenses as presented.

G. Fiscal Impact and Cost: None Amount: Per Report

Budget Bond Grant/Special Funds Other

H. Action:

Motion by _____, second by _____

“I move to approve/ disapprove/postpone October 2024 Financial Statement & Expenditures as presented.”

FOR R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

AGAINST: R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

MOTION CARRIED/DENIED/POSTPONED

COMAL INDEPENDENT SCHOOL DISTRICT

Subject: Tax Office Report

Date: November 21, 2024

Administrator Responsible/Position: Glenn Graham, Chief Financial Officer

A. Purpose of Agenda Item:

Information Only Action Needed Receive Input

B. Authority for This Action:

Local Policy Law or Rule N/A

Policy BDAF (LEGAL) states that the administration must prepare and submit to the Board each month a written report, made under oath, accounting for all taxes collected for the District during the preceding month.

C. Strategic Objective, Goal, or Need Addressed:

Strategic Plan District/Campus Other
Academic Success/Instruction Improvement Plan

D. Summary:

Previous board action relating to this item: Ongoing

Future action anticipated: Monthly

Background information:

E. Comments Received:

ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent’s Executive Leadership Team.

F. Administrative Recommendation: It is the recommendation of the Superintendent that the Board of Trustees approve the October tax office report and report of tax dollar loss or gain as presented.

G. Fiscal Impact and Cost: None Amount: N/A

Budget Bond Grant/Special Funds Other

H. Action:

Motion by _____, second by _____

“I move to approve/disapprove/postpone the October tax office report of tax dollar loss or gain as presented.”

FOR R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York
AGAINST: R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York
MOTION CARRIED/DENIED/POSTPONED

COMAL INDEPENDENT SCHOOL DISTRICT

Subject: 1st Quarter 2024-2025 Investment Report

Date: November 21, 2024

Administrator Responsible/Position: Glenn Graham, Chief Financial Officer

A. Purpose of Agenda Item:

Information Only Action Needed Receive Input

B. Authority for This Action:

Local Policy Law or Rule N/A

Board Policy CDA and the Public Funds Investment Act of Texas Government Code (2256.023) require the investment officer to submit to the Board a written quarterly report of investment transactions for all funds covered by the Public Funds Investment Act.

C. Strategic Objective, Goal, or Need Addressed:

Strategic Plan District/Campus Improvement Plan Other

D. Summary:

Previous board action relating to this item: August 22, 2024

Future action anticipated: Quarterly

Background information: On August 22, 2024, the investment officers submitted the 4th Quarter Investment Report along with the Annual Investment Report for the quarter ending June 30, 2024.

E. Comments Received:

ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent’s Executive Leadership Team.

F. Administrative Recommendation: It is the recommendation of the Superintendent that the Board of Trustees approve the 1st Quarter 2024-2025 Investment Report as presented.

G. Fiscal Impact and Cost: None Amount: N/A

Budget Bond Grant/Special Funds Other

H. Action:

Motion by _____, second by _____

“I move to approve/disapprove/postpone the 1st Quarter 2024-2025 Investment Report as presented.”

FOR R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York
AGAINST: R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York
MOTION CARRIED/DENIED/POSTPONED

COMAL INDEPENDENT SCHOOL DISTRICT

Subject: RFP 25-04 Grounds Services

Date: November 21, 2024

Administrator Responsible/Position: Glenn Graham, CFO

A. Purpose of Agenda Item:

Information Only Action Needed Receive Input

B. Authority for This Action:

Local Policy (CH Local) Law or Rule N/A

C. Strategic Objective, Goal, or Need Addressed:

Strategic Plan District/Campus Improvement Plan Other

D. Summary:

Previous board action relating to this item:

Future action anticipated:

Background information: The Maintenance Department in collaboration with Purchasing has accepted and evaluated 7 proposals for Grounds Services throughout the district.

E. Comments Received:

ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent’s Executive Leadership Team.

F. Administrative Recommendation: It is the recommendation of the Superintendent that the Board of Trustees approves the evaluation, award to Green Grass Inc, LLC, and the aggregate expenditures associated with Grounds Services as presented.

G. Fiscal Impact and Cost: None Amount: \$414,722.70 per year (calendar)

Budget 199 Bond Grant/Special Funds Other Campus Activity

H. Action:

Motion by _____, second by _____

“I move to approve/disapprove/postpone the award and evaluation from RFP 25-04 Grounds Services and the aggregate expenditures associated the services as presented.”

FOR R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York
AGAINST: R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

MOTION CARRIED/DENIED/POSTPONED

COMAL INDEPENDENT SCHOOL DISTRICT

Date: November 21, 2024

Subject: Consider/Approve Comal Education Foundation Memorandum of Understanding for the 2024-25 School Year.

Administrator Responsible/Position: Daniel Mendez, Director of Marketing and Community Partnerships; Dr. Lizette Goodloe, Partnerships Coordinator

A. Purpose of Agenda Item:

Information Only Action Needed Receive Input

B. Authority for This Action:

Local Policy Law or Rule N/A

C. Strategic Objective, Goal, or Need Addressed:

Strategic Plan District/Campus Improvement Plan Other

D. Summary:

Previous board action relating to this item:

Future action anticipated: Annually

Background information: The Comal Education Foundation was established in 2001 when community leaders from Comal County organized the Comal Public School Foundation, a 501(c)(3) non-profit charity.

E. Comments Received:

ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent’s Executive Leadership Team.

F. Administrative Recommendation: It is the recommendation of the Superintendent that the Board of Trustees approve the Memorandum of Understanding between the Comal Education Foundation and Comal Independent School District as presented.

G. Fiscal Impact and Cost: Amount: \$36,132

Budget Bond Grant/Special Funds Other

H. Action:

Motion by _____, second by _____

“I move to approve/disapprove/postpone the Memorandum of Understanding between the Comal Education Foundation and Comal Independent School District as presented.”

FOR R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York
AGAINST: R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

MOTION CARRIED/DENIED/POSTPONED

COMAL INDEPENDENT SCHOOL DISTRICT

Date: November 21, 2024

Subject: Consider/Approve Guaranteed Maximum Price (GMP) #2 Middle School #9

Administrator Responsible/Position: Henry Gideon, Interim COO and Jeff Smith, Director of Construction & Planning

A. Purpose of Agenda Item:

Information Only Action Needed Receive Input

B. Authority for This Action:

Local Policy CH Local Law or Rule N/A

C. Strategic Objective, Goal, or Need Addressed:

Strategic Plan District/Campus Improvement Plan Other

D. Summary:

Previous board action relating to this item: Approval of the Construction Delivery Method completed at the August 24, 2023, Board meeting and selection of Drymalla as Construction Manager at Risk for Middle School #9 completed at the October 26, 2023, meeting.

Future action anticipated:

Background information: The contracted CMaR works with the Design and District to define the scope of work that maximizes the value to the District and most effectively meets the project goals. A multi-phased GMP allows for accelerated schedule. This is the 2nd (and final) GMP and based on 100% construction documents.

- GMP #1 for civil and major equipment was approved at the August 2024 meeting.
- GMP #2 is for \$87,198,769 and covers the remaining scope in this project.

E. Comments Received:

ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent’s Executive Leadership Team.

F. Administrative Recommendation: It is the recommendation of the Superintendent that the Board of Trustees approve the GMP #2 for Middle School #9 as presented.

G. Fiscal Impact and Cost: None Amount: N/A

Budget Bond Grant/Special Funds Other

H. Action:

Motion by _____, second by _____

“I move to approve/disapprove/postpone the GMP #2 for Middle School #9 as presented.”

FOR R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York
AGAINST: R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York
MOTION CARRIED/DENIED/POSTPONED

COMAL INDEPENDENT SCHOOL DISTRICT

Date: November 21, 2024

Subject: Consider/Approve Phase 2 - Arlon Seay HVAC Guaranteed Maximum Price (GMP) #2 - 2023 System Package 2

Administrator Responsible/Position: Henry Gideon, Interim COO, Jeff Smith, Director of Construction and Planning

A. Purpose of Agenda Item:

- Information Only Action Needed Receive Input

B. Authority for This Action:

- Local Policy Law or Rule N/A

C. Strategic Objective, Goal, or Need Addressed:

- Strategic Plan District/Campus Improvement Plan Other

D. Summary:

- Previous board action relating to this item:

Step 1: Approval of the Construction Delivery Method: The Construction Manager at Risk (CMaR) delivery method was approved at the August 24, 2023, meeting of the Board of Trustees.

Step 2: Selection of Construction Manager: Dawson Construction was awarded the construction of 2023 System Package 2 at the January 2024 Board meeting.

- Future action anticipated:

- Background information: *Step 3: Approval of a Guaranteed Maximum Price (GMP):*

The contracted CMaR works with the Design and District to define the scope of work that maximizes the value to the District and most effectively meets the project goals. This includes detailed cost and time estimates at multiple stages along the design process allowing the District to make informed decisions regarding market conditions and constructability. This GMP #2 in the amount of \$4,810,188.00 for phase 2 of ASES HVAC replacement.

E. Comments Received:

- ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent's Executive Leadership Team.

F. Administrative Recommendation: It is the recommendation of the Superintendent that the Board of Trustees approve Phase 2 – Arlon Seay HVAC Guaranteed Maximum Price (GMP) #2 for 2023 System Package 2 as presented.

G. Fiscal Impact and Cost: None Amount: N/A

- Budget Bond Grant/Special Funds Other

H. Action:

Motion by _____, second by _____

“I move to approve/disapprove/postpone Phase 2 – Arlon Seay HVAC Guaranteed Maximum Price (GMP) #2 for 2023 System Package 2 as presented”

FOR R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

AGAINST: R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

MOTION CARRIED/DENIED/POSTPONED

COMAL INDEPENDENT SCHOOL DISTRICT

Subject: Consider/Approve Phase 2 – Timberwood Park Elementary School HVAC Guaranteed Maximum Price (GMP) #3 - 2023 System Package 2

Date: November 21, 2024

Administrator Responsible/Position: Henry Gideon, Interim COO, Jeff Smith, Director of Construction and Planning

A. Purpose of Agenda Item:

- Information Only Action Needed Receive Input

B. Authority for This Action:

- Local Policy Law or Rule N/A

C. Strategic Objective, Goal, or Need Addressed:

- Strategic Plan District/Campus Improvement Plan Other

D. Summary:

- Previous board action relating to this item:

Step 1: Approval of the Construction Delivery Method: The Construction Manager at Risk (CMaR) delivery method was approved at the August 24, 2023, meeting of the Board of Trustees.

Step 2: Selection of Construction Manager: Dawson Construction was awarded the construction of 2023 System Package 2 at the January, 2024 Board meeting.

- Future action anticipated:

Background information: *Step 3: Approval of a Guaranteed Maximum Price (GMP):* The contracted CMaR works with the Design and District to define the scope of work that maximizes the value to the District and most effectively meets the project goals. This includes detailed cost and time estimates at multiple stages along the design process allowing the District to make informed decisions regarding market conditions and constructability. This GMP #3 in the amount of \$1,448,069.00 for phase 2 of TPES HVAC replacement.

E. Comments Received:

- ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent’s Executive Leadership Team.

F. Administrative Recommendation: It is the recommendation of the Superintendent that the Board of Trustees approve Phase 2 – Timberwood Park Elementary School HVAC Guaranteed Maximum Price (GMP) #3 for 2023 System Package 2 as presented.

G. Fiscal Impact and Cost: None **Amount:** N/A

Budget

Bond

Grant/Special Funds

Other

H. Action:

Motion by _____, second by _____

“I move to approve/disapprove/postpone Phase 2 – Timberwood Park Elementary School
Guaranteed Maximum Price (GMP) #3 for 2023 System Package 2 as presented”

FOR R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

AGAINST: R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

MOTION CARRIED/DENIED/POSTPONED

COMAL INDEPENDENT SCHOOL DISTRICT

Date: November 21, 2024

Subject: Consider/Approve Guaranteed Maximum Price (GMP) #2 for SVHS Golf Practice Facility as part of the 2023 DHS & SVHS Reinvestment

Administrator Responsible/Position: Henry Gideon, Interim COO, Jeff Smith, Director of Construction and Planning

A. Purpose of Agenda Item:

Information Only Action Needed Receive Input

B. Authority for This Action:

Local Policy Law or Rule N/A

C. Strategic Objective, Goal, or Need Addressed:

Strategic Plan District/Campus Improvement Plan Other

D. Summary:

Previous board action relating to this item:

Step 1: Approval of the Construction Delivery Method: The Construction Manager at Risk (CMaR) delivery method was approved at the August 24, 2023 meeting of the Board of Trustees.

Step 2: Selection of Construction Manager: Dawson Construction was awarded the construction of the DHS and SVHS project at the January, 2024 Board meeting.

Future action anticipated:

Background information: The contracted CMaR works with the Design and District to define the scope of work that maximizes the value to the District and most effectively meets the project goals. This includes detailed cost and time estimates at multiple stages along the design process allowing the District to make informed decisions regarding market conditions and constructability. This GMP #2 in the amount of \$763,382.00 for SVHS golf practice facility.

E. Comments Received:

ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent's Executive Leadership Team.

F. Administrative Recommendation: It is the recommendation of the Superintendent that the Board of Trustees approve the Guaranteed Maximum Price (GMP) #2 for SVHS Golf Practice Facility as presented.

G. Fiscal Impact and Cost: None

Amount: N/A

Budget Bond Grant/Special Funds Other

H. Action:

Motion by _____, second by _____

“I move to approve/disapprove/postpone the Guaranteed Maximum Price (GMP) #2 for SVHS Golf Practice Facility as presented”

FOR R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

AGAINST: R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

MOTION CARRIED/DENIED/POSTPONED

COMAL INDEPENDENT SCHOOL DISTRICT

Subject: Consider/Approve Guaranteed Maximum Price (GMP) #2 for Marksmen GC (WP-2) for System Package 1

Date: November 21, 2024

Administrator Responsible/Position: Henry Gideon, Interim COO, Jeff Smith, Director of Construction and Planning

A. Purpose of Agenda Item:

- Information Only Action Needed Receive Input

B. Authority for This Action:

- Local Policy Law or Rule N/A

C. Strategic Objective, Goal, or Need Addressed:

- Strategic Plan District/Campus Improvement Plan Other

D. Summary:

- Previous board action relating to this item:

Step 1: Approval of the Construction Delivery Method: The Construction Manager at Risk (CMaR) delivery method was approved at the August 24, 2023 meeting of the Board of Trustees.

Step 2: Selection of Construction Manager: Marksmen General Contractors was awarded the construction of 2023 System Package 1 at the January, 2024 Board meeting.

- Future action anticipated:

- Background information: *Step 3: Approval of a Guaranteed Maximum Price (GMP):*

The contracted CMaR works with the Design and District to define the scope of work that maximizes the value to the District and most effectively meets the project goals. This includes detailed cost and time estimates at multiple stages along the design process allowing the District to make informed decisions regarding market conditions and constructability. This GMP #2 in the amount of \$5,983,551.00 for Mechanical equipment only for CSES, FES and OCES.

E. Comments Received:

- ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent's Executive Leadership Team.

F. Administrative Recommendation: It is the recommendation of the Superintendent that the Board of Trustees approve the Guaranteed Maximum Price (GMP) #2 for Marksmen GC (WP-2) for System Package 1.

G. Fiscal Impact and Cost: None

Amount: N/A

Budget

Bond

Grant/Special Funds

Other

H. Action:

Motion by _____, second by _____

“I move to approve/disapprove/postpone the Guaranteed Maximum Price (GMP) #2 for Marksmen GC (WP-2) for System Package 1 as presented”

FOR R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

AGAINST: R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

MOTION CARRIED/DENIED/POSTPONED

COMAL INDEPENDENT SCHOOL DISTRICT

Date: November 21, 2024

Subject: Consider/Approve Architectural Services from Pfluger Associates for Middle School #9

Administrator Responsible/Position: Henry Gideon, Interim COO and Jeff Smith, Director of Construction & Planning

A. Purpose of Agenda Item:

- Information Only Action Needed Receive Input

B. Authority for This Action:

- Local Policy Law or Rule N/A

C. Strategic Objective, Goal, or Need Addressed:

- Strategic Plan District/Campus Improvement Plan Other

D. Summary:

- Previous board action relating to this item: August 24, 2023

In August of 2023, the Board approved the Architectural Firms for 2021 & 2023 Bond Projects. The Board also delegated authority to the Superintendent or his designee to assign projects under the RFQ and to attempt to negotiate with that firm a contract at a fair and reasonable price, and to continue said negotiations until a contract is entered into pursuant to Govt' Code 2254.004. The Superintendent shall keep the Board informed concerning construction projects and provide information to the general public.

- Future action anticipated:

Background information: In April 2024, the District entered into a contract with Pfluger Associates for Architectural Services for Middle School #9. The cost for these services was agreed in the amount of \$6,035,700. After site and soil testing, it was determined that there is more design work needed. Pfluger has requested an increase in the cost due to the additional services to revise the site plan, building location, building orientation, and building levels. The cost of Additional Services is \$558,900.00. The total cost for Architectural Services for Middle School #9 by Pfluger Associates is \$6,594,600.

E. Comments Received:

- ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent's Executive Leadership Team.

F. Administrative Recommendation: It is the recommendation of the Superintendent that the Board of Trustees approve Architectural Services from Pfluger Associates for Middle School #9 in the amount of \$6,594,600.

G. Fiscal Impact and Cost: None

Amount: N/A

- Budget Bond Grant/Special Funds Other

H. Action:

Motion by _____, second by _____

“I move to approve/disapprove/postpone the Architectural Services from Pfluger Associates in the amount of \$6,594,600.”

FOR R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

AGAINST: R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

MOTION CARRIED/DENIED/POSTPONED

COMAL INDEPENDENT SCHOOL DISTRICT

Subject: **Approval for Expenditures for Consulting Services True North Consulting Group**

Date: November 21, 2024

Administrator Responsible/Position: Glenn Graham, CFO

A. Purpose of Agenda Item:

- Information Only Action Needed Receive Input

B. Authority for This Action:

- Local Policy (CH Local) Law or Rule N/A

C. Strategic Objective, Goal, or Need Addressed:

- Strategic Plan District/Campus Improvement Plan Other

D. Summary:

- Previous board action relating to this item: August 24, 2023

Future action anticipated:

Background information: True North Consulting Group is continuing consulting services for the District Wide Security Technologies Refresh. Schematic Design and Design Development expenditures were approved August 2023.

E. Comments Received:

- ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent’s Executive Leadership Team.

F. Administrative Recommendation: It is the recommendation of the Superintendent that the Board of Trustees approves the expenditures in the amount of \$637,478.00 to True North Consulting Group for the District Wide Security Technologies Refresh as presented.

G. Fiscal Impact and Cost: None Amount: \$637,478.00

- Budget 199 Bond Grant/Special Funds Other Campus Activity

H. Action:

Motion by _____, second by _____

“I move to approve/disapprove/postpone the expenditures to True North Consulting Group as presented.”

FOR R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York
AGAINST: R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York

MOTION CARRIED/DENIED/POSTPONED

COMAL INDEPENDENT SCHOOL DISTRICT

Subject: Consideration and Possible Approval of ES#23 and MS#9 Attendance Boundaries

Date: November 21, 2024

Administrators Responsible/Positions: Daniel Mendez, Marketing Director

A. Purpose of Agenda Item:

Information Only Action Needed Receive Input

B. Authority for This Action:

Local Policy Law or Rule N/A

C. Strategic Objective, Goal, or Need Addressed:

Strategic Plan District/Campus Improvement Plan Other

D. Summary:

Previous board action relating to this item:
 Future action anticipated:
 Background information: Since September 4, 2024, the attendance boundary committee met four times to develop a recommendation for Elementary #23 and Middle School #9 boundaries. On November 7, 2024, the committee provided its recommendation for the ES#23 and MS#9 boundaries to the Board of Trustees.

E. Comments Received:

ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent’s Executive Leadership Team.

F. Administrative Recommendation: It is the recommendation of the Superintendent that the Board of Trustees approve the ES#23 and MS#9 attendance boundaries as presented.

G. Fiscal Impact and Cost: None Amount: N/A

Budget Bond Grant/Special Funds Other

H. Action:

Motion by _____, second by _____
“I move to approve/disapprove/postpone the attendance boundaries for Elementary #23 and Middle School #9 as presented.”

FOR R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York
AGAINST: R. Garner, T. Hennessee, D. Krawczynski, A. Jones, C. Biasatti, A. Shaw, J. York
MOTION CARRIED/DENIED/POSTPONED

COMAL INDEPENDENT SCHOOL DISTRICT

Subject: **Appraisal District Board Votes**

Date: November 21, 2024

Administrator Responsible/Position: Glenn Graham, Chief Financial Officer

A. Purpose of Agenda Item:

Information Only Action Needed Receive Input

B. Authority for This Action:

Local Policy Law or Rule N/A
Texas property Tax Code Section 6.03(k)

C. Strategic Objective, Goal, or Need Addressed:

Strategic Plan District/Campus Other
Improvement Plan

D. Summary:

Previous board action relating to this item: November 16, 2023

Future action anticipated: Annually in November

Background information: Every year, appraisal districts hold Board of Directors elections. Comal ISD works with five different districts – Bexar, Comal, Guadalupe, Hays and Kendall. Kendall Board members are appointed.

E. Comments Received:

ELT DEIC Support Staff AC Teacher AC Other

All agenda items are reviewed by Superintendent’s Executive Leadership Team.

F. Administrative Recommendation: It is the recommendation of the Superintendent to defer to the Board of Trustees for votes for the four Appraisal District Boards.

G. Fiscal Impact and Cost: None Amount: N/A

Budget Bond Grant/Special Funds Other

H. Action:

Comal Appraisal District

Motion by _____, second by _____

“I move to approve/disapprove/postpone the resolution for the allocation of votes for the Comal County Appraisal District Board of Directors.”

FOR R. Garner, T. Hennessee, D. Krawczynski, C. Biasatti, A. Jones, A. Shaw, J. York

AGAINST: R. Garner, T. Hennessee, D. Krawczynski, C. Biasatti, A. Jones, A. Shaw, J. York

MOTION CARRIED/DENIED/POSTPONED

COMAL INDEPENDENT SCHOOL DISTRICT

Certified Agenda of Closed Session

Meeting of November 21, 2024

CONFIDENTIAL: No one shall, without lawful authority, knowingly disclose to a member of the public this certified agenda of a closed session meeting. A person who violates this subsection commits a Class B misdemeanor and may be liable to any party injured or damaged by the disclosure. Texas Government Code 551.146(a).

I. Statement of Beginning of Closed Session:

The presiding officer announced at the beginning of the closed session:

“The Board of Trustees on November 21, 2024, beginning at _____ PM, convened in a closed session pursuant to Sections 551.071 through 551.089 of the Texas Government Code.”

II. Subjects Discussed in the Session Closed to the Public:

- A. Pursuant to Texas Government Code 551.072, discuss the purchase, exchange, sale, lease or value of real property; Discuss Land Purchase and Interest

Board members present: _____

III. Statement at End of Closed Session:

The presiding officer announced at the end of the closed session:

“The Board of Trustees ended its closed session at _____ PM on November 21, 2024.”

IV. Record of Further Action Taken, if any, on Above Items in the Subsequent Open Session:

V. Certification by Presiding Officer:

I, Tim Hennessee, Comal ISD Board Vice-President, do hereby certify that the agenda listed above is a true and correct record of the proceedings on the above date.

Tim Hennessee, Board Vice-President

Date