

# Agenda of Special Meeting

## The Board of Trustees Lone Oak Independent School District

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A Special Meeting of the Board of Trustees of Lone Oak Independent School District will be held December 1, 2021, beginning at 6:00 PM in the Lone Oak ISD Administration Building 8162 Highway 69 South Lone Oak, TX 75453.

The subjects to be discussed or considered or upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as shown on this meeting notice. Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

1. Establish a quorum and call meeting to order
2. Open Meeting
  1. Pledges
  2. Student Prayer
3. Forum for community input
4. Consider Granting a Variance for selling beer and wine near school 2
5. Interview and possibly select a construction manager at-risk for bond projects 4
6. Executive Session
  1. 551.074 Discuss personnel or to hear complaints against personnel
7. Adjournment

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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 or Texas Government Code section 418.183(f). 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. [See BEC(LEGAL)]

The notice for this meeting was posted in compliance with the Texas Open Meeting Act on:

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For the Board of Trustees

**RESOLUTION OF THE BOARD OF TRUSTEES OF  
LONE OAK INDEPENDENT SCHOOL DISTRICT  
REGARDING LONE OAK CITY ORDINANCE NO. 160-2017A VARIANCE**

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STATE OF TEXAS           §  
  §  
COUNTY OF HUNT       §

**WHEREAS**, the Board of Trustees (“Board”) of the Lone Oak Independent School District (the “District”) has agreed to sell the approximate 10-acre tract of real property generally located at 412 Church Street in Lone Oak, Texas (the “Property”) to K & D Cole Family Partnership, LP d/b/a Kim’s Convenience Store #49, LLC (“Kim’s Convenience Stores”); and

**WHEREAS**, Lone Oak City Ordinance No. 160-2017A (the “Ordinance”) prohibits the sale of alcoholic beverages within 300 feet of certain facilities; and

**WHEREAS**, Kim’s Convenience Stores desires to sell alcoholic beverages at the business it intends to construct on the Property; and

**WHEREAS**, Lone Oak City Ordinance No. 160-2017A would prohibit the sale of alcoholic beverages on the Property unless a variance is granted by the City Council of Lone Oak, Texas as permitted by the Ordinance.

**NOW, THEREFORE, BE IT RESOLVED** BY THE BOARD OF TRUSTEES OF LONE OAK INDEPENDENT SCHOOL DISTRICT AS FOLLOWS:

1. It is found that the foregoing recitals are true and correct and are hereby adopted as findings of fact by the Board of Trustees of Lone Oak Independent School District.
2. That the Board of Trustees of the Lone Oak Independent School District does hereby declare that the District does not oppose and has no objection to a variance to the distance regulations contained in Lone Oak City Ordinance No. 160-2017A so that K & D Cole Family Partnership, LP d/b/a Kim’s Convenience Store #49, LLC may sell alcoholic beverages on the Property.
3. This Resolution shall take effect immediately.

PASSED and ADOPTED the 1st day of December, 2021, by the Board of Trustees of the Lone Oak Independent School District by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Justin Ramm, President, Board of Trustees

ATTEST:

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Chris Moore, Secretary, Board of Trustees

**RESOLUTION OF THE BOARD OF TRUSTEES OF  
LONE OAK INDEPENDENT SCHOOL DISTRICT  
APPROVING ORDER OF RANKING OF PROPOSERS AND  
SELECTING OF CONSTRUCTION MANAGER-AT-RISK  
LOISD 2021 BOND PROGRAM –  
DISTRICT-WIDE ADDITIONS AND RENOVATIONS**

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**WHEREAS**, the Lone Oak Independent School District (the “District” or “LOISD”) is undertaking the construction of certain additions and renovations as a part of the LOISD 2021 Bond Program (the “LOISD 2021 Bond Program (District-Wide Additions and Renovations)”); and

**WHEREAS**, the Board of Trustees of the Lone Oak ISD has selected Construction Manager-at-Risk (“CMAR”) as the delivery method for the LOISD 2021 Bond Program (District-Wide Additions and Renovations); and

**WHEREAS**, the Board of Trustees of Lone Oak ISD previously made delegations of authority to the Superintendent of Schools giving the Superintendent the authority to initiate the competitive procurement process required by Texas law, among other things; and

**WHEREAS**, pursuant to the authority granted to the Superintendent, the District has requested proposals for a construction manager-at-risk, with selection criteria, and has received proposals in response to that request; and

**WHEREAS**, the proposal evaluation committee has reviewed the submitted proposals, evaluated each proposal, and has ranked each proposal submitted in relation to the criteria set forth in the request for proposals; and

**WHEREAS**, the Superintendent has recommended that the Board of Trustees of Lone Oak ISD approve the order of the ranking of the proposers as submitted; and

**WHEREAS**, the Superintendent has also recommended that the Board of Trustee of Lone Oak ISD select the proposer that has submitted the proposal that offers the best value for the District based on the published selection criteria and on the District’s ranking evaluation as the Construction Manager-at-Risk for the LOISD 2021 Bond Program (District-Wide Additions and Renovations).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF LONE OAK INDEPENDENT SCHOOL DISTRICT AS FOLLOWS:**

1. It is found that the foregoing recitals are true and correct and are hereby adopted as findings of fact by the Board of Trustees of Lone Oak Independent School District.
2. The Board of Trustees of Lone Oak Independent School District hereby approve the order of the ranking of the CMAR proposers as presented with regard to the LOISD 2021 Bond Program (District-Wide Additions and Renovations).
3. The Board of Trustees of Lone Oak Independent School District hereby selects \_\_\_\_\_ as the construction manager-at-risk offeror who submitted the proposal that offers the best value to Lone Oak ISD with regard to the LOISD 2021 Bond Program (District-Wide Additions and Renovations) based on the published selection criteria and on the ranking evaluation approved by the Board.
4. The Board hereby authorizes the Superintendent to attempt to negotiate a contract with \_\_\_\_\_ for future approval of the Board.
5. This Resolution shall take effect immediately.

PASSED and ADOPTED the 1st day of December, 2021, by the Board of Trustees of the Lone Oak Independent School District by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Justin Ramm, President, Board of Trustees

ATTEST:

\_\_\_\_\_  
Chris Moore, Secretary, Board of Trustees