



Special Meeting/Board Workshop - April 26, 2022, Minutes

Tuesday, April 26, 2022, at 6:00 p.m.

Simpson Education Support Center Board Room

1. Call to Order

Call to Order

Present:

Nakisha Paul

Melba Anderson

Hal Biery

Dickey Campbell

Mable Pratt

Bryan Thompson

Absent:

Mike Matranga

Also Present:

Dr. Melissa Duarte, TCISD Superintendent

Dr. Terri Burchfield, Deputy Superintendent of Support Services

Kami Hale, Asst. Superintendent of Curriculum & Instruction

Marcus Higgs, Asst. Superintendent of Human Resources

Margaret Lee, Asst. Superintendent of Business

Gina Covington, Director of Technology

Adriana Lyle, Board Secretary

Leland Surovik, Director of Athletics

Melissa Tortorici, Director of Communications

Please see attached for additional attendees.

2. First Order of Business

- 2.1. Announcement by the President whether a quorum is present, that the meeting has been duly called, and a notice of the meeting has been posted for the time and manner required by law

3. Public Forum

4. Information Items

- 4.1. Acknowledgment of conflict of interest policy BBFA (LEGAL) and (LOCAL) in connection with the Application for Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes from Sandpiper Chemicals, LLC.

Sara Leon, Leon/Alcala, PLL, spoke regarding the acknowledgment of conflict of interest policy BBFA (LEGAL) and (LOCAL) in connection with the application for Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes from Sandpiper Chemical, LLC. Ms. Leon stated that every Office of the State Auditor recommends that at every meeting at which a school board considers taking action on an application for value limitation agreements under Chapter 313 of the Property Tax Code, the Board review and acknowledge that it has complied with its conflict of interest policies. Ms. Leon reviewed the following areas:

- The Basics of School Taxes
- School Taxes In Texas City
- Texas Economic Development Act Chapter 313
- Value Limitation Not Abatement
- Sandpiper Chemicals, LLC
- Process
- Comptroller Review
- Process
- Payment in Lieu of Taxation Supplemental Payment
- Protection of Loss of Revenue

- Practical Considerations
- Ongoing Project Compliance Requirements
- Chapter 313 Agreement
- Where We Stand Today

[Information- Acknowledgement of Conflict of Interest Policies.pdf](#) 

[Conflict of Interest Policy-Application Meeting.pdf](#) 

5. Action Items

- 5.1. Discussion and possible action to accept an Application for Value Limitation Agreement from Sandpiper Chemicals, LLC pursuant to Chapter 313 of the Texas Property Tax Code; authorize the Superintendent of Schools to review the Application for completeness and submit the Application to the Comptroller of Public Accounts; and authorize the Superintendent of Schools to approve any request for extension of the deadline for action by the Board of trustees beyond the 150-day review period, as may be required.

[Action - Application for Value Limitation Agreement](#)

[Sandpiper Chemicals, LLC.pdf](#) 

[Full Application for Submission 4-21-22.pdf](#) 

Sam Gregson, Commings Westlake, discussed the possible action to accept an Application for Agreement for limitation on Appraised Value of Property for School District Maintenance and Operations Taxes from Sandpiper Chemicals LLC.

Dickey Campbell, Board Member, made a motion to accept an application for Value Limitation Agreement from Sandpiper Chemicals, LLC pursuant to Chapter 313 for the Texas Property Tax Code; authorize the Superintendent of Schools to review the application for completeness, and submit the Application to the Comptroller of Public Accounts, and authorize the Superintendent of School to approve any request for extension of the deadline for action by the Board

of trustees beyond the 150-day review period as may be required.

Moved by: Dickey Campbell

Seconded by: Hal Biery

The motion carried 6/0.

- 5.2. Discussion and possible action to retain the law firm of Leon | Alcala, PLLC, and financial consultant, Jigsaw School Finance Solutions, LLC, to assist the district in the review and processing of the Application for Value Limitation Agreement from Sandpiper Chemicals, LLC pursuant to Chapter 313 of the Texas Property Tax Code.

[Action - Engage Counsel-Consultants in connection with Application for Value Limitation Agreement Sandpiper Chemicals, LLC.pdf](#) 

[Leon Alcala PLLC 2022 Engagement Letter.pdf](#) 

[Jigsaw Engagement Letter Texas City ISD.pdf](#) 

Hal Biery, Board Member, made a motion to retain the law firm of Sara Leon & Associates, PLLC, and financial consultant, Jigsaw School Finance Solutions, LLC, to assist the district in the review and processing of the application for Value Limitation Agreement from Sandpiper Chemicals, LLC pursuant to Chapter 313 of the Texas Property Tax Code

Moved by: Hal Biery

Seconded by: Bryan Thompson

The motion carried 6/0.

- 5.3. Discussion and possible action to determine the large project application fee pursuant to Board Policy CCGB (Local).

[Action - Determine Application Fee for Large Project Application from Sandpiper Chemicals, LLC.pdf](#) 

Dickey Campbell, Board Member, made a motion to approve the application fee for the Large project from Sandpiper Chemicals, LLP

Moved by: Dickey Campbell

Seconded by: Bryan Thompson

The motion carried 6/0.

6. Board Workshop/Training

Dr. Bob Nicks, Educational Facilities Planning, began the Board Workshop on Educational Facilities Planning. He reviewed the following topics:

- Will Bond Pass
- Projects Being Proposed Responsive to District Needs
- Can the District Afford the Projects Being Proposed?
- May Items Other Than Facilities be Included In Bond Issue
- Why Study Facilities
- Why Should Community Become Involved?
- How to Become a Member of the CFAC
- Convening a Committee
- Citizen's Advisory Committee
- CFAC Timeline
- Community Survey
- Why call an Election Following This Process

7. Future Business

Future Agenda Items

Future Meeting Dates

8. Closed Meeting

Closed meeting will be held for the purposes authorized by the Texas Open Meetings Act, Texas Government Code Section 551.071-551.084 et seq. concerning any and all purposes permitted by the Act, including but not limited to the following sections and purposes: Texas Government Code Sections:

A motion was made to convene into a closed meeting under Texas Government Code Sections 551.071 through 551.084. The Board of Trustees entered a closed session at 7:28 p.m.

Moved by: Melba Anderson

Seconded by: Dickey Campbell

Motion carried 6/0.

- 8.1. **551.071** For the purpose of a private consultation with the Board's attorney on all subjects or matter authorized by law
 1. When the governmental body seeks the advice of its attorney about:
 - a. Pending or contemplated litigation or
 - b. A settlement offer; or
 2. On a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter
 3. Consider legal advice regarding the purchase and sale agreement for the purchase of land-related action items
 4. Consider legal advice regarding personnel issues
 5. Consider legal advice regarding any item listed on the agenda
 6. Consultation with legal counsel regarding an Application for Value Limitation Agreement from Sandpiper Chemicals, LLC pursuant to Chapter 313 of the Texas Property Tax Code.
- 8.2. **551.072** For the purpose of discussing the purchase, exchange, lease, or value of real property
 1. Review purchase and sale agreement for the purchase of land
- 8.3. **551.073** For the purpose of discussing negotiated contracts for prospective gifts or donations
- 8.4. **551.074** For the purpose of considering the appointment, employment, resignation, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee
 1. Consider hiring professional and nonprofessional personnel

2. Consider renewals, non-renewals, and terminations of contracts for professional and nonprofessional personnel
 3. Consider Approval of Director of Special Education
 4. Consider Approval of Head Football Coach/Athletic Coordinator for Texas City High School
- 8.5. **551.076** For the purpose of considering the deployment, specific occasions for, or implementation of security personnel or devices
 - 8.6. **551.082** For the purpose of considering discipline of a public school child, or complaint or charge against personnel
 - 8.7. **551.0821** For the purpose of considering a matter regarding a public school student, were personally identifiable information about the student will necessarily be revealed by the deliberation
 - 8.8. **551.083** For the purpose of considering the students, guidelines, terms, or conditions the Board will follow or will instruct its representatives to follow in consultation with a representative of employee groups
 - 8.9. **551.084** Excluding witness for a hearing

9. Reconvene from Closed Meeting

Trustees reconvened at 7:43 p.m.

10. Consider Action on Items Discussed in Closed Session

- 10.1. Consider Board Approval of Professional Personnel Recommendation and Related Actions
The Board took no motion at this time.
- 10.2. Consider Board Approval of Renewal, Non-Renewal, and Terminations of Contracts for Professional Personnel and Related Actions
The Board took no motion at this time.

- 10.3. Consider Approval of Director of Special Education
Marcus Higgs, Assistant Superintendent of Human Resources, made a recommendation to approve Ruben Pecina as the new Special Education Director for Texas City ISD.

Moved by: Dickey Campbell

Seconded by: Bryan Thompson

The motion carried 6/0.

- 10.4. Consider Approval of Head Football Coach/Athletic Coordinator for Texas City High School
Marcus Higgs, Assistant Superintendent of Human Resources, made a recommendation to approve Shone Evans as the new Head Football Coach/Athletic Coordinator for Texas City High School.

Moved by: Melba Anderson

Seconded by: Mable Pratt

The motion carried 6/0.

11. Adjournment

A motion was made to adjourn the meeting at 7:45 p.m.

Moved by: Bryan Thompson

Seconded by: Mable Pratt

The motion carried 6/0.

- 11.1. Adjourn Meeting

Adriana Lyle

Nakisha Paul