

MINUTES

The Board of Trustees of the Sweeny Independent School District met in Special Board Meeting on Tuesday, October 21, 2014, at 6:00 p.m. in the All-Purpose Meeting Room of the Administration Building located at 1310 Elm Street, Sweeny, TX. Dr. Garrison called the meeting to order. The Pledges of Allegiance to the American and Texas flags were recited and Dr. Garrison gave the invocation. All Board Members were present.

The following Board members were present:

Glenn Garrison, President
Jan Reddoch, Vice President
Donna Bohlar-Schroeder, Secretary
Peggy Ellis
Earl Mathis
Connie McAda
Mark Gregurek

The following staff members were present:

Randy Miksch, Superintendent
Vincent Strother, Executive Director of Business & Support Services
Martha Finley, Recording Secretary

Also present for the meeting:

Trey Schneider – PBK
Earl Pitchford – Drymalla
Justin Kilbride – Drymalla
Bob Adair – Phillips 66
Eric Martin – PBK
Kristi Des Jarlais

CONSENT AGENDA – A. Budget Amendment

MOTION was made by Mrs. Reddoch, seconded by Mrs. Ellis, I move that we accept the Consent Agenda as presented. All voted aye. (7-0) Motion carried.

CONSIDER CONTRACT RENEWAL WITH JOHNSON CONTROLS – Dr. Garrison said this item was held out of the last meeting due to a question about the boiler in the proposal. There is no change in this contract. MOTION was made by Mrs. McAda, seconded by Mr. Gregurek, to approve the preventative maintenance services contract with Johnson Controls as presented and recommended. All voted aye. (7-0) Motion carried.

DISCUSSION AND POSSIBLE ACTION TO ACCEPT THE APPLICATION OF PHILLIPS 66 COMPANY, FOR AN APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY, TO AUTHORIZE THE SUPERINTENDENT TO REVIEW THE APPLICATION FOR COMPLETENESS, TO SUBMIT TO THE COMPTROLLER AND RETAIN CONSULTANTS - Phillips 66 Company submitted an application for an appraised value limitation pursuant to HB 1200 to Sweeny ISD on October 11, 2014. Mr. Bob Adair with Phillips 66 Company passed out a revised copy of the Application for Appraised Value Limitation on Qualified Property and gave a brief description of the changes. Mr. Miksch stated that it is a \$1.1 billion capital investment project and the district would receive payments for M&O in lieu of taxes.

MOTION was made by Mrs. Reddoch, seconded by Mr. Mathis, I move to consider the Application of Phillips 66 Company for an Appraised Value Limitation on Qualified Property, to authorize the superintendent to review the application for completeness, to submit to the Comptroller and retain Moak, Casey and Associates for consulting services related to the agreement; and that the Board President, Board Secretary, and the Superintendent be authorized to execute documents related to the application. All voted aye. (7-0) Motion carried.

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Mr. Adair asked that the Resolution of Support be voted on. Dr. Garrison asked for the wording from Mr. Strother. While Mr. Strother was getting the information they proceeded with the meeting.

CONSIDER BOND PROPOSAL PACKAGES FOR COLD FOOD STORAGE, SECURITY VESTIBULES, COVERED PLAYGROUNDS, BASEBALL/SOFTBALL COMPLEX, RESTROOMS, AND CONCESSION BUILDINGS –

Board adjourned into Executive Session at 6:11 p.m.

551.071 For the purpose of a private consultation with the Board's attorney on any or all subjects or matters authorized by law.

Board reconvened into Regular Session at 6:31 p.m.

Mr. Miksch said that bids came in Wednesday on the Bond Projects 1 thru 5 and the news wasn't good. In looking at it, the budget was \$5.855 million and it came in at \$8.773 million about \$2.9 million over. Drymalla is working with PBK and they are looking for areas of potential reduction in price. He suggested that we move along with this and look at value in the next projects as we go forward. Mr. Miksch said we have PBK and Drymalla here if there are any questions.

Dr. Garrison stopped this discussion to finish up the Resolution of Support for the 313 Agreement portion of the prior agenda item #7.

MOTION was made by Mrs. Reddoch, seconded by Mr. Gregurek, I move that the Board of Trustees of the Sweeny Independent School District hereby finds that it would favorably consider the Agreement for Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code, provided: 1. The Comptroller issues a positive recommendation for the project. 2. The economic and financial analyses indicate that the project would benefit the area; 3. Suitable Language is included in an implementation agreement to protect the school district from any potential revenue losses as a result of entering into the agreement, which is also required by state law. All voted aye. (7-0) Motion carried.

CONSIDER BOND PROPOSAL PACKAGES FOR COLD FOOD STORAGE, SECURITY VESTIBULES, COVERED PLAYGROUNDS, BASEBALL/SOFTBALL COMPLEX, RESTROOMS, AND CONCESSION BUILDINGS – Discussion continues on this agenda item #5.

Mr. Trey Schneider with PBK addressed the Board with bid pricing that is over budget, which he explains is due to the market inflation and the inability to get sub-contractors. He said we will have to re-evaluate the remaining projects. Mr. Pitchford with Drymalla also addressed the board with detailed information regarding the booming construction economy which has caused inflation in bid pricing, the ability to get bid pricing, and difficulties in getting construction crews in our area. He said that he will work with SISD in every way to get this project accomplished. Dr. Garrison asked what Mr. Pitchford needed to be able to get the remaining pricing information to SISD. He needs documents (some of the roughest documents he can get) to get the pricing and suggested that workshops be setup between Drymalla, PBK, and SISD. Discussion followed.

MOTION was made by Mrs. Reddoch, seconded by Mr. Mathis, to accept the bid Drymalla provided (updated 10-21-14) Bid Packages 1 thru 5 including Alternates 1 thru 8 as presented. All voted aye. (7-0) Motion carried.

MISCELLANEOUS – Mr. Miksch asked to have a meeting on Friday at 9:00 a.m. for the 313 Agreement with Phillips 66 Company. Dr. Garrison suggested a workshop for board goals on Monday, September 27, 2014 at 6:00 p.m. and everyone agreed on the date.

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ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Dr. Glenn Garrison

Donna Bohlar-Schroeder