NOTICE of Work Session/Meeting of the Board of Trustees at the Administration Building, Board Room, 1203 West Pioneer Parkway, Arlington, Texas

The Board intends to make one of its scheduled meetings each month a work session. This meeting is a work session. It is AISD’s common practice not to include an Open Forum on work session agendas. No action or vote will be taken on any Discussion topics. If any action or vote is taken on these topics, they will appear on future agendas as Action or Discussion/Action topics and the agendas will include an Open Forum so that the public may address the Board.

CALL TO ORDER:  Board Work Session: 5:30 p.m., Conference Room “B”

During this open meeting work session, Board Members may discuss and ask AISD staff questions concerning any of the subjects listed in the Notice/Agenda under the headings of Program and/or Presentation, Appointments, Public Hearing, Action Items, Consent Items and Discussion Items.

CLOSED MEETING:  6:00 p.m., Board Conference Room

Adjournment to closed meeting pursuant to Sections 551.071 (consultation with attorney to seek and receive legal advice), 551.072 (discuss the purchase, exchange, lease or value of real property), and 551.074 (consider the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, or to hear complaints or charges against a public officer or employee) of the Texas Government Code for the following purposes:
1. Superintendent Midyear Review
2. Fine Arts Center
3. Consider Granting the City of Arlington a Drainage Easement on a 0.220-acre tract of land situated in the Francis L. Harris Survey, Abstract No. 713, Tarrant County, Texas; said tract being Part of Lot 1, Block 1, F.L. Harris Addition, an addition to the City of Arlington, Texas according to the plat recorded in Volume 388-17, Page 579 of the Plat Records of Tarrant County, Texas; said tract also being part of those tracts of land described in Warranty Deeds to Arlington Independent School District recorded in Volume 3674, Page 209 and Volume 3643, Page 98 of the Deed Records of Tarrant County, Texas
4. Consider Granting the City of Arlington a Private Drainage Easement on a 1.618-acre tract of land situated in the Francis L. Harris Survey, Abstract No. 713, Tarrant County, Texas; said tract being Part of Lot 1, Block 1, F.L. Harris Addition, an addition to the City of Arlington, Texas according to the plat recorded in Volume 388-17, Page 579 of the Plat Records of Tarrant County, Texas; said tract also being part of those tracts of land described in Warranty Deeds to Arlington Independent School District recorded in Volume 3674, Page 209 and Volume 3643, Page 98 of the Deed Records of Tarrant County, Texas

RECONVENE INTO OPEN SESSION:  7:00 p.m., Board Room

OPENING CEREMONY:
APPOINTMENTS:

A. Consider Administrative Appointments: (pg. 5)
   Principal for McNutt Elementary, Principal for Peach Elementary and Assistant Principal for Beckham Elementary

CONSENT ITEMS:

Materials relating to the items to be acted upon in the Consent Agenda are provided to the Board Members for study and review prior to the meeting. The items contained in the bid portion of the Agenda have been endorsed by the Board Members during the budget process.

A. Consider Guaranteed Maximum Price Amendment # 2 for the Construction of the Career and Technical Education Center (pg. 7)

B. Consider Granting the City of Arlington a Drainage Easement on a 0.220-acre tract of land situated in the Francis L. Harris Survey, Abstract No. 713, Tarrant County, Texas; said tract being Part of Lot 1, Block 1, F.L. Harris Addition, an addition to the City of Arlington, Texas according to the plat recorded in Volume 388-17, Page 579 of the Plat Records of Tarrant County, Texas; said tract also being part of those tracts of land described in Warranty Deeds to Arlington Independent School District recorded in Volume 3674, Page 209 and Volume 3643, Page 98 of the Deed Records of Tarrant County, Texas (pg. 10)

C. Consider Granting the City of Arlington a Private Drainage Easement on a 1.618-acre tract of land situated in the Francis L. Harris Survey, Abstract No. 713, Tarrant County, Texas; said tract being Part of Lot 1, Block 1, F.L. Harris Addition, an addition to the City of Arlington, Texas according to the plat recorded in Volume 388-17, Page 579 of the Plat Records of Tarrant County, Texas; said tract also being part of those tracts of land described in Warranty Deeds to Arlington Independent School District recorded in Volume 3674, Page 209 and Volume 3643, Page 98 of the Deed Records of Tarrant County, Texas (pg. 16)

DISCUSSION:

A. Gifted and Talented Program Update (pg. 23)

B. TASB Board Policy Update 103 Affecting Legal and Local Policies (pg. 24)

CLOSED MEETING:

Adjournment to closed meeting pursuant to Sections 551.071, 551.072, and 551.074 of the Texas Government Code for the following purposes:

A. Consultation with General Counsel to seek and receive legal advice pursuant to Section 551.071 of the Texas Government Code.

B. Consider appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear complaints or charges against a public officer or employee, pursuant to Texas Government Code Section 551.074.

C. Discuss the purchase, exchange, lease or value of real property
ADJOURNMENT

If, during the course of the meeting covered by this Notice, the Board should determine that a closed meeting of the Board should be held or is required in relation to any item included in this notice, then such closed meeting is authorized by Texas Government Code Section 551.001, et. seq., for any of the following reasons:

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

Section 551.072 - For the purpose of discussing the purchase, exchange, lease or value of real property.

Section 551.073 - For the purpose of negotiating contracts for prospective gifts or donations.

Section 551.074 - For the purpose of considering the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear complaints or charges against a public officer or employee.

Section 551.076 - To consider the deployment, or specific occasions for implementation, of security personnel and devices.

Section 551.082 - For the purpose of deliberating in a case involving discipline of a public school child or children, or in a case in which a complaint or charge is brought against an employee of the school district by another employee and the complaint or charge directly results in a need for a hearing.

Section 551.0821 - For the purpose of deliberating in a matter regarding a public school student if personally identifiable information about the student will necessarily be revealed by the deliberation.

Section 551.083 - For the purpose of considering the standards, guidelines, terms or conditions the Board will follow, or instruct its representatives to follow, in consultation with representatives of employee groups in connection with consultation agreements provided for by Section 13.901 of the Texas Education Code.

Section 551.084 - For the purpose of excluding a witness or witnesses from a hearing during examination of another witness.

Should any final action, final decision or final vote be required in the opinion of the Board with regard to any matter considered in such closed meeting, then such final action, final decision or final vote shall be at either:

A. the open meeting covered by this notice upon the reconvening of this public meeting, or
B. at a subsequent public meeting of the Board upon notice thereof, as the Board shall determine.
CERTIFICATE AS TO POSTING OR GIVING OF NOTICE

On this 15th day of February, 2016 at 5:30 p.m., this notice was posted at a place convenient to the public in the central administrative office of the Arlington Independent School District, 1203 West Pioneer Parkway, Arlington, Texas and readily accessible to the general public at all times for 72 hours preceding the scheduled time of the meeting.

Dr. Marcelo Cavazos, Superintendent
Arlington Independent School District
Board of Trustees Communication

Meeting Date: February 18, 2016
Subject: Appointment of Administrative Personnel

Purpose:
The purpose of this action item is to appoint the Principal for McNutt Elementary, Principal for Peach Elementary and Assistant Principal for Beckham Elementary.

Background:
Screening and interview committees consisting of administrative staff have submitted the names to the Superintendent for consideration.

Recommendation:
The administration recommends the Board appoint the applicants for the positions listed above as discussed in Executive Session.

Submitted to:
Board of Trustees
Arlington Independent School District

Submitted by:
[Signature]

Prepared by: Scott Kahl
Date: February 5, 2016
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Arlington Independent School District
Board of Trustees Communication

Meeting Date: February 18, 2016

Subject: Guaranteed Maximum Price Amendment #2 for the Construction of the Career and Technical Education Center

Consent Item

Purpose:
To provide the Board of Trustees the opportunity to approve the Guaranteed Maximum Price Amendment #2 for the Construction of the Career and Technical Education Center

Background:
Construction of a Career and Technical Education Center (CTEC) was approved as a part of the 2014 Bond Program. At the June 9, 2015, meeting of the Board of Trustees, a partial Guaranteed Maximum Price (GMP) Amendment #1 was approved for the demolition of Hutcheson Junior High School. Since that time the demolition effort has started and is nearing completion in preparation for construction of the proposed CTEC. During this same period of time, the construction team consisting of VLK Architects, Balfour Beatty Construction, and the District's Facility Planning and Construction Department have worked to complete the construction documents and institute the procurement phase of the project that is to result in the construction of the new CTEC.

Balfour Beatty Construction has received and opened proposal packages from sub-contractors and suppliers. The proposals have been reviewed and analyzed by the construction team. Balfour Beatty has presented Amendment #2 to the CTEC construction contract for a GMP in the amount of $40,179,243.00. Amendment #1 for demolition of Hutcheson Junior High School for a partial GMP totaled $806,515.00. The sum of both amendments yields a total GMP of $40,985,758.00, which exceeds the construction budget of $39,221,335.52 by $1,764,423.00. The project bids have been thoroughly vetted and the project scope has been reviewed completely to ensure that the District is receiving the best value for the programming identified as necessary to serve Arlington ISD students in this new facility.

With the approval of the GMP, work on this project will begin immediately to be completed in August of 2017.

Recommendation:
The administration recommends approval of the Guaranteed Maximum Price Amendment #2 for the construction of the Career and Technical Education Center in the amount of $40,179,243.00.

Submitted to:
Board of Trustees
Arlington Independent School District

Submitted by: [Signature]

Prepared by: Wm. Kelly Horn
Date: February 11, 2016
February 10, 2016

Mr. Kelly Horn  
Executive Director of Plant Services  
Arlington Independent School District  
1201 Colorado Lane  
Arlington, TX 76015

RE: GUARANTEED MAXIMUM PRICE FOR THE CAREER & TECHNICAL EDUCATION CENTER BUILDING PACKAGE

Mr. Horn,

We have reviewed the Construction Documents dated November 23, 2015 which VLK Architects has completed for the Career & Technical Education Center Building Package and submit a total sum of Forty million one hundred seventy nine thousand two hundred forty three dollars ($40,179,243.00) as the Guaranteed Maximum Price for the project. We look forward to working with Arlington ISD on this project.

Sincerely,

Bryan Parma

Director of Preconstruction Services  
Balfour Beatty Construction, LLC.
February 12, 2016

Mr. Kelly Horn  
Executive Director of Plant Services  
Arlington Independent School District  
1201 West Colorado Lane  
Arlington, Texas  76013

Ref :  New Career and Tech Center  
GMP Recommendation  
VLK Project No. 1444.00

Dear Mr. Horn,

The Guaranteed Maximum Price (GMP), developed by Balfour Beatty Construction (BBC), has been reviewed by our firm and our consultants. Bids were received on January 8, 2016 and BBC attracted many quality subcontractors to the project. We have worked with them diligently to achieve highest and best value to the District for the scope of work to be delivered. We have found the GMP to be a comprehensive representation of the cost to complete the Work as defined by the Contract.

The proposed Guaranteed Maximum Price from BBC is $40,179,243. VLK Architects recommends the District approve the bid, as it is a fair amount for the scope of the project and in line with construction costs in the school construction market currently.

Please advise should you have any questions at 817.633.9641.

Yours very truly,

Sloan Harris  AIA  LEED®AP  
Principal

Attachments:  BBC Final GMP Summary, dated 02.10.16

Cc  Ms. Cindy Powell  
Mr. Javier Fernandez  
Ms. Richard Flores, AIA  
file
Arlington Independent School District
Board of Trustees Communication

Meeting Date: February 18, 2016

Consent Item

Subject: Consider Granting the City of Arlington a Drainage Easement on a 0.220-acre tract of land situated in the Francis L. Harris Survey, Abstract No. 713, Tarrant County, Texas; said tract being Part of Lot 1, Block 1, F.L. Harris Addition, an addition to the City of Arlington, Texas according to the plat recorded in Volume 388-17, Page 579 of the Plat Records of Tarrant County, Texas; said tract also being part of those tracts of land described in Warranty Deeds to Arlington Independent School District recorded in Volume 3674, Page 209 and Volume 3643, Page 98 of the Deed Records of Tarrant County, Texas

Purpose: To provide the Board of Trustees the opportunity to consider granting a permanent drainage easement on a 0.220-acre tract of land situated in the Francis L. Harris Survey, Abstract No. 713, Tarrant County, Texas; said tract being Part of Lot 1, Block 1, F.L. Harris Addition, an addition to the City of Arlington, Texas according to the plat recorded in Volume 388-17, Page 579 of the Plat Records of Tarrant County, Texas; said tract also being part of those tracts of land described in Warranty Deeds to Arlington Independent School District recorded in Volume 3674, Page 209 and Volume 3643, Page 98 of the Deed Records of Tarrant County, Texas (locally known as the Career/Tech Center site)

Background: The District is constructing a new Career/Tech Center on the property previously occupied by Hutcherson Jr. High at 2101 Browning Dr. An existing water drainage line on the site must be relocated to accommodate construction of the new Career/Tech Center. During plan review, City of Arlington and AISD staff determined that no easement was granted when the existing water line was originally installed. The City of Arlington requires a permanent easement for the right to construct, reconstruct and maintain public drainage facilities together with all necessary appurtenances thereto and the right to enter the property at any time as is necessary for proper use of these defined rights. The permanent easement will be 15-feet wide and encompass 9,565 square feet (or 0.220 acre).

Recommendation: The administration recommends granting a permanent drainage easement on a 0.220-acre tract of land situated in the Francis L. Harris Survey, Abstract No. 713, Tarrant County, Texas; said tract being Part of Lot 1, Block 1, F.L. Harris Addition, an addition to the City of Arlington, Texas according to the plat recorded in Volume 388-17, Page 579 of the Plat Records of Tarrant County, Texas; said tract also being part of those tracts of land described in Warranty Deeds to Arlington Independent School District recorded in Volume 3674, Page 209 and Volume 3643, Page 98 of the Deed Records of Tarrant County, Texas.

Submitted to:

Board of Trustees
Arlington Independent School District

Submitted by:

Prepared by: Cindy Powell
Date: February 10, 2016
NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.

CITY OF ARLINGTON
DRAINAGE EASEMENT

THE CITY OF ARLINGTON §
COUNTY OF TARRANT §§

KNOW ALL MEN BY THESE PRESENTS

THAT ARLINGTON INDEPENDENT SCHOOL DISTRICT, an independent school district, a local unit of government, a corporation, duly organized and operating under the laws of the State of Texas, acting by and through JAMIE SULLINS, its President, Board of Trustees, for and in consideration of ONE DOLLAR and other good and valuable consideration paid by the City of Arlington, a municipal corporation of Tarrant County, Texas, receipt of which is hereby acknowledged, does hereby grant, bargain and convey to said City, the right to construct, reconstruct and maintain public drainage facilities together with all necessary appurtenances thereto, and with the right and privilege at any and all times to enter said premises, or any part thereof as is necessary to the proper use of any other rights granted herein and, for the purpose of constructing, reconstructing and maintaining said public drainage facilities and for making connections therewith, in, upon and across that certain tract or parcel of land in Tarrant County, Texas, being described as follows:

SEE ATTACHED EXHIBIT 'A' AND INCORPORATED HEREIN BY REFERENCE FOR ALL INTENTS AND PURPOSES

TO HAVE AND TO HOLD the same perpetually unto the City of Arlington, its successors and assigns forever.

WITNESS my hand this the _____ day of ___________________, 2016

By:
Name: Jamie Sullins
Title: President, Board of Trustees

THE STATE OF TEXAS §
COUNTY OF TARRANT §§

ACKNOWLEDGEMENT

BEFORE ME, the undersigned authority, on this day personally appeared Jamie Sullins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Arlington Independent School District, an independent school district, a local unit of government, and that he executed the same as the President, Board of Trustees of such independent school district for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the _____ day ___________________, 2016

__________________________
Notary Public in and for the State of Texas

My commission expires on ___________
EXHIBIT “A”
15-FOOT WIDE DRAINAGE EASEMENT
Part of Lot 1, Block 1, F.L. Harris Addition
Francis L. Harris Survey, Abstract No. 713
City of Arlington, Tarrant County, Texas

DESCRIPTION, of a 9,565 square foot (0.220 acre) tract of land situated in the Francis L. Harris Survey, Abstract No. 713, Tarrant County, Texas; said tract being Part of Lot 1, Block 1, F. L. Harris Addition, an addition to the City of Arlington, Texas according to the plat recorded in Volume 388-17, Page 579 of the Plat Records of Tarrant County, Texas; said tract also being part of those tracts of land described in Warranty Deeds to Arlington Independent School District recorded in Volume 3674, Page 209 and Volume 3643, Page 98 of the Deed Records of Tarrant County, Texas; said 9,565 square foot (0.220 acre) tract being more particularly described as follows (bearing system for this survey is based on the Texas State Plane Coordinate System – NAD83 (2011) Adjustment, North Central Zone 4202, based on observations made at the City of Arlington Network Station AR 41 on October 9, 2014 using the published combined scale factor of 1.00013532):

COMMENCING, at a 1/2-inch iron rod found at the southwest corner of Lot 1, Block 10, Fourth Installment, Plaza Terrace Addition, an addition to the City of Arlington according to the plat recorded in Volume 388-14, Page 51 and Volume 388-18, Page 56 of said Plat Records; said point being the southeast corner of the south terminus of Oleander Drive (a 50-foot wide right-of-way); said point being in the north line of said Lot 1, Block 1;

THENCE, South 89 degrees, 48 minutes, 36 seconds West, along the said south terminus of Oleander Drive and said north line of Lot 1, Block 1, a distance of 28.34 feet to the POINT OF BEGINNING;

THENCE, South 05 degrees, 10 minutes, 04 seconds West, departing the said south terminus of Oleander Drive and said north line of Lot 1, Block 1 a distance of 34.75 feet to a point for corner;

THENCE, South 05 degrees, 40 minutes, 43 seconds East, a distance of 226.02 feet to a point for corner;

THENCE, North 79 degrees, 48 minutes, 12 seconds East, a distance of 88.68 feet to a point for corner;

THENCE, South 55 degrees, 11 minutes, 55 seconds East, a distance of 270.28 feet to a point for corner;

THENCE, South 72 degrees, 13 minutes, 19 seconds West, a distance of 18.89 feet to a point for corner;

THENCE, North 55 degrees, 11 minutes, 55 seconds West, a distance of 252.59 feet to a point for corner;

THENCE, South 79 degrees, 48 minutes, 12 seconds West, a distance of 98.70 feet to a point for corner;

THENCE, North 05 degrees, 40 minutes, 43 seconds West, a distance of 228.76 feet to a point for corner;

THENCE, North 89 degrees, 38 minutes, 22 seconds West, a distance of 13.84 feet to a point for corner;
EXHIBIT “A”
15-FOOT WIDE DRAINAGE EASEMENT
Part of Lot 1, Block 1, F.L. Harris Addition
Francis L. Harris Survey, Abstract No. 713
City of Arlington, Tarrant County, Texas

THENCE, North 00 degrees, 21 minutes, 38 seconds East, a distance of 15.00 feet to a point for corner;

THENCE, South 89 degrees, 38 minutes, 22 seconds East, a distance of 12.35 feet to a point for corner;

THENCE, North 05 degrees, 10 minutes, 04 seconds East, a distance of 34.61 feet to a point for corner in the said south terminus of Oleander Drive and said north line of Lot 1, Block 1; from said point a 1/2-inch iron rod found for the southeast corner of Lot 12, Block 13 of said Fourth Installment, Plaza Terrace Addition bears North 89 degrees, 48 minutes, 36 seconds West, a distance of 6.66 feet;

THENCE, North 89 degrees, 48 minutes, 36 seconds East, a distance of 15.00 feet to the POINT OF BEGINNING;

CONTAINING: 9,565 square feet or 0.220 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

Michael Cleo Billingsley
Registered Professional Land Surveyor No. 6558
Pacheco Koch Consulting Engineers, Inc.
6100 Western Place, #1001, Fort Worth TX 76107
(817) 412-7155
TX Reg. Surveying Firm LS-10008001

Date
1/20/16
The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.

2. Bearing system for this survey is based on Texas State Plane Coordinate System – NAD 83 (2011) Adjustment, North Central Zone 4202, based on observations made at the City of Arlington Network Station AR 41 on October 9, 2014 using the published combined scale factor of 1.00013532.

15-FOOT WIDE DRAINAGE EASEMENT

PART OF LOT 1, BLOCK 1,
F. L. HARRIS ADDITION
LOcaled IN THE CITY OF ARLINGTON, TEXAS
AND BEING OUT OF THE
FRANCIS L. HARRIS SURVEY, ABSTRACT NO. 713
TARRANT COUNTY, TEXAS

Pacheco Koch
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107  817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

DRAWN BY: DRI
CHECKED BY: MCB/PMD
SCALE: 1"=60'
DATE: JAN. 2016
JOB NUMBER: 3643-14.427

DWG FILE: 3643-14.427EX1.DWG
PART OF
LOT 1, BLOCK 1
F. L. HARRIS ADDITION
(VOL. 388–17, PG. 579)

PART OF
ARLINGTON INDEPENDENT SCHOOL DISTRICT
(VOL. 3674, PG. 209)

PART OF
ARLINGTON INDEPENDENT SCHOOL DISTRICT
(VOL. 3643, PG. 98)

15-FOOT WIDE
DRAINAGE
EASEMENT
9,565 SF
(0.220 ACRES)

LEGEND
--- --- --- PROPERTY LINE
      --- --- --- PROPOSED
      --- --- --- EASEMENT LINE
      O POINT FOR CORNER
          (UNLESS OTHERWISE NOTED)
      (C.M.) -- CONTROLLING MONUMENT
          -- --- --- EXISTING EASEMENT LINE

NOTES:
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on Texas State Plane Coordinate System – NAD 83 (2011) Adjustment, North Central Zone 4202, based on observations made at the City of Arlington Network Station AR 41 on October 9, 2014 using the published combined scale factor of 1.00013532.

15-FOOT WIDE
DRAINAGE
EASEMENT
PART OF LOT 1, BLOCK 1,
F. L. HARRIS ADDITION
LOCATED IN THE CITY OF ARLINGTON, TEXAS
AND BEING OUT OF THE
FRANCIS L. HARRIS SURVEY, ABSTRACT NO. 713
TARRANT COUNTY, TEXAS
PAGE 4 OF 4

Pacheco Koch
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107  817.412.7155
TX REG. ENGINEERING FIRM F-469

DRI  CHECKED BY  SCALE  DATE  JOB NUMBER
MCB/PMD  1"=60'  JAN. 2016  3643-14.427

DRAWN BY  CHECKED BY  SCALE  DATE  JOB NUMBER

PG. 4

16

DWG FILE: 3643-14.427EX1.DWG
Meeting Date: February 18, 2016

Subject: Consider Granting the City of Arlington a Private Drainage Easement on a 1.618-acre tract of land situated in the Francis L. Harris Survey, Abstract No. 713, Tarrant County, Texas; said tract being Part of Lot 1, Block 1, F.L. Harris Addition, an addition to the City of Arlington, Texas according to the plat recorded in Volume 388-17, Page 579 of the Plat Records of Tarrant County, Texas; said tract also being part of those tracts of land described in Warranty Deeds to Arlington Independent School District recorded in Volume 3674, Page 209 and Volume 3643, Page 98 of the Deed Records of Tarrant County, Texas

Purpose: To provide the Board of Trustees the opportunity to consider granting a private drainage easement on a 1.618-acre tract of land situated in the Francis L. Harris Survey, Abstract No. 713, Tarrant County, Texas; said tract being Part of Lot 1, Block 1, F.L. Harris Addition, an addition to the City of Arlington, Texas according to the plat recorded in Volume 388-17, Page 579 of the Plat Records of Tarrant County, Texas; said tract also being part of those tracts of land described in Warranty Deeds to Arlington Independent School District recorded in Volume 3674, Page 209 and Volume 3643, Page 98 of the Deed Records of Tarrant County, Texas (locally known as the Career/Tech Center site)

Background: The District is constructing a new Career/Tech Center on the property previously occupied by Hutcherson Jr. High at 2101 Browning Dr. The City of Arlington (City) requires that AISD create a water detention area at the southeast corner of the property to assist with storm drainage and that AISD grant the City a private easement for the detention area. AISD will be responsible for maintaining the detention area, and the easement cannot be abandoned without written concurrence by the City of Arlington. The detention area will encompass 70,468 square feet (or 1.618 acres).

Recommendation: The administration recommends granting a private drainage easement on a 1.618-acre tract of land situated in the Francis L. Harris Survey, Abstract No. 713, Tarrant County, Texas; said tract being Part of Lot 1, Block 1, F.L. Harris Addition, an addition to the City of Arlington, Texas according to the plat recorded in Volume 388-17, Page 579 of the Plat Records of Tarrant County, Texas; said tract also being part of those tracts of land described in Warranty Deeds to Arlington Independent School District recorded in Volume 3674, Page 209 and Volume 3643, Page 98 of the Deed Records of Tarrant County, Texas.

Submitted to: Board of Trustees
Arlington Independent School District

Submitted by: [Signature]
Prepared by: Cindy Powell
Date: February 10, 2016
PRIVATE DRAINAGE EASEMENT

THE STATE OF TEXAS

COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS

THAT ARLINGTON INDEPENDENT SCHOOL DISTRICT, an independent school district, a local unit of government, a corporation, duly organized and operating under the laws of the State of Texas, acting by and through JAMIE SULLINS, its President, Board of Trustees, as owner of a fee simple interest in certain real property described as being Lot 1, Block 1, F. L. Harris Addition, City of Arlington, Tarrant County, Texas, situated in the Frances L. Harris Survey, Abstract No. 713, hereby expressly sets apart and reserves in, over and through a non-exclusive private drainage easement to be used for the purpose of providing storm drainage detention for Lot 1, Block 1, F. L. Harris Addition, City of Arlington, Tarrant County, Texas, as may be required; said private drainage easement is to be privately maintained and constructed. Said private drainage easement is described as follows:

SEE ATTACHED EXHIBIT “A” INCORPORATED HEREIN BY REFERENCE FOR ALL INTENTS AND PURPOSES.

Said private drainage easement shall be a covenant running with the land for the benefit of Lot 1, Block 1, F. L. Harris Addition, City of Arlington, Tarrant County, Texas, and be binding upon Grantor and its successors. Said easement shall not be abandoned without written concurrence by the City of Arlington.

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE PRIVATE DRAINAGE EASEMENT AND ASSOCIATED IMPROVEMENTS AND ANY STORM WATER TREATMENT FACILITY FOR STORM WATER QUALITY IN THE ACCEPTED STORM WATER MANAGEMENT SITE PLAN AND ITS ASSOCIATED DRAINAGE EASEMENTS, HEREIN REFERRED TO AS “IMPROVEMENTS”, DEVELOPED AND CONSTRUCTED BY GRANTOR OR HIS PREDECESSORS, OR TO BE DEVELOPED AND CONSTRUCTED BY GRANTOR OR ITS SUCCESSORS. TO THE EXTENT PERMITTED BY APPLICABLE LAW, GRANTOR WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS’ FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. GRANTOR WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. GRANTOR SHALL IMPOSE THESE COVENANTS UPON LOT 1, BLOCK 1, ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. ACCESS TO THE PRIVATE DRAINAGE EASEMENT AND IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

The City of Arlington will not be responsible for or maintain any non-drainage related improvements within the drainage easement, including but not limited to, paving and fences. Grantor or its successor will jointly and severally operate and maintain the improvements. This responsibility will include, but is not limited to, Grantor or his successor will correct the condition of the improvements or any maintenance deficiencies regarding the improvements that the City of Arlington reasonably believes necessary for the protection of the public health and safety within thirty (30) days from the date of written notice from the City.
Grantor shall impose these covenants upon Lot 1, Block 1, F. L. Harris Addition, City of Arlington, Tarrant County, Texas.

WITNESS my hand this ______day of ______________________, 2016.

By: ____________________________
   Name: Jamie Sullins
   Title: President, Board of Trustees

THE STATE OF TEXAS §
§ AISD
COUNTY OF TARRANT §       ACKNOWLEDGEMENT

BEFORE ME, the undersigned authority, on this day personally appeared Jamie Sullins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Arlington Independent School District, an independent school district, a local unit of government, and that he executed the same as the President, Board of Trustees of such independent school district for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the _____ day ___________________, 2016

______________________________
Notary Public in and for
the State of Texas
My commission expires on __________

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
EXHIBIT “A”
PRIVATE DRAINAGE EASEMENT
Part of Lot 1, Block 1, F.L. Harris Addition
Francis L. Harris Survey, Abstract No. 713
City of Arlington, Tarrant County, Texas

DESCRIPTION, of a 1.618 acre (70,468 square foot) tract of land situated in the Francis L. Harris Survey, Abstract No. 713, Tarrant County, Texas; said tract being Part of Lot 1, Block 1, F. L. Harris Addition, an addition to the City of Arlington, Texas according to the plat recorded in Volume 388-17, Page 579 of the Plat Records of Tarrant County, Texas; said tract also being part of those tracts of land described in Warranty Deeds to Arlington Independent School District recorded in Volume 3674, Page 209 and Volume 3643, Page 98 of the Deed Records of Tarrant County, Texas; said 1.618 acre (70,468 square foot) tract being more particularly described as follows (bearing system for this survey is based on the Texas State Plane Coordinate System – NAD83 (2011) Adjustment, North Central Zone 4202, based on observations made at the City of Arlington Network Station AR 41 on October 9, 2014 using the published combined scale factor of 1.00013532):

COMMENCING, at a 5/8-inch iron rod found in the north right-of-way line of State Highway No. 303 (East Pioneer Parkway) (a variable width right-of-way) and the south line of said Lot 1; from said point a brass monument found for the most southerly southeast corner of said Lot 1 bears North 73 degrees, 07 minutes, 10 seconds East, a distance of 520.00 feet;

THENCE, North 16 degrees, 52 minutes, 50 seconds West, along the said north line of State Highway No. 303 and said south line of Lot 1, a distance of 10.00 feet to a point;

THENCE, South 73 degrees, 07 minutes, 10 seconds West, continuing along the said north line of State Highway No. 303 and said south line of Lot 1, a distance of 24.65 feet to the POINT OF BEGINNING;

THENCE, South 73 degrees, 07 minutes, 10 seconds West, continuing along the said north line of State Highway No. 303 and said south line of Lot 1, a distance of 10.00 feet to a point for corner;

THENCE, North 28 degrees, 07 minutes, 10 seconds East, departing the said north line of State Highway No. 303 and said south line of Lot 1, a distance of 42.43 feet to a point for corner;

THENCE, North 16 degrees, 52 minutes, 50 seconds West, a distance of 17.46 feet to a point for corner;

THENCE, North 38 degrees, 28 minutes, 19 seconds East, a distance of 230.24 feet to a point for corner;

THENCE, North 72 degrees, 13 minutes, 19 seconds East, a distance of 219.53 feet to a point for corner;

THENCE, South 85 degrees, 16 minutes, 41 seconds East, a distance of 222.79 feet to a point for corner;

THENCE, South 00 degrees, 30 minutes, 50 seconds East, a distance of 26.73 feet to a point for corner;

THENCE, South 36 degrees, 56 minutes, 10 seconds West, a distance of 74.73 feet to a point for corner;
EXHIBIT “A”
PRIVATE DRAINAGE EASEMENT
Part of Lot 1, Block 1, F.L. Harris Addition
Francis L. Harris Survey, Abstract No. 713
City of Arlington, Tarrant County, Texas

THENCE, South 73 degrees, 07 minutes, 10 seconds West, a distance of 527.00 feet to a point for corner;

THENCE, South 28 degrees, 07 minutes, 10 seconds West, a distance of 42.43 feet to the POINT OF BEGINNING;

CONTAINING: 70,468 square feet or 1.618 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

Michael Cleo Billingsley
Registered Professional Land Surveyor No. 6558
Pacheco Koch Consulting Engineers, Inc.
6100 Western Place, #1001, Fort Worth TX 76107
(817) 412-7155
TX Reg. Surveying Firm LS-10008001
STATE HIGHWAY NO. 303
(EAST PIONEER PARKWAY)
(VARIABLE WIDTH RIGHT-OF-WAY)

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.

2. Bearing system for this survey is based on Texas State Plane Coordinate System — NAD 83 (2011) Adjustment, North Central Zone 4202, based on observations made at the City of Arlington Network Station AR 41 on October 9, 2014 using the published combined scale factor of 1.00013532.

PRIVATE DRAINAGE EASEMENT

PART OF LOT 1, BLOCK 1,
F. L. HARRIS ADDITION
LOCATED IN THE CITY OF ARLINGTON, TEXAS
AND BEING OUT OF THE
FRANCIS L. HARRIS SURVEY, ABSTRACT NO. 713
TARRANT COUNTY, TEXAS

Pacheco Koch

6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107  817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

DRAWN BY
DRI
CHECKED BY
MCB/PMD
SCALE
1"=60'
DATE
JAN. 2016
JOB NUMBER
3643-14.427

Michael Cleo Billingsley
Registered Professional
Land Surveyor No. 6558

Date
1/20/16

DWG FILE: 3643-14.427EX2.DWG
EXHIBIT 'A'

PART OF LOT 1, BLOCK 1
F. L. HARRIS ADDITION
(VOL. 388-17, PG. 579)

PART OF
ARLINGTON INDEPENDENT SCHOOL DISTRICT
(VOL. 3674, PG. 209)

PART OF
ARLINGTON INDEPENDENT SCHOOL DISTRICT
(VOL. 3643, PG. 98)

STATE HIGHWAY NO. 303
(EAST PIONEER PARKWAY)
(VARIABLE WIDTH RIGHT-OF-WAY)

PRIVATE DRAINAGE
EASEMENT
1.618 ACRES
(70,468 SF)

NOTES:

1. A metes and bounds description of even
   survey date herewith accompanies this plot
   of survey.

2. Bearing system for this survey is based on
   Texas State Plane Coordinate System – NAD
   83 (2011) Adjustment, North Central Zone
   4202, based on observations made at the
   City of Arlington Network Station AR 41 on
   October 9, 2014 using the published
   combined scale factor of 1.00013532.

PRIVATE DRAINAGE
EASEMENT

PART OF LOT 1, BLOCK 1,
F. L. HARRIS ADDITION
LOCATED IN THE CITY OF ARLINGTON, TEXAS
AND BEING OUT OF THE
FRANCIS L. HARRIS SURVEY, ABSTRACT NO. 713
TARRANT COUNTY, TEXAS

Pacheco Koch
DALLAS • FORT WORTH • HOUSTON
DRAWN BY DRI
CHECKED BY MCB/PMD
SCALE 1"=60'
DATE DEC 2015
JOB NUMBER 3643-14.427

6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107  817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

DWG FILE: 3643-14.427EX2.DWG
Purpose:

The purpose of this action item is to provide the Board of Trustees an overview of the Gifted and Talented phase-in plan.

Background:

The Advanced Academics department has worked to develop a GT phase-in plan that will enhance the quality of learning experiences for GT students, promote increased student achievement and provide a comprehensive nomination system for identifying and assessing students.
Arlington Independent School District
Board of Trustees Communication

Meeting Date: February 18, 2016

Subject: TASB Board Policy Update 103 Affecting Legal and Local Policies

Purpose:
The purpose is to provide an overview of the TASB—initiated localized updates in Policy Update 103 affecting the following legal and local policies for discussion.

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Background:
The Texas Association of School Boards submitted Update 103, which contains recommended revisions to LOCAL policies and changes in the LEGAL policies. Appropriate staff, including general council and the Board Governance committee has reviewed the policies with administration.

Submitted to: Board of Trustees
Arlington Independent School District

Submitted by:

Prepared by: Michael Hill

Date: February 9, 2016