

Special Meeting
Wednesday, June 25, 2025 5:30 PM

GISD Administrative Board Room
1615 St Lawrence St.
P O Box 157
Gonzales, Texas 78629

Agenda

1. Call to Order
Presenter: Board President
 - 1.A. Roll Call
Presenter: Board President
 - 1.B. Invocation:
Presenter: Gloria Torres
 - 1.C. Pledge:
Presenter: Ross Hendershot, Board Vice President
 - 1.D. Mission Statement:
Presenter: Ashley Molina, Board Secretary
2. Public Comments

Presenter: Justin Schwausch, Board President
3. New Business/Action Items
 - 3.A. Discuss and Consider Action to Approve Change Order #1 for the CTE & Ag Barn project as part of the 2023 Bond Program
Presenter: Dr. Dana Arreola, Superintendent of Schools
 - 3.B. Discuss and Consider Action to Approve Wastewater Easement to City of Gonzales at new CTE & Ag Barn Project
Presenter: Dr. Dana Arreola, Superintendent of Schools
4. Adjourn to Closed session: Under Texas Government Code Chapter 551, The board will recess this open session and convene in a closed meeting to discuss items on the agenda. The board may conveniently meet in such a closed or executive session or meeting, concerning any and all subjects and for any and all purposes permitted by Texas government code chapter 551:
Presenter: Board President
 - 4.A. Personnel
 - 4.B. New Hire Contracts
5. Recovene to Open Meeting: The Board will take appropriate action on items, if necessary, as discussed in Closed Session
Presenter: Board President
 - 5.A. Discussion and Possible Action on Amendment to the Compensation Plan and Budget
Presenter: Amanda Smith, Chief Financial Officer; Mary Lynn Ramirez, Director of Human Resources ;Dr. Dana Arreola, Superintendent of Schools
6. Adjourn



Board of Trustees

Justin Schwausch
President

Ross Hendershot, III
Vice President

Ashley Molina
Secretary

Naomi Brown

D'Anna Robinson

Josie Smith-Wright

Gloria Torres

GISD School Board Agenda Information Sheet
June 25, 2025

SUBJECT: Public Comments

RATIONAL SUMMARY:

The next item on the agenda is public comment. Before we begin, I will remind our audience members of the Board's procedures for handling public comments. The public comment portion of our meeting is available to members of the public who wish to address a meeting item on tonight's agenda or other matter pertaining to Gonzales ISD.

Anyone who wants to speak during public comment must sign in before the start of the meeting and list the agenda item they want to discuss. Each public comment speaker will be allowed a maximum of 5 minutes to address the Board. If necessary for effective meeting management, or to accommodate large numbers of individuals wishing to address the Board, we may shorten the time for each individual wishing to present comments. The public comment portion of the meeting will allow all speakers who have signed up before the start of the meeting to address the Board regarding an item on tonight's agenda. Persons requiring a translator will be given additional time.

Please keep your comments or criticisms civil and courteous. Please also avoid using profanity during your opportunity to speak. Last, we ask that you not discuss students who are not your child.

If a speaker is seeking Board resolution of a specific complaint, that concern should be addressed through the District's grievance process. District policy DGBA has been established for addressing employee complaints, policy FNG is the avenue for filing parent complaints, and policy GF address community member complaints. Grievance forms can be obtained at any campus administration office, or in the central administration offices.



LEARNING TODAY,
LEADING TOMORROW



GISD School Board Agenda Information Sheet
June 25, 2025

Board of Trustees

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ACTION ITEM

SUBJECT: Discuss and Consider Action to Approve Change Order #1 for the CTE & Ag Barn project as part of the 2023 Bond Program.

ADMINISTRATOR RESPONSIBLE: Dr. Dana Arreola, Superintendent

RATIONAL SUMMARY: The Board awarded the GMP to Weaver & Jacobs on 3/25/25 in the amount of \$19,523,596. The GMP Award included \$400,000 in Owner Contingency funds. Change Order #1 includes realigning the proposed City wastewater main to the southern border of the 35 acre tract, in lieu of the alignment running through the low area of the tract. The easement required by the City for either alignment is a 20' wide permanent easement giving the City maintenance access. Note that flatwork, parking, drives, sidewalk, ballfields, fencing, etc is allowed over all portions of the easement, but no vertical (building) construction is allowed.

To accomplish the realignment to the southern border, the following items are expected:

1. Board approval of this Change Order = \$289,885
2. Additional design cost to VLK estimated = \$15,000
3. Cost to surveyor for revised easement exhibit estimated = \$3,000
4. City approval of new alignment; no cost

The items above total an estimated \$307,885 to be added to the project. This Change Order to Weaver & Jacobs is in the amount of \$289,885.31. The other items above would be paid from Bond funds but not be part of the Change Order to Weaver & Jacobs.

Either wastewater alignment will be functional for the CTE/Ag Barn project. This consideration is to select the optimal path for long term growth and future development of the 35 acre tract. The following exhibits are attached to assist with decision process:

- CO#001 Sewer Relocation.pdf
 - From Weaver & Jacobs showing pricing
- CTE Ag WW Example Dev Plan.pdf
 - From R13/Sledge showing speculative future concept development
- Topo WW Alignment.pdf
 - From Dunaway edited by R13/Sledge showing topography
- Southern Border WW alignment depth.pdf
 - From Dunaway design sketch edited by R13/Sledge showing depth of southern main



Low Area Alignment PROs:

- Aligns wastewater main with natural drainage low area; same area would likely be utilized for drainage regardless of development
- Provides for ease of future wastewater service connections on either side of main
- Already designed and included in awarded GMP

Low Area Alignment CONS:

- Crosses undeveloped property at an odd angle; could alter or prohibit placement of future buildings

Southern Border Alignment PROs:

- Maximizes area left available for future buildings and development
- Supports concept of re-routing drainage if desired

Southern Border Alignment CONS:

- Additional \$307K cost
- Future waster services from the north will likely need to be routed to the southwest corner of property, resulting on longer service laterals.
- Requires City approval to proceed

SUPERINTENDENT'S RECOMMENDATION:

SAMPLE MOTION: *I move to approve the Change Order #1 for the CTE & Ag Barn Project in the amount of \$289,885.31 as presented.*



Sewer Route Relocation

ARCHITECT	VLK Architects, Inc Austin, Texas	CONTRACT	#2510 - Gonzales ISD CTE Building and Ag Building
PCO NUMBER/REVISION	5	CREATED DATE	06/18/2025
STATUS	pending	SCHEDULE IMPACT	21 Days
		FIELD CHANGE	

CHANGE REASON: Owner Requested

PCO DESCRIPTION: Credit back original scope of sewer route. New route added 536' lin ft added and gained 17'to 20' of line depths.

TITLE	CATEGORY	TAXABLE	QTY	PRICE	AMOUNT
Credit back original scope	general		1	\$-121,716.00	\$-121,716.00
Revised Scope	general		1	\$379,719.09	\$379,719.09
				Subtotal	\$258,003.09
				Sales Tax	\$0.00
				Insurance	\$1,251.31
				Labor Burden	\$0.00
				Bond	\$4,705.47
				OH & P	\$25,925.44
				TOTAL	\$289,885.31

BY: _____

BY: _____

DATE: _____

DATE: _____

[illegible]



Local Branch:	0418 Hutto
Street Address:	1851 County Road 107
City, State, Zip:	Hutto Tx
Office Phone:	

Customer Information

Company: Burnside Infrastructure, LLC
Attention: David Norris
Phone: 713-248-0161
Email: pm@burnside-interests.com

General Information

Date: 6/12/25
Requested By: _____
Payment Terms: 30
Quote Good From: 6/12/25 **To** 7/21/25

Job Info

Job Name: _____
Street: _____
City, St, Zip: _____
Contact: _____
Phone: _____

PO #:

RENTAL INFORMATION

[illegible]

Consultant Information

Consultant: David Arechiga
Branch: Hutto 0418
Mobile: 737-376-6986
email: darechiga@4horntrench.com

Special Notes

DEL/PICKUP WILL BE \$200-325 DEPENDING ON LOCATION



Please, do not hesitate to contact us with any questions or concerns. Thank You!

This bid is based on estimated total items, type of items and rental duration. Changes to any of these assumptions will change the total cost. This bid is subject to equipment availability at the time of order. This bid is subject to all terms and conditions of 4-Horn Trench Rental Agreement. This quote is valid for 30 days.

Custom Cost Evaluator

February 11, 2025

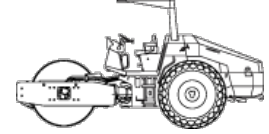
Caterpillar CP56B

Single Drum Vibratory Compactors

Size Class:

11.5 - 14.4 mt

Weight:

N/A


Configuration for CP56B

Drum Type
Horsepower

Padfoot
147.0 hp

Drum Width
Power Mode

84.0 in
Diesel

Hourly Ownership Costs

	Standard Value	User Adjusted Value	Variance
Depreciation	USD \$18.86/hr	-	-
Cost of Facilities Capital (CFC)	USD \$6.97/hr	-	-
Overhead	USD \$9.44/hr	-	-
Overhaul Labor	USD \$1.74/hr	-	-
Overhaul Parts	USD \$4.74/hr	-	-
Total Hourly Ownership Cost:	USD \$41.75/hr	-	-
User Defined Adjustments:			

Hourly Operating Costs

	Standard Value	User Adjusted Value	Variance
Field Labor	USD \$0.87/hr	-	-
Field Parts	USD \$15.39/hr	-	-
Ground Engaging Component (GEC)	USD \$0.00/hr	-	-
Tire	USD \$1.21/hr	-	-
Electrical/Fuel	USD \$13.53/hr	-	-
Lube	USD \$5.33/hr	-	-
Total Operating Ownership Cost:	USD \$36.33/hr	-	-
User Defined Adjustments:			

Total

	Standard Value	User Adjusted Value	Variance
Hourly Ownership Costs	USD \$41.75/hr	-	-
Hourly Operating Costs	USD \$36.33/hr	-	-
Total Hourly Cost	USD \$78.08	-	-

Non-active use rates

	Standard Value	User Adjusted Value	Variance
Standby	USD \$35.27/hr	-	-
Idle	USD \$55.28/hr	-	-

Revised Date: 1st quarter 2025

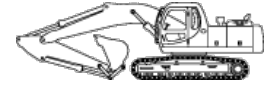
The equipment represented in this report has been exclusively prepared for (pm@burnside-interests.com)

Custom Cost Evaluator

February 11, 2025

Caterpillar 336

Crawler Mounted Hydraulic Excavators



Size Class:

33.5 - 40.4 mt

Weight:

N/A

Configuration for 336

Bucket Capacity	3.0 cu yd	Horsepower	311.0 hp
Operating Weight	81900.0 lbs	Power Mode	Diesel

Hourly Ownership Costs

	Standard Value	User Adjusted Value	Variance
Depreciation	USD \$29.17/hr	-	-
Cost of Facilities Capital (CFC)	USD \$15.65/hr	-	-
Overhead	USD \$23.12/hr	-	-
Overhaul Labor	USD \$5.32/hr	-	-
Overhaul Parts	USD \$21.04/hr	-	-
Total Hourly Ownership Cost:	USD \$94.30/hr	-	-
User Defined Adjustments:			

Hourly Operating Costs

	Standard Value	User Adjusted Value	Variance
Field Labor	USD \$2.69/hr	-	-
Field Parts	USD \$20.90/hr	-	-
Ground Engaging Component (GEC)	USD \$3.34/hr	-	-
Tire	USD \$0.00/hr	-	-
Electrical/Fuel	USD \$20.92/hr	-	-
Lube	USD \$5.67/hr	-	-
Total Operating Ownership Cost:	USD \$53.52/hr	-	-
User Defined Adjustments:			

Total

	Standard Value	User Adjusted Value	Variance
Hourly Ownership Costs	USD \$94.30/hr	-	-
Hourly Operating Costs	USD \$53.52/hr	-	-
Total Hourly Cost	USD \$147.82	-	-

Non-active use rates

	Standard Value	User Adjusted Value	Variance
Standby	USD \$67.94/hr	-	-
Idle	USD \$115.22/hr	-	-

Revised Date: 1st quarter 2025

The equipment represented in this report has been exclusively prepared for (pm@burnside-interests.com)

Custom Cost Evaluator

February 11, 2025

Caterpillar 349

Crawler Mounted Hydraulic Excavators



Size Class:

40.5 - 50.4 mt

Weight:

N/A

Configuration for 349

Bucket Capacity	4.1 cu yd	Horsepower	424 hp
Operating Weight	105200 lbs	Power Mode	Diesel

Hourly Ownership Costs

	Standard Value	User Adjusted Value	Variance
Depreciation	USD \$36.71/hr	-	-
Cost of Facilities Capital (CFC)	USD \$19.21/hr	-	-
Overhead	USD \$25.62/hr	-	-
Overhaul Labor	USD \$5.31/hr	-	-
Overhaul Parts	USD \$25.79/hr	-	-
Total Hourly Ownership Cost:	USD \$112.64/hr	-	-
User Defined Adjustments:			

Hourly Operating Costs

	Standard Value	User Adjusted Value	Variance
Field Labor	USD \$2.68/hr	-	-
Field Parts	USD \$25.61/hr	-	-
Ground Engaging Component (GEC)	USD \$4.10/hr	-	-
Tire	USD \$0.00/hr	-	-
Electrical/Fuel	USD \$28.52/hr	-	-
Lube	USD \$7.45/hr	-	-
Total Operating Ownership Cost:	USD \$68.35/hr	-	-
User Defined Adjustments:			

Total

	Standard Value	User Adjusted Value	Variance
Hourly Ownership Costs	USD \$112.64/hr	-	-
Hourly Operating Costs	USD \$68.35/hr	-	-
Total Hourly Cost	USD \$180.99	-	-

Non-active use rates

	Standard Value	User Adjusted Value	Variance
Standby	USD \$81.54/hr	-	-
Idle	USD \$141.16/hr	-	-

Revised Date: 1st quarter 2025

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Custom Cost Evaluator

February 11, 2025

Caterpillar 950

4-Wd Articulated Wheel Loaders

Size Class:

225 - 249 hp

Weight:

N/A



Configuration for 950

Bucket Capacity	4.1 cu yd	Horsepower	249 hp
Operator Protection	ROPS	Power Mode	Diesel

Hourly Ownership Costs

	Standard Value	User Adjusted Value	Variance
Depreciation	USD \$18.58/hr	-	-
Cost of Facilities Capital (CFC)	USD \$10.01/hr	-	-
Overhead	USD \$15.77/hr	-	-
Overhaul Labor	USD \$4.44/hr	-	-
Overhaul Parts	USD \$7.88/hr	-	-
Total Hourly Ownership Cost:	USD \$56.68/hr	-	-
User Defined Adjustments:			

Hourly Operating Costs

	Standard Value	User Adjusted Value	Variance
Field Labor	USD \$5.50/hr	-	-
Field Parts	USD \$7.59/hr	-	-
Ground Engaging Component (GEC)	USD \$1.03/hr	-	-
Tire	USD \$5.81/hr	-	-
Electrical/Fuel	USD \$15.57/hr	-	-
Lube	USD \$4.00/hr	-	-
Total Operating Ownership Cost:	USD \$39.50/hr	-	-
User Defined Adjustments:			

Total

	Standard Value	User Adjusted Value	Variance
Hourly Ownership Costs	USD \$56.68/hr	-	-
Hourly Operating Costs	USD \$39.50/hr	-	-
Total Hourly Cost	USD \$96.19	-	-

Non-active use rates

	Standard Value	User Adjusted Value	Variance
Standby	USD \$44.36/hr	-	-
Idle	USD \$72.26/hr	-	-

Revised Date: 1st quarter 2025

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Custom Cost Evaluator

February 11, 2025

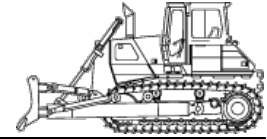
Caterpillar D6

Standard Crawler Dozers

Size Class:

190 - 259 hp

Weight:

N/A


Configuration for D6

Horsepower **215.0 hp**

Hourly Ownership Costs

	Standard Value	User Adjusted Value	Variance
Depreciation	USD \$26.76/hr	-	-
Cost of Facilities Capital (CFC)	USD \$11.84/hr	-	-
Overhead	USD \$19.24/hr	-	-
Overhaul Labor	USD \$9.54/hr	-	-
Overhaul Parts	USD \$19.43/hr	-	-
Total Hourly Ownership Cost:	USD \$86.82/hr	-	-
User Defined Adjustments:			

Hourly Operating Costs

	Standard Value	User Adjusted Value	Variance
Field Labor	USD \$11.76/hr	-	-
Field Parts	USD \$18.83/hr	-	-
Ground Engaging Component (GEC)	USD \$3.14/hr	-	-
Tire	USD \$0.00/hr	-	-
Electrical/Fuel	USD \$24.51/hr	-	-
Lube	USD \$5.22/hr	-	-
Total Operating Ownership Cost:	USD \$63.46/hr	-	-
User Defined Adjustments:			

Total

	Standard Value	User Adjusted Value	Variance
Hourly Ownership Costs	USD \$86.82/hr	-	-
Hourly Operating Costs	USD \$63.46/hr	-	-
Total Hourly Cost	USD \$150.28	-	-

Non-active use rates

	Standard Value	User Adjusted Value	Variance
Standby	USD \$57.85/hr	-	-
Idle	USD \$111.33/hr	-	-

Revised Date: 1st quarter 2025

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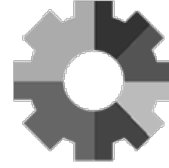
Adjustments for DavidNorris3 in All Saved Models

April 29, 2024

Miscellaneous DBB2 4000

On-Highway Water Tankers

Size Class:
200 hp & Over
 Weight:
14000 lbs



Configuration for DBB2 4000

Horsepower **250.0** Power Mode **Diesel**

Hourly Ownership Costs

	Standard Value	User Adjusted Value	Variance
Depreciation	USD \$4.60/hr	USD \$6.38/hr	+38.7%
Cost of Facilities Capital (CFC)	USD \$1.21/hr	USD \$1.58/hr	+30.5%
Overhead	USD \$1.22/hr	USD \$1.14/hr	-6.7%
Overhaul Labor	USD \$2.00/hr	USD \$1.87/hr	-6.7%
Overhaul Parts	USD \$0.96/hr	USD \$1.24/hr	+29.5%
Total Hourly Ownership Cost:	USD \$9.99/hr	USD \$12.21/hr	+22.2%
User Defined Adjustments: Original Price (USD \$54,060.00 -> USD \$75,000.00)Annual Use Hours (1,400hrs -> 1,500hrs)Annual Overhaul Parts Cost (USD \$1,340.69 -> USD \$1,860.00)			

Hourly Operating Costs

	Standard Value	User Adjusted Value	Variance
Field Labor	USD \$4.77/hr	USD \$4.46/hr	-6.7%
Field Parts	USD \$1.63/hr	USD \$2.10/hr	+29.5%
Ground Engaging Component (GEC)	USD \$0.00/hr	-	-
Tire	USD \$0.43/hr	USD \$0.60/hr	+38.7%
Electrical/Fuel	USD \$25.17/hr	-	-
Lube	USD \$2.86/hr	-	-
Total Operating Ownership Cost:	USD \$34.86/hr	USD \$35.19/hr	+0.9%
User Defined Adjustments: Cost of A New Set of Tires (USD \$1,081.20 -> USD \$1,500.00)Annual Misc Supply Parts (USD \$296.79 -> USD \$411.75)Annual Field Repair Parts Cost (USD \$1,978.60 -> USD \$2,745.00)			

Total

	Standard Value	User Adjusted Value	Variance
Hourly Ownership Costs	USD \$9.99/hr	USD \$12.21/hr	+22.2%
Hourly Operating Costs	USD \$34.86/hr	USD \$35.19/hr	+0.9%
Total Hourly Cost	USD \$44.85	USD \$47.40/hr	+5.7%

Non-active use rates

	Standard Value	User Adjusted Value	Variance
Standby	USD \$7.03/hr	USD \$9.10/hr	+29.5%
Idle	USD \$35.16/hr	USD \$37.38/hr	+6.3%

Revised Date: 2nd quarter 2024

The equipment represented in this report has been exclusively prepared for David Norris (pm@burnside-interests.com)

Rental Rate Blue Book®

December 11, 2024

Ford F-350

On-Highway Light Duty Trucks

Size Class:

300 hp & Over

Weight:

N/A


Configuration for F-350

Axle Configuration	4.0 X 4.0	Cab Type		Crew
Horsepower	385.0 hp	Power Mode		Gasoline
Ton Rating	1.0			

Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs	FHWA Rate**
	Monthly	Weekly	Daily	Hourly	Hourly	Hourly
Published Rates	USD \$715.00	USD \$200.00	USD \$50.00	USD \$8.00	USD \$29.14	USD \$33.20
Adjustments						
Region (100%)	-	-	-	-		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
Total:	USD \$715.00	USD \$200.00	USD \$50.00	USD \$8.00	USD \$29.14	USD \$33.20

Non-Active Use Rates

Hourly

Standby Rate	USD \$2.58
Idling Rate	USD \$28.29

Rate Element Allocation

Element	Percentage	Value
Depreciation (ownership)	33.44%	USD \$239.12/mo
Overhaul (ownership)	36.42%	USD \$260.41/mo
CFC (ownership)	12.69%	USD \$90.76/mo
Indirect (ownership)	17.44%	USD \$124.71/mo
Fuel (operating) @ USD 3.31	83.15%	USD \$24.23/hr

Revised Date: 4th quarter 2024

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book® Print. Visit the Cost Recovery Product Guide on our Help page for more information.

The equipment represented in this report has been exclusively prepared for (pm@burnside-interests.com)



Ride-on Sweeper, 8 ft., Diesel Powered

Cat Class: 750-1105



WEB RATE

Exclusive online rates for Gonzales, TX

\$387/day **\$990/week** **\$2,355/month**

Estimated Cost

\$1,005.34

[+ Show cost details](#)

-

1

+

Add to Cart

Sign in to view account pricing and jobsites. Federal, state, and local government customers must sign in to avoid taxes and other fees. [Sign in or register](#).

If you have questions, call the local branch at 361.578.5125.

**PIPE & SUPPLY**

ACT PIPE AND SUPPLY, INC.
5817 S GENERAL BRUCE DR
TEMPLE, TX 76502
254-742-0888
Fax 254-742-0900



Quotation

EXPIRATION DATE	QUOTE NUMBER
06/17/2025	S101230953
ACT PIPE AND SUPPLY, INC. 5817 S GENERAL BRUCE DR TEMPLE, TX 76502 254-742-0888 Fax 254-742-0900	
PAGE NO.	
1 of 3	

QUOTE TO:

SHIP TO:

ACT TEMPLE ESTIMATING
5817 S. GENERAL BRUCE DR.
TEMPLE, TX 76502

ACT TEMPLE
5817 S GENERAL BRUCE DR
TEMPLE, TX 76502

CUSTOMER NUMBER		CUSTOMER PO NUMBER		JOB NAME / RELEASE NUMBER		SALESPERSON				
97951		GONZALES SEWER RE ROUTE				HOUSE ACCOUNT -				
WRITER			SHIP VIA		TERMS		SHIP DATE	ORDERED BY		
RICHARD YAWS					NET 30 DAYS		06/11/2025		..	
ORDER QTY	PRODUCT#	DESCRIPTION					UNIT PRICE		EXT PRICE	
2462ft	9219	PIPE								
		502340814 8" SDR26 ASTM 3034 PVC					11.330/ft		27894.46	
		SEWER PIPE- 14'								
3ea	15317	596010126 12" X 1000' ROLL					170.000/ea		510.00	
		DETECTABLE GREEN SEWER TAPE								
2ea	16447	596120129 PIPE SOAP 5 GALLON					70.000/ea		140.00	
					Subtotal -----				28544.46	
		MANHOLES								
1ea	11889	580014824 48" X 24" MANHOLE BASE					1200.000/ea		1200.00	
1ea	12004	580016202 48" X 2' CONCENTRIC CONE					300.000/ea		300.00	
		W/ 34 1/2" OPENING								
3ea	11927	580016001 48" X 1' RISER					150.000/ea		450.00	
1ea	14856	7326000D V1432 MH COVER ONLY					285.030/ea		285.03	
		SANITARY SEWER DOMESTIC CAST #								
		41432040								
1ea	14717	7325057D V1420 MH RING ONLY					241.310/ea		241.31	
		DOMESTIC								
2ea	12688	580203403 34" X 3" CONCRETE GRADE					31.870/ea		63.74	
		RING								
3ea	12460	58010008C 8" MANHOLE BOOT-PVC W/					89.000/ea		267.00	
		11" CORE								
1ea	99046	^DROP FEE					175.000/ea		175.00	

** Continued on Next Page **



Quotation

EXPIRATION DATE	QUOTE NUMBER	PAGE NO.
06/17/2025	S101230953	2 of 3

ORDER QTY	PRODUCT#	DESCRIPTION	UNIT PRICE	EXT PRICE
		Subtotal -----		2982.08
DUE TO GLOBAL SUPPLY CHAIN ISSUES, ACT PRODUCT PRICING IS SUBJECT TO CHANGE BASED ON THE CURRENT PRICE AT THE TIME OF SHIPMENT, AND AVAILABILITY IS NOT GUARANTEED.			Subtotal	31526.54
			S&H Charges	0.00
			Estimated Tax	0.00
			Total	31526.54



Quotation

EXPIRATION DATE	QUOTE NUMBER	PAGE NO.
02/12/2025	S101180011	11 of 17

ORDER QTY	PRODUCT#	DESCRIPTION	UNIT PRICE	EXT PRICE
7ft	9208	RAISED PLUG 502340614 6" SDR26 ASTM 3034 PVC SEWER PIPE- 14'	6.260/ft	43.82
1ea	13293	73104001F 12" SEWER CLEANOUT CASTING FOREIGN	131.330/ea	131.33
Subtotal -----				369.71
MANHOLES (PUBLIC) -----				
9ea	15081	7332001D V2432 PLAIN 32" BOLTED MH RING & COVER DOMESTIC	541.660/ea	4874.94
27ea	12683	580203402 34" X 2" CONCRETE GRADE RING	25.750/ea	695.25
9ea	101246	580016101 48" X 2' CONCENTRIC CONE W/ 30" OPENING	270.000/ea	2430.00
9ea	104334	48" X 1'0 ROUND RISER	135.000/ea	1215.00
9ea	106046	48" DIAMETER X 24" CONCRETE BASE W/6" INVERT	907.000/ea	8163.00
9ea	16820	596140139 6" X 50' GATOR WRAP	211.890/ea	1907.01
18ea	61215	11" DIRECT DRIVE BOOT FOR 8" PVC	82.000/ea	1476.00
2ea	137230	11" DIRECT DRIVE BOOT FOR 6" PVC	82.000/ea	164.00
Subtotal -----				20925.20
EXTRA DEPTH (PUBLIC) -----				
7ea	142851	48" DIA EXTRA VERTICAL FEET	135.000/ea	945.00
Subtotal -----				945.00
MANHOLES (ON SITE) -----				
2ea	15081	7332001D V2432 PLAIN 32" BOLTED MH RING & COVER DOMESTIC	541.660/ea	1083.32
6ea	12683	580203402 34" X 2" CONCRETE GRADE RING	25.750/ea	154.50
2ea	101246	580016101 48" X 2' CONCENTRIC CONE W/ 30" OPENING	270.000/ea	540.00
2ea	104334	48" X 1'0 ROUND RISER	135.000/ea	270.00
2ea	106046	48" DIAMETER X 24" CONCRETE BASE W/6" INVERT	907.000/ea	1814.00
2ea	16820	596140139 6" X 50' GATOR WRAP	211.890/ea	423.78

** Continued on Next Page **

Starting Wage \$ 52.5 /hr

Fixed Costs

FICA: 7.65% + \$4.02

FUTA: 6.0% + \$3.15

SUTA¹: 3.0% + \$1.57

Insurance

General Liability Insurance Rate²: \$ 4.00 /\$1000 + \$0.21

Worker's Compensation Rate³: \$ 15.00 /\$100 + \$7.88

Total Hourly Cost \$69.33 /hr

Total Hourly Burden \$16.83 /hr

¹ 3.0% used as a mid-range estimate, actual SUTA rates are affected by your unemployment claims in each state.

² General Liability rates are typically calculated on a per \$1,000 of payroll. And actual rates vary based on claims history, location, and many other underwriting factors. Xx was used as an example of what would be normal. Rate calculated by dividing 10.15 by 1,000. 10.15 is a normal GI cost associated with electricians per \$1,000 of payroll.

³ Workers Compensation rates are typically calculated on a per \$100 of payroll. And actual rates vary based on claims history, location, and many other underwriting factors. Xx was used as an example of what would be normal. Rate calculated by dividing 10.15 by 1,000. 10.15 is a normal GI cost associated with electricians per \$1,000 of payroll.

Starting Wage		\$ 25 /hr
Fixed Costs		
FICA:	7.65%	+ \$1.91
FUTA:	6.0%	+ \$1.50
SUTA ¹ :	3.0%	+ \$0.75
Insurance		
General Liability Insurance Rate ² :	\$ 4.00 /\$1000	+ \$0.10
Worker's Compensation Rate ³ :	\$ 15.00 /\$100	+ \$3.75
<hr/>		
Total Hourly Cost		\$33.01 /hr
Total Hourly Burden		\$8.01 /hr

¹ 3.0% used as a mid-range estimate, actual SUTA rates are affected by your unemployment claims in each state.

² General Liability rates are typically calculated on a per \$1,000 of payroll. And actual rates vary based on claims history, location, and many other underwriting factors. Xx was used as an example of what would be normal. Rate calculated by dividing 10.15 by 1,000. 10.15 is a normal GI cost associated with electricians per \$1,000 of payroll.

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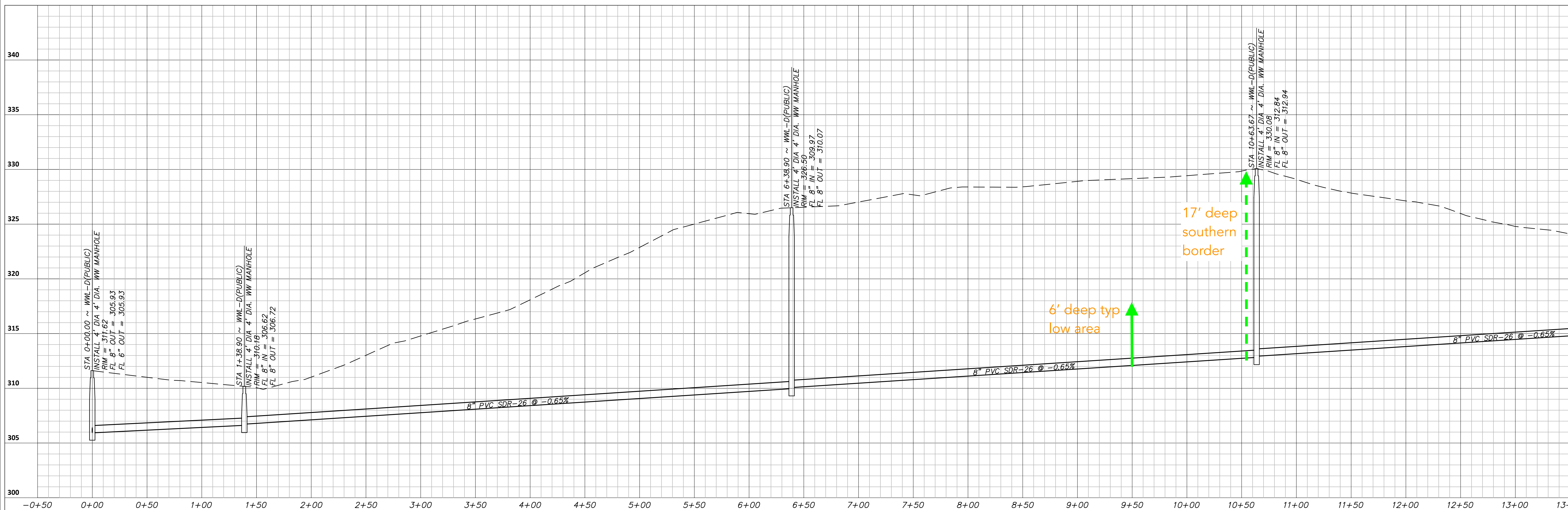
Starting Wage		\$ 18 /hr
Fixed Costs		
FICA:	7.65%	+ \$1.38
FUTA:	6.0%	+ \$1.08
SUTA ¹ :	3.0%	+ \$0.54
Insurance		
General Liability Insurance Rate ² :	\$ 4.00 /\$1000	+ \$0.07
Worker's Compensation Rate ³ :	\$ 15.00 /\$100	+ \$2.70
<hr/>		
Total Hourly Cost		\$23.77 /hr
Total Hourly Burden		\$5.77 /hr

¹ 3.0% used as a mid-range estimate, actual SUTA rates are affected by your unemployment claims in each state.

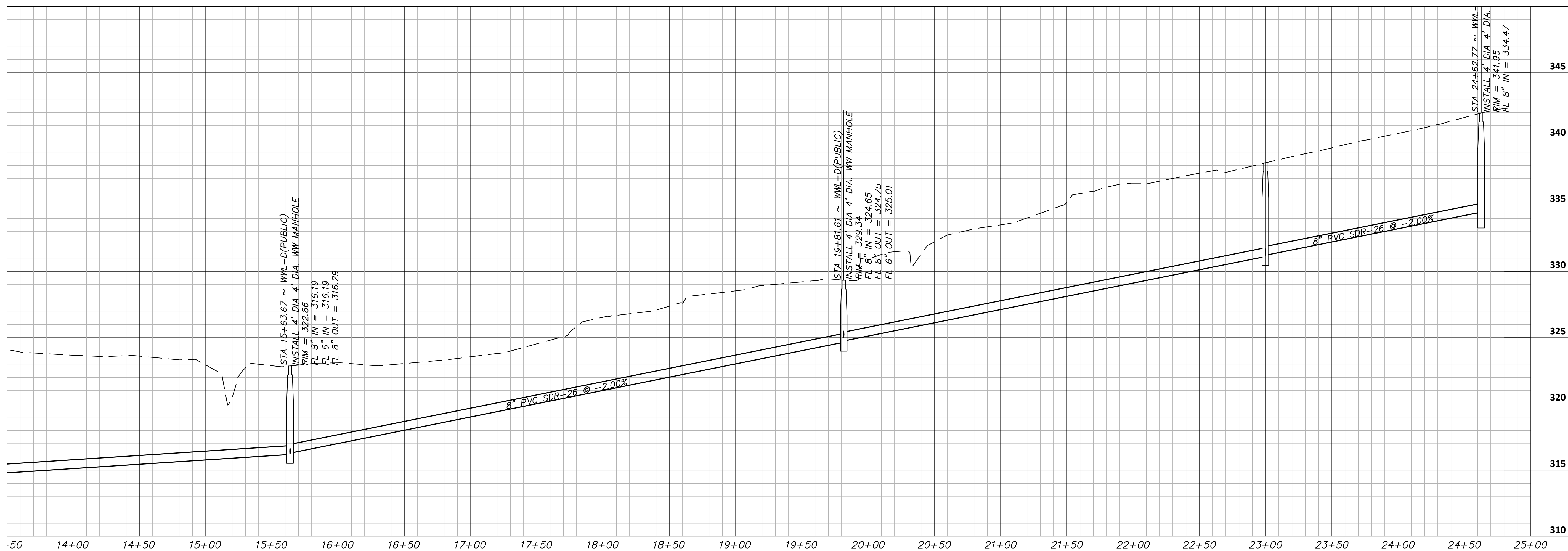
² General Liability rates are typically calculated on a per \$1,000 of payroll. And actual rates vary based on claims history, location, and many other underwriting factors. Xx was used as an example of what would be normal. Rate calculated by dividing 10.15 by 1,000. 10.15 is a normal GI cost associated with electricians per \$1,000 of payroll.

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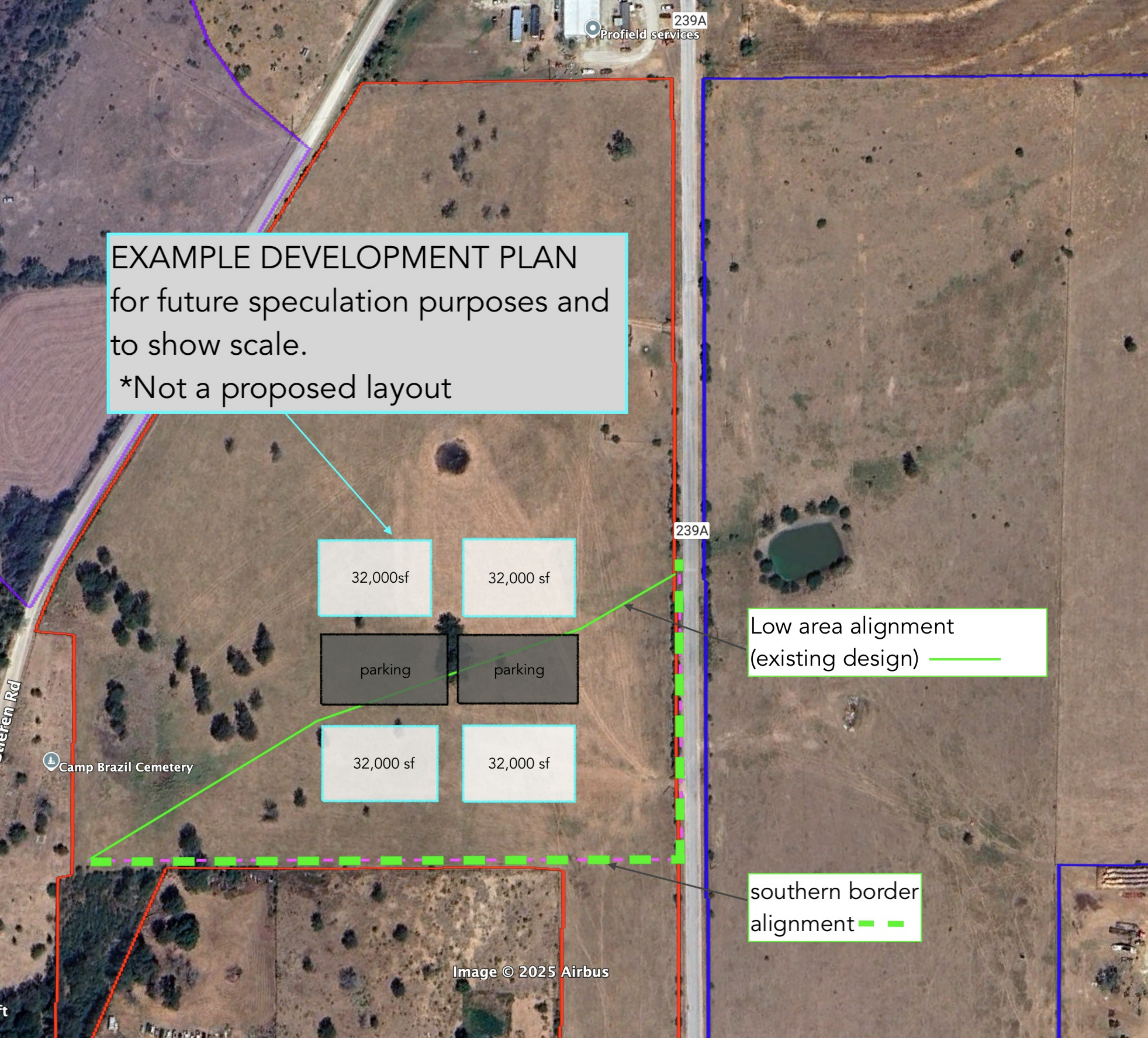




GREEN ROUTE



EXAMPLE DEVELOPMENT PLAN
for future speculation purposes and
to show scale.
*Not a proposed layout



Low area alignment
(existing design) —

southern border
alignment — —

BOARD OF TRUSTEES
OF THE GONZALES
INDEPENDENT SCHOOL
DISTRICT
VOLUME 1239, PAGE
267
O.P.R.G.C.T.

UNDERGROUND
GAS LINE SIGN

LOT 16, RANGE VI
EAST

REFLECTOR
MARKING
DRAINAGE
AREA

POND

24" CMP
FL =
321.67'

CMP
DAMAGED
FL =
320.43'

COUNTY ROAD NO. 239A
(SEYDLER STREET)

(55' WIDTH RIGHT-OF-WAY)
ASPHALT PAVEMENT

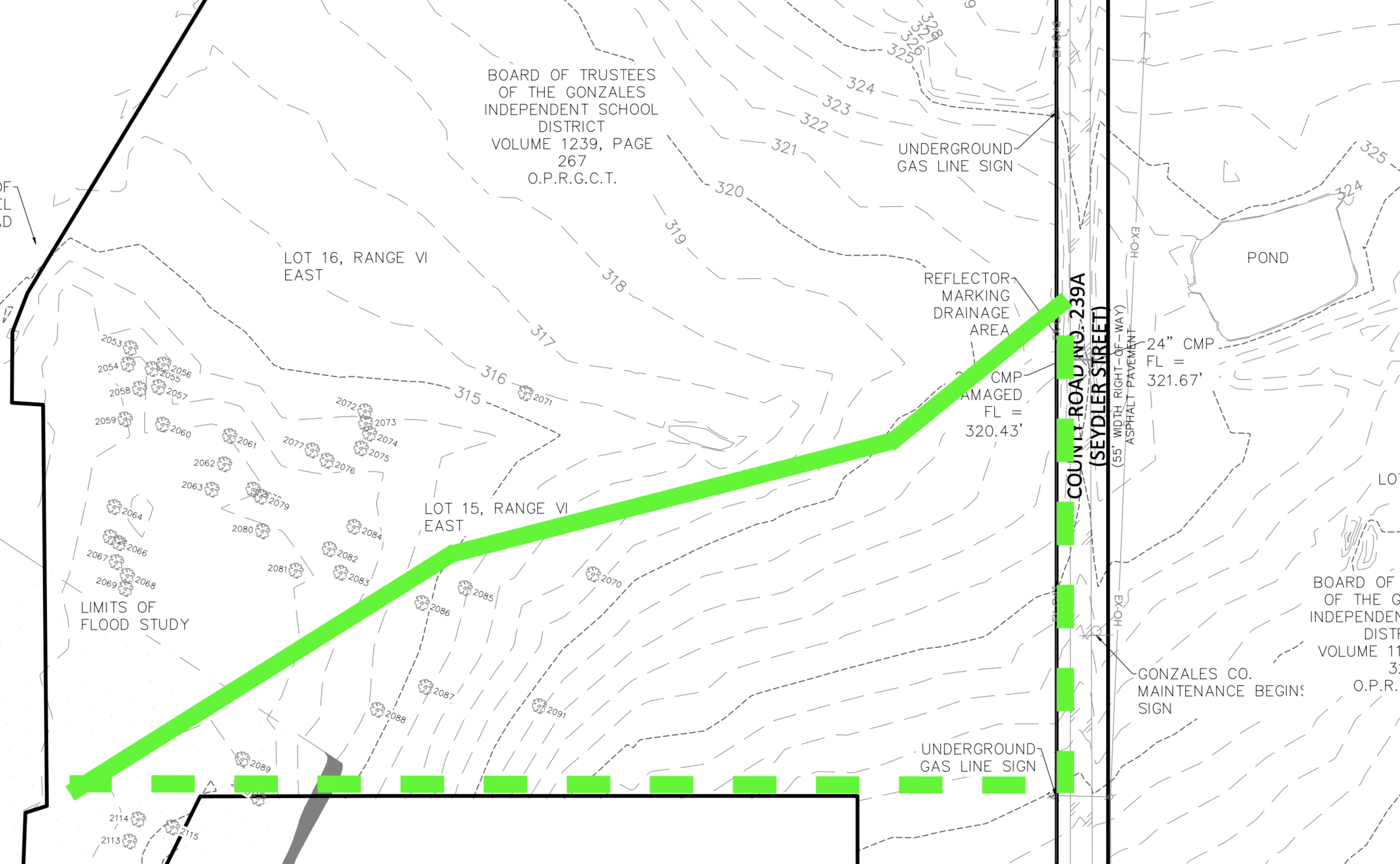
GONZALES CO.
MAINTENANCE BEGINS
SIGN

UNDERGROUND
GAS LINE SIGN

LOT 15, RANGE VI
EAST

LIMITS OF
FLOOD STUDY

BOARD OF
OF THE G
INDEPEND
DIST
VOLUME 11
3
O.P.R.





GISD School Board Agenda Information Sheet
June 25, 2025

Board of Trustees

Justin Schwausch
President

Ross Hendershot III
Vice President

Ashley Molina
Secretary

D'Anna Robinson

Josie Smith-Wright

Gloria Torres

Naomi Brown

ACTION ITEM

SUBJECT: Discuss and Consider Action to Approve Wastewater Easement to City of Gonzales at new CTE & Ag Barn project

ADMINISTRATOR RESPONSIBLE: Dr. Dana Arreola, Superintendent

RATIONAL SUMMARY: The City of Gonzales will provide wastewater service to the new CTE & Ag Barn facilities. Part of the awarded scope of work for this project is to extend a City wastewater main from the existing infrastructure to the new project site. To accept the new wastewater main, the City requires a Wastewater Easement across property owned by GISD. This easement also allows the City to utilize GISD property to extend wastewater service to the north to adjacent properties. The City will maintain all lines in this easement.

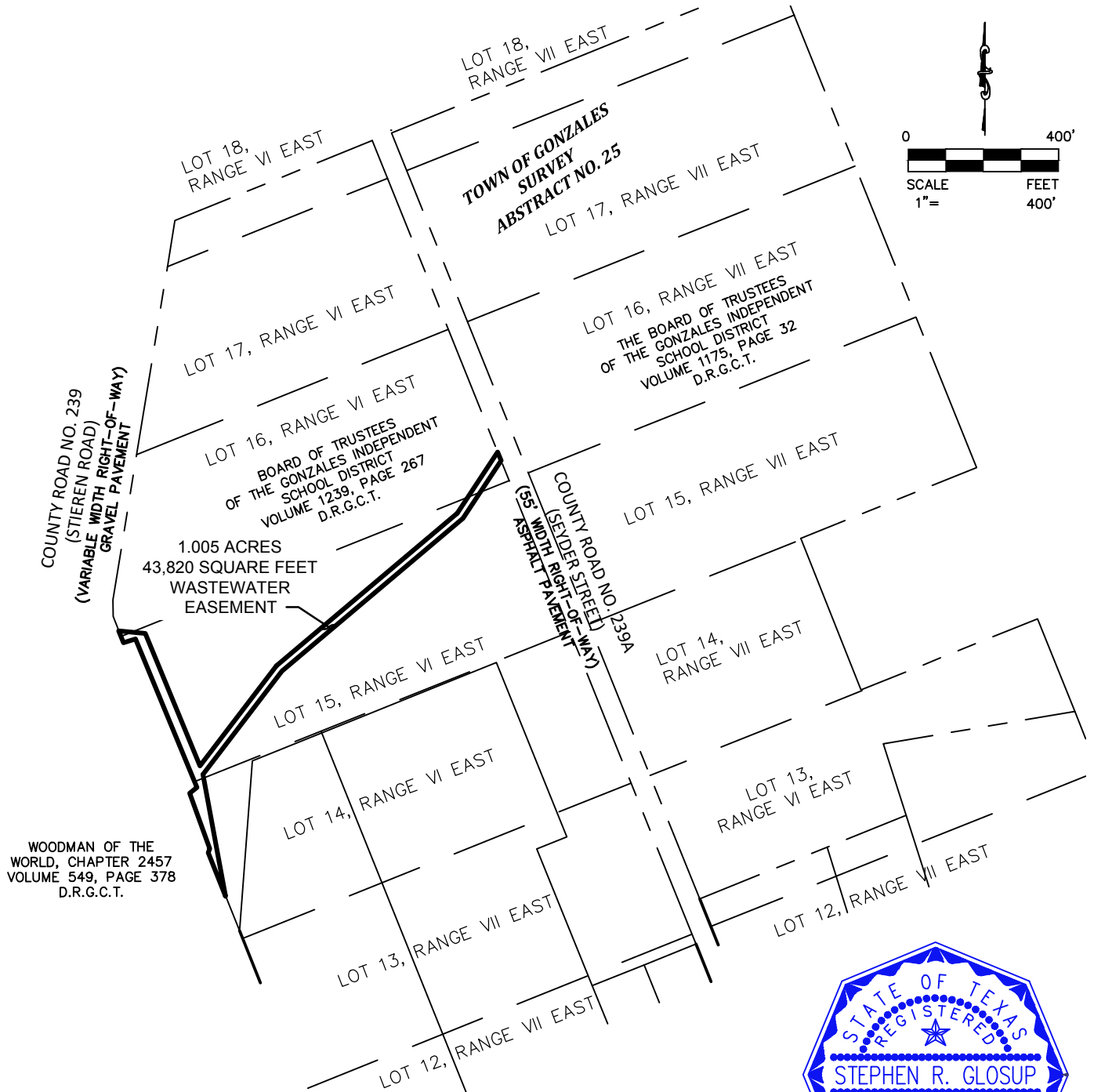
The proposed easement exhibit is attached, along with easement language provided by the City. Note this easement is exclusively provided to the City and not to other entities or utility providers. There is no cost to GISD for this easement other than creating the exhibits.

*NOTE: the attached easement alignment exhibit shows the current path of the wastewater main. If the path of the main is relocated to the perimeter, the Board may consider approving a 20' wide easement along the southern border of the same tract and give the Superintendent to the authority to finalize the exhibit.

SUPERINTENDENT'S RECOMMENDATION: Administration deferred recommendation pending discussion.

SAMPLE MOTION: *'I move that the board approve the Wastewater Easement as presented.'*

EXHIBIT "A"
GONZALES INDEPENDENT SCHOOL DISTRICT
VARIABLE WIDTH WASTEWATER EASEMENT
 BEING A PART OF LOTS 14, 15 & 16, RANGE VI EAST, EAST OF WATER STREET, IN THE
 ORIGINAL OUTER TOWN OF GONZALES, TOWN OF GONZALES SURVEY, ABSTRACT NO. 25, TOWN
 OF GONZALES, GONZALES COUNTY, TEXAS



Stephen R. Glosup
 04/18/2025

D.R.G.C.T. = DEED RECORDS, GONZALES COUNTY, TEXAS
 O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GONZALES COUNTY, TEXAS

A metes and bounds description
 of even date accompanies this
 drawing.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121

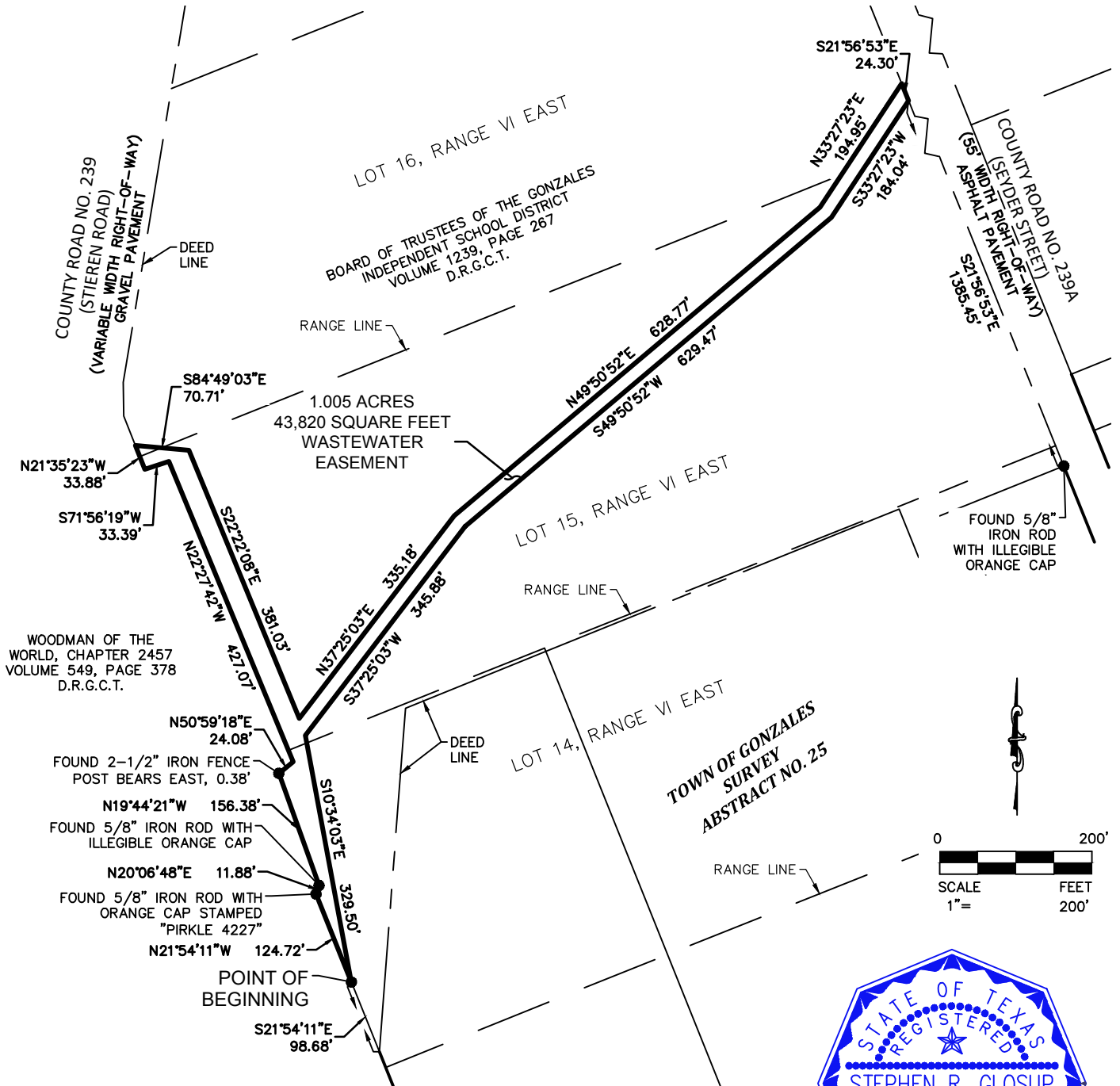
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DATE: APRIL 18, 2025

DUNAWAY JOB NO. B011547.008

PAGE 1 OF 4

EXHIBIT "A"
GONZALES INDEPENDENT SCHOOL DISTRICT
VARIABLE WIDTH WASTEWATER EASEMENT
 BEING A PART OF LOTS 14, 15 & 16, RANGE VI EAST, EAST OF WATER STREET, IN THE
 ORIGINAL OUTER TOWN OF GONZALES, TOWN OF GONZALES SURVEY, ABSTRACT NO. 25, TOWN
 OF GONZALES, GONZALES COUNTY, TEXAS



D.R.G.C.T. = DEED RECORDS, GONZALES COUNTY, TEXAS
 O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GONZALES COUNTY, TEXAS

A metes and bounds description
 of even date accompanies this
 drawing.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100



Stephen R. Glosup
 04/18/2025

DATE: APRIL 18, 2025

PAGE 2 OF 4

DUNAWAY JOB NO. B011547.008

EXHIBIT "A"
GONZALES INDEPENDENT SCHOOL DISTRICT
VARIABLE WIDTH WASTEWATER EASEMENT
BEING A PART OF LOTS 14, 15 & 16, RANGE VI EAST, EAST OF WATER STREET, IN THE
ORIGINAL OUTER TOWN OF GONZALES, TOWN OF GONZALES SURVEY, ABSTRACT NO. 25, TOWN
OF GONZALES, GONZALES COUNTY, TEXAS

PROPERTY DESCRIPTION

BEING a tract of land situated in Lots 14, 15 & 16, Range VI East, East of Water Street, in the Original Outer Town of Gonzales, Town of Gonzales Survey, Abstract No. 25, Town of Gonzales, Gonzales County, Texas, and being a portion of that tract of land described by Deed to Board of Trustees of the Gonzales Independent School District (hereinafter referred to as GISD tract), recorded in Volume 1239, Page 267, Deed Records of Gonzales County, Texas (D.R.G.C.T.), said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the west line of said GISD tract from which the southwest corner of said GISD tract bears South 21 degrees 54 minutes 11 seconds East, a distance of 98.68 feet;

THENCE with the west line of said GISD tract, the following courses and distances:

North 21 degrees 54 minutes 11 seconds West, a distance of 124.72 feet to a found 5/8-inch iron rod with orange cap stamped "PIRKLE 4227" for corner;

North 20 degrees 06 minutes 48 seconds East, a distance of 11.88 feet to a found 5/8-inch iron rod with illegible orange cap for corner;

North 19 degrees 44 minutes 21 seconds West, a distance of 156.38 feet to a point;

North 50 degrees 59 minutes 18 seconds East, a distance of 24.08 feet to a point;

North 22 degrees 27 minutes 42 seconds West, a distance of 427.07 feet to a point;

South 71 degrees 56 minutes 19 seconds West, a distance of 33.39 feet to a point in the east right-of-way line of County Road No. 239 (also referred to as "Stieren Road") (a variable width right-of-way);

THENCE North 21 degrees 35 minutes 23 seconds West, with the east right-of-way line of said County Road No. 239 and continuing with the west line of said GISD tract, a distance of 33.88 feet to a point;

THENCE departing the east right-of-way line of said County Road No. 239 and the west line of said GISD tract, crossing into said GISD tract, the following courses and distances:

South 84 degrees 49 minutes 03 seconds East, a distance of 70.71 feet to a point;

South 22 degrees 22 minutes 08 seconds East, a distance of 381.03 feet to a point;

North 37 degrees 25 minutes 03 seconds East, a distance of 335.18 feet to a point;

North 49 degrees 50 minutes 52 seconds East, a distance of 628.77 feet to a point;

Continued.....



Stephen R. Glosup
04/18/2025



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DATE: APRIL 18, 2025

PAGE 3 OF 4

DUNAWAY JOB NO. B011547.008

EXHIBIT "A"
GONZALES INDEPENDENT SCHOOL DISTRICT
VARIABLE WIDTH WASTEWATER EASEMENT
BEING A PART OF LOTS 14, 15 & 16, RANGE VI EAST, EAST OF WATER STREET, IN THE
ORIGINAL OUTER TOWN OF GONZALES, TOWN OF GONZALES SURVEY, ABSTRACT NO. 25, TOWN
OF GONZALES, GONZALES COUNTY, TEXAS

PROPERTY DESCRIPTION

Continued.....

North 33 degrees 27 minutes 23 seconds East, a distance of 194.95 feet to a point in the east line of said GISD tract and the west right-of-way line of County Road No. 239A (also referred to as "Seyder Street") (a 55-foot width right-of-way);

THENCE South 21 degrees 56 minutes 53 seconds East, with the west right-of-way line of County Road No. 239A and the east line of said GISD tract, a distance of 24.30 feet to a point from which a found 5/8-inch iron rod with illegible orange cap for the southeast corner of said GISD tract bears South 21 degrees 56 minutes 53 seconds East, a distance of 1,385.45 feet;

THENCE departing the west right-of-way line of County Road No. 239A and the east line of said GISD tract, crossing into said GISD tract, the following courses and distances:

South 33 degrees 27 minutes 23 seconds West, a distance of 184.04 feet to a point;

South 49 degrees 50 minutes 52 seconds West, a distance of 629.47 feet to a point;

South 37 degrees 25 minutes 03 seconds West, a distance of 345.88 feet to a point;

South 10 degrees 34 minutes 03 seconds East, a distance of 329.50 feet to the POINT OF BEGINNING and containing a calculated area of 43,820 square feet or 1.005 acres of land.

NOTES: The basis of bearings for this Variable Width Sanitary Sewer Easement is the Texas Coordinate System of 1983, South Central Zone, 4204, based upon GPS measurements, according to the GPS Reference Network.

A drawing of even date accompanies this metes and bounds description.

The metes and bounds description contained herein was compiled from information contained in recorded documents and does not reflect the results of an on the ground survey.

DUNAWAY JOB NO. B011547.008

PAGE 4 OF 4


Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570
srg@dunaway.com
APRIL 18, 2025



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



EXHIBIT "B"

GONZALES INDEPENDENT
SCHOOL DISTRICT

VARIABLE WIDTH
WASTEWATER EASEMENT

BEING A PART OF LOTS 14, 15 & 16, RANGE VI EAST, ,
EAST OF WATER STREET, IN THE ORIGINAL OUTER TOWN OF
GONZALES, TOWN OF GONZALES SURVEY, ABSTRACT NO.
25, TOWN OF GONZALES, GONZALES COUNTY, TEXAS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

WASTEWATER FACILITIES EASEMENT AGREEMENT

THE STATE OF TEXAS §
 §
COUNTY OF GONZALES §

RECITALS

WHEREAS, the Facilities, described in this instrument are “Wastewater Lines and appurtenances” that are a required public works facility, necessary for proper wastewater service, that shall be maintained by the City of Gonzales (“Grantee”); and

WHEREAS, Gonzales Independent School District (“Grantor”) has agreed to convey and grant this Wastewater Line Easement (Easement) to Grantee for the construction and ongoing maintenance of the Facilities; and

WHEREAS, Grantee shall be provided copies of any surveys and facility designs prior to construction of the Facilities; and

NOW THEREFORE, Grantor does hereby grant and Grantee hereby accepts a Wastewater Line Easement subject to the following:

GRANT OF EASEMENT:

GONZALES INDEPENDENT SCHOOL DISTRICT, 1615 SAINT LOUIS STREET, GONZALES, TEXAS 78629, (“Grantor”), for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, does hereby grant, sell and convey unto **THE CITY OF GONZALES, TEXAS, A TEXAS HOME RULE CITY, WITH OFFICES LOCATED AT 820 ST. JOSEPH STREET, GONZALES, TEXAS 78629** (“Grantee”), an easement and right-of-way (“Easement”) upon and across the property of Grantor which is more particularly described on **Exhibit “A”**, attached hereto and incorporated herein by reference (“Easement Tract”), in accordance with the terms and conditions set out herein,

TO HAVE AND TO HOLD the same perpetually to Grantee and its successors and assigns, together with the rights, and privileges and on the terms and conditions set forth below; and Grantor, subject to the Exceptions to Warranty, does hereby covenant and agree to WARRANT AND FOREVER DEFEND title to the Easement herein granted, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Terms and Conditions: The following terms and conditions apply to the Easement granted by this agreement:

1. *Definitions.* For the purposes of this grant of Easement certain terms shall have the meanings that follow:

- (a) “*City Manager*” means the City Manager of the City of Gonzales, Texas.
 - (b) “*Easement*” means this Wastewater Line Easement Agreement and the rights that inure to Holder thereby as a right of way along, over, under and across the Easement Tract to place, construct, reconstruct, install, operate, repair, maintain, inspect, replace, upgrade or remove (in whole or in part) the Facilities.
 - (c) “*Facilities*” means the wastewater line, manholes, pipes or other appropriate structures and all necessary appurtenances thereto that shall be owned, operated, constructed, and maintained by Grantee, and that are located within the Easement Property.
 - (d) “*Holder*” shall mean Grantee and Grantee's heirs, successors and assigns.
 - (e) “*Maintenance Schedule*” means the maintenance schedule required for wastewater facilities by any applicable wastewater management plan.
 - (f) “*Other Property*” means real property that falls outside of the authority or jurisdiction of the Parties.
 - (g) “*Regular or Special Assessments*” means assessments Holder may impose on all members of the City who are owners of real property served by the Facilities to recoup costs Grantee incurs in maintaining or repairing the Facilities, if applicable, under a future Wastewater Utility.
 - (h) “*Wastewater Management Plan*” means an adopted Wastewater Management Plan, as same may be amended or revised from time to time.
 - (i) “*Code*” means the City of Gonzales, Texas, Code of Ordinances, as same may be amended or revised from time to time.
2. *Character of Easement.* The Easement granted herein is "in gross," in that there is no "Benefitted Property." Nevertheless, the Easement rights herein granted shall pass to Grantee's successors and assigns, subject to all of the Terms hereof. The Easement is for the benefit of Holder.
3. *Purpose of Easement.*
- (a) *Construction.* The Easement shall provide Holder with the right to utilize a reasonable width of Grantor's property during construction to allow for the initial installation of the Facilities. After final construction and installation of the Facilities the Easement shall be the area described in Exhibit “A” attached hereto. Upon completion of initial construction or any subsequent work in the Easement, Holder shall repair any material damage to the Property so as to restore same to substantially the same condition it was in prior to commencement of the work.
 - (b) *Inspections.* The Easement shall provide Holder with the right, to perform periodic inspections to fulfil its obligation to maintain and or repair the Facilities in accordance with the Maintenance Schedule or as otherwise may be necessary for the Facilities to function properly.

- (c) *Maintenance.* The Easement shall provide Holder with the right to perform maintenance or repairs on the Facilities, when in Holder's sole discretion, repair is necessary in order to protect the public's health, safety, welfare or morals. Holder may assess Regular or Special Assessments through the establishment of a Wastewater utility in the future to recoup its costs associated with any maintenance or repair as the case may be.
- (d) *Improvements.* In addition, Holder is granted the right to, at Holder's sole costs, increase the capacity of the Facilities to serve Other Properties.
4. *Restrictions.* Any public utility, including the Holder, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the Easement or Right-of-Way shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including the Holder, shall have the right at all times of ingress and egress to and from and upon said Easement for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easement shall be maintained by property owners. Holder can move trees or any other improvements and does not have the responsibility to replace them.
5. *Term.* Easement shall be in perpetuity unless relinquished or abandoned by ordinance or resolution by Grantee.
6. *Reservation of Rights.* Holder's right under this instrument is nonexclusive, and Grantor and Grantor's heirs, successors, and assigns retain the right to use all or part of the Easement Property in conjunction with Holder's as long as such use by Grantor and Grantor's heirs, successors, and assigns: (i) does not interfere with Holder's rights under this Easement; and (ii) complies with the Wastewater Management Plan. Specifically, Grantee may not place, erect or maintain in the Easement any permanent structures including, but not limited to habitable structures such as homes or offices, nor without Grantee's written consent, any temporary structures such as portable storage buildings, or any other structure which would impair Grantee's access to its Facilities.
7. *Equitable Rights of Enforcement.* This Easement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or those benefited by this agreement; provided, however, that the act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity.
8. *Attorney's Fees.* If either party retains an attorney to enforce this agreement, the party prevailing in litigation is entitled to recover reasonable attorney's fees and court and other costs.
9. *Binding Effect.* This agreement binds and inures to the benefit of the parties and their respective heirs, successors, and permitted assigns.

10. *Choice of Law.* This agreement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the county or counties in which the Easement Property is located.
11. *Counterparts.* This agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.
12. *Waiver of Default.* It is not a waiver of or consent to default if the non-defaulting party fails to declare immediately default or delays in taking any action. Pursuit of any remedies set forth in this agreement does not preclude pursuit of other remedies in this agreement or provided by law.
13. *Further Assurances.* Each signatory party agrees to execute and deliver any additional documents and instruments and to perform any additional acts necessary or appropriate to perform the terms, provisions, and conditions of this agreement and all transactions contemplated by this agreement.
14. *Integration.* This agreement contains the complete agreement of the parties and cannot be varied except by written agreement of the parties. The parties agree that there are no oral agreements, representations, or warranties that are not expressly set forth in this agreement.
15. *Exceptions to Warranty.* This grant is subject to any and all encumbrances and easements of record, to the extent the same are valid and enforceable.
16. *Legal Construction.* Any provision in this agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this agreement will be construed as if the unenforceable provision had never been a part of the agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this agreement are for reference only and are not intended to restrict or define the text of any section. This agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.
17. *Notices.* Any notice required or permitted under this agreement must be in writing. Any notice required by this agreement will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this agreement. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.
18. *Recitals/Exhibits.* Any recitals in this agreement are represented by the parties to be accurate, and are included for the purpose of providing the historical context under which this Agreement was formed and it is not intended that such recitals be included as a substantive part of this Agreement. All exhibits referenced herein are attached hereto and incorporated by reference herein for all purposes.

19. *Entire Agreement.* This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representation or modification concerning this instrument shall be of no force and effect except for any subsequent modification in writing, signed by the party to be charged.

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 2025.

GRANTOR:

(Grantor's Name)

By: _____
(Grantor's Signature)

THE STATE OF TEXAS §
 §
COUNTY OF GONZALES §

This instrument was acknowledged before me on _____, 2025, by _____, Superintendent of Gonzales Independent School District, Gonzales, Texas 78629.

(seal)

Notary Public Signature

GRANTEE:

AGREED AND ACCEPTED:

CITY OF GONZALES,

By: _____
Tim Crow, City Manager

THE STATE OF TEXAS §
 §
COUNTY OF GONZALES §

This instrument was acknowledged before me on _____, 2025, by
Tim Crow, City Manager of the City of Gonzales, Texas, a Texas home rule municipality, on
behalf of said municipality.

(seal)

Notary Public Signature

EXHIBIT “A”

EASEMENT TRACT



The GISD School Board Agenda Information Sheet
June 25, 2025

Board of Trustees

Justin Schwausch
President

Ross Hendershot, III
Vice President

Ashley Molina
Secretary

Naomi Brown

D'Anna Robinson

Josie Smith-Wright

Gloria Torres

Adjourn to Closed Session
Under Texas Government Code Chapter 551

The board will recess this open session and convene in a closed meeting to discuss items on the agenda. The Board may conveniently meet in such closed or Executive Session or meeting, concerning any and all subjects and for any and all purposes permitted by Texas Government Code chapter 551, including, but not limited to:

Section 551.071: Consultation with Attorney;
Section 551.072: Deliberation Regarding Real Property;
Section 551.073: Deliberation Regarding Prospective Gift;
Section 551.074: Personnel Matters; Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Closed Meeting.
Section 551.076: Deliberation Regarding Security Devices;
Section 551.082: School Children; School District Employees; Disciplinary Matter or Complaint
Section 551.083: Certain School Boards; Meeting Regarding Consultation with Representative of Employee Group
Section 551.084: Investigation; Exclusion of witnesses from a hearing.

No voting will take place in the closed meeting. Any action the board wishes to take as a result of discussions in a closed session will take place after the board reconvenes in an open meeting. Today's date is _____ and it is _____ p.m./am

ADMINISTRATOR RESPONSIBLE:

RATIONAL SUMMARY: Personnel Matters

Personnel matters are as follows:

- A. Personnel
- B. New Hire Contracts



LEARNING TODAY,
LEADING TOMORROW



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GISD School Board Agenda Information Sheet
June 25, 2025

ACTION ITEM

SUBJECT: Discussion and Possible Action on Amendments to the Compensation Plan and Budget

ADMINISTRATOR RESPONSIBLE: Amanda Smith, Chief Financial Officer; Mary Lynn Ramirez, Director of Human Resources; Dr. Dana Arreola, Superintendent of Schools

RATIONAL SUMMARY: This agenda item is dependent upon closed session discussion and associated action.

SUPERINTENDENT'S RECOMMENDATION: Approve

SAMPLE MOTION: *"I move that the board approve the amendment to the compensation plan and budget."*



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