

McClave School District No. Re-2**August 27, 2025**

The meeting was brought to order by President Hemphill at 5:35 p.m.

At the special meeting of the McClave Board of Education, board members Terri Beckett, Jack Goble, Teale Hemphill, Stephanie Malone, and Derek White Heckman were present. They were joined by Superintendent Howe, Principal Pacino, and Brittany Henson. Representatives from Artaic Group included Ryan Smelker and Eric Finger. Additionally, Cody Knoblock represented Wold Architects, while Vinnie Mattivi and Nicholas Cervi were present as representatives from Nunn Construction.

Jack Goble moved to approve the agenda, which Terri Beckett seconded.

VOTED:	Terri Beckett	YEA <u>X</u> NAY ____
	Jack Goble	YEA <u>X</u> NAY ____
	Teale Hemphill	YEA <u>X</u> NAY ____
	Stephanie Malone	YEA <u>X</u> NAY ____
	Derek White Heckman	YEA <u>X</u> NAY ____

Jack Goble moved to approve OS Schools as our FFE vendor pending legal review. The motion was seconded by Stephanie Malone.

VOTED:	Terri Beckett	YEA <u>X</u> NAY ____
	Jack Goble	YEA <u>X</u> NAY ____
	Teale Hemphill	YEA <u>X</u> NAY ____
	Stephanie Malone	YEA <u>X</u> NAY ____
	Derek White Heckman	YEA <u>X</u> NAY ____

Derek White Heckman moved to approve CTL as our material testing and third-party inspector pending legal review. Stephanie Malone seconded the motion.

VOTED:	Terri Beckett	YEA <u>X</u> NAY ____
	Jack Goble	YEA <u>X</u> NAY ____
	Teale Hemphill	YEA <u>X</u> NAY ____
	Stephanie Malone	YEA <u>X</u> NAY ____
	Derek White Heckman	YEA <u>X</u> NAY ____

Jack Goble made a motion to approve the amendment for bid pack 1 pending legal review. The motion was seconded by Derek White Heckman.

VOTED:	Terri Beckett	YEA <u>X</u> NAY ____
	Jack Goble	YEA <u>X</u> NAY ____
	Teale Hemphill	YEA <u>X</u> NAY ____
	Stephanie Malone	YEA <u>X</u> NAY ____
	Derek White Heckman	YEA <u>X</u> NAY ____

Jack Goble moved to approve Dynamic Planning + Science as our third-party fire code and plan reviewer, which Derek White Heckman seconded.

VOTED:	Terri Beckett	YEA <u>X</u> NAY ____
	Jack Goble	YEA <u>X</u> NAY ____
	Teale Hemphill	YEA <u>X</u> NAY ____
	Stephanie Malone	YEA <u>X</u> NAY ____
	Derek White Heckman	YEA <u>X</u> NAY ____

- *PRESIDENT*: I want to clarify on the record that the Board of Education has issues to discuss in Executive Session as follows:

“The Board of Education may proceed into executive session pursuant to C.R.S. § 24-6-402(4)(a) for the purposes of discussing the purchase, acquisition, lease, transfer, or sale of real property owned by Bent County located at 101 South Highway 196, McClave, Colorado 81057 also known as the Bent County East End Road & Bridge property in which no board director has a personal interest; and an executive session pursuant to C.R.S. § 24-6-402(4)(e)(I) for purposes of determining positions relative to matters that may be subject to negotiations and developing strategy for negotiations and instructing negotiators as related to the determination and negotiation of the terms of a Cell Site License Agreement proposed by Industrial Tower West, LLC and to discuss the terms of offer to purchase real property owned by Bent County located at 101 South Highway 196, McClave, Colorado 81057 also known as the Bent County East End Road & Bridge property in which no board director has a personal interest.”

- *PRESIDENT*: Do I have a motion to go into Executive Session for the previously stated purposes? Jack Goble reads:

“I move that the Board of Education proceed into executive session pursuant to C.R.S. § 24-6-402(4)(a) for the purposes of discussing the purchase, acquisition, lease, transfer, or sale of real property owned by Bent County located at 101 South Highway 196, McClave, Colorado 81057 also known as the Bent County East End Road & Bridge property in which no board director has a personal interest; and an executive session pursuant to C.R.S. § 24-6-402(4)(e)(I) for purposes of determining positions relative to matters that may be subject to negotiations and developing strategy for negotiations and instructing negotiators as related to the determination and negotiation of the terms of a Cell Site License Agreement proposed by Industrial Tower West, LLC and to discuss the terms of offer to purchase real property owned by Bent County located at 101 South Highway 196, McClave, Colorado 81057 also known as the Bent County East End Road & Bridge property in which no board director has a personal interest.”

- *PRESIDENT*: Identify board member who seconds the motion Stephanie Malone
- *PRESIDENT*: Discussion?

- *PRESIDENT*: Calls for roll call vote on motion to convene into executive session
All voted yes.
- *PRESIDENT*: Announce who will be joining the Board in the executive session:
 - Superintendent Howe
 - Other: Principal Pacino

ADJOURN & RECONVENE IN CONFERENCE ROOM AND CLOSE DOOR

- *PRESIDENT*: *The tape recorder is on and it is 7:58pm* – The following persons are present in executive session: Terri Beckett, Jack Goble, Stephanie Malone, Derek White Heckman, Teale Hemphill, Superintendent Howe, and Principal Pacino.

“Our topics for executive session are pursuant to C.R.S. § 24-6-402(4)(a) for the purposes of discussing the purchase, acquisition, lease, transfer, or sale of real property owned by Bent County located at 101 South Highway 196, McClave, Colorado 81057 also known as the Bent County East End Road & Bridge property in which no board director has a personal interest; and an executive session pursuant to C.R.S. § 24-6-402(4)(e)(I) for purposes of determining positions relative to matters that may be subject to negotiations and developing strategy for negotiations and instructing negotiators as related to the determination and negotiation of the terms of a Cell Site License Agreement proposed by Industrial Tower West, LLC, and to discuss the terms of offer to purchase real property owned by Bent County located at 101 South Highway 196, McClave, Colorado 81057 also known as the Bent County East End Road & Bridge property in which no board director has a personal interest.”

DISCUSSION WILL BE ON THE RECORD FOR PROPERTY PURCHASE

- C.R.S. § 24-6-402(4)(a)

- *PRESIDENT*: We will proceed with the first executive session discussion, which is for the of discussing the purchase, acquisition, lease, transfer, or sale of real property owned by Bent County located at 101 South Highway 196, McClave, Colorado 81057 also known as the Bent County East End Road & Bridge property in which no board director has a personal interest.

Note time discussion on this topic begins: The time is 8:00 p.m.

Discussion by the Board.

- *PRESIDENT*: This concludes the first executive session. The time is now 8:07 p.m.

DISCUSSION WILL BE ON THE RECORD FOR NEGOTIATIONS - C.R.S.
§ 24-6-402(4)(e)(I)

- *PRESIDENT:* We have just finished the first executive session discussion and we will now proceed with the second executive session, which is for the purpose of determining positions relative to matters that may be subject to negotiations and developing strategy for negotiations and instructing negotiators as related to the determination and negotiation of the terms of a Cell Site License Agreement proposed by Industrial Tower West, LLC and to discuss the terms of offer to purchase real property owned by Bent County located at 101 South Highway 196, McClave, Colorado 81057 also known as the Bent County East End Road & Bridge property in which no board director has a personal interest.”

The time is 8:08 p.m.

Discussion by the Board.

- *PRESIDENT:* This concludes the second executive session. The time is now 8:34 p.m.
- *PRESIDENT:* The executive sessions are now adjourned at 8:34 p.m.

The meeting was adjourned at 8:34 p.m.

Derek White Heckman, BOCES Director

Jack Goble, Treasurer

Stephanie Malone, Vice-President

Terri Beckett, Secretary

Teale Hemphill, President