

Guymon Public Schools

Board of Education Regular Meeting

Monday, December 8, 2025 5:30 PM

Science Annex of Junior High School, 712 N James, Guymon, OK 73942

1. **ORDER OF BUSINESS**

1.A. Call to Order

The meeting was called to order at 5:30 p.m.

1.B. Roll Call

Mitzi Dain:	Present
Andy Espericueta:	Present
Ms Carla Hernandez:	Present
Mrs. Elvia Hernandez:	Present
Luis Romero:	Present

1.C. Moment of Silence/Pledge of Allegiance

1.D. Open Forum

2. **SUPERINTENDENT'S REPORT**

- Bond Update
- State Cross Country

Superintendent Watson gave an update on the construction of the new school. She stated it's beginning to look more like a school building with some of the roof there now. She noted that our Maintenance Director and our IT Director did a walk-through recently and noted some things that were addressed with the contractors. The next walk-through will be on January 7th. She noted that the construction is behind schedule, but no timeline was provided.

Next, Coach Andy Brown introduced the athletes that competed at the State Cross Country meet. There were four individuals that qualified and competed: Angel Aguirre, Iris Herrera, Gennesis Carbajal, and Melina Alvarado. We are so proud of these student athletes and their accomplishments!

3. **FINANCIALS**

Motion to approve the financial reports Passed with a motion by Mrs. Elvia Hernandez and a second by Ms Carla Hernandez.

Mitzi Dain:	Yea
Andy Espericueta:	Yea
Ms Carla Hernandez:	Yea
Mrs. Elvia Hernandez:	Yea
Luis Romero:	Yea

Yea: 5, Nay: 0

3.A. Approval of Budget Reports for November 2025

3.B. Approval of Treasurer's Report for November 2025

3.C. Approval of expenditures, transfer of funds, and financial statement of Guymon Public School's Activity Funds

3.D. Consider and possibly vote to approve new Encumbrances, Claims, and Supplemental Claims **YEAR 2026**

- | | |
|--------------------------------|---------------|
| 1. General Fund: \$62,476.18 | PO #532 - 562 |
| 2. Building Fund: \$3,783.04 | PO #35 - 36 |
| 3. Bond Fund (33): \$27,169.76 | PO #15 |
| 4. Sinking Fund: \$61,250.00 | PO #2 |

4. **CONSENT AGENDA:** The following are items of a routine nature that are normally approved at the Board meetings and will be considered and voted upon with one motion unless any Board Member requests to have a separate vote on any or all of them.

Approval of the Consent Agenda as Listed Passed with a motion by Andy Espericueta and a second by Mrs. Elvia Hernandez.

Mitzi Dain: Yea
Andy Espericueta: Yea
Ms Carla Hernandez: Yea
Mrs. Elvia Hernandez: Yea
Luis Romero: Yea

Yea: 5, Nay: 0

4.A. Approval of Minutes of Regular Meetings: November 10, 2025

5. **ACTION TOPICS**

5.A. Discussion and possible action to approve, disapprove or table the Guymon Public Schools Additional Compensation for Services Pay Rates

Motion to approve the Guymon Public Schools Additional Compensation for Services Pay Rates Passed with a motion by Ms Carla Hernandez and a second by Mitzi Dain.

Mitzi Dain: Yea
Andy Espericueta: Yea
Ms Carla Hernandez: Yea
Mrs. Elvia Hernandez: Yea
Luis Romero: Yea

Yea: 5, Nay: 0

5.B. Discussion and possible action to approve, disapprove or table the lease renewals with the City of Guymon for the Charity Headrick Hitch Elementary School premises and the FFA Farm premises

Motion to approve the lease renewals with the City of Guymon for the Charity Headrick Hitch Elementary School premises and the FFA Farm premises Passed with a motion by Mitzi Dain and a second by Ms Carla Hernandez.

Mitzi Dain: Yea
Andy Espericueta: Yea
Ms Carla Hernandez: Yea
Mrs. Elvia Hernandez: Yea
Luis Romero: Yea

Yea: 5, Nay: 0

- 5.C. Discussion and possible action to surplus and remove from the inventory the items from the Technology Department

Motion to surplus and remove the items from the Technology Department Passed with a motion by Mrs. Elvia Hernandez and a second by Ms Carla Hernandez.

Mitzi Dain: Yea
Andy Espericueta: Yea
Ms Carla Hernandez: Yea
Mrs. Elvia Hernandez: Yea
Luis Romero: Yea

Yea: 5, Nay: 0

- 5.D. Discussion and possible action to surplus and remove from the inventory the items from Child Nutrition

Motion to surplus and remove from the inventory the items from Child Nutrition Passed with a motion by Mitzi Dain and a second by Ms Carla Hernandez.

Mitzi Dain: Yea
Andy Espericueta: Yea
Ms Carla Hernandez: Yea
Mrs. Elvia Hernandez: Yea
Luis Romero: Yea

Yea: 5, Nay: 0

- 5.E. Discussion and possible action to approve, disapprove or table proceeding with pool restoration at the old YMCA location

The board members were presented with the numbers on what the cost estimates are for the pool restoration and monthly costs. After much discussion, the board would like to see the school district share these numbers on social media and allow the community to see the numbers as well.

Motion to proceed with the pool restoration at the old YMCA location Tabled with a motion by Andy Espericueta and a second by Mitzi Dain.

Mitzi Dain: Yea
Andy Espericueta: Yea
Ms Carla Hernandez: Yea
Mrs. Elvia Hernandez: Yea
Luis Romero: Yea

Yea: 5, Nay: 0

6. **EXECUTIVE SESSION**

Consider and possible vote to go into Executive Session to discuss the employment, hiring, appointment, and/or resignation of support and certified staff as listed in **Appendix A**, pursuant to 25 O.S. Section 307 (B)(1)

Motion to go into executive session at 6:34 p.m. Passed with a motion by Andy Espericueta and a second by Ms Carla Hernandez.

Mitzi Dain: Yea

Andy Espericueta: Yea
Ms Carla Hernandez: Yea
Mrs. Elvia Hernandez: Yea
Luis Romero: Yea

Yea: 5, Nay: 0

7. Acknowledge Return into Open Session

Acknowledge Return to Open Session at 7:12 p.m. Passed with a motion by Andy Espericueta and a second by Mrs. Elvia Hernandez.

Mitzi Dain: Yea
Andy Espericueta: Yea
Ms Carla Hernandez: Yea
Mrs. Elvia Hernandez: Yea
Luis Romero: Yea

Yea: 5, Nay: 0

8. Executive session minutes compliance announcement

The board entered into executive session at 6:34 p.m. to discuss the employment, hiring, promotion, and/or resignation of support and certified staff as listed in Appendix A, authorized by 25 O.S. Section 307(B)(1). Those present in executive session were Andy Espericueta, Elvia Hernandez, Carla Hernandez, Luis Romero, Mitzi Dain, and Superintendent Melissa Watson. No action was taken by the board of education.

9. Consider and vote to approve, disapprove or table the District Personnel Report (**Appendix A**)

Motion to approve the District Personnel Report Passed with a motion by Mitzi Dain and a second by Ms Carla Hernandez.

Mitzi Dain: Yea
Andy Espericueta: Yea
Ms Carla Hernandez: Yea
Mrs. Elvia Hernandez: Yea
Luis Romero: Yea

Yea: 5, Nay: 0

10. **NEW BUSINESS**

Under this item, the Board can consider and vote on any business that could not have been foreseen or known about at the time the agenda was posted.

11. **ADJOURN**

INDIVIDUALS HAVING A PHYSICAL CONDITION THAT PREVENTS THEM FROM ATTENDING THE BOARD MEETING ARE REQUESTED TO CONTACT THIS OFFICE NO LATER THAN 12:00 NOON ON THE DAY OF SAID MEETING SO ARRANGEMENTS MAY BE MADE TO ACCOMMODATE SAID INDIVIDUALS.

I, Kari Montgomery, posted this agenda on the _____ Day of _____,
_____ on the front door of the Administration Building, 111 NW 11th St, Guymon, OK

73942.

Kari Montgomery, CFO

Date

Time

The meeting was adjourned at 7:14 p.m.

Guymon Public Schools

Board of Education Regular Meeting

Monday, November 10, 2025 5:30 PM

Science Annex of Junior High School, 712 N James, Guymon, OK 73942

1. **ORDER OF BUSINESS**

1.A. Call to Order

The meeting was called to order at 5:30 p.m.

1.B. Roll Call

Mitzi Dain: Present

Andy Espericueta: Present

Ms Carla Hernandez: Present

Mrs. Elvia Hernandez: Present

Luis Romero: Present

1.C. Moment of Silence/Pledge of Allegiance

1.D. Open Forum

Soila Medina representing Main Street Guymon presented the Guymon Fiesta Queen, Sophia Hernandez. Sophia spoke to the board about her future aspirations. Soila noted that the Fiesta King was Fredy Morlaes. He is a full-time student and works a full-time job and therefore, couldn't be there tonight.

2. **SUPERINTENDENT'S REPORT**

- Bond Update
- TIF 2 Update
- Building Permit Waiver Update
- BOE Filings
- Ed Parsley Kids Inc Gym Upgrades
- State Cross Country

Superintendent Watston gave an update on the bond. Construction has progressed, but they are about 3 weeks behind schedule. Hopefully, if the weather remains decent, they will be able to get caught up. Walkthroughs will begin in December to ensure everything is looking good. Next, Superintendent Watson gave the board members an update of the TIF #2. The City Manager has reached out to Seaboard Foods and expects to hear from them this week. She also spoke to the board about the building permit waiver that we had requested from the City of Guymon. The City Council stated that we are actually pre-paying inspection fees, not a building permit fee. The only issue here is that, as a school district, we are not allowed to pre-pay expenses. She will keep the board informed of any updates.

Next, Superintendent Watson reminded the board members that the filing period to run for board

of education positions number 1 and number 3 is December 1st - 3rd.

Lastly, she spoke to the board about the upgrades that are being completed at the Ed Parsley Kids Inc gym. While we don't pay for any of the upgrades, we do pay for the utilities as part of an agreement with the Kids Inc board. The Kids Inc board wanted to make sure we were aware of the updates which could raise the utility expenses. We are excited for Kids Inc to be able to get these upgrades completed.

3. FINANCIALS

Motion to approve all the financials reports Passed with a motion by Mrs. Elvia Hernandez and a second by Ms Carla Hernandez.

Mitzi Dain: Yea

Andy Espericueta: Yea

Ms Carla Hernandez: Yea

Mrs. Elvia Hernandez: Yea

Luis Romero: Yea

Yea: 5, Nay: 0

3.A. Approval of Budget Reports for October 2025

3.B. Approval of Treasurer's Report for October 2025

3.C. Approval of expenditures, transfer of funds, and financial statement of Guymon Public School's Activity Funds

3.D. Consider and possibly vote to approve new Encumbrances, Claims, and Supplemental Claims

	<u>YEAR 2026</u>
1. General Fund: \$196,145.88	PO #462 - 531
2. Building Fund: \$10,300.00	PO #33 - 34
3. Bond Fund (33): \$33,548.39	PO #13 - 14

4. CONSENT AGENDA:

The following are items of a routine nature that are normally approved at the Board meetings and will be considered and voted upon with one motion unless any Board Member requests to have a separate vote on any or all of them.

Approval of the Consent Agenda as Listed Passed with a motion by Andy Espericueta and a second by Mitzi Dain.

Mitzi Dain: Yea

Andy Espericueta: Yea

Ms Carla Hernandez: Yea

Mrs. Elvia Hernandez: Yea

Luis Romero: Yea

Yea: 5, Nay: 0

4.A. Approval of Minutes of Regular Meetings: October 13, 2025

Approval of Minutes of Special Meetings: October 31, 2025

4.B. Approval of fundraisers (**Appendix B**)

5. ACTION TOPICS

5.A. Discussion and possible action to approve, disapprove or table the FY26 Estimate of Needs (EON) and expenditure budget

Motion to approve the FY26 Estimate of Needs (EON) and expenditure budget Passed with a motion by Mrs. Elvia Hernandez and a second by Ms Carla Hernandez.

Mitzi Dain: Yea

Andy Espericueta: Yea

Ms Carla Hernandez: Yea

Mrs. Elvia Hernandez: Yea

Luis Romero: Yea

Yea: 5, Nay: 0

5.B. Discussion and possible action to approve, disapprove or table a Christmas stipend in the amount of \$500.00 for all full-time Guymon Public School employees to be paid the first week of December

Motion to approve a Christmas stipend in the amount of \$500.00 for all full-time Guymon Public School employees to be paid the first week of December Passed with a motion by Mrs. Elvia Hernandez and a second by Ms Carla Hernandez.

Mitzi Dain: Yea

Andy Espericueta: Yea

Ms Carla Hernandez: Yea

Mrs. Elvia Hernandez: Yea

Luis Romero: Yea

Yea: 5, Nay: 0

5.C. Discussion and possible action to amend and adopt the Guymon Board of Education policies: BEC - Executive Sessions, FNF-R- Search of Students (Regulation), GBA - Open Records Request, GBA-E - Public Record Access Request Oklahoma Open Records Act

Motion to revise and adopt the Guymon Board of Education policies: BEC - Executive Sessions, FNF-R- Search of Students (Regulation), GBA - Open Records Request, GBA-E - Public Record Access Request Oklahoma Open Records Act Passed with a motion by Mrs. Elvia Hernandez and a second by Luis Romero.

Mitzi Dain: Yea

Andy Espericueta: Yea

Ms Carla Hernandez: Yea

Mrs. Elvia Hernandez: Yea

Luis Romero: Yea

Yea: 5, Nay: 0

5.D. Discussion and possible action to approve, disapprove or table the Resolution Authorizing Participation in the Oklahoma Public School Investment Interlocal Pool

Motion to approve the Resolution Authorizing Participation in the Oklahoma Public School Investment Interlocal Pool Passed with a motion by Mrs. Elvia Hernandez and a second by Mitzi Dain.

Mitzi Dain: Yea
Andy Espericueta: Yea
Ms Carla Hernandez: Yea
Mrs. Elvia Hernandez: Yea
Luis Romero: Yea
Yea: 5, Nay: 0

5.E. Discussion and possible action to approve, disapprove or table proceeding with pool restoration at the old YMCA location

Kris Richardson with Joe D. Hall General Contractors, LLC phoned in and explained the bid/estimate of \$1,929,950.00 for electrical, mechanical, and plumbing renovations. The board reviewed the numbers, but had additional questions still.

Motion to proceed with the pool restoration at the old YMCA location Tabled with a motion by Mrs. Elvia Hernandez and a second by Ms Carla Hernandez.

Mitzi Dain: Yea
Andy Espericueta: Yea
Ms Carla Hernandez: Yea
Mrs. Elvia Hernandez: Yea
Luis Romero: Yea
Yea: 5, Nay: 0

6. **EXECUTIVE SESSION**

Consider and possible vote to go into Executive Session to discuss the employment, hiring, appointment, resignation or termination of support and certified staff as listed in **Appendix A**, pursuant to 25 O.S. Section 307 (B)(1)

Motion to go into executive session at 6:28 p.m. Passed with a motion by Mrs. Elvia Hernandez and a second by Mitzi Dain.

Mitzi Dain: Yea
Andy Espericueta: Yea
Ms Carla Hernandez: Yea
Mrs. Elvia Hernandez: Yea
Luis Romero: Yea
Yea: 5, Nay: 0

7. Acknowledge Return into Open Session

Acknowledge Return to Open Session at 7:19 p.m. Passed with a motion by Andy Espericueta and a second by Mrs. Elvia Hernandez.

Mitzi Dain: Yea
Andy Espericueta: Yea
Ms Carla Hernandez: Yea
Mrs. Elvia Hernandez: Yea
Luis Romero: Yea
Yea: 5, Nay: 0

8. Executive session minutes compliance announcement

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Mitzi Dain: Yea

Andy Espericueta: Yea

Ms Carla Hernandez: Yea

Mrs. Elvia Hernandez: Yea

Luis Romero: Yea

Yea: 5, Nay: 0

10. **NEW BUSINESS**

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11. **ADJOURN**

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I, *Kari Montgomery*, posted this agenda on the _____ Day of _____, _____ on the front door of the Administration Building, 111 NW 11th St, Guymon, OK 73942.

Kari Montgomery, CFO

Date

Time

The meeting was adjourned at 7:20 p.m.

6/28 ✓

I-2024-001941 Book 1511 Pg 470
07/23/2024 2:40pm Pg 0470-0475
Fee: \$28.00 Doc: \$0.00
Wendy Johnson - Texas County Clerk
State of OK

LEASE

This lease agreement, made and entered into this 22nd day of July, 2024, but to be effective as of July 1, 2024, at Guymon, Oklahoma, by and between:

CITY OF GUYMON, a Municipal Corporation, 424 N. Main Street, Guymon, OK 73942, hereinafter referred to as LESSOR,

and

INDEPENDENT SCHOOL DISTRICT NO. 8 of Texas County, Oklahoma, P.O. Box 1307, Guymon, OK 73942, hereinafter referred to as LESSEE,

In consideration of the terms and agreements herein made, Owner does hereby lease to Lessee the premises herein described, to-wit:

1. **DESCRIPTION OF LEASED PREMISES:** The premises hereby leased (hereinafter referred to as "premises") are buildings, appurtenances, improvements and the land upon which they are located in Texas County, State of Oklahoma, and upon which certain school facilities of the Lessee are to be located, initially to be a 3rd and 4th grade center, and as described as follows:

Lots One (1) through Sixteen (16), inclusive, in Block Twenty-four (24), Stonebreaker-Zea Addition to the City of Guymon, and the West 40 feet of vacated Crumley Street lying on the East side of Block 24, and the vacated alley lying between Lots One (1) through Eight (8), inclusive, and Lots Nine (9) through Sixteen (16), inclusive, of Block 24.

The Lessor represents, warrants and covenants that it has good and indefeasible marketable fee simple title to the premises and covenants and agrees to hold and maintain clean and marketable title to all of the premises during the term of this lease.

2. **TERM:** This lease shall be for a term commencing July 1, 2024, and ending December 31, 2075, and shall be renewable thereafter by agreement of the parties. This lease supersedes the Lease dated July 9, 2024, between the parties, as recorded with the County Clerk of Texas County, Oklahoma, at Book 1510, Page 543.

3. **CONSIDERATION:** Consideration for this lease shall be performance of the mutual covenants and conditions stated herein. Lessee assumes and agrees to pay all expense associated

with relocation of utilities including engineering, construction and other related expenses.

4. **USE OF THE LEASED PREMISES:** The leased premises will be used by Lessee for school purposes including construction of new school facilities; provided however, upon the occurrence of a Nonrenewal Event, a Cancellation Event, an Event of Default (as such terms are defined in the Sublease Agreement) or any other event under the Sublease Agreement, if the Trustee exercises any of its rights or remedies under the Bond Documents to re-enter and take possession of the premises or to sublease, assign or transfer the premises or any part thereof, there shall be no restrictions on the use of the premises for the duration of the Ground Lease.
5. **PREMISES MAINTENANCE:** In the event Lessee fails or neglects to maintain the leased premises, Lessor may order such repairs after giving the Lessee five (5) days written notice thereof and may charge the costs thereof as additional rental.
6. **DAMAGE TO PREMISES:** Lessor or its agents shall have the right to enter upon the leased premises at all reasonable hours for the purpose of inspecting the same. In the event improvements on the leased premises shall be destroyed or practically destroyed by fire, cyclone or other storm, explosion or any other unavoidable casualty, then either party may give notice in writing, terminating this lease; provided, however, (i) for so long as any Bonds remain outstanding or any amounts are due or may become due to any Bond Insurer, this lease may not be terminated without the prior written consent of any Bond Insurer.
7. **INSURANCE. RATE. USE:** Lessee will maintain casualty insurance on the improvements located on the leased premises and will maintain liability insurance for coverage on Lessee's use thereof. The application and use of any insurance proceeds shall be in accordance with the terms and provisions of the Bond Documents.
8. **DEFAULT:** Default in the performance of this lease shall give Lessor remedies provided by law. Should either party default in the performance of any covenant, requirement of condition of this lease and such default continues without remedy for thirty (30) days after such defaulting party shall have received a written notice of such default from the other party, the non-defaulting party may terminate this lease by giving written notice thereof to the defaulting party; provided, however, for so long as any Bonds remain outstanding or any amounts are due or may become due to BAM, this lease may not be terminated without the prior written consent of any Bond Insurer.
9. **INDEMNITY AGREEMENT:** Lessee covenants and agrees to indemnify and save Lessor free and harmless for damages arising from negligence of Lessee. Lessee further covenants and agrees to indemnify and save Lessor free and harmless from all damages, claims and demands of any person or persons by reason of Lessee's failure to maintain the premises or other acts of negligence on the part of Lessee.
10. **QUIT AND SURRENDER:** At the termination of this lease, Lessee shall surrender the premises and improvements to Lessor in as good condition as when constructed and occupancy began hereunder, natural wear and tear from reasonable use thereof and damage by unavoidable casualty excepted.
11. **NOTICE:** Whenever under this lease provision is made for notice of any kind, it shall be deemed sufficient notice if notice to the party at the address shown above is deposited in the United

States mail with postage prepaid, return receipt requested.

12. **UTILITY CHARGES:** Lessee shall pay for all water, gas, electricity or other utilities used in the leased premises.

13. **ASSIGNMENT:** This lease shall not be assigned without the prior written consent of Lessor. Provided, however, the Lessee's leasehold interest in the premises may be leased, subleased, or otherwise assigned to (a) an Oklahoma public trust in connection with financing the construction of new school facilities, (b) the Trustee in connection with any such financing and (c) to any assignee, transferee or sublessee of the Trustee in connection with the Trustee's exercise of its rights and remedies under the Bond Documents; and Lessor consent shall not be required in connection with any of the foregoing.

14. **HEADINGS:** The headings of the several paragraphs and sections contained herein are for convenience only, and do not define, limit or construe such paragraphs and sections.

15. **AMENDMENTS:** No amendments of this lease shall be binding unless first reduced to writing, and signed by all parties, and consented to in writing by any Bond Insurer.

16. **SUCCESSORS:** The terms, conditions and covenants herein contained shall be binding upon all parties hereto and their respective heirs, successors and assigns.

17. **RECOGNITION OF FINANCING; THIRD PARTY BENEFICIARIES:**

- (a) The Lessor hereby acknowledges that the Lessee is financing the acquisition, construction, delivery, furnishing, equipping, and installation of the Project, which includes the issuance of Bonds by the Authority. So long as any Bonds remain outstanding or any amounts are due or may become due to any Bond Insurer, the Lessor shall not exercise any rights or remedies hereunder, or at law or in equity, without obtaining in each instance the prior written consent of any Bond Insurer.
- (b) Each of the Trustee and any Bond Insurer shall be recognized as being a third-party beneficiary under this lease and may enforce any right, remedy or claim conferred upon, given or granted hereunder.
- (c) No termination, assignment (other than to the Authority or the Trustee in accordance with the Ground Lease and the Authority Assignment), sale, transfer, release, disposition, encumbrance or sublease of this lease, the premises or any portion thereof shall be permitted without the prior written consent of any Bond Insurer.

18. **DEFINITIONS:**

“Authority” means Texas County Development Authority, a public trust created for the use and benefit of Texas County, Oklahoma.

“Authority Assignment” means the Assignment of Rents and Leases dated as of July 30, 2024, executed by the Authority in favor of the Trustee, as regards the Authority's interest in this

Lease, the Ground Lease and the Sublease, as the same may be amended and/or supplemented from time to time as permitted by the Indenture and any other encumbrance of the Authority's interests in this Lease, the Sublease or the Ground Lease in favor of the Trustee.

“Bond Insurer” shall mean any Bond Insurer as defined under the Indenture. Initially, with respect to the Bonds, there is no Bond Insurer.

“Bond Documents” shall mean the Indenture, Authority Assignment, Ground Lease, Sublease, this Lease, the Bonds and/or any additional or supplemental document executed in connection with the Bonds.

“Bonds” means the \$26,890,000 Texas County Development Authority, Educational Facilities Lease Revenue Bonds (Guymon Public Schools Project) Series 2024 dated July 30, 2024, or any additional bonds issued under the Indenture.

“Ground Lease” shall mean that certain Ground Lease Agreement dated as of July 30, 2024, by and between Independent School District No. 8 of Texas County, State of Oklahoma, as lessor, and the Texas County Development Authority, as lessee, together with any amendments to the Ground Lease, which Ground Lease pertains to the School District's interest in this Lease, as the same may be amended and/or supplemented from time to time as permitted by this Lease and any other encumbrance of the School District's interests in this Lease in favor of the Authority and/or the Trustee.

“Indenture” shall mean that certain Bond Indenture dated as of July 1, 2024, between the Authority and BancFirst, Oklahoma City, Oklahoma, as trustee, authorizing the issuance of and securing the Bonds.

“Project” means the acquiring, constructing, equipping, repairing and remodeling school buildings, acquiring school furniture, fixtures and equipment and acquiring and improving school sites for use by the School District (the “Improvement”), which Improvements will be located on the premises.

“School District” or “Lessee” means Independent School District No. 8 of Texas County, Oklahoma.

“Sublease” means that certain Sublease Purchase Agreement dated as of July 30, 2024, and any other schedule, exhibit or escrow agreement made a part hereof by the parties hereto, together with any amendments to the Sublease.

“Trustee” means BancFirst, Oklahoma City, Oklahoma, or any successor thereto.

[Remainder of Page Left Blank Intentionally]

Executed as of the date shown on the first page of this Lease.

LESSOR:

CITY OF GUYMON, OKLAHOMA

By: 

Mayor




City Clerk

(SEAL)

LESSEE:

INDEPENDENT SCHOOL DISTRICT NO. 8,
TEXAS COUNTY, OKLAHOMA (GUYMON
PUBLIC SCHOOLS)

By: 

Vice President

ATTEST:


Clerk

(SEAL)

STATE OF OKLAHOMA)
) SS:
COUNTY OF TEXAS)

This instrument was acknowledged before me on the 22nd day of July, 2024, by K.L. Peterson, Mayor of the City of Guymon, Oklahoma, a municipal corporation organized and existing under the laws of the State of Oklahoma, on behalf of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

(SEAL)



Maritsa Barrios
Notary Public

My Commission Expires _____
Commission No. _____

STATE OF OKLAHOMA)
) SS:
COUNTY OF TEXAS)

This instrument was acknowledged before me on the 26th day of July, 2024, by Andy Espericueta, Vice President of the Board of Education of Independent School District No. 8 of Texas County, Oklahoma (Guymon Public Schools), an Independent school district organized and existing under the laws of the State of Oklahoma, on behalf of said School District.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

(SEAL)



Maritsa Barrios
Notary Public

My Commission Expires _____
Commission No. _____




RETURN TO:
DAVID K. PETTY
P.O. Box 1187
Guymon, OK 73942

LEASE RENEWAL

The undersigned lessor and lessee agree to extend the attached lease agreement on the same terms stated therein for a one (1) year period beginning January 1, 2026 and ending December 31, 2026.

Approved this 6th day of November 2025

The City of Guymon
A Municipal Corporation,
Lessor


By: 
City of Guymon, Mayor



ATTEST:
(SEAL)


Diane McCullough, Assistant City Clerk

Independent School District #8
Of Texas County, Oklahoma
Lessee

By: 
Superintendent

ATTEST:
(SEAL)

Clerk of the Board

CHARITY HEADRICK HITCH ELEMENTARY SCHOOL

LEASE

This Lease, made and entered into effective this 1st day of January, 2021 by and between:

CITY OF GUYMON, a Municipal Corporation, 219 N.W. 4th St., Guymon, Oklahoma, 73942, hereinafter called LESSOR,

and

INDEPENDENT SCHOOL DISTRICT NO. 8 of Texas County, Oklahoma, P. O. Box 1307, Guymon, Oklahoma, hereinafter called LESSEE,

In consideration of the terms and agreements herein made, Lessor does hereby lease to Lessee the premises herein described, to-wit:

1. **DESCRIPTION OF LEASED PREMISES:** The premises hereby leased (hereinafter referred to as "premises") is in Texas County, State of Oklahoma, described as follows:

36.7 acres of land lying adjacent to West and North side of the Guymon City Waste Water Treatment facilities located North of Guymon on the East side of U. S. Highway 64, less and except a 60 x 50 foot tract containing 3,000 square feet more or less located in the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Nineteen (19), Township Three (3) North, Range Fifteen (15), E.C.M., Texas County, Oklahoma and leased to PTSI.

2. **TERM:** This lease shall be for a term commencing January 1, 2021, and ending December 31, 2030, and shall be renewable thereafter by agreement of the parties.

3. **USE OF THE LEASED PREMISES:** The leased premises will be used by Lessee for agricultural purposes. Lessee agrees to maintain the premises so that the same will not be a hazard or nuisance to the public. Lessee agrees not to permit any waste upon the premises.

Lessor reserves an easement and right-of-way over an across said property as may be required by the Lessor to properly service, maintain, repair, modify, remove, replace and operate the sewage disposal plant located adjacent to the leased premises.

Lessee may apply cattle manure as fertilizer to the farmable portion of the lease premises in amount not to exceed 10 tons per acre, which shall be incorporated into the soil.

4. **PREMISES MAINTENANCE:** In the event Lessee fails or neglects to maintain the leased premises, Lessor may order such repairs after giving the Lessee five (5) days written notice thereof and may charge the costs thereof as additional rental.

5. **DAMAGE TO PREMISES:** Lessor or its agents shall have the right to enter upon the leased premises at all reasonable hours for the purpose of inspecting the same. In the event the leased premises shall be destroyed or practically destroyed by fire, cyclone or other storm, explosion or any other unavoidable casualty, then either party may give notice in writing, terminating this lease.

6. **INSURANCE, RATE, USE:** Lessee shall not do anything in or about the leased premises which will in any way tend to increase insurance rates on the leased premises. Lessee will maintain casualty insurance on the property of Lessee located on the leased premises and will maintain liability insurance for coverage on Lessee's use thereof.

7. **ABANDONMENT:** If Lessee vacates the premises, during the term of this lease, Lessor may, without notice, terminate this lease. Upon termination, Lessor shall be entitled to the immediate and full possession of the premises, and may enter upon the leased premises, remove the Lessee's property therefrom, and relet the premises. Lessee shall pay this reasonable costs of such re-entry, and any costs and expenses due by way of repair or restoration.

8. **DEFAULT:** Default in the performance of this lease shall give Lessor remedies provided by law. Should either party default in the performance of any covenant, requirement of condition of this lease and such default continues without remedy for thirty (30) days after such defaulting party shall have received a written notice of such default from the other party, the non-defaulting party may terminate this lease by giving written notice thereof to the defaulting party.

If default is made under the terms of this agreement and the non-defaulting party elects specific performance, the defaulting party shall be required to pay the non-defaulting party attorney fees and costs of any suit required thereunder.

9. **INDEMNITY AGREEMENT:** Lessee covenants and agrees to indemnify and save Lessor free and harmless for damages arising from negligence of Lessee.

Lessee covenants and agrees to indemnify and save Lessor free and harmless from all damages, claims and demands of any person or persons by reason of Lessee's failure to maintain the premises or other acts of negligence on the part of Lessee.

10. **QUIT AND SURRENDER:** At the termination of this lease, Lessee shall surrender the premises to Lessor in as good condition as when occupancy began hereunder, natural wear and tear from reasonable use thereof and damage by unavoidable casualty excepted. Lessee may remove all fixtures owned by Lessee. Provided, such removal shall not damage the leased premises.

11. **NOTICE:** Whenever under this lease provision is made for notice of any kind, it shall be deemed sufficient notice if notice to the party at the address shown above is deposited in the United States mail with postage prepaid, return receipt requested.

12. **TAXES AND UTILITY CHARGES:** Lessee shall pay all taxes levied against personal property and fixtures placed in or upon the leased premises, and shall pay for all water, gas, electricity and other utilities used in the leased premises.

13. **ASSIGNMENT:** This lease shall not be assigned without the prior written consent of Lessor.

14. **HEADINGS:** The headings of the several paragraphs and sections contained herein are for convenience only, and do not define, limit or construe such paragraphs and sections.

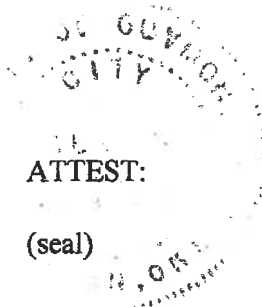
15. **AMENDMENTS:** No amendments of this leases hall be binding unless first reduced to writing, and signed by all parties.

16. **SUCCESSORS:** The terms, conditions and covenants herein contained shall be binding upon all parties hereto and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

THE CITY OF GUYMON, a
Municipal Corporation, LESSOR

By 
Sean Livengood, Mayor



ATTEST:

(seal)

Lavoana Martinez
Lavoana Martinez, City Clerk

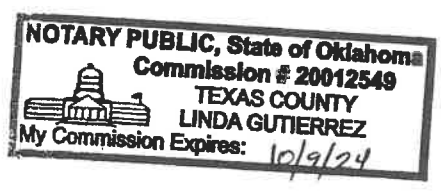
INDEPENDENT SCHOOL
DISTRICT NO. 8, Texas County,
Oklahoma, LESSEE

By Angela Rhoades
Angela Rhoades, Superintendent

ATTEST:

(seal)

Linda Gutierrez



LEASE RENEWAL

The undersigned lessor and lessee agree to extend the attached lease agreement on the same terms stated therein for a one (1) year period beginning January 1, 2026 and ending December 31, 2026.

Approved this 6th day of November 2025



ATTEST:
(SEAL)

Diane McCullough
Diane McCullough, Assistant City Clerk

The City of Guymon
A Municipal Corporation,
Lessor

By: [Signature]
City of Guymon, Mayor

Independent School District #8
Of Texas County, Oklahoma
Lessee

By: Melissa Watson
Superintendent

ATTEST:
(SEAL)

Clerk of the Board

FFA FARM

Appendix A

PERSONNEL REPORT

December 2025

RESIGNATIONS SUPPORT STAFF

Tessa Baber (11/21/25)	School Based Social Worker - Elementary
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Appendix A

PERSONNEL REPORT

December 2025

RESIGNATIONS SUPPORT STAFF

Tessa Baber (11/21/25)	School Based Social Worker - Elementary
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