



Monthly Board Meeting - Dec 16 2025 Minutes

Tuesday, December 16, 2025 at 4:00 PM

Cityscape Schools Board room

Members Present: Dr. Sylvia Lopez, Estelle Lara, James Reed, Roy Gomez, Traci Tucker.

Staff Present: Leonard Brannon, Elda Rojas, Ymelda Herrera, Xiohmara Garza.

Meeting called to order at 4:04pm

Meeting Adjourned at 6:04pm

Page

1. Meeting Opening

1.1 Call to Order 4:04pm

2. Public Forum

2.1 Public Forum - Leonard Brannon

Persons desiring to address the Board may register prior to the Board Meeting by calling 214-545-6556 during regular business hours.

The deadline for registering to address the Board is 5 p.m., the day preceding the Board Meeting.

Each member of the public who desires to address the Board regarding an item on an agenda for an open meeting of the Board may be allowed to address the board regarding the item at the meeting before the Board's consideration of the agenda item.

At all other times during Board meetings, the audience shall not enter into discussion or debate on matters being

considered by the Board.



No individual presentation shall exceed three minutes.

In the event an individual uses a non-simultaneous translator when addressing the Board, the individual shall be permitted twice the allotted time to make his or her presentation.

3. Public Comment

- 3.1 Members of the Public May Address the Board

4. Consent Agenda

- 4.1 Board Meeting Minutes 10-28-2025
[Monthly Board Meeting - Oct 28 2025 - Minutes - Html](#) 
- 4.2 Board Meeting Minutes 11-20-2025
[Monthly Board Meeting - Nov 20 2025 - Minutes - Html](#) 
- 4.3 806 Technologies Customer Agreement
- 4.4 Cleaver Brooks EGP Sales and Service Proposal
- 4.5 Datamax ECC Lease
- 4.6 Datamax- EGP and BP Lease
- 4.7 ETC Companies
- 4.8 HKS Invoice
- 4.9 Jobvite Cityscape School Job Agreement
- 4.10 Riverside Insights Quote and Agreement
- 4.11 Summit K12 BP
- 4.12 Summit K12 EGP
- 4.13 Texas A&M Memorandum of Understanding For School District Partnerships
- 4.14 Grant Writing Contract

4.15 2025-26 Everyway Agreement

4.16 2025 Powerschool Quote

5. Action Items

5.1 Consider and take action to approve Consent Agenda Items
Motion to approve

Moved by: Sylvia Lopez

Seconded by: Roy Gomez

Yes Traci Tucker, James Reed, Estelle Lara, Roy
Gomez, and Sylvia Lopez

Motion Approved 5-0

5.2 Consider and take action to Approve SB 1046 which requires
students to be excused from school to attend a course in
religious instruction offered by a private entity.- Leonard
Brannon
Motion to approve

Moved by: Roy Gomez

Seconded by: Sylvia Lopez

Yes Traci Tucker, James Reed, Estelle Lara, Roy
Gomez, and Sylvia Lopez

Motion Approved 5-0

5.3 Consider and take action for three year lease extension for
approval of District Office - Leonard Brannon
Motion to approve

Moved by: Roy Gomez

Seconded by: Estelle Lara

Yes Traci Tucker, James Reed, Estelle Lara, Roy

Gomez, and Sylvia Lopez

Motion Approved 5-0**6. Financials**

- 6.1 Updated Financials and Budget Projections for the 2026 School Year - Ymelda Herrera

7. Discussion

- 7.1 Update on the 89th Legislative Session - James Reed
- 7.2 Military Parkway Expansion update - Leonard Brannon
- 7.3 Discuss establishing a high school on the Military Parkway campus- Leonard Brannon and Elda Rojas
[high school page](#)
- 7.4 Discussion of using Chaplains- Leonard Brannon
- 7.5 Discuss a new adult high school for 18 - 50 year old adults- Elda Rojas

8. Information

Reminder for next board meeting January 27,2026

9. Public Meeting

- 9.1 Cityscape School's Financial Integrity Rating System of Texas (FIRST)
[2025 -Cityscape- Annual Financial Management Report 2025-Final without Superintendent Contract.pdf](#) [taa-2025-11-06-official-notification-release-of-final-20242025-first-ratings.pdf](#)

10. Adjourn 6:04pm

Xiomara Garza
Board Secretary

CITYSCAPE SCHOOLS
Annual Financial Management Report
2025



CITYSCAPE SCHOOLS
2024 Annual Financial Management Report
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December 4th, 2025

To the Board of Trustees of Cityscape Schools (“Cityscape”) chartered by TEA,

Within these pages is the Cityscape annual 2025 School FIRST (Financial Integrity Rating System of Texas) rating for charter schools and annual financial management report for the fiscal year ended 08/31/2024. The District received a School FIRST rating of “Pass - A - Superior” rating for 2025 based on fiscal year 2023-2024 financial data.

Financial Accountability Ratings

Under the School FIRST system for 2018, the Texas Education Agency (TEA) assigns each open-enrollment charter school one of four financial accountability ratings. The ratings are based on a district’s overall performance on certain financial measurements, ratios, and other indicators established annually by the Commissioner of Education. The four ratings used with the system are as follows:

SCHOOL FIRST RATINGS	
Pass – A – Superior Achievement	90-100 Points
Pass – B – Above Standard Achievement	80-89 Points
Pass – C – Meets Standard Achievement	70-79 Points
Fail – F – Substandard Achievement	0-69 Points

Districts that receive any rating other than a “Pass” rating for 2025 under School FIRST must file a corrective action plan with the TEA.

The Commissioner of Education will evaluate the rating system annually and may modify the system from year to year in order to improve its effectiveness. Any changes made to the evaluation criteria and their effective dates will be communicated to school districts and open-enrollment charter schools.

Open-Enrollment Charter School District Reporting Requirements

Reporting the School FIRST rating to the public is a key component of the School FIRST system. Each school district is required to prepare and make available an annual financial management report that presents the district’s performance on the current School FIRST indicators and a comparison with the previous year’s performance. A public hearing must be held on the annual financial management report to afford interested parties the opportunity to comment on the report. The public hearing must be held within two months after receipt of the final financial accountability rating.



2025 FIRST Rating

The 2025 School FIRST ratings for charter schools were based on an analysis of staff, student, and financial data submitted to the Texas Education Agency for the 2023-2024 school year and fiscal year. The financial accountability system requires TEA to review the audited financial reports from all districts and charters.

The FIRST 2025 ratings are calculated using a total of 21 indicators. These indicators include calculations such as administrative cost expenditures; the accuracy of a district or charter's financial information submitted to TEA; compliance for required posting on charter website and any financial vulnerabilities or material weaknesses in internal controls as determined by an external auditor.

TEA formally notified school districts and charters of their preliminary FIRST rating in August 2025. At that time, any district or charter that wished to appeal its rating had an opportunity to submit a written appeal with supporting evidence. Cityscape did not submit for an appeal due to initially receiving a rating of "Superior."

The rating worksheet detailing the district's performance on each of the 21 indicators can be reviewed at Exhibit A-1.

This report also includes the following disclosures, as required by 19 TAC Chapter 109, Subchapter AA 1005(b) (2):

Exhibit B-1	Summary Schedule of Total Reimbursements Received by Superintendent and Each Board Member
Exhibit B-2	Compensation and/or Fees Received by the Superintendent from Outside Entities for Professional Consulting and/or Other Personal Services
Exhibit B-3	Summary Schedule of Gifts Total Amount by Superintendent, Executive Officers and Board Value Exceeding \$250 in the Aggregate
Exhibit B-4	Summary Schedule of Total Dollar Amount by Board Member of Business Transactions with the Charter School
Exhibit C-1	Charter FIRST Rating
Exhibit D-1	Superintendent's Current Employment Contract

Contacting the District's Financial Management

This annual financial management report is presented in accordance with the provisions of Texas Education and Title 19 TAC Chapter 109, Subchapter AA Division 1. If you have questions about the report or need additional financial information about the District, please contact the Finance Department at Cityscape Schools- 630 Texas St Dallas TX 75204 (214)545-6554. communications@cityscapeschools.org.



User: Public
User Role: Public

Rating Year: 2024-2025 ▼ CDN: 057841 ▼

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2024-2025 Ratings Based on Fiscal Year 2024 Data - Charter School Status Detail

Charter School Status Detail

Indicator Detail Summary

Determination of Ratings

Size-Dependent Indicators

Name: CITYSCAPE SCHOOLS (057841)	Publication Level 0: 7/22/2025 2:35:23 PM
Status: PASSED	Publication Level 1: 8/8/2025 12:51:06 PM
Rating: A - Superior Achievement	Publication Level 2: 8/8/2025 4:49:08 PM
Charter School Score: 94	
Passing Score: 70	Last Updated: 8/8/2025 4:49:08 PM

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Charter School Status Detail

Indicator Detail Summary

Determination of Ratings

Size-Dependent Indicators

CITYSCAPE SCHOOLS (057841)

Status	Indicator Num	Indicator Description	Updated	Score
P	+1 1	Was the complete annual financial report (AFR) and charter school financial data submitted to TEA within 30 days of the November 27 or January 28 deadline depending on the charter school's fiscal year end date of June 30 or August 31, respectively?	7/22/2025 2:35:18 PM	YES
P	+1 2	Was there an unmodified opinion in the AFR on the financial statements as a whole? (The American Institute of Certified Public Accountants (AICPA) defines unmodified opinion. The external independent auditor determines if there was an unmodified opinion.)	7/22/2025 2:35:18 PM	YES
P	+1 3	Was the charter school in compliance with the payment terms of all debt agreements at fiscal year end? (If the charter school was in default in a prior fiscal year, an exemption applies in following years if the charter school is current on its forbearance or payment plan with the lender and the payments are made on schedule for the fiscal year being rated. Also exempted are technical defaults that are not related to monetary defaults. A technical default is a failure to uphold the terms of a debt covenant, contract, or master promissory note even though payments to the lender, trust, or sinking fund are current. A debt agreement is a legal agreement between a debtor (person, company, etc. that owes money) and their creditors, which includes a plan for paying back the debt.)	7/22/2025 2:35:18 PM	YES

P	+1 +2	4	Did the charter school make timely payments to the Teachers Retirement System (TRS), Texas Workforce Commission (TWC), Internal Revenue Service (IRS), and other government agencies?	7/22/2025 2:35:18 PM	YES, Ceiling Not Activated
P	+1 +2	5	Was the total net asset balance in the Statement of Financial Position for the charter school greater than zero? (If the charter school's change of students in membership over 5 years was 7 percent or more, then the charter school passes this indicator.) (New charter schools that have a negative net asset balance will pass this indicator if they have an average of 7 percent growth in students year over year until it completes its fifth year of operations. After the fifth year of operations, the calculation changes to the 7 percent increase in 5 years.)	7/22/2025 2:35:18 PM	YES, Ceiling Not Activated
	+2	6	Was the average change in total net assets over 3 years less than a 25 percent decrease or did the current year total net asset balance exceed 75 days of operational expenses [(total expenses less depreciation) /365] *75 days?	7/22/2025 2:35:18 PM	Passed
		7	Was the number of days of cash on hand and current investments for the charter school sufficient to cover operating expenses? The calculation will use expenses, excluding depreciation.	7/22/2025 2:35:18 PM	10
		8	Was the measure of current assets to current liabilities ratio for the charter school sufficient to cover short-term debt?	7/22/2025 2:35:18 PM	8
		9	Did the charter school's revenues equal or exceed expenses, excluding depreciation? If not, was the charter school's number of days of cash on hand greater than or equal to 40 days? The calculation will use expenses, excluding depreciation.	7/22/2025 2:35:18 PM	5
		10	This indicator is not being evaluated.		10
		11	Was the ratio of long-term liabilities to total assets for the charter school sufficient to support long-term solvency? (If the charter school's change of students in membership over 5 years was 7 percent or more, then the charter school passes this indicator.) (New charter schools that have a negative net asset balance will pass this indicator if they have an average of 7 percent growth in students year over year until it completes its fifth year of operations. After the fifth year of operations, the calculation changes to the 7 percent increase in 5 years.)	7/22/2025 2:35:18 PM	6
		12	Was the debt service coverage ratio sufficient to meet the required debt service?	7/22/2025 2:35:18 PM	10
		13	Did the charter school have a debt-to-capitalization percentage that was reasonable for the charter school to continue operating?	7/22/2025 2:35:18 PM	5
		14	Was the charter school's administrative cost ratio equal to or less than the threshold ratio?	7/22/2025 2:35:18 PM	10
		15	Did the charter school not have a 15 percent decline in the students to staff ratio over 3 years (total enrollment to total staff)? (If the student enrollment did not decrease, the charter school will automatically pass this indicator.)	7/22/2025 2:35:18 PM	10
		16	Was the charter school's actual average daily attendance (ADA) within 10 percent of the	7/22/2025 2:35:18 PM	5

			charter school's annual estimated ADA?		
	+2	17	Did the comparison of Public Education Information Management System (PEIMS) data to like information in the charter school's AFR result in a total variance of less than 3 percent of all expenses by function?	7/22/2025 2:35:18 PM	Passed
	+2	18	Did the external independent auditor report that the AFR was free of any instance(s) of material weaknesses in internal controls over financial reporting and compliance for local, state, or federal funds and free from substantial doubt about the charter school's ability to continue as a going concern? (The AICPA defines material weakness.)	7/22/2025 2:35:18 PM	Passed
		19	Did the external independent auditor indicate the AFR was free of any instance(s) of material noncompliance for grants, contracts, and laws related to local, state, or federal funds? (The AICPA defines material noncompliance.)	7/22/2025 2:35:18 PM	10
		20	Did the charter school post the required financial information on its website in accordance with Government Code, Local Government Code, Texas Education Code, Texas Administrative Code and other statutes, laws and rules that were in effect at the charter school's fiscal year end?	7/22/2025 2:35:18 PM	5
	+2	21	Did the charter school receive an adjusted repayment schedule for more than one fiscal year for an over-allocation of Foundation School Program (FSP) funds because of a financial hardship?	7/22/2025 2:35:18 PM	Passed
					94 Weighted Sum
					1 Multiplier Sum
					(100 Ceiling)
					94 Score

†1: must pass 5 total
†2: ceiling indicator

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CITYSCAPE SCHOOLS

**Summary Schedule of Total Reimbursement Received by Superintendent and Each Board Member
For the Twelve-Month Period Ended August 31, 2024**

Description of Reimbursements	Leonard Brannon Superintendent	James Reed, President	Norma Miller Vice President
Meals	185.34	0.00	0.00
Lodging	1183.81	0.00	0.00
Transportation	238.42	965.11	0.00
Motor Fuel	0.00	0.00	0.00
Other	11301.33	0.00	0.00
Total	12,908.90	965.11	0.00

Description of Reimbursements	Roy Gomez, Board Member	Estelle Lara, Board Member	Dr. Sylvia Lopez, Board Member	Dr. Traci Tucker, Board Member	Danny Wegman, Board Member
Meals	0.00	0.00	0.00	0.00	0.00
Lodging	0.00	0.00	0.00	0.00	0.00
Transportation	0.00	0.00	0.00	0.00	0.00
Motor Fuel	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00

Note – The schedule above reflects all “reimbursements” expenses, regardless of the manner of payment, including direct pay, credit card, cash, and purchase order paid on behalf of and/or total reimbursements received by the superintendent and each board member. The summary schedule reports reimbursements for meals, lodging, transportation, motor fuel, and other items (the summary schedule of total reimbursements is not to include reimbursements for supplies and materials that were purchased for the operation of the charter school).

Items to be reported per category include:

- Meals – Meals consumed out of town, and in geographic-boundary meals at area restaurants (outside of board meetings, excludes catered board meeting meals).
- Lodging - Hotel charges.
- Transportation - Airfare, car rental (can include fuel on rental, taxis, mileage reimbursements, leased cars, parking and tolls).
- Motor fuel – Gasoline.
- Other: - Registration fees, telephone/cell phone, internet service, fax machine, and other reimbursements (or on-behalf of) to the superintendent and board member not defined above.

CITYSCAPE SCHOOLS
Outside Compensation and/or Fees Received by the Superintendent for Professional Consulting and/or
Other Personal Services
For the Twelve-Month Period Ended August 31, 2024

Leonard Brannon	Not Applicable	\$0.00
Total		\$0.00

Note – The preceding information was reported to the District by the Superintendent.

CITYSCAPE SCHOOLS
Summary Schedule of Gifts Received by Executive Officers and Board Members
(and First Degree Relatives, if any)
(gifts that had an economic value of \$250 or more in the aggregate in the fiscal year)
For the Twelve-Month Period Ended August 31, 2024

	Leonard Brannon Superintendent	James Reed, President	Norma Miller Vice President
Total Value	\$0.00	\$0.00	\$0.00

	Roy Gomez, Board Member	Estelle Lara, Board Member	Dr. Sylvia Lopez, Board Member	Dr. Traci Tucker, Board Member	Danny Wegman, Board Member
Total Value (Continued)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Note – The information presented above was reported to the District by the Superintendent and each individual Board member.

CITYSCAPE SCHOOLS
Summary Schedule of Total Dollar Amount of Business Transactions Between
Charter School and Board Members
For the Twelve-Month Period Ended August 31, 2024

	Leonard Brannon Superintendent	James Reed, President	Norma Miller Vice President
Total Value	\$0.00	\$0.00	\$0.00

	Roy Gomez, Board Member	Estelle Lara, Board Member	Dr. Sylvia Lopez, Board Member	Dr. Traci Tucker, Board Member	Danny Wegman, Board Member
Total Value (Continued)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



User: Public
User Role: Public

Rating Year: 2023-2024 ▼ CDN: 057841 ▼

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2023-2024 Ratings Based on Fiscal Year 2023 Data - Charter School Status Detail

Charter School Status Detail

Indicator Detail Summary

Determination of Ratings

Size-Dependent Indicators

Name: CITYSCAPE SCHOOLS (057841)	Publication Level 0: 7/12/2024 4:32:49 PM
Status: PASSED	Publication Level 1: 8/7/2024 9:42:21 AM
Rating: A - Superior Achievement	Publication Level 2: 8/8/2024 3:32:13 PM
Charter School Score: 100	
Passing Score: 70	Last Updated: 8/8/2024 3:32:13 PM

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P	+1 +2	4	Did the charter school make timely payments to the Teachers Retirement System (TRS), Texas Workforce Commission (TWC), Internal Revenue Service (IRS), and other government agencies?	7/12/2024 4:32:35 PM	YES, Ceiling Not Activated
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		9	Did the charter school's revenues equal or exceed expenses, excluding depreciation? If not, was the charter school's number of days of cash on hand greater than or equal to 40 days? The calculation will use expenses, excluding depreciation.	7/12/2024 4:32:35 PM	5
		10	This indicator is not being evaluated.		10
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		15	Did the charter school not have a 15 percent decline in the students to staff ratio over 3 years (total enrollment to total staff)? (If the student enrollment did not decrease, the charter school will automatically pass this indicator.)	7/12/2024 4:32:35 PM	10
		16	This indicator is not being evaluated.		5

	†2	17	Did the comparison of Public Education Information Management System (PEIMS) data to like information in the charter school's AFR result in a total variance of less than 3 percent of all expenses by function?	7/12/2024 4:32:35 PM	Passed
	†2	18	Did the external independent auditor report that the AFR was free of any instance(s) of material weaknesses in internal controls over financial reporting and compliance for local, state, or federal funds and free from substantial doubt about the charter school's ability to continue as a going concern? (The AICPA defines material weakness.)	7/12/2024 4:32:35 PM	Passed
		19	Did the external independent auditor indicate the AFR was free of any instance(s) of material noncompliance for grants, contracts, and laws related to local, state, or federal funds? (The AICPA defines material noncompliance.)	7/12/2024 4:32:35 PM	10
		20	Did the charter school post the required financial information on its website in accordance with Government Code, Local Government Code, Texas Education Code, Texas Administrative Code and other statutes, laws and rules that were in effect at the charter school's fiscal year end?	7/12/2024 4:32:35 PM	5
	†2	21	Did the charter school receive an adjusted repayment schedule for more than one fiscal year for an over-allocation of Foundation School Program (FSP) funds because of a financial hardship?	7/12/2024 4:32:35 PM	Passed
					100 Weighted Sum
					1 Multiplier Sum
					(100 Ceiling)
					100 Score

†1: must pass 5 total
†2: ceiling indicator

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Superintendent's Current Employment Contract

DATE:	November 6, 2025
SUBJECT:	Official Notification: Release of Final 2024–2025 FIRST Ratings
CATEGORY:	Information Update
NEXT STEPS:	Required reporting

Texas’s school financial accountability rating system, known as the Financial Integrity Rating System of Texas (FIRST), provides accountability for Texas public schools on the quality of their financial management practices and that they improve these practices. The purpose of this letter is to inform Texas public school systems that the *Final* 2024–2025 FIRST ratings based on fiscal year 2024 are publicly available on the Texas Education Agency (TEA) website, as of November 6, 2025:

- [School districts](#)
- [Charter schools](#)

A previous “[To the Administrator Addressed](#)” letter dated August 7, 2025, instructed your school district or charter school to view its *preliminary* FIRST rating. The letter also provided information about the data the TEA analyzes to produce the rating and described the appeal process available to your school system. This appeals process is now complete, and the FIRST ratings are final.

Required Reporting

Within two months of the release of its final FIRST rating, your school system must announce and hold a public meeting to distribute a financial management report that explains the school system’s rating and its performance under each indicator for the current and previous year’s ratings. The report also must provide the financial information described in [19 Texas Administrative Code \(TAC\) §109.1001\(q\)\(3\)](#). We encourage your school system to include in the report additional information that will be beneficial to stakeholders, especially information explaining any special circumstances that may have affected the school system’s performance under one or more of the indicators.

The required newspaper notice informing taxpayers of the meeting must be published no more than 30 days and no fewer than 10 days before the public meeting. Your school system may combine the meeting with a regularly scheduled board of trustees meeting.

For full requirements related to the report and meeting, see [19 TAC §109.1001\(q\)](#). For a template your school system can use to develop its financial management report, see the TEA [School FIRST](#) web page for school districts or the [Charter FIRST](#) web page for charter schools.

Accreditation Status

Please note that the TEA considers a school system’s FIRST rating when assigning an accreditation status, as required by the accreditation status rules in [19 TAC §97.1055](#).

Contact Information

If you have questions about your school system’s FIRST rating, please contact financialaccountability@tea.texas.gov.