

Agenda of Special Meeting

The Board of Trustees Seguin ISD

A Special Meeting of the Board of Trustees of Seguin ISD will be held July 14, 2020, beginning at 6:30 PM in the by video or telephone conference, 1221 E Kingsbury, Seguin, TX 78155.

Members of the public may access the meeting by clicking <https://esc-20.zoom.us/j/91935878379?pwd=U0owdGxadXQzdmtpRGdIVS9RQnlGUT09>; Meeting ID: 919 3587 8379; Password: 612320 or dialing +13462487799; 9193587837# US (Houston). The subjects to be discussed or considered or upon which any formal action may be taken are as listed below. Items do not have to be taken in the order shown on this meeting notice.

1. **Call to Order**
 - A. Establish Quorum
 - B. Announcement that this meeting of the Seguin Independent School District has been duly called and that notice of this meeting has been posted in accordance with the Texas Open Meetings Act, Section 551.043 of the Texas Government Code.
 - C. Pledges to the United States Flag and Texas Flag. Moment of silence.
2. **Audience with the Board**

The Seguin ISD Board of Trustees designates a time for audience participation at the beginning of each meeting to hear persons who desire to make comments. In accordance with Board Policy BED(Local):

 - A. those wishing to speak shall sign up before the meeting begins stating the concern or noting the agenda item they wish to address; audience participation is limited to five minutes; the Board shall not deliberate any subject that is not on the posted agenda.
3. **Open Session:**
 - A. Task Force for Reopening Schools Update
4. **Closed Session:** Board will adjourn into closed session pursuant to the following sections of the Texas Open Meetings Act
 - A. Pursuant to Texas Government Code Section § 551.072 to discuss the purchase, exchange, lease or value of real property.
5. **Open Session:**
 - A. Consideration and Possible Action, Including Adoption of a Resolution Approving the Sale of Real Property and Improvements Located at 225 N. Saunders, Seguin, Texas 78155, Commonly Known as the Lizzie M. Burges Property and Delegate Authority to the Superintendent to Negotiate and Execute a Sales Agreement and Special Warranty Deed Effecting the Sale of Such Property 3
 - B. Possible Action to Approve the Resolution to Transfer Technology Equipment to Students 8

6. Adjourn

ACTION ITEM:

Consideration and Possible Action, Including Adoption of a Resolution Approving the Sale of Real Property and Improvements Located at 225 N. Saunders, Seguin, Texas 78155, Commonly Known as the Lizzie M. Burges Property and Delegate Authority to the Superintendent to Negotiate and Execute a Sales Agreement and Special Warranty Deed Effecting the Sale of Such Property

RECOMMENDATION:

That the Board approve the attached resolution approving the sale of real property and improvements located at 225 N. Saunders, Seguin, Texas 78155, commonly known as the Lizzie M. Burges Property to Alfredo Leos at a price of \$300,001 and delegate authority to the Superintendent to negotiate and execute a sales agreement and special warranty deed effecting the sale of such property.

RATIONALE:

Pursuant to Texas Education Codes section 11.151 and 11.154, the Board of Trustees is authorized to determine that certain real property and improvements owned by the District are not necessary facilities to meet the current and foreseeable needs of the District for educational purposes.

The Juan Seguin Elementary School property has not been used as a school since August 2010 and is not currently needed by the District for instructional purposes. The attached resolution authorizes the sale of this property.

The District published an advertisement of its solicitation for offers for sale of the Property pursuant to Section 272.001 of the Local Government Code, and set a deadline of June 30, 2020 to submit bids. The bids were received and publicly opened, and are being presented to the Board for consideration and potential action to accept a bid and enter into a contract for sale of the property, and to delegate authority to the Superintendent to accomplish same.

REFERENCE and COMPLIANCE:

CDB(LEGAL) Sale, Lease, or Exchange of School-owned Property and CI(LEGAL) and CI(LOCAL) School Properties Disposal

**BUDGET IMPACT /
INFORMATION:**

None

EXHIBITS:

Resolution Authorizing Sale of Real Property – Lizzie M. Burges Property

**RESOURCE
PERSONNEL:**

Bill Lewis, Associate Superintendent and Chief Operating Officer
Sean Hoffmann, Chief Communications Officer
Anthony Hillberg, CPA, Chief Financial Officer
James Pizana, Director of Facilities & Maintenance

Submitted by:
(Signature)
(Name)
(Address)
(Telephone)



Date Submitted: 07/14/20

Dr. Matthew Gutierrez, Superintendent
1221 E. Kingsbury St., Seguin, TX 78155
(830) 401-8614

**BOARD RESOLUTION OF
SEGUIN INDEPENDENT SCHOOL DISTRICT**

WHEREAS, Texas Education Code § 11.154(a) states that the “board of trustees of an independent school district may, by resolution, authorize the sale of any property, other than minerals, held in trust for public school purposes”; and

WHEREAS, the property comprising approximately 2.1925 acres located at 225 N. Saunders Ave., Seguin, Texas 78155, currently held in trust by the District and more fully described in **Exhibit A** (the “Property”) attached hereto and made part of this resolution, is not needed for educational purposes and it is in the best interest of the District and its students to offer the Property for sale to the general public;

WHEREAS, pursuant to Texas Local Government Code § 272.001, the District has given notice to the general public by newspaper advertisement that the District is soliciting offers for the sale of the Property;

WHEREAS, the time period for submitting offers specified in the advertisement has expired and the District has evaluated the offers received pursuant to the published process; and

NOW, THEREFORE, the Board of Trustees of Seguin Independent School District, at a lawfully called meeting of the Board, held in compliance with the Texas Open Meetings Act, do hereby adopt the following resolutions:

BE IT HEREBY RESOLVED:

1. The Board determines that the Property is not needed for the educational purposes of the District, and that it is in the best interest of the District to sell the Property to the highest bidder.
2. The Board, having reviewed and evaluated the offers received in response to the published notice, accepts the offer submitted by _____, subject to the negotiation of closing terms acceptable to the District.
3. The Superintendent is authorized, empowered and directed, in the name and on behalf of the District, to negotiate closing terms that are, in his discretion, in the best interest of the District, to execute and deliver all documents and instruments, and to perform or cause to be performed all actions necessary to proceed with the sale of the Property, including, but not limited to, executing a Special Warranty Deed conveying the Property “as is.”

[Signature Page Follows]

PASSED AND APPROVED BY THE MAJORITY OF MEMBERS OF THE BOARD OF TRUSTEES OF SEGUIN INDEPENDENT SCHOOL DISTRICT EXECUTING BELOW ON THIS, THE _____ DAY OF JULY, 2020.

Trustees voting in favor of the Resolution:

_____	_____
_____	_____
_____	_____
_____	_____

The undersigned, being the Secretary of the Board, hereby certifies that the foregoing represents a true copy of a Resolution of the Seguin ISD Board of Trustees, duly held on July 14, 2020, which Resolution is in full force and effect, and has not been revoked or amended.

Benito Amador, SECRETARY

Dated: _____

Exhibit A
LEGAL DESCRIPTION

The subject property being located at 225 N. Saunder Street, Seguin, Texas, is being legally described as follows:

Tract No. 1 – Lot 3 and 4, North 45' of Lot 1, Part of Lot 2, Block 1051, West Burges School Addition, Seguin, Guadalupe County, Texas.

Tract No. 2 – Lot 3D, East of 146' of Block 1052, West Addition, Seguin, Guadalupe County, Texas.

ACTION ITEM: **Possible Action to Approve the Resolution to Transfer Technology Equipment to Students**

RECOMMENDATION: That the Board of Trustees approve the resolution to transfer technology equipment to students.

RATIONALE: A district may transfer to a student enrolled in the district:

1. Any data processing equipment donated to the district, including equipment donated by a private donor, or a state eleemosynary institution or state agency under Government Code 2175.905
2. Any equipment purchased by the district, to the extent consistent with the provisions at Use of Public Funds; and
3. Any surplus or salvage equipment owned by the district. Education Code 32.102(a)

Before transferring data processing equipment to a student, a district must:

1. Adopt rules governing transfers, including provisions for technical assistance to the student by the district;
2. Determine that the transfer serves a public purpose and benefits the district; and
3. Remove from the equipment any offensive, confidential, or proprietary information, as determined by the district.

A student is eligible to receive data processing equipment under these provisions only if the student does not otherwise have home access to data processing equipment, as determined by the district. A district shall give preference to educationally disadvantaged students. Education Code 32.103

REFERENCE and COMPLIANCE: CQC (LEGAL) Technology Resources, Equipment

PAPERWORK IMPACT: Inventory and distribution forms

BUDGET IMPACT: None

EXHIBITS: Resolution

RESOURCE PERSONNEL: Bill Lewis, Associate Superintendent and Chief Operations Officer

Submitted by: Matthew Gutierrez Date Submitted 07/14/20
(Signature) _____
(Name) Dr. Matthew Gutierrez, Superintendent
(Address) 1221 E. Kingsbury St., Seguin TX 78155
(Telephone) (830) 401-8614

RESOLUTION

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE SEGUIN INDEPENDENT SCHOOL DISTRICT HEREBY AUTHORIZING THE SEGUIN INDEPENDENT SCHOOL DISTRICT TO ADOPT RULES REGARDING THE TRANSFER OF DATA PROCESSING EQUIPMENT TO STUDENTS PURSUANT TO SEGUIN INDEPENDENT SCHOOL DISTRICT POLICY CQC (LEGAL), AND SUBCHAPTER C OF CHAPTER 32 OF THE TEXAS EDUCATION CODE.

NOW, THEREFORE, BE IT RESOLVED BY THE SEGUIN INDEPENDENT SCHOOL DISTRICT:

SECTION 1: The Board of Trustees of the Seguin Independent School District (the “Board”) has investigated and determined that Seguin Independent School District (the “District”) is in possession of surplus data processing equipment as that term is used in Subchapter C of Chapter 32 of the Texas Education Code.

SECTION 2: The Board has determined that the transfer of this data processing equipment to educationally disadvantaged students of the District serves a public purpose and benefits the District and its students.

SECTION 3: The District’s Technology Department is hereby authorized to adopt, on behalf of the Board and the District, rules governing the transfer of such data processing equipment, so long as the rules are consistent with Board policy and applicable state and federal laws and regulations.

SECTION 4: The District’s Technology Department is responsible for ensuring that technical assistance is provided for the use and operation of such data processing equipment, that any offensive, confidential or proprietary information is removed from the equipment; and that the Rules promulgated appropriately address the use and return of such equipment.

SECTION 5: This Resolution shall take effect immediately upon its passage.

RESOLVED this the 14th day of July 2020.

Cinde Thomas-Jimenez, Board President Date

Benito Amador, Board Secretary Date