

Agenda of Special Meeting

The Board of Trustees Seguin ISD

A Special Meeting of the Board of Trustees of Seguin ISD will be held March 3, 2022, beginning at 6:30 PM in the Board Room, 1221 E Kingsbury, Seguin, TX 78155.

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. **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 §§§ 551.071, 551.074, 551.129 - Consultation with legal counsel including possible telephone consultation with legal counsel, as necessary, to address legal concerns, implications, and answer any legal questions regarding posted agenda items.
- B. Pursuant to Texas Government Code Section § 551.074 - Discuss personnel matters, including appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a employee(s).
- C. Pursuant to Texas Government Code Section § 551.072 - Discuss the sale, purchase, exchange, lease, or value of real property including the sale of Erskine campus.

4. **Open Session:**

- A. Consideration and Possible Action, Including Adoption of a Resolution 3
Approving the Sale of Real Property and Improvements Located at 216
E. College St, Seguin, Texas 78155, Commonly Known as the Mary B.
Erskine Property and Delegate Authority to the Superintendent to

Negotiate and Execute a Sales Agreement and Special Warranty Deed
Effecting the Sale of Such Property

B. Approve Vendor for Lease Fiber

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5. **Adjourn**

ACTION ITEM:

Consideration and Possible Action, Including Adoption of a Resolution Approving the Sale of Real Property and Improvements Located at 216 E. College St, Seguin, Texas 78155, Commonly Known as the Mary B. Erskine 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 216 E. College St, Seguin, Texas 78155, commonly known as the Mary B. Erskine Property to Jason Howell at a price of \$751,000.01 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. This designation was approved by Board Resolution on September 21, 2021.

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 December 10, 2021 to submit bids. The bids were received and publicly opened. A response summary is attached for Board consideration and potential action to accept the recommended response, 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:

Exhibit 1 - Bid Response Summary
Exhibit 2 - Resolution Authorizing Sale of Real Property

RESOURCE PERSONNEL:

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

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



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

Date Submitted: 03/03/22

Seguin ISD Bid Tabulation Summary
Sale of Property - Mary B Erskine (RFP #22-02)

Respondent	Price
1. Bertling, Christopher Blake	\$205,000.50
2. Intrinsic Ventures, LLC	\$1,401,000.00
3. Integrated Development Group	\$550,000.00
4. Howell, Jason	\$751,000.01
5. Leos, Alfredo	\$705,000.00
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**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 4.002 acres located at 216 E. College St., 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 Jason Howell, 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 3rd DAY OF MARCH, 2022.

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.

Glenda Moreno, SECRETARY

Dated: _____

Exhibit A

Legal Description of Property:

Block 240, Farm Addition, Guadalupe County, Texas

Description of Improvements (*Menn & Associates, Real Estate Appraisers and Consultants January 15, 2019*):

The subject property is an educational establishment with various buildings, [including] a main building with portions of the building having three levels, and [an] additional classroom which is separate from the main building and the gym/ cafeteria building. The main building houses 26,981 sq. ft. of space on the main floor, while there is an additional 4,850 sq. ft. on the second and third floors of the building. The free standing building (additional classroom) houses 1,027 sq.ft. of space, while the gym/cafeteria houses 8,609 sq. ft. of space.

ACTION ITEM:

Approve Vendor for Lease Fiber

RECOMMENDATION:

That the Board of Trustees approves the selection with Spectrum for fiber lease and the increase from 2Gig to 10Gig of internet service.

RATIONALE:

Seguin ISD leases fiber that connects all campuses into the Wide Area Network (WAN) and increase Internet accessibility. With Board approval, Seguin ISD will enter into an agreement with Spectrum for three years to supply fiber connections to all campuses. SISD currently has a contract with Spectrum for INTERNET service as well. The current contract allows for the increase of Internet service to 10Gig. Seguin ISD has complied with all federal and local purchasing requirements and has select Spectrum through a competitive bidding process. Spectrum offers the best service, competitive pricing in addition to having a positive track record with SISD for several years. The Schools and Libraries Program of the Universal Service Fund, commonly known as "E-Rate," is administered by the Universal Service Administrative Company (USAC) under the direction of the Federal Communications Commission (FCC). This program provides discounts to assist most schools and libraries in the United States to obtain affordable Internet access. Each year, Seguin ISD applies for federal "E-Rate" discounts of up to 83% to assist with connectivity charges

REFERENCE and COMPLIANCE:

CH (LEGAL) (LOCAL) Purchasing and Acquisition
CDH (LEGAL) Other Revenues; Public and Private Facilities

PAPERWORK IMPACT:

Purchase Order, Contract, Erate forms.

BUDGET IMPACT:

2022-2023 Budget

EXHIBITS:

Scoring sheet for leased fiber bids.

RESOURCE PERSONNEL:

Bill Lewis, Associate Superintendent and Chief Operating Officer

Submitted by: Matthew Gutierrez Date Submitted 03/03/22
(Signature) _____
(Name) Dr. Matthew Gutierrez, Superintendent
(Address) 1221 E. Kingsbury St., Seguin TX 78155
(Telephone) (830) 401-8614

RFCSP #052-19 Leased Lit, Leased Dark and Customer Owned Fiber

Evaluation Criteria	All 10 Gbps	AT&T	Spectrum	Vero	Spectrum
Item Description	Type >>	Leased Lit	Leased Lit	Leased Lit	Leased Lit
RFCSP 21-27		Pricing as specified	ELAN	Pricing as Specified	EPL
Special Construction Cost		No	No	No	No
Evaluation Date	2/17/22				
3 Year Monthly Recurring Charge	MRC	\$ 5,880.00	\$ 7,580.00	\$ 10,875.00	\$ 13,650.00
3 Year Monthly Recurring Charge Total	15 Year MRC	\$ 211,680.00	\$ 272,880.00	\$ 391,500.00	\$ 491,400.00
Non-Recurring Charge	NRC	\$ -	\$ -	\$ -	\$ -
Special Construction Charge	SCC	\$ -	\$ -	\$ -	\$ -
Network Equipment Cost - Dark Fiber - Netsync Vendor Option	Eqpt Cost			\$ -	
	Total 15 Year Cost	\$ 211,680.00	\$ 272,880.00	\$ 391,500.00	\$ 491,400.00
Rating Schedule	Maximum Points	AT&T	Spectrum	Vero	Spectrum
Purchase price	30	30.00	23.27	16.22	12.92
Reputation of the vendor and vendor's goods or services	12	10	12	12	12
Quality of the vendor's goods or services	10	9	10	8	10
Extent to which the goods or services meet the district's needs	10	10	10	10	10
Vendor's past relationship with the district	10	4	10	4	10
Impact of district's compliance with laws and rules relating to Historically Underutilized Businesses	1	0	0	0	0
Total long-term cost to the district	12	12.00	9.31	6.49	5.17
Other relevant factors specifically listed in this CSP					

RFCSP #052-19 Leased Lit, Leased Dark and Customer Owned Fiber

Service Level Agreement	5	5	5	5	5
Proposed Implementation Plan	5	3	5	3	5
Local Service & Support Team	5	3	5	2	5
Total Maximum Points :	100	86.00	89.58	66.71	75.09

Scored and
Approved by _____

Bill Lewis 2/17/22
Associate Superintendent

Bill Lewis

Thomas M. Lewis
Network Administrator