



GMA 13

000156

## Groundwater Management Area 13

<https://www.gma13.org/meetings-notices>

**NOTICE OF OPEN MEETING: Friday, April 11, 2025 at 10 a.m.**

As required by Section 36.108(e), Texas Water Code, a meeting of the **Groundwater Management Area 13** Planning Committee, comprised of delegates from the following groundwater conservation districts located wholly or partially within Groundwater Management Area 13: Evergreen UWCD, Gonzales County UWCD, Guadalupe County GCD, Medina County GCD, Uvalde County UWCD, Wintergarden GCD, Plum Creek CD, and McMullen GCD, will be held on:

**Friday, April 11, 2025 at 10:00 a.m. at:**

Evergreen Underground Water Conservation District  
110 Wyoming Blvd., Pleasanton, Atascosa County, Texas.

At this meeting, the following business may be considered and recommended for Joint Planning Committee action:

1. Declaration of Quorum and Call Meeting to Order
2. Welcome and Introductions
3. Public Comment
4. Discussion and possible action on the minutes of the meeting held September 20, 2024
5. Discussion and possible action on financial report/bank reconciliation
6. Update/Presentations from GMA 13 Stakeholders
7. Updates from Regional Water Planning Groups representatives
8. Update/Report from the Texas Water Development Board
9. Status report on Groundwater Availability Model updates/recalibrations – Dr. Bill Hutchison
10. Discuss work/schedule/timeline for 4<sup>th</sup> round of DFCs – Dr. Bill Hutchison
11. Discussion and possible action on budget/invoices – Dr. Bill Hutchison
12. Discuss future agenda item(s)
13. Set date for next meeting(s)
14. Public comment
15. Adjournment

**POSTED**

Questions, requests for additional information,  
or comments may be submitted to:

*Kelley Cochran*

Administrator, Groundwater Management Area 13  
PO Box 1221  
Seguin, TX 78156-1221  
830-379-5969

MAR 24 2025

12:15pm

*TERESA KIEL*  
Guadalupe County Clerk  
By: *Granizo*

GMA 13 meetings are open to the public and available to all persons regardless of disability. If you require special assistance to attend the meeting, please call 830.569.4186 at least 24 hours in advance of the meeting to coordinate any special physical access arrangements.

# POSTED

MAR 28 2025  
1:22 pm  
TERESA KIEL  
Guadalupe County Clerk  
By: VDWV



## **GUADALUPE COUNTY BAIL BOND BOARD** **NOTICE OF REGULAR MEETING:**

**DATE:** April 04, 2025

**TIME:** 8:30 A.M.

**LOCATION:** GUADALUPE COUNTY JUSTICE CENTER  
211 W. COURT STREET, 1st FLOOR, COURTROOM #109  
SEGUIN, TEXAS 78155

## **AGENDA**

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**I. CALL TO ORDER**

**II. CITIZENS TO BE HEARD**

**III. ACTION ITEMS: DISCUSSION & POSSIBLE ACTION**

- A. Approval of the minutes from the March 7, 2025 meeting of the Guadalupe County Bail Bond Board.
- B. New Application- Corporate License Application for Bonding License for Bankers Insurance Company agent Armando Gonzales d/b/a Mr. G Bail Bonds.
- C. Application for Surety Company, employee identification card submitted by Nicole Guerra d/b/a Free Me Bail Bonds for Carol Faris.
- D. Discussion on enhancing public awareness regarding bonds.
- E. Monthly Bail Bond Reports.

**IV. ADJOURN**

This posting is made to allow action by the Guadalupe County Bail Bond Board. Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services such as interpreter for persons who are deaf or hearing impaired, are requested to contact the Guadalupe County Adult Detention Center at (830) 303-6342 ext. 3322, no later than two (2) working days prior to the meeting so the appropriate arrangements can be made.



# GUADALUPE COUNTY Commissioners Court

**Kyle Kutscher**  
County Judge  
(830) 303-8867  
Kyle.Kutscher@GuadalupeTX.gov

**Jacqueline Ott**  
Commissioner, Pct. 1  
(830) 303-8857, Ext. 1  
Jacqueline.Ott@GuadalupeTX.gov

**Drew Engelke**  
Commissioner, Pct. 2  
(830) 303-8857, Ext. 2  
Drew.Engelke@GuadalupeTX.gov

**Michael Carpenter**  
Commissioner, Pct. 3  
(830) 303-8857, Ext. 3  
Michael.Carpenter@GuadalupeTX.gov

**Stephen Germann**  
Commissioner, Pct. 4  
(830) 303-8857, Ext. 4  
Stephen.Germann@GuadalupeTX.gov

## Workshop

**Date: April 1, 2025**  
**Time: 9:00 AM**

## AGENDA

### Call to Order.

### DISCUSSION:

1. Regarding Section 232.0015 of the Texas Local Government Code, specifically paragraph (a), which allows a county to define and classify certain divisions of land for the purpose of creating exceptions to the plat requirement.
2. Minor Plat regulations in the Guadalupe County Subdivision Regulation.

Guadalupe County Commissioners Court is inviting you to a scheduled Zoom meeting.

#### Join Zoom Meeting:

<https://us06web.zoom.us/j/3510377057?pwd=MkJpOE55b3FHL1ZDUEI2NmNCc0ttZz09>

**Meeting ID: 351 037 7057**

**Passcode: 638728**

#### Dial In:

+1 346 248 7799	+1 253 215 8782
+1 720 707 2699	+1 301 715 8592
+1 312 626 6799	+1 646 558 8656

**POSTED**

MAR 28 2025

2 : 53 pm

TERESA KIEL  
Guadalupe County Clerk  
By: *Mayra Lumm*

Notice: Any documents linked to this Agenda are subject to change both after posting and/or after discussion and vote during the Commissioner's Court meeting.

A copy of this Notice has been placed on the outside bulletin board of the Guadalupe County Justice Center, 211 West Court Street. Said place is readily accessible to the general public at all times and said Notice shall remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting. For your convenience, you may visit the county's website at: [www.co.guadalupe.tx.us](http://www.co.guadalupe.tx.us) titled "Agenda" for any official court postings.



# GUADALUPE COUNTY

## Commissioners Court

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**Michael Carpenter**  
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(830) 303-8857, Ext. 3  
Michael.Carpenter@GuadalupeTX.gov

**Stephen Germann**  
Commissioner, Pct. 4  
(830) 303-8857, Ext. 4  
Stephen.Germann@GuadalupeTX.gov

**Regular Meeting**  
**Date: April 1, 2025**  
**Time: 10:00 AM**

### AGENDA

1. Call to Order.
2. Pledges to U.S. and Texas Flags and Silent Prayer.
3. Citizens to be heard.
4. CONSENT ITEMS: The following may be acted upon in one motion. A Commissioner, the County Judge, or a Citizen may request items to be pulled for separate discussion and/or action:
  - A. Budget Amendments.  
BA 04-1-2025
  - B. The Bill List(s).  
Bills 4.1.2025
  - C. The EBA List.  
EBA List 4.1.2025
  - D. The PCA Bill List and Jury Registers.  
PCA and Jury Register 4.01.2025
  - E. The Treasurer's Monthly and Investment Report for January 2025.  
TMIR Jan 2025
  - F. The Excavation Permit Requests for the following County Roads:
    - i. 444B Mills Way, Precinct 1;
    - ii. Indian Trail, Precinct 1; and
    - iii. Cottonwood Ln., Hysaw Rd., Ranch Rd., and Elm Creek Rd. Precinct 4.
 Summary & Complete Permit Packets

**POSTED**

MAR 28 2025  
2:51pm  
TERESA KIEL  
Guadalupe County Clerk  
By: *[Signature]*

- G. The agreements with TDIndustries, Inc. for Planned Maintenance Services on the heating and air conditioning systems in the Justice Center and the Courthouse.  
TD Planned Maintenance Agmts
- H. The Amendment to the Subscription Agreement with LexisNexis for the 25th Judicial District Court to conduct legal research, and authorize Judge Old to sign the agreement.  
Amendment for 25th District Court
- I. Authorization to pre-pay the Spectrum Invoice No. CHTR65922 for updated costs and materials for the Elections Building Project.  
Spectrum - Elections

**5. ACTION ITEMS: Discussion and possible motion relative to:**

- A. Guadalupe County vacancies on the Alamo Area Metropolitan Planning Organization (AAMPO) Active Transportation Advisory Committee (ATAC) and consideration of possible appointments to the committee.  
ATAC Membership
- B. Authorization for the Sheriff to create the temporary part-time position of Cold Case Investigator and set the pay rate.
- C. The Memorandum of Agreement between U.S. Immigration and Customs Enforcement (ICE) and Guadalupe County Sheriff's Office to train and certify select personnel to perform limited immigration officer functions within the jail/correctional facility and authorize the Sheriff to sign the agreement.  
JEM-MOA
- D. The Order to Advertise and Request for Proposals specifications for RFP 25-21, Comprehensive Benefits.  
RFP 25-21 Comprehensive Benefits  
LEGAL NOTICE RFP 25-21

**6. Announcement of Upcoming Guadalupe County Public Events.**

**7. EXECUTIVE SESSION (DISCUSSION ONLY: CLOSED TO THE PUBLIC) (Pursuant to Chapter 551, Texas Government Code)**

- A. Pursuant to §551.074: To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Fire Marshal.

**8. Motion to Adjourn.**

- A. Join Zoom Meeting:

[https://us06web.zoom.us/j/3510377057?  
pwd=MkJpOE55b3FHL1ZDUEI2NmNCc0ttZz09](https://us06web.zoom.us/j/3510377057?pwd=MkJpOE55b3FHL1ZDUEI2NmNCc0ttZz09)

**Meeting ID: 351 037 7057                  Passcode: 638728**

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# Texas General Land Office

## PUBLIC NOTICE

COMMISSIONER DAWN BUCKINGHAM, M.D.

000167

### Early Notice and Public Review of a Proposed Activity in a Federal Flood Risk Management Standard Designated Floodplain or Wetland

To: All interested Agencies Groups and Individuals

Date of publication: March 28<sup>th</sup>, 2025

This is to give notice that the Texas General Land Office (GLO) will conduct an evaluation as required by Executive Order 11990 and Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands to determine the potential effect that Guadalupe County single-family disaster recovery Homeowner Reimbursement Program (HRP) and Homeowner Assistance Program (HAP) actions in wetlands and surrounding Federal Flood Risk Management Standard (FFRMS) floodplains will have on the human environment.

The GLO was allocated HUD funding to help address unmet housing needs as a result of the 2024 Texas severe storms and flooding, including Hurricane Beryl (Beryl). On May 15, 2024, a request was declared for a major disaster due to severe storms, straight-line winds, tornadoes, and flooding beginning on April 26, 2024, and continued for several weeks. From July 5 to July 9, 2024, Beryl caused extensive wind damage, flooding, and power outages across multiple regions, particularly along the Texas Gulf Coast and inland communities. Wind gusts exceeding 90 mph and rainfall totals surpassing 15 inches in some areas led to significant damage to homes, infrastructure, and businesses.

The State of Texas Community Development Block Grant Disaster Recovery (CDBG-DR) will fund two residential housing programs for eligible county residents whose homes sustained damage from the 2024 disasters. The HAP provides funding primarily for low-to-moderate-income homeowners with direct construction support for storm-impacted owner-occupied single-family residential housing. The activities covered by this program include demolition, rehabilitation, reconstruction, manufactured house replacement, or new construction and their associated elevation, mitigation, utility, site improvements, and relocation assistance, as needed. The HRP provides funding for low to moderate-income owner-occupied single-family housing (including manufactured housing). It allows homeowners to be reimbursed for certain out-of-pocket expenses including Small Business Administration disaster home loans, incurred for repairs to their dwelling including elevation, wells and septic needs, reconstruction, rehabilitation, manufactured house replacement, and mitigation. The size of the proposed site, proposed number of units, and project footprint are not currently known, however, as specific sites are identified, they will be assessed

**POSTED**

APR 01 2025

10:30 am

TERESA KIEL  
Guadalupe County Clerk  
By: Dawn Buckingham

Page 1 of 3



# Texas General Land Office

## PUBLIC NOTICE

COMMISSIONER DAWN BUCKINGHAM, M.D.

for potential impacts related to land use, floodplains, and wetlands. Mitigation measures will be applied as necessary to minimize adverse effects.

Within Guadalupe County, Federal Emergency Management Agency (FEMA) effective maps include 42,349 acres (9.3%) in the 100-year floodplain Special Flood Hazard Area (SFHA) Zones A/AE/AO, 21,264 acres (4.66%) in the regulatory floodway, and 0 acres (0%) within the Coastal High Hazard Areas Zone V/VE. Zone X encompasses 11,332 acres (2.5%) of Guadalupe County within the 500-year floodplain and 380,919 acres (83.6%) of Guadalupe County outside all SFHA-designated floodplains. Approximately 9,192 acres (2.0%) within Guadalupe County are designated as wetlands. This includes freshwater emergent wetlands, freshwater forested/shrub wetlands, freshwater ponds, lakes, and riverine wetlands.

The extent of the FFRMS floodplain will be determined at a site-specific level using the 0.2 percent flood approach (0.2PFA) or the freeboard value approach (FVA) when appropriate. In addition, siting within the Limit of Moderate Wave Action (LiMWA)/Coastal A Zone will be determined at the site-specific level. Activities within the LiMWA will carry the same mitigation and protection strategy as siting within a coastal high-hazard area (Zone V/VE).

The floodplains and wetlands within Guadalupe County serve important environmental functions that contribute to the county's ecological health and community resilience. These areas provide floodwater storage and conveyance, helping to absorb and slow floodwaters, which reduces downstream flooding and protects nearby properties and infrastructure. Additionally, they support groundwater recharge and discharge, maintaining local water supplies and sustaining the base flow of rivers and streams. The natural vegetation within these floodplains and wetlands also plays a key role in erosion control, stabilizing soils, and preventing sedimentation in waterways. Furthermore, these areas contribute to water quality maintenance by filtering pollutants and sediments, ultimately improving both human and ecological health. In inland counties, they help regulate watershed health, agricultural water retention, and riparian connectivity, ensuring the stability of local water systems and ecosystems. Beyond their ecological significance, these floodplains and wetlands hold intrinsic values that benefit the community. They provide recreational opportunities such as hiking, fishing, birdwatching, and kayaking, contributing to tourism and outdoor enjoyment. These areas also serve as educational and scientific resources, offering opportunities for research and environmental education on hydrology, ecology, and resilience.

There are three primary purposes for this notice. First, people who may be affected by activities in the FFRMS floodplain and wetland and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the FFRMS



# Texas General Land Office

## PUBLIC NOTICE

COMMISSIONER DAWN BUCKINGHAM, M.D.

floodplain and wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the FFRMS floodplain and wetland. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about the FFRMS floodplain and wetland can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in the FFRMS floodplain and wetland, it must inform those who may be put at greater or continued risk.

Written comments must be received by GLO at the following address on or before April 14th, 2025:

Texas General Land Office  
ATTN: David Camarena, Director  
Community Development & Revitalization (CDR) Division  
PO Box 12873, Austin TX 78711-2873

A full description of the project may also be reviewed from 9 A.M. to 5 P.M on weekdays at the address above. Comments may also be submitted via email at [env.reviews@recovery.texas.gov](mailto:env.reviews@recovery.texas.gov).



000168



Memorandum  
April 2, 2025

**This agenda is subject to revision up to 72 hours prior to the meeting.**

To: Members, Active Transportation Advisory Committee  
From: Matthew Moreno, Regional Transportation Planner  
Subject: Meeting Notice and Agenda

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The next meeting of the **Active Transportation Advisory Committee (ATAC)**  
is scheduled for  
**Wednesday, April 9, 2025 at 3:00 p.m.**

This meeting will be held in a hybrid format.  
**Participants can attend via internet access or in-person**  
at the Alamo Area MPO office located at  
825 South Saint Mary's Street, San Antonio, TX 78205.  
It is the intent that the presiding officer will preside over the meeting from this location.

***Internet access to the meeting*** is through AAMPO's website at  
[www.alamoareampo.org/committees/online](http://www.alamoareampo.org/committees/online)

***Individuals without internet access*** can access the meeting audio via phone.  
Call 1-213-436-3171 (Toll Free) and enter the access code: 360 513 357#. If you have  
issues accessing the meeting, please call 210-227-8651.

The following agenda items will be discussed and action will be taken as appropriate.

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**Agenda:** *Items may be taken out of the order shown*

1. Roll Call
2. Citizens to be Heard
3. **Approval of the March 19, 2025 ATAC Meeting Minutes**

**POSTED**

APR 03 2025

8:19 am

TERESA KIEL  
Guadalupe County Clerk  
By: *[Signature]*

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability or family status.

To arrange for translation services or assistance due to disability (free of charge), please contact the MPO  
at [aampo@alamoareampo.org](mailto:aampo@alamoareampo.org) or (210) 227-8651 (or Relay Texas at 7-1-1) at least five working days in advance.

Se solicita la participación pública sin distinción de raza, color, nacionalidad de origen, edad, sexo, religión, discapacidad o estado familiar. Para coordinar servicios gratuitos de traducción o asistencia debido a una discapacidad, comuníquese con la MPO por correo electrónico a [aampo@alamoareampo.org](mailto:aampo@alamoareampo.org) o llame al 210-227-8651 (o Relay Texas al 7-1-1) con al menos cinco días hábiles de anticipación.

Please provide any written comments on any agenda items at least one day prior to the meeting to the MPO at:  
Proporcione comentarios por escrito sobre cualquier tema en la agenda al menos un día antes de la reunión pública a la MPO en:

825 South Saint Mary's Street • San Antonio, Texas 78205  
☎ (210) 227-8651 ☎ (210) 227-9321 ☎ TTD 1 (800) 735-2989  
█ [www.alamoareampo.org](http://www.alamoareampo.org)

4. Discussion and Appropriate Action on the Active Transportation Advisory Committee Applications for Multimodal Representatives – AAMPO (Moreno)
5. Presentation on the Upcoming National Bike Month 2025 Activities – AAMPO (Moreno)
6. Presentation on the Active Transportation Advisory Committee Application for Co-Chair Alternate – AAMPO (Moreno)
7. Announcements and Future Agenda Items
  - a. The AAMPO offices will be closed on Friday, April 18, 2025 in observance of Good Friday and Friday, May 2, 2025 for Battle of Flowers.
  - b. The May ATAC Meeting is anticipated to be a Walk and Bike Night in celebration of National Bike Month. While attendance is not mandatory, we highly encourage your participation! The event's time and location are currently being finalized and will be posted at <https://www.alamoareampo.org/Committees/ATAC/>.
  - c. TxDOT review of the expanded AAMPO Study Area has been completed and is currently awaiting approval from the Governor's Office. The Transportation Policy Board has taken action on the ATAC membership changes at their March meeting. The month following the formal approval, new members will be notified and seated at the ATAC meeting.
  - d. The FY 27-30 Call for Projects Final Submittal deadline is April 30, 2025. During the preliminary submittal process, AAMPO received 52 projects. Information about the projects received as well as the submission portal for final submittals will be available at [alamoareampo.org/callforprojects](https://www.alamoareampo.org/callforprojects).
  - e. Other

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability or family status.

To arrange for translation services or assistance due to disability (free of charge), please contact the MPO

at [aampo@alamoareampo.org](mailto:aampo@alamoareampo.org) or (210) 227-8651 (or Relay Texas at 7-1-1) at least five working days in advance.

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Please provide any written comments on any agenda items at least one day prior to the meeting to the MPO at:  
Proporcione comentarios por escrito sobre cualquier tema en la agenda al menos un día antes de la reunión pública a la MPO en:

**825 South Saint Mary's Street • San Antonio, Texas 78205**  
**(210) 227-8651 (210) 227-9321 TTD 1 (800) 735-2989**  
**[www.alamoareampo.org](http://www.alamoareampo.org)**



## GUADALUPE COUNTY HISTORICAL COMMISSION

200 N. Austin Street

(First United Bank first floor conference room)

Seguin, Texas 78155

**Wednesday April 9, 2025**

**12:00 PM**

**POSTED**

APR 03 2025

10:28am

TERESA KIEL

Guadalupe County Clerk  
By: *francine*

### CALL TO ORDER

### DETERMINE A QUORUM:

**Commission Members:** Victor Contreras, Peggy Anderson, Kreschendalyn Backus, Alex Thompson, Miguel Vazquez, Connie Barnes, Tom DeKunder, Margaret Taylor, Gail Younger and Doris Jeffries.

**Please bring: a list of your volunteer hours.**

### Discussion only:

### Reports: Chairman:

#### Members:

1. Update on Purchase Order Reimbursements for GCHC
2. Peggy and Kreschendalyn will give an update on Bills that have been filed this Legislative Session related to cemeteries.
3. Discussion on the Invitation to the Staples African-American Freedmen Colony Association Cemetery (SAAFCA) June 14<sup>th</sup>
4. Dr. Tom DeKunder Archiving Documents;
5. Members Reports; Public Outreach opportunities

### Discussion/Possible Action:

1. **Discussion/Possible Action:** to approve the GCHC minutes dated February 12, 2025

2. **Discussion/Possible Action to Approve: Financial Report:**

**3 .Discussion/Possible Action to Approve:** the requested reimbursement receipts with the corresponding paperwork.

**4. Discussion/Possible Action to Approve: The SA-AFCA Cemetery marker dedication invitation.**

**5. Discussion/Possible Action to Approve: the 2025-2026 GCHC Budget Request to Guadalupe County Commissioners Court.**

**6. Discussion/Possible Action to approve; to give support from the GCHC board on the Bill(s) that are being discussed and passed this session in Austin.**

**7. Discussion/Possible Action to Approve: Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800 on:**

**8. Future GCHC Agenda Discussions**

**9. Next Meeting Date is set for June 11, 2025**

**10. Motion to Adjourn:**

**NOTICE OF AN ELECTION TO THE RESIDENT QUALIFIED ELECTORS OF  
STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT**

Notice is hereby given that Steelwood Trail Municipal Utility District (the "*District*") will hold an election for the District on May 3, 2025, at the polling places on Exhibit "A" established by Guadalupe County to serve the County's regular election precincts within the District between the hours of 7:00 a.m. and 7:00 p.m., for the purposes of confirmation of creation of the District; electing five (5) members of the Board of Directors of the District; authorizing the levy of a tax on taxable property within the District for operation and maintenance purposes; and authorizing the issuance of bonds and refunding bonds.

Early voting in the election by personal appearance shall be conducted at the times, dates and polling places as determined by Guadalupe County, and such polling locations are designated on Exhibit "B". The early voting clerk shall keep the early voting place open between the hours shown on Exhibit "B" and at the places shown on Exhibit "B". The Early Voting Clerk shall be the Guadalupe County Election Administrator. The polling locations and times set forth on the exhibit may be changed from time to time to reflect any changes to the polling locations established by Guadalupe County.

Application for ballots by mail should be sent to Early Voting Clerk, P.O Box 1346, Seguin, Texas 78155, or emailed to [earlyvotingclerk@co.guadalupe.tx.us](mailto:earlyvotingclerk@co.guadalupe.tx.us) or faxed to 830-303-6373. Additional contact information for the Early Voting Clerk is provided below for purposes of compliance with Section 83.010 of the Texas Election Code:

Phone Number: 830-303-6363

Email Address: [earlyvotingclerk@co.guadalupe.tx.us](mailto:earlyvotingclerk@co.guadalupe.tx.us)

Website: <https://www.co.Guadalupe.tx.us/Elections.htm>

Solely for purposes of compliance with Section 3.009(b) of the Texas Election Code, set forth in Exhibit "C" is the information required in a bond election order (the "Election Order").

All qualified resident electors of the District shall be entitled to vote in the election.

The election is being held in compliance with an order adopted by the Board of Directors of the District on February 3, 2025, which reads substantially as follows:

**POSTED**

APR 04 2025

9:33am

TERESA KIEL

Guadalupe County Clerk

By: 

**ORDER CALLING A CONFIRMATION ELECTION, A SYSTEM FACILITIES BOND  
ELECTION, A MAINTENANCE TAX ELECTION, A ROAD BOND ELECTION, A  
REFUNDING BOND ELECTION AND A PERMANENT DIRECTORS ELECTION FOR  
STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT AND MAKING PROVISIONS  
FOR CONDUCTING SUCH ELECTIONS AND OTHER PROVISIONS INCIDENTAL AND  
RELATED THERETO**

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**WHEREAS**, Steelwood Trail Municipal Utility District (the “*District*”) is a conservation and reclamation district created by Order of the Texas Commission on Environmental Quality dated January 17, 2025, as a municipal utility district pursuant to the provisions of Article XVI, Section 59 of the Texas Constitution; and

**WHEREAS**, the District currently operates pursuant to Chapters 49 and 54, Texas Water Code; and

**WHEREAS**, the temporary directors of the District have met and organized and have qualified to serve as directors of the District by taking the oath and making the bond required by law; and

**WHEREAS**, the Board of Directors of the District (the “*Board*”) is of the opinion that it would be of benefit to the District to be authorized to levy and collect an operation and maintenance tax not to exceed \$1.20 per one hundred dollars valuation of taxable property within the District to secure funds for maintenance and operation purposes and any other lawful purposes; and

**WHEREAS**, Section 49.107(b), Texas Water Code, provides that an operation and maintenance tax cannot be levied until such levy is approved by a majority of the electors voting in an election held for that purpose; and

**WHEREAS**, the Board is of the opinion that an election should be held for the purpose of submitting a proposition on the levy of an operation and maintenance tax; and

**WHEREAS**, Section 49.107(c), Texas Water Code, and the Texas Election Code, provide that an operation and maintenance tax election may be held on the same day as any other District election; and

**WHEREAS**, there has been filed in the office of the District, open to inspection by the public, the Preliminary Engineering Report for Water, Wastewater and Drainage Facilities dated January 2025 (the “*System Engineering Report*”) covering the works, improvements, facilities, land, plants, equipment and appliances to be purchased, acquired and constructed by the District and the property, contract rights, rights of use and interests in property to be purchased or acquired as well as the estimated cost of all the foregoing, together with maps, plats, profiles and data showing and explaining the System Engineering Report, and the System Engineering Report has been carefully considered by the Board and has been fully approved by the Board; however, the System Engineering Report is not part of the proposition to be voted on and is not a contract with the voters; and

**WHEREAS**, said works, improvements, facilities, land, plants, equipment, appliances, property, contract rights, rights of use and interests in property are designed and intended to furnish a waterworks and wastewater system and a drainage and storm sewer system for properties inside and adjacent to the District; and

**WHEREAS**, the System Engineering Report heretofore filed and approved contains an estimate

of the costs of the purchase, acquisition and construction of the proposed works, improvements, facilities, land, plants, equipment, appliances, and an estimate of the District's costs due or to become due under contracts and the costs of purchasing and acquiring such property, contract rights, rights of use and interests in property, administrative facilities and expenses incident thereto, generally as follows:

#### **SUMMARY OF WATER, WASTEWATER AND DRAINAGE COSTS**

	<b>District Share</b>	
<b>CONSTRUCTION COSTS</b>	<b>Total</b>	<b>100%</b>
<b>A. Developer Contribution Items</b>		
1. Water, Wastewater, Drainage, and Erosion Control	\$ 17,183,379	\$ 17,183,379
5. Contingencies (15% of item 1)	\$ 2,577,507	\$ 2,577,507
6. Engineering Costs (15% of item 1)	\$ 2,577,507	\$ 2,577,507
<b>Total Developer Contribution Items</b>	<b>\$ 22,338,392</b>	<b>\$ 22,338,392</b>
<b>B. District Items</b>		
1. Offsite Water Line	\$ 98,280	\$ 98,280
2. Offsite Wastewater Line	\$ 52,780	\$ 52,780
3. Water Connection Fees	\$ 15,558,400	\$ 15,558,400
4. Wastewater Impact Fees	\$ 4,995,200	\$ 4,995,200
5. Land Cost	\$ 1,820,000	\$ 1,820,000
6. Contingencies (15% of items 1-4)	\$ 3,105,699	\$ 3,105,699
7. Engineering (15% of items 1-2)	\$ 67,522	\$ 67,522
<b>Total District Items</b>	<b>\$ 25,697,881</b>	<b>\$ 25,697,881</b>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 48,036,273</b>	<b>\$ 48,036,273</b>
Inflation Adjustment (10 years @ 6% per year)		
<b>TOTAL CONSTRUCTION COSTS WITH INFLATION</b>		
<b>NON-CONSTRUCTION COSTS</b>		
A. Legal Fees (3.0% of BIR)	\$ 3,360,000	
B. Fiscal Agent Fees (2.5% of BIR)	\$ 2,800,000	
C. Interest Costs		
1. Capitalized Interest (2 yrs. @ 6.0%)	\$ 13,440,000	
2. Developer Interest (2 yrs. @ 6.0% of const. cost)	\$ 9,222,964	
D. Underwriter's Discount (3.0% of BIR)	\$ 3,360,000	
E. Creation / Organization	\$ 125,000	
F. Bond Application Report Costs	\$ 1,000,000	
G. TCEQ Fee (0.25% of BIR)	\$ 280,000	
H. Attorney General Fee (0.1% of BIR)	\$ 112,000	
I. Bond Issuance Expenses	\$ 1,141,999	
J. Administration and Operations	\$ 300,000	
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$ 35,141,963</b>	
<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b>\$ 112,000,000</b>	

**WHEREAS**, Section 54.505, Texas Water Code, provides that bonds payable wholly or partially from ad valorem taxes shall not be issued until authorized by a majority vote of the resident electors of the District voting in an election called and held for that purpose; and

**WHEREAS**, the Board desires to call an election, to be held in conjunction with the confirmation, operation and maintenance tax and directors elections, for the purpose of submitting a proposition on the issuance of the bonds of the District for water, wastewater and drainage system facilities of the District in the maximum aggregate principal amount of \$112,000,000 and the levy of taxes in payment of such bonds; and

**WHEREAS**, there has been filed in the office of the District, open to inspection by the public, a Preliminary Roadway Engineering Report dated January 2025 (the "Road Engineering Report") covering certain road improvements inside and adjacent to the District and their estimated cost, together with maps, plats, profiles, and data fully showing and explaining the report, and the report has been carefully considered by the Board and has been fully approved by the Board; however, the Road Engineering Report is not part of the proposition to be voted on or a contract with the voters; and

**WHEREAS**, the Road Engineering Report heretofore filed and approved contains an estimate of the road improvements for the District, generally as follows:

#### SUMMARY OF ROAD COSTS

CONSTRUCTION COSTS		District Share	
	Total	100%	
1. Roads	\$ 11,944,728	\$ 11,944,728	
2. Contingencies (15% of item 1)	\$ 1,791,709	\$ 1,791,709	
3. Engineering Costs (15% of item 1)	\$ 1,791,709	\$ 1,791,709	
4. Land Cost	\$ 624,000	\$ 624,000	
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 16,152,146</b>	<b>\$ 16,152,146</b>	
<b>Inflation Adjustment (10 years @ 6% per year)</b>		<b>\$ 9,691,288</b>	
<b>TOTAL CONSTRUCTION COSTS WITH INFLATION</b>		<b>\$ 25,843,434</b>	
NON-CONSTRUCTION COSTS			
A. Legal Fees (3.0% of BIR)		\$ 1,110,000	
B. Fiscal Agent Fees (2.5% of BIR)		\$ 925,000	
C. Interest Costs			
1. Capitalized Interest (2 yrs. @ 6.0%)		\$ 4,440,000	
2. Developer Interest (2 yrs. @ 6.0%)		\$ 3,101,212	
D. Underwriter's Discount (3.0% of BIR)		\$ 1,110,000	
E. Bond Engineering Costs		\$ 185,000	
F. Bond Issuance Costs		\$ 248,354	
G. Attorney General Fee (0.1% of BIR)		\$ 37,000	
<b>TOTAL NON-CONSTRUCTION COSTS</b>		<b>\$ 11,156,566</b>	
<b>TOTAL BOND ISSUE REQUIREMENT</b>		<b>\$ 37,000,000</b>	

**WHEREAS**, Section 52, Article III of the Texas Constitution provides that bonds issued for the purpose of construction, maintenance and operation of macadamized, graveled or paved roads and turnpikes shall not be issued unless approved by a vote of two-thirds majority of the resident electors of the District voting in an election called and held for such purpose; and

**WHEREAS**, the Board desires to call an election for the purpose of submitting a proposition on the issuance of bonds of the District for constructing, improving, acquiring, financing or reimbursing for the costs of roads in accordance with Section 52, Article III of the Texas Constitution in the maximum aggregate principal amount of \$37,000,000, and the levy of taxes in payment of such bonds; and

**WHEREAS**, the Board finds that the above estimates of \$112,000,000 and \$37,000,000, respectively, are reasonable and proper and hereby approves the same and all items thereof but reserves the right to authorize amendments to the engineer's reports and to reallocate costs and make such other changes as necessary to meet the changing requirements of the District's water, wastewater and drainage system and road facilities; and

**WHEREAS**, Section 54.505, Texas Water Code, provides that bonds payable wholly or partially from ad valorem taxes shall not be issued until authorized by a majority vote of the resident electors of the District voting in an election called and held for that purpose; and

**WHEREAS**, the Board desires to call an election, to be held in conjunction with the confirmation, operation and maintenance tax and directors elections, for the purpose of submitting a proposition on the issuance of the bonds of the District for water, wastewater and drainage system facilities of the District in the maximum aggregate principal amount of \$112,000,000 and the levy of taxes in payment of such bonds; and

**WHEREAS**, Section 49.106(c), Texas Water Code, and the Texas Election Code provide that bond elections may be held on the same day as any other District election; and

**WHEREAS**, the Board desires to call an election to authorize refunding bonds and the levy of taxes in payment of such bonds for purposes of refunding new money bonds for water, wastewater and drainage system facilities as authorized by Section 59, Article XVI of the Texas Constitution; and

**WHEREAS**, the Board desires to call an election to authorize refunding bonds and the levy of taxes in payment of such bonds for purposes of refunding new money bonds for roads as authorized by Section 52, Article III of the Texas Constitution; and

**WHEREAS**, the Board desires to proceed with the ordering of said elections;

**BE IT ORDERED BY THE BOARD OF DIRECTORS OF STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT THAT:**

**Section 1.** **Findings.** The matters and facts set out in the preamble of this Order are hereby found and declared to be true and complete.

**Section 2.** **Engineer's Reports.** The engineer's reports hereinabove mentioned are hereby approved; provided, however, the District reserves the right to authorize amendments to the engineer's reports and to reallocate costs and make such other changes as necessary to meet the changing requirements of the District.

**Section 3.** **Election.** A special election shall be held on May 3, 2025 ("*Election Day*"). The Board of Directors of the District hereby appoints the Guadalupe County (the "*County*") election officials as officers of the election. The Guadalupe County Election Administrator is conducting the election pursuant to an election agreement between the District and County as authorized under Section 31.092 of the Election Code (the "*Election Agreement*"). The election shall be held as a joint election pursuant to Chapter 271 of the Texas Election Code and a joint election agreement to be entered into between the

District and other eligible participating entities located in the County that are holding an election on Election Day. At the election, there shall be submitted the questions of: (i) confirming creation of the District; (ii) approval of an operation and maintenance tax; (iii) the election of permanent directors; (iv) issuance of water, wastewater and drainage system facilities bonds; (vi) issuance of road bonds; (vii) issuance of refunding bonds for water, wastewater and drainage system facilities bonds; (viii) issuance of refunding bonds for road bonds, together with the levy of taxes in payment of all such bonds. The election judges and clerks shall be appointed in accordance with the Election Agreement and Texas Election Code, as amended.

**Section 4. Election Precincts, Voting Locations and Voting Hours on Election Day.**

Pursuant to Section 43.004 of the Election Code, the regular election precincts established by Guadalupe County shall be the election precincts for the election. The Board of Directors of the District hereby appoints the Guadalupe County election officials as officers of the election. Pursuant to Section 43.004 of the Election Code, the polling places for holding the election are those polling places designated by Guadalupe County to serve the County's regular election precinct(s) within the District, and are more particularly identified on Exhibit "A" attached hereto, which exhibit is incorporated herein by reference for all purposes. The polling locations set forth on the exhibit may be changed from time to time to reflect any changes to the polling locations established by the County. The Board specifically finds that such locations can adequately and conveniently serve the affected voters of the District and will facilitate the orderly conduct of the election. After duly considering the requirements of the Election Code, the Board hereby finds that said polling places to be proper places for conducting the election. On Election Day, the polls shall be open from 7:00 a.m. to 7:00 p.m. at the polling locations established herein.

**Section 5. Early Voting Locations, Dates and Times.**

(a) Early voting, both by personal appearance and by mail, will be conducted in accordance with the Election Code.

(b) Early voting in the election by personal appearance shall be conducted at the times, dates and polling places as determined by Guadalupe County, and such polling places are hereby established and designated as set forth in Exhibit "B" to this Order and this exhibit is incorporated by reference for all purposes. Exhibit "B" shall be revised and finalized, if necessary, as directed by the County Elections Administrator. The Guadalupe County Elections Administrator is the Early Voting Clerk. Application for ballots by mail should be sent to Early Voting Clerk, P.O Box 1346, Seguin, Texas 78155, or emailed to [earlyvotingclerk@co.guadalupe.tx.us](mailto:earlyvotingclerk@co.guadalupe.tx.us) or faxed to 830-303-6373. Additional contact information for the Early Voting Clerk is provided below for purposes of compliance with Section 83.010 of the Texas Election Code:

Phone Number: 830-303-6363

Email Address: [earlyvotingclerk@co.guadalupe.tx.us](mailto:earlyvotingclerk@co.guadalupe.tx.us)

Website: <https://www.co.Guadalupe.tx.us/Elections.htm>

**Section 6. Propositions.** The following propositions shall be submitted to the resident electors of the District:

**STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT**  
**PROPOSITION A**

SHALL THE CREATION OF STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT BE CONFIRMED?

**STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT**  
**PROPOSITION B**

SHALL THE BOARD OF DIRECTORS OF STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT BE AUTHORIZED TO LEVY AND COLLECT AN OPERATION AND MAINTENANCE TAX NOT TO EXCEED ONE DOLLAR TWENTY CENTS (\$1.20) PER ONE HUNDRED DOLLARS (\$100) VALUATION ON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT TO SECURE FUNDS FOR OPERATION AND MAINTENANCE PURPOSES, INCLUDING, BUT NOT LIMITED TO, FUNDS FOR PLANNING, CONSTRUCTING, ACQUIRING, MAINTAINING, REPAIRING AND OPERATING ALL NECESSARY LAND, PLANTS, WORKS, FACILITIES, IMPROVEMENTS, APPLIANCES AND EQUIPMENT OF THE DISTRICT, AND FOR PAYING COSTS OF PROPER SERVICES, ENGINEERING AND LEGAL FEES, AND ORGANIZATION AND ADMINISTRATIVE EXPENSES, AND FOR ANY LAWFUL PURPOSE AS NOW OR HEREAFTER ALLOWED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

**STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT**  
**PROPOSITION C**

SHALL THE BOARD OF DIRECTORS OF STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE AGGREGATE PRINCIPAL AMOUNT OF \$112,000,000 MATURING SERIALLY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT IN EFFECT AT THE TIME OF ISSUANCE OF EACH ISSUE OR SERIES OF BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING, ACQUIRING, OWNING, OPERATING, REPAIRING, IMPROVING, EXTENDING, OR PAYING FOR INSIDE AND OUTSIDE THE DISTRICT'S BOUNDARIES, ANY DISTRICT WORKS, IMPROVEMENTS, FACILITIES, PLANTS, EQUIPMENT, APPLIANCES AND ALL COSTS NEEDED TO ACCOMPLISH THE PURPOSES OF THE DISTRICT AUTHORIZED BY ARTICLE 16, SECTION 59 OF THE TEXAS CONSTITUTION, THE TEXAS WATER CODE OR ANY OTHER LAW, TO PROVIDE THE WORKS, IMPROVEMENTS, FACILITIES, PLANTS, EQUIPMENT AND APPLIANCES TO PROVIDE A WATERWORKS SYSTEM, SANITARY SEWER

SYSTEM, DRAINAGE, STORM SEWER AND WATER QUALITY SYSTEM, INCLUDING, BUT NOT LIMITED TO, ALL ADDITIONS TO SUCH SYSTEMS AND ALL WORKS, IMPROVEMENTS, FACILITIES, PLANTS, EQUIPMENT, APPLIANCES, INTERESTS IN PROPERTY, AND CONTRACT RIGHTS NEEDED THEREFOR, ADMINISTRATION, INTEREST AND OPERATING COSTS DURING CREATION AND CONSTRUCTION, AND ADMINISTRATIVE FACILITIES NEEDED IN CONNECTION THEREWITH, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL OF AND INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS NOW OR HEREAFTER AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

**STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT  
PROPOSITION D**

SHALL THE BOARD OF DIRECTORS OF STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT BE AUTHORIZED TO ISSUE BONDS IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$37,000,000, IN CONFORMITY WITH THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, PARTICULARLY SECTION 52 OF ARTICLE III OF THE CONSTITUTION AND LAWS ENACTED PURSUANT THERETO, FOR THE PURPOSE OF DESIGNING, CONSTRUCTING, IMPROVING, ACQUIRING, CONVEYING, OR REIMBURSING FOR THE COSTS OF DESIGNING, CONTRACTING, IMPROVING, ACQUIRING OR CONVEYING, MAINTAINING, FINANCING AND OPERATING MACADAMIZED, GRAVELED OR PAVED ROADS AND TURNPIKES AND RELATED BRIDGES, TRAILS, DRAINAGE WORKS AND OTHER SIMILAR IMPROVEMENTS AND CARRYING OUT OTHER IMPROVEMENTS THAT ARE NECESSARY, CONVENIENT, RELATED OR IN AID THERETO OR THAT ARE OTHERWISE PERMITTED TO BE DONE UNDER APPLICABLE LAWS AT THE TIME OF ISSUANCE OF SUCH BONDS, BOTH WITHIN AND OUTSIDE THE BOUNDARIES OF SAID DISTRICT, OR IN AID OF THOSE PURPOSES, SUCH BONDS TO BE ISSUED IN ONE OR MORE SERIES OR ISSUES, TO MATURE SERIALLY OR OTHERWISE NOT MORE THAN FORTY (40) YEARS FROM THEIR DATE AND TO BEAR INTEREST AT SUCH RATE OR RATES (NOT TO EXCEED THE MAXIMUM RATE PERMITTED BY LAW AT THE TIME OF ISSUANCE OF THE BONDS) AS IN ITS DISCRETION THE BOARD SHALL DETERMINE AND SHALL THE BOARD BE AUTHORIZED TO LEVY AND PLEDGE AND CAUSE TO BE ASSESSED AND COLLECTED ANNUAL AD VALOREM TAXES ON ALL TAXABLE PROPERTY IN THE DISTRICT SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS AND TO PROVIDE A SINKING FUND TO PAY THE BONDS AT MATURITY OR REDEMPTION ALL AS NOW OR HEREAFTER AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

**STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT  
PROPOSITION E**

SHALL THE BOARD OF DIRECTORS OF STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AGGREGATE

ORIGINAL PRINCIPAL AMOUNT OF \$168,000,000 MATURING SERIALLY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES, AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT IN EFFECT AT THE TIME OF ISSUANCE OF EACH ISSUE OR SERIES OF SAID BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OF REFUNDING BY ANY MEANS NOW OR HEREAFTER AUTHORIZED BY LAW, ALL OR ANY PORTION OF ANY BONDS OR OTHER OBLIGATIONS OF THE DISTRICT PAYABLE IN WHOLE OR IN PART FROM TAXES, HEREAFTER ISSUED BY THE DISTRICT FOR WATER, WASTEWATER AND DRAINAGE FACILITIES PURSUANT TO SECTION 59, ARTICLE XVI OF THE TEXAS CONSTITUTION, AND TO PROVIDE FOR THE PAYMENT OF THE PRINCIPAL OF AND THE INTEREST ON SUCH REFUNDING BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, SUCH AUTHORIZATION BEING IN ADDITION TO ANY OTHER REFUNDING AUTHORIZATION NOW OR HEREAFTER ALLOWED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

**STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT**  
**PROPOSITION E**

SHALL THE BOARD OF DIRECTORS OF STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AGGREGATE ORIGINAL PRINCIPAL AMOUNT OF \$55,500,000 MATURING SERIALLY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES, AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT IN EFFECT AT THE TIME OF ISSUANCE OF EACH ISSUE OR SERIES OF SAID BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OF REFUNDING BY ANY MEANS NOW OR HEREAFTER AUTHORIZED BY LAW, ALL OR ANY PORTION OF ANY BONDS OR OTHER OBLIGATIONS OF THE DISTRICT PAYABLE IN WHOLE OR IN PART FROM TAXES, HEREAFTER ISSUED BY THE DISTRICT FOR ROADS PURSUANT TO SECTION 52, ARTICLE III OF THE TEXAS CONSTITUTION, AND TO PROVIDE FOR THE PAYMENT OF THE PRINCIPAL OF AND THE INTEREST ON SUCH REFUNDING BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, SUCH AUTHORIZATION BEING IN ADDITION TO ANY OTHER REFUNDING

AUTHORIZATION NOW OR HEREAFTER ALLOWED BY THE CONSTITUTION  
AND LAWS OF THE STATE OF TEXAS?

**Section 7.** Official Ballots for Election Propositions. Voting in the election for the propositions shall be by the use of electronic or paper ballots which shall show the propositions in both English and Spanish and which shall conform to the requirements of federal law, including the Help America Vote Act, and the Texas Election Code, as amended. The order of the propositions on the ballot shall be in accordance with the Texas Election Code. The ballots used in the election shall contain the following:

**STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT**  
**PROPOSITION A**

- ( ) FOR ) CONFIRMING CREATION OF STEELWOOD TRAIL  
( ) AGAINST ) MUNICIPAL UTILITY DISTRICT

**STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT**  
**PROPOSITION B**

- ( ) FOR ) AN OPERATION AND MAINTENANCE TAX FOR  
) THE DISTRICT NOT TO EXCEED ONE DOLLAR  
) TWENTY CENTS (\$1.20) PER ONE HUNDRED  
) DOLLARS (\$100) VALUATION OF TAXABLE  
( ) AGAINST ) PROPERTY.

**STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT**  
**PROPOSITION C**

- ( ) FOR ) THE ISSUANCE OF \$112,000,000 BONDS FOR  
) WATER, WASTEWATER AND DRAINAGE SYSTEM  
) FACILITIES. TAXES SUFFICIENT TO PAY THE  
( ) AGAINST ) PRINCIPAL OF AND INTEREST ON THE BONDS  
)) WILL BE IMPOSED.

**STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT**  
**PROPOSITION D**

- ( ) FOR ) THE ISSUANCE OF \$37,000,000 BONDS FOR ROADS.  
) TAXES SUFFICIENT TO PAY THE PRINCIPAL OF  
( ) AGAINST ) AND INTEREST ON THE BONDS WILL BE IMPOSED.

**STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT**  
**PROPOSITION E**

- ( ) FOR                   ) THE ISSUANCE OF \$168,000,000 BONDS FOR  
                          ) REFUNDING WATER, WASTEWATER AND DRAINAGE  
                          ) SYSTEM FACILITIES BONDS ISSUED  
                          ) PURSUANT TO SECTION 59, ARTICLE XVI OF THE  
                          ) TEXAS CONSTITUTION. TAXES SUFFICIENT TO PAY  
                          ) THE PRINCIPAL OF AND INTEREST ON THE BONDS  
                          ) WILL BE IMPOSED.
- ( ) AGAINST

**STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT**  
**PROPOSITION F**

- ( ) FOR                   ) THE ISSUANCE OF \$55,500,000 BONDS FOR  
                          ) REFUNDING ROAD BONDS ISSUED PURSUANT TO  
                          ) SECTION 52, ARTICLE III OF THE TEXAS  
                          ) CONSTITUTION. TAXES SUFFICIENT TO PAY  
                          ) THE PRINCIPAL OF AND INTEREST ON THE BONDS  
                          ) WILL BE IMPOSED
- ( ) AGAINST

Each voter shall vote on the propositions by placing an "X" in the square beside the statement indicating the way he or she wishes to vote.

**Section 8. Official Ballots for Election of Directors.** Voting in the election for the permanent directors of the District shall be by the use of electronic or paper ballots, which shall utilize both English and Spanish and which shall conform to the requirements of federal law, including the Help America Vote Act, and the Texas Election Code, as amended. The ballots used in the election for the permanent directors shall have the names of five temporary directors appointed by the Commission, or their replacements as follows:

- ( ) Joseph Sandoval  
( ) Eric Ply  
( ) Deron Reid  
( ) Chris Van Heerde  
( ) Ryan Jude Stangel

The voter may vote for none, one, two, three, four or five persons for director by placing an "X" in the square beside the person's name. If the District has received an application by a write-in candidate, the ballots shall have blanks after the names of the temporary directors for a voter to write in the name of any write-in candidate. The order of the election of permanent directors shall conform to the Texas Election Code, as amended.

**Section 9.** **Statement of Bond Information.** Solely for purposes of compliance with Section 3.009(b) of the Texas Election Code, set forth in Exhibit "C" attached hereto is the information required in a bond election order in accordance with Section 3.009(b) of the Texas Election Code.

**Section 10.** **Bilingual Election Materials.** Oral assistance in Spanish shall be made available to all persons requiring such assistance. Any person requiring oral assistance in Spanish should contact the presiding judge or the early voting clerk.

**Section 11.** **Conduct of Election.** In all respects, the election shall be conducted in accordance with the Texas Election Code and the Federal Help America Vote Act. Every polling place used in Guadalupe County for this election will have at least one Direct Recording Electronic voting device available for Election Day voting and early voting. The Elections Administrator may use a central counting station as provided by Section 127.000 et seq. as amended, Texas Election Code. Central counting station Presiding Judge and the Alternate Presiding Judge shall be appointed in accordance with the Election Agreement.

**Section 12.** **Compliance with Laws.** The election shall be held and conducted and returns shall be made to the Board in accordance with state and federal law, including the Help America Vote Act, the Texas Election Code as modified by Chapters 49 and 54, Texas Water Code and the Election Agreement.

**Section 13.** **Entitlement to Vote.** All qualified resident electors of the District shall be entitled to vote in the elections.

**Section 14.** **Notice of Election.** In accordance with Section 4.003(a) of the Texas Election Code, notice of the election shall be given by any one or more of the following methods: (1) by publishing the notice at least once, not earlier than the 30th day or later than the 10th day before election day: (A) in a newspaper published in the District, or (B) in a newspaper of general circulation in the territory if none is published in the District; (2) by posting, not later than the 21st day before election day, a copy of the notice at a public place in each election precinct that is in the jurisdiction of the District; or (3) by mailing, not later than the 10th day before election day, a copy of the notice to each registered voter of the District. In addition, in accordance with Section 4.003(a)(2) of the Texas Election Code, a substantial copy of this Order, appearing in English and Spanish, shall be posted in accordance with the Texas Election Code not later than the 21st day before the elections. The District is holding bond elections for water, wastewater and drainage system facilities; road facilities; refunding water, wastewater and drainage system facilities bonds; and refunding road bonds. Therefore, in accordance with Section 4.003(f) of the Texas Election Code, a copy of this Order, appearing in English and Spanish, shall be posted on Election Day and during early voting by personal appearance in a prominent location at each polling place; posted in three public places in the boundaries of the District no later than the 21<sup>st</sup> day before the election; and posted on the District's Internet website (if any) during the 21 days before the election if the District maintains an Internet website.

**Section 15.** **Election Returns.** Immediately after the elections, the officers holding same shall make and deliver returns of the results thereof to the Secretary of the Board, who shall safely keep them and deliver same to the Board, at which the Board shall canvass the returns and declare the results of the elections pursuant to Section 49.101 of the Texas Water Code and Section 67.003 of the Texas Election Code, as amended.

**Section 16.** **Necessary Actions.** The President and Secretary of the Board are authorized and directed to take any action necessary to carry out the provisions of this Order.

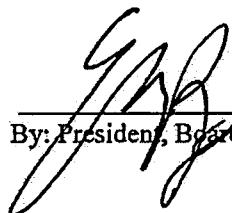
**Section 17.** **Severability.** If any provision, section, subsection, sentence, clause or phrase of this Order, or the application of same to any person or set of circumstances is for any reason held to be

unconstitutional, void, invalid, or unenforceable, neither the remaining portions of this Order nor their application to other persons or sets of circumstances shall be affected thereby, it being the intent of the Board in adopting this Order that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, invalidity or unenforceability of any other portion hereof, and all provisions of this Order are declared to be severable for that purpose

**Section 18. Notice of Meeting.** It is hereby found that the meeting at which this Order has been considered and adopted was open to the public, as required by law, and that written notice of the time, place, and subject matter of said meeting, and of the proposed adoption of this Order, was given as required by Section 49.063, Texas Water Code, as amended. The Board further ratifies and confirms said written notice and the contents and posting thereof.

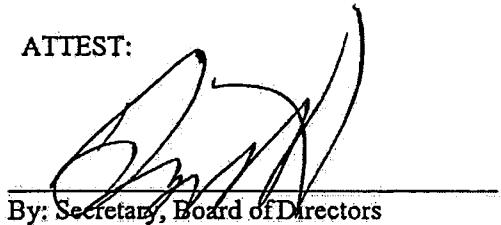
PASSED AND APPROVED this 3<sup>rd</sup> day of February, 2025.

STEELWOOD TRAIL MUNICIPAL  
UTILITY DISTRICT



By: President, Board of Directors

ATTEST:



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By: Secretary, Board of Directors

(SEAL)



**Exhibit A**

**Election Date Voting Polling Locations**

**GENERAL AND SPECIAL ELECTIONS**  
**(ELECCION GENERAL Y ESPECIAL)**  
**May 3, 2025**  
**(3 de Mayo, 2025)**  
**Election Day Polling Locations**  
**Polls Open from 7:00 a.m. to 7:00 p.m.**

Guadalupe County will be using Vote Centers for the May 3, 2025 Elections. Any Guadalupe County registered voter can vote at any Guadalupe County Election Day Location, regardless of the precinct in which they reside.

*(El condado de Guadalupe utilizará los centros de votación para las elecciones del 3 de mayo de 2025. Cualquier votante registrado en el condado de Guadalupe puede votar en cualquier lugar del día de las elecciones del condado de Guadalupe, independientemente del distrito electoral en el que resida.)*

<b>VC #10</b>	<b>Redemptive Grace Ministries, 2240 FM 725, New Braunfels</b>
<b>VC #18</b>	<b>The Silver Center, 510 E. Court St., Seguin</b>
<b>VC #23</b>	<b>Elections Office Annex 1101 Elbel Rd., Schertz</b>
<b>VC #25</b>	<b>Selma City Hall 9375 Corporate Dr., Selma</b>
<b>VC #31</b>	<b>Marion ISD Tondre Room, 500 Bulldog Ln., Marion</b>

**Exhibit B**

**Early Voting Polling Location**

**MAY 3, 2025**  
**(3 DE MAYO, 2025)**

**GENERAL AND SPECIAL ELECTIONS**  
**(ELECCION GENERALES Y ESPECIALES)**

**Early Voting Dates and Hours**  
**(*Fechas y Horarios de Votación Anticipada*)**

<b>Tuesday, April 22<sup>nd</sup> through Friday, April 25<sup>th</sup>, 2025.....</b>	<b>8:00 a.m. to 5:00 p.m.</b>
<i>Martes, 22 de Abril hasta el Viernes, 25 de Abril, 2025.....</i>	<i>8:00 de la mañana a las 5:00 de la tarde</i>
<b>Monday, April 28<sup>th</sup> through Tuesday, April 29<sup>th</sup>, 2025.....</b>	<b>7:00 a.m. to 7:00 p.m.</b>
<i>Lunes, 28 de Abril hasta el martes, 29 de Abril de 2025.....</i>	<i>7:00 de la mañana a las 7:00 de la tarde</i>

**Main Early Voting Polling Location**  
**(*Lugar Principal de Votación Anticipada*)**

**ELECTIONS OFFICE**  
215 S. Milam St., Seguin, TX 78155  
830-303-6363

Emergency and Limited ballots available only at the main location. (*Boletas limitadas y de emergencia solamente están disponibles en este lugar.*)

**Locations of Branch Early Voting Polling Locations**  
**(*Lugar de las Sucursales de Votación para la Votación Anticipada*)**

<b>REDEMPTEIVE GRACE MINISTRIES</b>	2240 FM 725, New Braunfels, TX
<b>MARION ISD TONDRE ROOM</b>	500 Bulldog Ln, Marion, TX
<b>ELECTIONS OFFICE ANNEX</b>	1101 Elbel, Schertz, TX
<b>SELMA CITY HALL</b>	9375 Corporate Dr., Selma, TX

**Applications for Ballot by Mail shall be mailed to:** (*Las solicitudes para boletas que se votaran adelantada por correo deberan enviarse a:*) Lisa Hayes, Early Voting Clerk, 215 S. Milam St, Seguin, Texas 78155 or P. O. Box 1346, Seguin, TX 78156-1346. [earlyvotingclerk@co.guadalupe.tx.us](mailto:earlyvotingclerk@co.guadalupe.tx.us)

**Applications for Ballots by Mail must be received no later than the close of business on April 25, 2025.** (*Las solicitudes para boletas que se votaran adelantada por correo deberan recibirse para el fin de las horas de negocio el 25 de Abril 2025.*)

## **Exhibit C**

### **INFORMATION REQUIRED PURSUANT TO SECTION 3.009(b) OF THE TEXAS ELECTION CODE<sup>1</sup>**

In accordance with the provisions of 3.009(b) of the Texas Election Code, it is hereby found and determined that:

- (1) The proposition language that will appear on the ballot is set forth in Section 6 of this Order.
- (2) The purposes for which the bonds are to be authorized are set forth in Sections 3 and 6 of this Order.
- (3) The principal amount of the bonds to be authorized is set forth in Sections 6 and 7 of this Order.
- (4) As set forth in Sections 6 and 7 of this Order, if the bonds are approved by the voters, taxes sufficient to pay the annual principal of and interest on the bonds may be levied.
- (5) Based upon the bond market conditions at the date of adoption of this Order, the maximum interest rate for any series of the bonds is estimated to be 6.00% as calculated in accordance with applicable law. Such estimate is based on the Preliminary Engineering Report, and takes into account a number of factors including issuance schedule, maturity schedule and the estimated projected tax rate. The estimated maximum interest rate is provided for informational purposes only in accordance with Section 3.009(b)(5) of the Texas Election Code and could be affected by material changes in the assumptions used, including future economic and legal changes that are beyond the control of the District. The estimated maximum interest rate provided herein is not a limitation on the interest rate at which the bonds, or any series thereof, may be submitted to the Texas Commission on Environmental Quality for purposes of approval of issuance of the bonds or the interest rate at which the bonds, or any series thereof, may be sold. Such estimate is not a part of the proposition to be voted on and does not create a contract with the voters.
- (6) As set forth in Section 6 of this Order, if the bonds are approved by the voters, the bonds may be issued in one or more series to mature serially over a period not to exceed 40 years.
- (7) The District has not previously issued any bonds; therefore, there is no outstanding principal on any bonds of the District.
- (8) The District has not previously issued any bonds; therefore, there is no outstanding interest on any bonds of the District.
- (9) There is no ad valorem debt service tax rate in the District at the time of this Order.

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<sup>1</sup> This information is provided solely for purposes of compliance with Section 3.009(b) of the Texas Election Code and is for illustration purposes only. The information is not a part of the proposition to be voted on and does not create a contract with the voters.

**AVISO DE UNA ELECCIÓN PARA LOS VOTANTES HABILITADOS  
RESIDENTES DEL DISTRITO DE SERVICIOS PÚBLICOS  
MUNICIPALES DE STEELWOOD TRAIL**

Se notifica por el presente que el Distrito de Servicios Pùblicos Municipales de Steelwood Trail (el "*Districto*") celebrará una elección el martes 3 de mayo de 2025, en los lugares de votación indicados en el Anexo "A" establecidos por el Condado de Guadalupe para atender a los precintos electorales regulares del Condado dentro del Distrito en el horario de 7:00 a.m. a 7:00 p.m., para los propósitos de confirmar la creación del Distrito; elegir cinco (5) miembros de la Junta Directiva del Distrito; autorizar la imposición de un impuesto sobre las propiedades gravables dentro del Distrito para propósitos de operación y mantenimiento; y autorizar la emisión de bonos y bonos de reembolso.

La votación anticipada en persona de la elección se llevará a cabo en los horarios, las fechas y los lugares de votación que determine el Condado de Guadalupe, y dichos lugares se designan en el Anexo "B". El oficial de votación anticipada mantendrá abierto el lugar de votación anticipada en los horarios indicados en el Anexo "B" y en los lugares indicados en el Anexo "B". El Oficial de Votación Anticipada será el Administrador de Elecciones del Condado de Guadalupe. Los lugares de votación y horarios indicados en el anexo pueden cambiar de vez en cuando para reflejar cualquier cambio a lugares de votación establecidos por el Condado de Guadalupe.

Las solicitudes de boletas de voto por correo deberían remitirse a Early Voting Clerk, P.O Box 1346, Seguin, Texas 78155, o por correo electrónico a [earlyvotingclerk@co.guadalupe.tx.us](mailto:earlyvotingclerk@co.guadalupe.tx.us) o por fax al 830-303-6373. A continuación se provee información de contacto adicional del Oficial de la Votación Anticipada a efectos de cumplir con la Sección 83.010 del Código Electoral de Texas:

Teléfono: 830-303-6363

Correo electrónico: [earlyvotingclerk@co.guadalupe.tx.us](mailto:earlyvotingclerk@co.guadalupe.tx.us)

Sitio web: <https://www.co.Guadalupe.tx.us/Elections.htm>

Solo a efectos del cumplimiento con la Sección 3.009(b) del Código Electoral de Texas, en el Anexo "C" está la información requerida en una orden de elección de bonos (la "*Orden de Elección*").

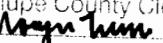
Todos los votantes habilitados que residan en el Distrito tendrán derecho a votar en la elección.

La elección se celebra en conformidad con una orden adoptada por la Junta Directiva del Distrito el 3 de febrero de 2025, la cual expresa sustancialmente lo siguiente:

**POSTED**

APR 04 2025

8:33 am

TERESA KIEL  
Guadalupe County Clerk  
By 

**ORDEN PARA CONVOCAR UNA ELECCIÓN DE CONFIRMACIÓN, UNA ELECCIÓN DE BONOS DE INSTALACIONES DEL SISTEMA, UNA ELECCIÓN DE IMPUESTO DE MANTENIMIENTO, UNA ELECCIÓN DE BONOS DE CAMINOS, UNA ELECCIÓN DE BONOS DE REEMBOLSO Y UNA ELECCIÓN DE DIRECTORES PERMANENTES PARA EL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL Y DISPONER LA CELEBRACIÓN DE DICHAS ELECCIONES Y OTRAS DISPOSICIONES INCIDENTALES Y RELACIONADAS CON ESTO**

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**EN VISTA DE QUE** el Distrito de Servicios Públicos Municipales de Steelwood Trail (el “*Distrito*”) es un distrito de conservación y reclamación creado por una Orden de la Comisión de Calidad Ambiental de Texas con fecha del 17 de enero de 2025, como un distrito de servicios públicos municipales conforme a las disposiciones del Artículo XVI, Sección 59, de la Constitución de Texas; y

**EN VISTA DE QUE** el Distrito actualmente opera en virtud de los Capítulos 49 y 54 del Código de Agua de Texas; y

**EN VISTA DE QUE** los directores temporales del Distrito se han reunido y organizado, y están habilitados para desempeñar la función de directores del Distrito al prestar juramento y con la fianza de garantía requerida por ley; y

**EN VISTA DE QUE** la Junta Directiva del Distrito (la “*Junta*”) opina que sería beneficioso para el Distrito estar autorizado para imponer y recaudar un impuesto de operación y mantenimiento que no exceda \$1.20 por cada cien dólares de tasación de propiedad gravable dentro del Distrito para asegurar fondos con propósitos de operación y mantenimiento y con cualquier otro propósito legal; y

**EN VISTA DE QUE** la Sección 49.107(b) del Código de Agua de Texas dispone que no se puede imponer un impuesto de operación y mantenimiento hasta que dicho impuesto sea aprobado por la mayoría de los votantes que votan en una elección celebrada para ese propósito; y

**EN VISTA DE QUE** la Junta opina que se debería celebrar una elección con el propósito de someter al voto una proposición sobre la imposición de un impuesto de operación y mantenimiento; y

**EN VISTA DE QUE** la Sección 49.107(c) del Código de Agua de Texas y el Código Electoral de Texas disponen que se puede celebrar una elección de impuesto de operación y mantenimiento el mismo día que cualquier otra elección del Distrito; y

**EN VISTA DE QUE** se ha presentado en la oficina del Distrito, abierto para inspección del público, el Informe Preliminar de Ingeniería para instalaciones de agua, aguas residuales y drenaje con fecha de enero de 2025 (el “*Informe de Ingeniería del Sistema*”), que abarca los trabajos, las mejoras, las instalaciones, los terrenos, las plantas, los equipos y los aparatos que el Distrito ha de comprar, adquirir y construir, y la propiedad, los derechos contractuales, los derechos de uso y los intereses en la propiedad que se han de comprar o adquirir, además del costo estimado de todo lo anterior, junto con mapas, planos catastrales, perfiles y datos que muestran y explican el Informe de Ingeniería del Sistema, y la Junta ha considerado minuciosamente y aprobado completamente el Informe de Ingeniería del Sistema; sin embargo, el Informe de Ingeniería del Sistema no forma parte de la proposición por la que se ha de votar ni es un contrato con los votantes; y

**EN VISTA DE QUE** las obras, las mejoras, las instalaciones, los terrenos, las plantas, los equipos, los aparatos, los bienes, los derechos contractuales, los derechos de uso y los intereses patrimoniales mencionados se han diseñado e ideado para proveer un sistema de suministro de agua y de aguas residuales y un sistema de alcantarillado de drenaje y pluvial para inmuebles dentro del Distrito y adyacentes al mismo; y

**EN VISTA DE QUE**, el Informe de Ingeniería del Sistema presentado y aprobado hasta el presente contiene un estimado de los costos de la compra, la adquisición y la construcción de los trabajos, las mejoras, las instalaciones, los terrenos, las plantas, los equipos y los aparatos propuestos, y un estimado de los costos del Distrito adeudados o que serán adeudados en conformidad con los contratos, y los costos de compra y adquisición de dicha propiedad, derechos de contratos, derechos de uso e intereses en propiedades, instalaciones administrativas y gastos incidentales a esto que de forma general son de la siguiente manera:

#### **RESUMEN DE LOS COSTOS DE AGUA, AGUAS RESIDUALES Y DRENAJE**

**Parte del Distrito**

<b>COSTOS DE CONSTRUCCIÓN</b>	<b>Total</b>	<b>100%</b>
<b>A. Ítems aportados por el urbanizador</b>		
1. Agua, aguas residuales, drenaje y control de erosión	\$ 17,183,379	\$ 17,183,379
5. Contingencias (15% del ítem 1)	\$ 2,577,507	\$ 2,577,507
6. Costos de ingeniería (15% del ítem 1)	\$ 2,577,507	\$ 2,577,507
<b>Total de ítems aportados por el urbanizador</b>	<b>\$ 22,338,392</b>	<b>\$ 22,338,392</b>
<b>B. Ítems aportados por el Distrito</b>		
1. Tubería de agua fuera del predio	\$ 98,280	\$ 98,280
2. Línea de agua fuera del sitio	\$ 52,780	\$ 52,780
3. Tarifas de conexión de agua	\$ 15,558,400	\$ 15,558,400
4. Cargos por el impacto de las aguas residuales	\$ 4,995,200	\$ 4,995,200
5. Costo de terrenos	\$ 1,820,000	\$ 1,820,000
6. Contingencias (15% de los ítems 1-4)	\$ 3,105,699	\$ 3,105,699
7. Ingeniería (15% de los ítems 1-2)	\$ 67,522	\$ 67,522
<b>Total de los ítems del Distrito</b>	<b>\$ 25,697,881</b>	<b>\$ 25,697,881</b>
<b>TOTAL DE COSTOS DE CONSTRUCCIÓN</b>	<b>\$ 48,036,273</b>	<b>\$ 48,036,273</b>
<b>Ajuste por inflación (10 años al 6% por año)</b>		<b>\$ 28,821,764</b>
<b>TOTAL DE COSTOS DE CONSTRUCCIÓN CON INFLACIÓN</b>		<b>\$ 76,858,037</b>
<b>COSTOS AJENOS A LA CONSTRUCCIÓN</b>		
<b>A. Honorarios legales (3.0% del BIR)</b>		<b>\$ 3,360,000</b>
<b>B. Honorarios del agente fiscal (2.5% del BIR)</b>		<b>\$ 2,800,000</b>
<b>C. Costos de interés</b>		
1. Interés capitalizado (2 años al 6.0%)		\$ 13,440,000
2. Interés del urbanizador (2 años al 6.0% del costo de const.)		\$ 9,222,964
<b>D. Descuento del asegurador (3.0% del BIR)</b>		<b>\$ 3,360,000</b>
<b>E. Creación y organización</b>		<b>\$ 125,000</b>
<b>F. Costos del informe de solicitud de bonos</b>		<b>\$ 1,000,000</b>
<b>G. Cargo de la TCEQ (0.25% del BIR)</b>		<b>\$ 280,000</b>
<b>H. Tarifa del procurador general (0.1% del BIR)</b>		<b>\$ 112,000</b>
<b>I. Gastos de la emisión de bonos</b>		<b>\$ 1,141,999</b>
<b>J. Administración y Operaciones</b>		<b>\$ 300,000</b>
<b>TOTAL DE COSTOS AJENOS A LA CONSTRUCCIÓN</b>		<b>\$ 35,141,963</b>
<b>TOTAL DEL REQUISITO DE EMISIÓN DE BONOS (BIR)</b>		<b>\$ 112,000,000</b>

**EN VISTA DE QUE** la Sección 54.505 del Código de Agua de Texas dispone que los bonos pagaderos en su totalidad o en parte con impuestos *ad valorem* no se emitirán hasta que sean autorizados por una mayoría de los votantes residentes del Distrito que voten en una elección convocada y celebrada con ese propósito; y

**EN VISTA DE QUE** la Junta desea convocar una elección, a celebrarse junto con la elección de confirmación, de impuesto de operación y mantenimiento y de directores, para el propósito de presentar una proposición sobre la emisión de los bonos del Distrito para instalaciones del sistema de agua, aguas residuales y drenaje del Distrito en la cantidad máxima total de capital de \$112,000,000 y la imposición de impuestos para el pago de dichos bonos; y

**EN VISTA DE QUE** se ha presentado en la oficina del Distrito, abierto para inspección del público, un Informe de ingeniería vial preliminar con fecha de enero de 2025 (el “Informe de ingeniería para caminos”) que abarca determinadas mejoras viales internas y adyacentes al Distrito y su costo estimado, junto con mapas, planos catastrales, perfiles y datos que muestran y explican íntegramente el informe, y la Junta ha considerado atentamente el informe y lo ha aprobado en su totalidad; sin embargo, el Informe de ingeniería para caminos no es parte de la proposición por la que se votará ni un contrato con los votantes; y

**EN VISTA DE QUE** el Informe de ingeniería para caminos presentado y aprobado hasta ahora incluye un estimado de las mejoras de los caminos para el Distrito, que, en general, es de la siguiente manera:

#### RESUMEN DE LOS COSTOS PARA CAMINOS

COSTOS DE CONSTRUCCIÓN	Parte del Distrito	
	Total	100%
1. Caminos	\$ 11,944,728	\$ 11,944,728
2. Contingencias (15% del ítem 1)	\$ 1,791,709	\$ 1,791,709
3. Costos de ingeniería (15% del ítem 1)	\$ 1,791,709	\$ 1,791,709
4. Costo de terrenos	\$ 624,000	\$ 624,000
<b>TOTAL DE COSTOS DE CONSTRUCCIÓN</b>	<b>\$ 16,152,146</b>	<b>\$ 16,152,146</b>
Ajuste por inflación (10 años al 6% por año)		<b>\$ 9,691,288</b>
<b>TOTAL DE COSTOS DE CONSTRUCCIÓN CON INFLACIÓN</b>		<b>\$ 25,843,434</b>
COSTOS AJENOS A LA CONSTRUCCIÓN		
A. Honorarios legales (3.0% del BIR)		\$ 1,110,000
B. Honorarios del agente fiscal (2.5% del BIR)		\$ 925,000
C. Costo de los intereses		
1. Interés capitalizado (2 años al 6.0%)		\$ 4,440,000
2. Interés del urbanizador (2 años al 6.0%)		\$ 3,101,212
D. Descuento del asegurador (3.0% del BIR)		\$ 1,110,000
E. Costos de ingeniería de bonos		\$ 185,000
F. Costos de emisión de bonos		\$ 248,354
G. Honorario del procurador general (0.1% del BIR)		\$ 37,000
<b>TOTAL DE COSTOS AJENOS A LA CONSTRUCCIÓN</b>		<b>\$ 11,156,566</b>
<b>TOTAL DEL REQUISITO DE EMISIÓN DE BONOS (BIR)</b>		<b>\$ 37,000,000</b>

**EN VISTA DE QUE** la Sección 52 del Artículo III de la Constitución de Texas dispone que los bonos emitidos con el propósito de construir, mantener y operar caminos y autopistas macadamizados, de grava o pavimentados no pueden ser emitidos a menos que sean autorizados por un voto de una mayoría de dos tercios de los votantes residentes del Distrito que voten en una elección convocada y celebrada con ese

propósito; y

**EN VISTA DE QUE** la Junta desea convocar una elección con el propósito de someter al voto una proposición sobre la emisión de bonos del Distrito para construcción, mejora, adquisición, financiamiento o reembolso de los costos de caminos de acuerdo con la Sección 52 del Artículo III de la Constitución de Texas en la cantidad máxima total de capital de \$37,000,000 y la imposición de impuestos para el pago de dichos bonos; y

**EN VISTA DE QUE** la Junta halla que los estimados anteriores de \$112,000,000 y \$37,000,000, respectivamente, son razonables y adecuados, y por la presente, los aprueba con todos sus ítems, pero se reserva el derecho de autorizar modificaciones a los informes del ingeniero y de reasignar costos y hacer ciertos otros cambios según sean necesarios para satisfacer los requisitos cambiantes del sistema de agua, aguas residuales y drenaje y las instalaciones de caminos del Distrito; y

**EN VISTA DE QUE** la Sección 54.505 del Código de Agua de Texas dispone que los bonos pagaderos en su totalidad o en parte con impuestos *ad valorem* no se emitirán hasta que sean autorizados por una mayoría de los votantes residentes del Distrito que voten en una elección convocada y celebrada con ese propósito; y

**EN VISTA DE QUE** la Junta desea convocar una elección, a celebrarse junto con la elección de confirmación, de impuesto de operación y mantenimiento y de directores, para el propósito de presentar una proposición sobre la emisión de los bonos del Distrito para instalaciones del sistema de agua, aguas residuales y drenaje del Distrito en la cantidad máxima total de capital de \$112,000,000 y la imposición de impuestos para el pago de dichos bonos; y

**EN VISTA DE QUE** la Sección 49.106(c) del Código de Agua de Texas y el Código Electoral de Texas disponen que se puedan celebrar las elecciones de bonos el mismo día que cualquier otra elección del Distrito; y

**EN VISTA DE QUE** la Junta desea convocar una elección para autorizar bonos de reembolso y la imposición de impuestos para el pago de dichos bonos, con los propósitos de reembolsar los bonos de dinero nuevo para instalaciones del sistema de agua, aguas residuales y drenaje según lo autorizado por la Sección 59 del Artículo XVI de la Constitución de Texas; y

**EN VISTA DE QUE** la Junta desea convocar una elección para autorizar bonos de reembolso y la imposición de impuestos para el pago de dichos bonos, para los propósitos de reembolsar dinero nuevo en bonos para caminos según lo autoriza la Sección 52 del Artículo III de la Constitución de Texas; y

**EN VISTA DE QUE** la Junta desea proceder con la orden de dichas elecciones;

**LA JUNTA DIRECTIVA DEL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES  
DE STEELWOOD TRAIL ORDENA QUE:**

**Sección 1.** Hallazgos. Por la presente, los asuntos y hechos establecidos en el preámbulo de esta Orden son hallados y declarados verdaderos y completos.

**Sección 2.** Informes del ingeniero. Por la presente, se aprueban los informes del ingeniero mencionados antes en este documento; sin embargo, se dispone que el Distrito se reserve el derecho de autorizar modificaciones a los informes del ingeniero y de reasignar costos, y de hacer ciertos otros cambios según sean necesarios para satisfacer los requisitos cambiantes del Distrito.

**Sección 3.** Elección. Se celebrará una elección especial el 3 de mayo de 2025 (“Día de

Elección). Por la presente, la Junta Directiva del Distrito designa a los funcionarios electorales del Condado de Guadalupe (el “Condado”) como los funcionarios para la elección. El Administrador de Elecciones del Condado de Guadalupe está llevando a cabo la elección en virtud un convenio electoral entre el Distrito y el Condado según lo autorizado por la Sección 31.092 del Código Electoral de Texas (el “Convenio Electoral”). La elección se llevará a cabo como una elección conjunta en virtud el Capítulo 271 del Código Electoral de Texas y un convenio de elección conjunta a ser acordado entre el Distrito y otras entidades participantes elegibles ubicadas en el Condado que celebren una elección el Día de Elección. En la elección se presentarán las preguntas de: (i) confirmación de la creación del Distrito; (ii) aprobación de un impuesto de operación y mantenimiento; (iii) la elección de directores permanentes; (iv) la emisión de bonos para instalaciones del sistema de agua, aguas residuales y drenaje; (vi) la emisión de bonos para caminos; (vii) la emisión de bonos de reembolso para los bonos para instalaciones del sistema de agua, aguas residuales y drenaje; (viii) la emisión de bonos de reembolso para los bonos de caminos junto con la imposición de impuestos para el pago de todos dichos bonos. Los jueces y funcionarios electorales serán designados en conformidad con el Convenio Electoral y el Código Electoral de Texas y sus enmiendas.

**Sección 4. Precintos electorales, lugares de votación y horarios de votación del Día de Elección.** En virtud de las Sección 43.004 del Código Electoral, los precintos electorales regulares establecidos por el Condado de Guadalupe serán los precintos electorales para la elección. Por la presente, la Junta Directiva del Distrito designa a los funcionarios electorales del Condado de Guadalupe como los funcionarios para la elección. En virtud de la Sección 43.004 del Código Electoral, los lugares de votación para celebrar la elección serán aquellos lugares de votación designados por el Condado de Guadalupe para atender al o a los precintos electorales regulares del Condado dentro del Distrito, y se identifican más específicamente en el adjunto Anexo “A” que se incorpora a este documento por referencia para todos los efectos. Los lugares de votación indicados en el anexo pueden cambiar de vez en cuando para reflejar cualquier cambio a lugares de votación establecidos por el Condado. La Junta específicamente halla que dichos lugares pueden atender de forma adecuada y conveniente a los votantes afectados del Distrito y que facilitarán la celebración ordenada de la elección. Por la presente, después de considerar debidamente los requisitos del Código Electoral, la Junta halla que los mencionados lugares de votación son adecuados para celebrar la elección. El Día de Elección las casillas de votación abrirán de 7:00 a.m. a 7:00 p.m. en los lugares de votación establecidos en la presente.

**Sección 5. Lugares, fechas y horarios de votación anticipada.**

(a) La votación anticipada, tanto en persona como postal, se llevará a cabo de acuerdo con el Código Electoral.

(b) La votación anticipada en persona en la elección se llevará a cabo en los horarios, las fechas y los lugares de votación determinados por el Condado de Guadalupe y, por la presente, se establecen y designan dichos lugares de votación como se indican en el Anexo “B” de esta Orden y este anexo se incorpora por referencia a todo efecto. El Anexo “B” será revisado y finalizado, de ser necesario, según lo indique el Administrador de Elecciones del Condado. El Administrador de Elecciones del Condado de Guadalupe es el Oficial de Votación Anticipada. Las solicitudes de boletas de voto por correo deberían remitirse a Early Voting Clerk, P.O Box 1346, Seguin, Texas 78155, o por correo electrónico a [earlyvotingclerk@co.guadalupe.tx.us](mailto:earlyvotingclerk@co.guadalupe.tx.us) o por fax al 830-303-6373. A continuación se provee información de contacto adicional del Oficial de la Votación Anticipada a fines de cumplir con la Sección 83.010 del Código Electoral de Texas:

Teléfono: 830-303-6363

Correo electrónico: [earlyvotingclerk@co.guadalupe.tx.us](mailto:earlyvotingclerk@co.guadalupe.tx.us)

Sitio web: <https://www.co.Guadalupe.tx.us/Elections.htm>

**Sección 6. Proposiciones.** Las siguientes proposiciones se someterán al voto de los votantes residentes del Distrito:

**DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL**  
**PROPOSICIÓN A**

¿SE DEBERÁ CONFIRMAR LA CREACIÓN DEL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL?

**DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL**  
**PROPOSICIÓN B**

¿SE DEBERÁ AUTORIZAR A LA JUNTA DIRECTIVA DEL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL A IMPONER Y RECAUDAR UN IMPUESTO DE OPERACIÓN Y MANTENIMIENTO QUE NO EXCEDA DE UN DÓLAR Y VEINTE CENTAVOS (\$1.20) POR CADA CIEN DÓLARES (\$100) DE TASACIÓN A TODA PROPIEDAD GRAVABLE DENTRO DE DICHO DISTRITO PARA ASEGURAR FONDOS PARA PROPÓSITOS DE OPERACIÓN Y MANTENIMIENTO, INCLUSO, ENTRE OTROS, FONDOS PARA PLANIFICACIÓN, CONSTRUCCIÓN, ADQUISICIÓN, MANTENIMIENTO, REPARACIÓN Y OPERACIÓN DE TODO TERRENO, PLANTAS, TRABAJOS, INSTALACIONES, MEJORAS, APARATOS Y EQUIPO DEL DISTRITO, Y PARA PAGAR LOS COSTOS DE SERVICIOS ADECUADOS, HONORARIOS LEGALES Y DE INGENIERÍA, Y GASTOS ADMINISTRATIVOS Y DE ORGANIZACIÓN, Y PARA CUALQUIER PROPÓSITO LEGAL PERMITIDO AHORA O MÁS ADELANTE POR LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS?

**DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL**  
**PROPOSICIÓN C**

¿SE DEBERÁ AUTORIZAR A LA JUNTA DIRECTIVA DEL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL A EMITIR LOS BONOS DE DICHO DISTRITO EN UNA O MÁS EMISIONES O SERIES POR LA CANTIDAD DE CAPITAL TOTAL DE \$112,000,000, QUE VENZAN EN SERIE O DE OTRO MODO EN CIERTOS PLAZOS SEGÚN LO DETERMINE DICHA JUNTA EN UN PERÍODO O PERÍODOS QUE NO EXCEDAN DE CUARENTA (40) AÑOS A PARTIR DE SU FECHA O FECHAS, QUE DEVENGUEN INTERÉS A CIERTA TASA O TASAS Y A VENDER DICHOS BONOS A CIERTO PRECIO O PRECIOS, SIEMPRE QUE LA TASA DE INTERÉS EFECTIVA NETA DE CUALQUIER EMISIÓN O SERIE DE DICHOS BONOS NO SUPERE EL LÍMITE MÁXIMO LEGAL VIGENTE AL MOMENTO DE LA EMISIÓN DE CADA EMISIÓN O SERIE DE BONOS, TODO ESTO SEGÚN LO PUEDA DETERMINAR LA JUNTA DIRECTIVA DE DICHO DISTRITO, CON EL PROPÓSITO O PROPÓSITOS DE COMPRAR, CONSTRUIR, ADQUIRIR, TENER PROPIEDAD, OPERAR, REPARAR, MEJORAR, AMPLIAR O PAGAR, DENTRO Y FUERA DE LOS LÍMITES TERRITORIALES DEL DISTRITO, CUALQUIER TRABAJO, MEJORA, INSTALACIÓN, PLANTA, EQUIPO, APARATO DEL DISTRITO Y TODOS LOS COSTOS NECESARIOS PARA CUMPLIR CON LOS PROPÓSITOS DEL DISTRITO AUTORIZADOS POR LA SECCIÓN 59 DEL ARTÍCULO 16 DE LA CONSTITUCIÓN DE TEXAS, EL CÓDIGO DE AGUA DE TEXAS O CUALQUIER OTRA LEY, PARA PROVEER LOS TRABAJOS, MEJORAS, INSTALACIONES, PLANTAS, EQUIPO Y APARATOS PARA

PROPORCIONAR UN SISTEMA DE ABASTECIMIENTO DE AGUA, UN SISTEMA DE ALCANTARILLADO SANITARIO, UN SISTEMA DE CALIDAD DE AGUA Y DE ALCANTARILLADO DE DRENAGE Y PARA AGUA DE TORMENTA, INCLUYENDO, ENTRE OTROS, TODAS LAS ADICIONES A DICHOS SISTEMAS Y TODOS LOS TRABAJOS, MEJORAS, INSTALACIONES, PLANTAS, EQUIPOS, APARATOS, INTERESES EN PROPIEDADES Y DERECHOS CONTRACTUALES NECESARIOS PARA ESTO, INTERESES, COSTOS ADMINISTRATIVOS Y DE OPERACIÓN DURANTE LA CREACIÓN Y LA CONSTRUCCIÓN, E INSTALACIONES ADMINISTRATIVAS NECESARIAS EN RELACIÓN CON ESTO, Y A FINANCIAR EL PAGO DEL CAPITAL Y LOS INTERESES DE DICHOS BONOS MEDIANTE LA IMPOSICIÓN Y RECAUDACIÓN DE UN IMPUESTO SUFICIENTE SOBRE TODA PROPIEDAD GRAVABLE DENTRO DE DICHO DISTRITO, TODO ESTO SEGÚN LO AUTORIZADO AHORA O DE AQUÍ EN ADELANTE POR LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS?

**DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL**  
**PROPOSICIÓN D**

¿SE DEBERÁ AUTORIZAR A LA JUNTA DIRECTIVA DEL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL A EMITIR BONOS EN LA CANTIDAD MÁXIMA DE CAPITAL TOTAL QUE NO EXCEDA DE \$37,000,000, EN CONFORMIDAD CON LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS, PARTICULARMENTE CON LA SECCIÓN 52 DEL ARTÍCULO III, DE LA CONSTITUCIÓN Y LAS LEYES PROMULGADAS EN VIRTUD DE ESTAS, CON EL PROPÓSITO DE DISEÑAR, CONSTRUIR, MEJORAR, ADQUIRIR, TRANSFERIR O REEMBOLSAR LOS COSTOS DEL DISEÑO, CONSTRUCCIÓN, MEJORAMIENTO, ADQUISICIÓN O TRANSFERENCIA, MANTENIMIENTO, FINANCIACIÓN Y OPERACIÓN DE CAMINOS Y CARRETERAS MACADAMIZADOS, DE GRAVA O PAVIMENTADOS, Y LOS PUENTES, SENDEROS, OBRAS DE DRENAGE RELACIONADOS Y OTRAS MEJORAS SIMILARES, Y REALIZAR OTRAS MEJORAS QUE SEAN NECESARIAS, CONVENIENTES, RELACIONADAS O EN APOYO A ESTAS O QUE DE ALGUNA OTRA MANERA SE PERMITA REALIZAR EN VIRTUD DE LAS LEYES PERTINENTES AL MOMENTO DE LA EMISIÓN DE TALES BONOS, TANTO DENTRO COMO FUERA DE LOS LÍMITES DE DICHO DISTRITO, O QUE SEAN EN APOYO A TALES PROPÓSITOS, DE MODO QUE TALES BONOS SEAN EMITIDOS EN UNA O MÁS SERIES O EMISIONES CON VENCIMIENTO EN SERIE O DE ALGUNA OTRA FORMA EN NO MÁS DE CUARENTA (40) AÑOS A PARTIR DE SUS FECHAS Y PARA QUE DEVENGUEN INTERÉS A CIERTA TASA O TASAS (SIN QUE EXCEDAN LA TASA MÁXIMA PERMITIDA POR LEY AL MOMENTO DE LA EMISIÓN DE LOS BONOS) SEGÚN LO DETERMINE A SU DISCRECIÓN LA JUNTA, Y SE DEBERÁ AUTORIZAR A LA JUNTA A IMPONER Y COMPROMETER Y HACER DETERMINAR Y RECAUDAR IMPUESTOS AD VALOREM ANUALES SOBRE TODA PROPIEDAD GRAVABLE EN EL DISTRITO SUFICIENTES PARA PAGAR EL CAPITAL Y EL INTERÉS DE LOS BONOS Y PARA PROVEER UN FONDO DE AMORTIZACIÓN PARA PAGAR LOS BONOS CUANDO VENZAN O SE LOS CANJEE TODO ESTO SEGÚN LO AUTORIZADO AHORA O DE AQUÍ EN ADELANTE POR LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS?

**DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL**  
**PROPOSICIÓN E**

¿SE DEBERÁ AUTORIZAR A LA JUNTA DIRECTIVA DEL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL A EMITIR LOS BONOS DE DICHO DISTRITO EN UNA O MÁS EMISIONES O SERIES POR LA CANTIDAD MÁXIMA DE CAPITAL ORIGINAL TOTAL DE \$168,000,000, QUE VENZAN EN SERIE O DE OTRO MODO EN CIERTOS PLAZOS SEGÚN LO DETERMINE Dicha JUNTA EN UN PERÍODO O PERÍODOS QUE NO EXCEDAN DE CUARENTA (40) AÑOS A PARTIR DE SU FECHA O FECHAS, QUE DEVENGUEN INTERÉS A CIERTA TASA O TASAS Y A VENDER DICHOS BONOS A CIERTO PRECIO O PRECIOS, SIEMPRE QUE LA TASA DE INTERÉS EFECTIVA NETA DE CUALQUIER EMISIÓN O SERIE DE DICHOS BONOS NO SUPERE EL LÍMITE MÁXIMO LEGAL VIGENTE AL MOMENTO DE LA EMISIÓN DE CADA EMISIÓN O SERIE DE BONOS, TODO ESTO SEGÚN LO PUEDA DETERMINAR LA JUNTA DIRECTIVA DE DICHO DISTRITO, CON EL PROPÓSITO DE REEMBOLSAR, POR CUALQUIER MEDIO AHORA O EN EL FUTURO AUTORIZADO POR LEY, TODOS O CIERTA PARTE DE LOS BONOS U OTRAS OBLIGACIONES DEL DISTRITO, PAGADEROS PARCIAL O TOTALMENTE CON IMPUESTOS, EMITIDOS DE AQUÍ EN ADELANTE POR EL DISTRITO PARA INSTALACIONES DE AGUA, AGUAS RESIDUALES Y DRENAJE, CONFORME A LA SECCIÓN 59, ARTÍCULO XVI, DE LA CONSTITUCIÓN DE TEXAS, Y A FINANCIAR EL PAGO DEL CAPITAL Y LOS INTERESES DE DICHOS BONOS DE REEMBOLSO MEDIANTE LA IMPOSICIÓN Y RECAUDACIÓN DE UN IMPUESTO SUFFICIENTE SOBRE TODA PROPIEDAD GRAVABLE DENTRO DE DICHO DISTRITO, TODO ESTO SEGÚN LO AUTORIZADO POR LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS, SIENDO TAL AUTORIZACIÓN ADICIONAL A CUALQUIER OTRA AUTORIZACIÓN DE REEMBOLSO PERMITIDA, AHORA O EN EL FUTURO, POR LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS?

**DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL**  
**PROPOSICIÓN F**

¿SE DEBERÁ AUTORIZAR A LA JUNTA DIRECTIVA DEL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL A EMITIR LOS BONOS DE DICHO DISTRITO, EN UNA O MÁS EMISIONES O SERIES POR LA CANTIDAD MÁXIMA DE CAPITAL ORIGINAL TOTAL DE \$55,500,000, QUE VENZAN EN SERIE O DE OTRA MANERA, EN CIERTOS PLAZOS SEGÚN LOS DETERMINE Dicha JUNTA EN UN PERÍODO O PERÍODOS QUE NO EXCEDAN DE CUARENTA (40) AÑOS A PARTIR DE SU FECHA O FECHAS, QUE DEVENGUEN INTERÉS A CIERTA TASA O TASAS, Y A VENDER DICHOS BONOS A CIERTO PRECIO O PRECIOS, SIEMPRE QUE LA TASA DE INTERÉS EFECTIVA NETA SOBRE CUALQUIER EMISIÓN O SERIE DE DICHOS BONOS NO EXCEDA EL LÍMITE LEGAL MÁXIMO VIGENTE AL MOMENTO DE LA EMISIÓN DE CADA EMISIÓN O SERIE DE DICHOS

BONOS, TODO ESTO SEGÚN LO PUEDA DETERMINAR LA JUNTA DIRECTIVA DE DICHO DISTRITO, CON EL PROPÓSITO DE REEMBOLSAR POR CUALQUIER MEDIO AHORA O EN EL FUTURO AUTORIZADO POR LEY, TODOS O CIERTA PARTE DE LOS BONOS U OTRAS OBLIGACIONES DEL DISTRITO, PAGADEROS PARCIAL O TOTALMENTE CON IMPUESTOS, EMITIDOS DE AQUÍ EN ADELANTE POR EL DISTRITO PARA CAMINOS EN CONFORMIDAD CON LA SECCIÓN 52, ARTÍCULO III, DE LA CONSTITUCIÓN DE TEXAS, Y A FINANCIAR EL PAGO DEL CAPITAL E INTERÉS DE DICHOS BONOS DE REEMBOLSO MEDIANTE LA IMPOSICIÓN Y RECAUDACIÓN DE UN IMPUESTO SUFICIENTE SOBRE TODA PROPIEDAD GRAVABLE DENTRO DE DICHO DISTRITO, TODO ESTO SEGÚN LO AUTORIZAN LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS, DE MANERA QUE TAL AUTORIZACIÓN SEA ADICIONAL A CUALQUIER OTRA AUTORIZACIÓN DE REEMBOLSO PERMITIDA, AHORA O EN EL FUTURO, POR LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS?

**Sección 7.** Boletas oficiales para las Proposiciones de la Elección. La votación por las proposiciones en la elección se hará mediante el uso de boletas electrónicas o de papel, que mostrarán las proposiciones en inglés y en español y cumplirán con los requisitos de la ley federal, incluida la Ley Ayude a América a Votar, y del Código Electoral de Texas y sus enmiendas. El orden de las proposiciones en la boleta de votación será de acuerdo con el Código Electoral de Texas. Las boletas de votación a utilizarse en la elección incluirán lo siguiente:

**DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL**  
**PROPOSICIÓN A**

- ( ) A FAVOR      ) CONFIRMAR LA CREACIÓN DEL DISTRITO DE  
                      ) SERVICIOS PÚBLICOS MUNICIPALES DE  
( ) EN CONTRA     ) STEELWOOD TRAIL

**DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL**  
**PROPOSICIÓN B**

- ( ) A FAVOR      ) UN IMPUESTO DE OPERACIÓN Y MANTENIMIENTO  
                      ) PARA EL DISTRITO QUE NO EXCEDA DE UN DÓLAR  
                      ) Y VEINTE CENTAVOS (\$1.20) POR CADA CIEN  
                      ) DÓLARES (\$100) DE TASACIÓN DE PROPIEDAD  
( ) EN CONTRA     ) GRAVABLE.

**DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL**  
**PROPOSICIÓN C**

- ( ) A FAVOR      ) LA EMISIÓN DE \$112,000,000 EN BONOS PARA  
                      ) INSTALACIONES DEL SISTEMA DE AGUA, AGUAS  
                      ) RESIDUALES Y DRENAGE. SE IMPONDRÁN  
                      ) IMPUESTOS SUFICIENTES PARA PAGAR EL CAPITAL  
( ) EN CONTRA     ) Y EL INTERÉS DE LOS BONOS.

**DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL**  
**PROPOSICIÓN D**

- ( ) A FAVOR      ) LA EMISIÓN DE \$37,000,000 EN BONOS PARA  
                      ) CAMINOS. SE IMPONDRÁN IMPUESTOS  
                      ) SUFICIENTES PARA PAGAR EL CAPITAL Y EL  
( ) EN CONTRA     ) INTERÉS DE LOS BONOS.

**DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL**  
**PROPOSICIÓN E**

- ( ) A FAVOR      ) LA EMISIÓN DE \$168,000,000 EN BONOS PARA  
                      ) REEMBOLSAR BONOS PARA INSTALACIONES DEL  
                      ) SISTEMA DE AGUA, AGUAS RESIDUALES Y  
                      ) DRENAJE EMITIDOS EN VIRTUD DE LA SECCIÓN 59  
                      ) DEL ARTÍCULO XVI DE LA CONSTITUCIÓN DE  
                      ) TEXAS. SE IMPONDRÁN IMPUESTOS SUFICIENTES  
                      ) PARA PAGAR EL CAPITAL Y EL INTERÉS DE LOS  
( ) EN CONTRA     ) BONOS.

**DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL**  
**PROPOSICIÓN F**

- ( ) A FAVOR      ) LA EMISIÓN DE \$55,500,000 EN BONOS PARA  
                      ) REEMBOLSAR BONOS PARA CAMINOS EMITIDOS EN  
                      ) VIRTUD DE LA SECCIÓN 52 DEL ARTÍCULO III DE LA  
                      ) CONSTITUCIÓN DE TEXAS. SE IMPONDRÁN  
                      ) IMPUESTOS SUFICIENTES PARA PAGAR EL CAPITAL  
( ) EN CONTRA     ) Y EL INTERÉS DE LOS BONOS.

Cada votante votará por las proposiciones colocando una “X” en el cuadro junto a la declaración que indica cómo él o ella desea votar.

**Sección 8. Boletas oficiales para la Elección de Directores.** La votación por los directores permanentes del Distrito en la elección será mediante el uso de boletas electrónicas o de papel, las cuales estarán tanto en inglés como en español y cumplirán con los requisitos de la ley federal, incluidos la Ley Ayude a América a Votar y el Código Electoral de Texas y sus enmiendas. Las boletas de votación que serán utilizadas en la elección de directores permanentes tendrán los nombres de cinco directores temporales designados por la Comisión, o sus sustitutos, de la siguiente manera:

- ( ) Joseph Sandoval  
( ) Eric Ply  
( ) Deron Reid  
( ) Chris Van Heerde  
( ) Ryan Jude Stangel

El votante puede votar por ninguna, una, dos, tres, cuatro o cinco personas para director colocando una “X” en la casilla junto al nombre de la persona. Si el Distrito ha recibido una solicitud de un candidato por escrito, las boletas de votación tendrán espacios en blanco después de los nombres de los directores

temporales para que un votante escriba el nombre de cualquier candidato por escrito. El orden de elección de los directores permanentes cumplirá con el Código Electoral de Texas y sus enmiendas.

**Sección 9. Declaración de información de los bonos.** Solo a efectos del cumplimiento con la Sección 3.009(b) del Código Electoral de Texas, en el Anexo “C” adjunto al presente documento se encuentra la información requerida en una orden de elección de bonos de acuerdo con la Sección 3.009(b) del Código Electoral de Texas.

**Sección 10. Materiales electorales bilingües.** Habrá asistencia oral en español disponible para todas las personas que la requieran. Toda persona que requiera asistencia oral en español debe comunicarse con el juez presidente o el oficial de votación anticipada.

**Sección 11. Celebración de la Elección.** En todos los aspectos, la elección se llevará a cabo de acuerdo con el Código Electoral de Texas y la Ley federal Ayude a América a Votar. Cada lugar de votación utilizado en el Condado de Guadalupe para esta elección tendrá al menos un aparato electrónico de votación de registro directo disponible para votar el Día de Elección y durante la votación anticipada. El Administrador de Elecciones puede usar una estación central de conteo según lo dispuesto por la Sección 127.000 y siguientes del Código Electoral de Texas y sus enmiendas. Se designará al Juez Presidente y al Juez Presidente Suplente de la estación central de conteo de acuerdo con el Convenio Electoral.

**Sección 12. Cumplimiento de leyes.** La elección se celebrará y llevará a cabo y se entregarán los resultados a la Junta de acuerdo con la ley federal y estatal, incluidos la Ley Ayude a América a Votar, el Código Electoral de Texas según lo modificado por los Capítulos 49 y 54 del Código de Agua de Texas y el Convenio Electoral.

**Sección 13. Derecho a votar.** Todos los votantes habilitados residentes del Distrito tendrán derecho a votar en las elecciones.

**Sección 14. Aviso de Elección.** De acuerdo con la Sección 4.003(a) del Código Electoral de Texas, se dará aviso de la elección mediante uno o más de los siguientes métodos: (1) la publicación, al menos una vez, no antes del trigésimo día ni después del décimo día anteriores al día de elección, en (A) un periódico publicado en el Distrito, (B) en un periódico de circulación general en el territorio si ninguno es publicado en el Distrito; (2) la colocación de una copia del aviso, a más tardar el vigésimo primer día antes del día de elección, en un lugar público en cada precinto electoral dentro de la jurisdicción del Distrito; o (3) el envío postal, a más tardar el décimo día anterior al día de elección, de una copia del aviso a cada votante registrado del Distrito. Además, de acuerdo con la Sección 4.003(a)(2) del Código Electoral de Texas, se colocará una copia sustancial de esta Orden, en inglés y en español, en conformidad con el Código Electoral de Texas a más tardar el vigésimo primer día antes de las elecciones. El Distrito celebra elecciones de bonos para instalaciones del sistema de agua, aguas residuales y drenaje; instalaciones de caminos; bonos de reembolso para instalaciones del sistema de agua, aguas residuales y drenaje; y bonos de reembolso para caminos. Por consiguiente, de acuerdo con la Sección 4.003(f) del Código Electoral de Texas, una copia de esta Orden, que aparezca en inglés y en español, se colocará el Día de Elección y durante la votación anticipada en persona en un lugar destacado en cada lugar de votación; se colocará en tres lugares públicos dentro de los límites del Distrito a más tardar el vigésimo primer día antes de la elección; y se colocará en el sitio web de internet del Distrito (de haber uno) durante los 21 días anteriores a la elección si el Distrito mantiene un sitio web en internet.

**Sección 15. Resultados de la elección.** Inmediatamente después de las elecciones, los funcionarios que las celebren determinarán los resultados y los entregarán al Secretario de la Junta, quien los mantendrá de manera segura y los entregará a la Junta, tras lo cual, la Junta hará el escrutinio y declarará los resultados de las elecciones en virtud de la Sección 49.101 del Código de Agua de Texas y la Sección 67.003 del Código Electoral de Texas y sus enmiendas.

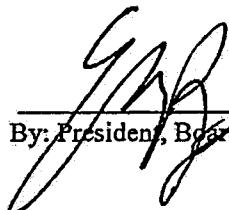
**Sección 16.** Medidas necesarias. Se autoriza e instruye al Presidente y al Secretario de la Junta a tomar cualquier medida necesaria para efectuar las disposiciones de esta Orden.

**Sección 17.** Divisibilidad. Si alguna disposición, sección, subsección, oración, cláusula o frase de esta Orden, o su aplicación a alguna persona o conjunto de circunstancias fuese por alguna razón hallada inconstitucional, nula, inválida o imposible de hacer cumplir, ni las partes restantes de esta Orden ni su aplicación a otras personas o conjunto de circunstancias se verán afectadas por esto, en tanto la intención de la Junta al adoptar esta Orden es que ninguna de sus partes ni disposiciones o normas incluidas en la presente llegue a ser inoperativa o fracase debido a la constitucionalidad, nulidad, invalidez o imposibilidad de cumplimiento de cualquier otra de sus partes, y todas las disposiciones de esta Orden se declaran divisibles a tal efecto.

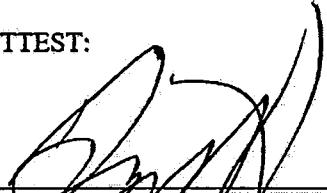
**Sección 18.** Aviso de asamblea. Por la presente, se halla que la asamblea en la que se consideró y adoptó esta Orden fue pública, según lo requerido por ley, y que se dio el aviso escrito con la hora, el lugar y el asunto de dicha asamblea, y la adopción propuesta de esta Orden, según lo requerido por la Sección 49.063 del Código de Agua de Texas y sus enmiendas. La Junta además ratifica y confirma dicho aviso escrito y su contenido y colocación.

PASSED AND APPROVED this 3<sup>rd</sup> day of February, 2025.

STEELWOOD TRAIL MUNICIPAL  
UTILITY DISTRICT

  
By: President, Board of Directors

ATTEST:

  
By: Secretary, Board of Directors

(SEAL)



## **Anexo A**

### **Lugares de votación para votar el Día de Elección**

**GENERAL AND SPECIAL ELECTIONS  
(ELECCION GENERAL Y ESPECIAL)**  
**May 3, 2025**  
**(3 de Mayo, 2025)**  
**Election Day Polling Locations**  
**Polls Open from 7:00 a.m. to 7:00 p.m.**

Guadalupe County will be using Vote Centers for the May 3, 2025 Elections. Any Guadalupe County registered voter can vote at any Guadalupe County Election Day Location, regardless of the precinct in which they reside.

*(El condado de Guadalupe utilizará los centros de votación para las elecciones del 3 de mayo de 2025. Cualquier votante registrado en el condado de Guadalupe puede votar en cualquier lugar del día de las elecciones del condado de Guadalupe, independientemente del distrito electoral en el que resida.)*

<b>VC #10</b>	<b>Redemptive Grace Ministries, 2240 FM 725, New Braunfels</b>
<b>VC #18</b>	<b>The Silver Center, 510 E. Court St., Seguin</b>
<b>VC #23</b>	<b>Elections Office Annex 1101 Elbel Rd., Schertz</b>
<b>VC #25</b>	<b>Selma City Hall 9375 Corporate Dr., Selma</b>
<b>VC #31</b>	<b>Marion ISD Tondre Room, 500 Bulldog Ln., Marion</b>

**Anexo B**

**Lugar de Votación Anticipada**

**MAY 3, 2025  
(3 DE MAYO, 2025)**

**GENERAL AND SPECIAL ELECTIONS  
(ELECCION GENERALES Y ESPECIALES)**

**Early Voting Dates and Hours  
(*Fechas y Horarios de Votación Anticipada*)**

<b>Tuesday, April 22<sup>nd</sup> through Friday, April 25<sup>th</sup>, 2025.....</b>	<b>8:00 a.m. to 5:00 p.m.</b>
<i>Martes, 22 de Abril hasta el Viernes, 25 de Abril, 2025.....</i>	<i>8:00 de la mañana a las 5:00 de la tarde</i>
<b>Monday, April 28<sup>th</sup> through Tuesday, April 29<sup>th</sup>, 2025.....</b>	<b>7:00 a.m. to 7:00 p.m.</b>
<i>Lunes, 28 de Abril hasta el martes, 29 de Abril de 2025.....</i>	<i>7:00 de la mañana a las 7:00 de la tarde</i>

**Main Early Voting Polling Location  
(*Lugar Principal de Votación Anticipada*)**

**ELECTIONS OFFICE**  
215 S. Milam St., Seguin, TX 78155  
830-303-6363

Emergency and Limited ballots available only at the main location. (*Boletas limitadas y de emergencia solamente están disponibles en este lugar.*)

**Locations of Branch Early Voting Polling Locations  
(*Lugar de las Sucursales de Votación para la Votación Anticipada*)**

<b>REDEMPTIVE GRACE MINISTRIES</b>	2240 FM 725, New Braunfels, TX
<b>MARION ISD TONDRE ROOM</b>	500 Bulldog Ln, Marion, TX
<b>ELECTIONS OFFICE ANNEX</b>	1101 Elbel, Schertz, TX
<b>SELMA CITY HALL</b>	9375 Corporate Dr., Selma, TX

**Applications for Ballot by Mail shall be mailed to:** (*Las solicitudes para boletas que se votaran adelantada por correo deberan enviarse a:*) Lisa Hayes, Early Voting Clerk, 215 S. Milam St, Seguin, Texas 78155 or P. O. Box 1346, Seguin, TX 78156-1346. [earlyvotingclerk@co.guadalupe.tx.us](mailto:earlyvotingclerk@co.guadalupe.tx.us)

**Applications for Ballots by Mail must be received no later than the close of business on April 25, 2025.** (*Las solicitudes para boletas que se votaran adelantada por correo deberan recibirse para el fin de las horas de negocio el 25 de Abril 2025.*)

## Anexo C

### INFORMACIÓN REQUERIDA EN VIRTUD DE LA SECCIÓN 3.009(b) DEL CÓDIGO ELECTORAL DE TEXAS<sup>1</sup>

Por la presente, se halla y determina de acuerdo con las disposiciones de la Sección 3.009(b) del Código Electoral de Texas que:

- (10) La Sección 6 de esta Orden describe el lenguaje de las proposiciones que aparecerán en la boleta.
- (11) Las Secciones 3 y 6 de esta Orden describen con qué propósitos se van a autorizar los bonos.
- (12) Las Secciones 6 y 7 de esta Orden describen la cantidad de capital de los bonos que se van a autorizar.
- (13) Conforme se describe en las Secciones 6 y 7 de esta Orden, si los votantes aprueban los bonos, se podrán imponer impuestos suficientes para pagar el capital y el interés anuales de los bonos.
- (14) Según las condiciones del mercado de bonos a la fecha de adopción de esta Orden, la tasa de interés máxima para cualquier serie de bonos se estima en 6.00 % conforme se calculó de acuerdo con la ley aplicable. Dicho cálculo estimado se basa en el Informe Preliminar de Ingeniería y tiene en cuenta una serie de factores, incluidos el programa de emisión, el programa de vencimiento y la tasa de impuesto proyectada y estimada. La tasa de interés máxima estimada se provee a título informativo únicamente de acuerdo con la Sección 3.009(b)(5) del Código Electoral de Texas y podría verse afectada por cambios significativos en las suposiciones usadas, incluidos cambios económicos y jurídicos futuros que están fuera del control del Distrito. La tasa de interés máxima estimada que se provee en el presente documento no es una limitación sobre la tasa de interés a la que los bonos, o cualquiera de sus series, pueden presentarse a la Comisión de Calidad Ambiental de Texas a efectos de la aprobación de la emisión de los bonos o la tasa de interés a la que los bonos, o cualquiera de sus series, pueden venderse. Dicho estimado no forma parte de la proposición sometida al voto ni crea un contrato con los votantes.
- (15) Conforme se describe en la Sección 6 de esta Orden, si los votantes aprueban los bonos, los bonos se podrán emitir en una serie o más, para vencer en serie en un periodo que no sobrepase los 40 años.
- (16) El Distrito no ha emitido previamente ningún bono; en consecuencia, no existe ningún capital pendiente sobre ningún bono del Distrito.
- (17) El Distrito no ha emitido previamente ningún bono; en consecuencia, no existe ningún interés pendiente sobre ningún bono del Distrito.
- (18) No hay una tasa de impuestos de servicio de deuda *ad valorem* en el Distrito a la fecha de esta Orden.

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<sup>1</sup> Esta información se provee exclusivamente a efectos del cumplimiento con la Sección 3.009(b) del Código Electoral de Texas y sólo a título ilustrativo. La información no forma parte de la proposición sometida a votación ni crea un contrato con los votantes.

# GUADALUPE APPRAISAL DISTRICT

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**Main Office**

3000 N. Austin St.  
Seguin, Texas 78155  
(830) 303-3313 Option  
(830) 372-2874 (Fax)  
gadprotest@gualupead.org

**Schertz Substation**

1052 FM 78, Ste. 103  
Schertz, Texas 78154  
(830) 303-3313 Option 2  
(877) 254-0888 (Fax)

## NOTICE OF MEETING

Notice is hereby given that The Board of Directors of the Guadalupe Appraisal District will meet in a **REGULAR SESSION on April 09, 2025, beginning at 6:30pm.** in the Board Room of the Guadalupe Appraisal District office building, located at 3000 N. Austin Street, Seguin, Texas. Subjects to be discussed are listed on the attached agenda.

**Under the authority of Chapter 551. Of the Texas Government Code, the Board, during the course of the meeting covered by this notice, may enter into closed or executive session for any of the following reasons provided the subject to be discussed is on the agenda for the meeting.**

- For a private consultation with the Board's Attorney with respect to pending or contemplated litigation, settlement offers, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, clearly conflicts with this chapter. (Sec. 551-071)
- To deliberate the purchase, exchange, lease, or value of real property if deliberation in open meeting would have a detrimental effect on the position of the Appraisal District in negotiations with the third person. (Sec. 551-072)
- To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee. The subsection does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing. (Sec. 551-074)
- Deliberations regarding the deployment or specific occasions for implementation of security personnel or devices; or a security audit. (Sec. 551-076)

**Note: For purposes of this subsection, an independent contractor, such as an engineering, architectural, or consultant firm, is not an employee. Atty.: Gen. Op Nw-129 (1980).**

**Chapter 418 of the Government Code, the Texas Disaster Act, which relates to managing emergencies and disasters, including those caused by terroristic acts, provides in section 418.183(f): A governmental body subject to Chapter 551 is not required to conduct an open meeting to deliberate information to which this section applies. Notwithstanding Section 551.103(a), the governmental body must make a tape recording of the proceedings of a closed meeting to deliberate the information.**

**NO FINAL ACTION, DECISION, OR VOTE SHALL BE TAKEN WHILE THE BOARD IS IN CLOSED OR EXECUTIVE SESSION. Chapter 551. Texas Government Code.**

## Agenda on Attached Sheet

This notice was posted and filed in compliance with the Open Meetings Act on or before April 04, 2025, at 5:00 p.m.

A handwritten signature in blue ink, appearing to read "Peter Snaddon".

Peter Snaddon, R.P.A., C.C.A.  
G.A.D. Chief Appraiser

**POSTED**

APR 04 2025

1:40 pm

TERESA KIEL  
Guadalupe County Clerk  
By: *Margie Tum*

**REGULAR SESSION  
OF THE  
GUADALUPE APPRAISAL DISTRICT  
BOARD OF DIRECTORS**  
**April 09, 2025**  
**6:30 PM**

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**Agenda**

1. Call to Order
2. Roll Call
3. Citizens' Comments
4. Taxpayer Liaison Report
5. **CONSENT AGENDA** - These items may be acted upon by one motion. No separate discussion or vote on any of the items will be had unless requested by a Board member.
  - a. Approval of Minutes of the Regular Meeting held on March 5, 2025.
  - b. Approval of Finance Statement for February 2025.
6. **DISCUSSION/ACTION** - Presentation and Approval of the 2024 GAD Audit Report by Armstrong, Vaughn, & Associates.
7. **DISCUSSION/ACTION** - GAD's Facility Space Planning Project
  - a. Progress Update on Due Diligence Activities
  - b. Overview of Timeline: Presentation to Taxing Units for Approval
  - c. Consideration of Special Called Meeting
8. **DISCUSSION** - Presentation of 2026 Preliminary Budget framework in preparation for budget workshop to be held on May 07, 2025.
9. Chief Appraiser's Report
  - a. 2025 1<sup>st</sup> Quarter Clerical Changes
  - b. 2025 Notice Run
  - c. 2025 Preliminary Totals Summary
  - d. 89<sup>th</sup> Legislative Session Activities
10. Directors' Report
11. Adjournment

(If during the course of the meeting, any discussion of any item on the agenda should be in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meeting Act, Texas Government Code, Chapter 551, subchapters D and E)



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Peter Snadden, R.P.A., C.C.A.  
G.A.D. Chief Appraiser



000177

Memorandum  
April 7, 2025

**This agenda is subject to revision up to 72 hours prior to the meeting.**

**To:** All Members, Technical Advisory Committee  
**From:** Sonia Jimenez, Interim Deputy Director  
**Subject:** Meeting Notice and Agenda

The next meeting of the MPO Technical Advisory Committee is scheduled for  
**Friday, April 11, 2025 at 1:30 p.m.**

TxDOT District Office, Building 2, Hearing Room  
4615 NW Loop 410, San Antonio, Texas 78229

It is the intent that the chair will preside over the meeting from this location.

**Internet access to the meeting** is through the AAMPO's website at  
[www.alamoareampo.org/committees/online](http://www.alamoareampo.org/committees/online)

*Citizens to be Heard: Speakers will be allowed up to three (3) minutes each to address the Technical Advisory Committee under the Citizens to be Heard agenda item. All speakers must state their names and any organizations they represent.*

**Agenda:** Items may be taken out of the order shown

**POSTED**

1. Roll Call
2. Citizens to be Heard
3. **Approval** of the March 7, 2025 Meeting Minutes
4. Presentation, Discussion, and **Action** on a Resolution Supporting City of San Antonio's Bike Network Master Plan – City of San Antonio (Levy)
5. Presentation, Discussion, and Appropriate **Action** on the Highway Emergency Response Operator (HERO) Program – TxDOT San Antonio District (Picha) and AAMPO (Jimenez)
6. Discussion and **Action** on Amendments to the FY 24-25 Unified Planning Work Program (UPWP) and Development of the FY 26-27 Studies – AAMPO (Jimenez)

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability or family status.  
To arrange for translation services or assistance due to disability (free of charge), please contact the MPO  
at [aampo@alamoareampo.org](mailto:aampo@alamoareampo.org) or (210) 227-8651 (or Relay Texas at 7-1-1) at least five working days in advance.  
Se solicita la participación pública sin distinción de raza, color, nacionalidad de origen, edad, sexo, religión, discapacidad o estado familiar.  
Para coordinar servicios gratuitos de traducción o asistencia debido a una discapacidad, comuníquese con la MPO por correo electrónico a  
[aampo@alamoareampo.org](mailto:aampo@alamoareampo.org) o llame al 210-227-8651 (o Relay Texas al 7-1-1) con al menos cinco días hábiles de anticipación.

Please provide any written comments on any agenda items at least one day prior to the meeting to the MPO at:  
Proporcione comentarios por escrito sobre cualquier tema en la agenda al menos un día antes de la reunión pública a la MPO en:

825 South Saint Mary's Street • San Antonio, Texas 78205  
☎ (210) 227-8651 ☎ (210) 227-9321 ☎ TTD 1 (800) 735-2989  
□ [www.alamoareampo.org](http://www.alamoareampo.org)

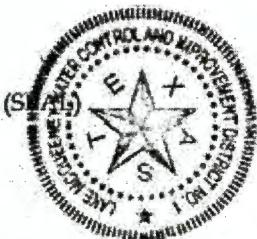
7. Discussion and Appropriate Action on Amendments to the FY 25-28 Transportation Improvement Plan (TIP) and *Mobility 2050* – AAMPO (Martinez)
8. Announcements
  - a. The FY 27-30 Transportation Improvement Program (TIP) Project Scoring Work Group meeting will occur in mid-May. This group will evaluate the 52 projects submitted for the project call and form consensus for what projects to recommend for funding to the TAC and the Policy Board Executive Committee. The projects total over \$1 billion and AAMPO has approximately \$256 million to program.
  - b. Alamo Commutes, AAMPO's commute solutions program, is now on Instagram (@alamocommutes) and Facebook ([facebook.com/alamocommutes](https://facebook.com/alamocommutes)). Follow Lily and team to stay informed about multimodal transportation, including commuter tips, route suggestions, safety resources, and opportunities to participate in challenges and earn rewards.
  - c. Fiesta will be here soon and Alamo Commutes is the subject of this year's AAMPO Fiesta Medal. The medal encourages all of us to get out of single-occupancy vehicles and use alternative means to get to where you're going. Carpooling, riding transit, walking, or cycling can help reduce traffic, improve your health and our air quality, and saves money. For more information on Alamo Commutes, please visit [www.AlamoCommutes.org](http://www.AlamoCommutes.org) or contact Lily Teran at [teran@alamoareampo.org](mailto:teran@alamoareampo.org) or (210) 230-6901.
  - d. May is National Bike Month. Not going far? Ditch the car! Since 2018, AAMPO has coordinated events, outreach, educational materials, and initiatives promoting bicycles as a form of transportation. For Bike Month, AAMPO is involved in Bike to School Day, Bike to Work Day, the Active Transportation Advisory Committee's (ATAC) Walk and Bike Night, the Ride of Silence, Street Skills cycling safety classes, and other partner events. If you are interested in partnering or want to learn more, contact Matthew Moreno at [moreno@alamoareampo.org](mailto:moreno@alamoareampo.org)
  - e. The AAMPO April Policy Board meeting will be held on Monday, April 28, 2025 and the May meeting will be held on May 19, 2025 at 1:30 p.m. at the VIA Metro Center Board Room (the usual location).
  - f. The next TAC meeting is scheduled for May 9, 2025 at 1:30 p.m.
  - g. The AAMPO Office will be closed Friday, April 18, 2025 for Good Friday, and Friday, May 2, 2025 for Battle of Flowers holiday.
  - h. Other

## NOTICE OF MEETING

## LAKE MCQUEENEY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

The Board of Directors of Lake McQueeney Water Control and Improvement District No. 1 will hold a regular meeting on Tuesday, April 15, 2025, at 4:00 p.m., at Lake Breeze Ski Lodge, 225 Ski Lodge Rd., McQueeney, TX 78123\*, and by GoToMeeting videoconference and teleconference\*, to discuss and, if appropriate, act upon the items listed below. GoTo videoconference may be done at <https://meet.goto.com/818906613>, and telephone number: 1-877-568-4106 Access Code: 818-906-613.

1. Public comment. \*\*
2. Approve minutes.
3. Financial and bookkeeping matters, including payment of the bills, and presentation of financial report, including review of investments, and approval of financial report.
4. Conduct annual review of Investment Policy and adopt Resolution Regarding Annual Review of Investment Policy.
5. Review, revise, and adopt Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.
6. Ratify renewal of insurance policies.
7. Engage auditor to conduct audit for fiscal year end April 30, 2025.
8. Adopt budget for fiscal year end April 30, 2026.
9. Annual report regarding Post-Issuance Compliance Policy.
10. Update from Engineering Committee, including update and presentation from the Guadalupe-Blanco River Authority.
11. Website and communication matters.
12. Discuss meeting schedule and agenda items for future meetings.



/s/ Nellie Connally

Attorney for the District

POSTED

APR 08 2025  
12:03 pm

TERESA KIEL  
Guadalupe County Clerk  
By: Granbury

\* The Board will conduct an in-person meeting at its physical meeting location. The Board is making available a video and telephone option for members of the public to listen to the meeting and to address the Board during the public comment item. Please register for the meeting at <https://meet.goto.com/818906613>, a telephone number to join via teleconference, a link to join via videoconference, and a password to access the conference will be provided.

\*\*The public must comply with public comment policy including signing up and limitation to 3 minutes.

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

**\*\*\*Lake McQueeney Water Control and Improvement District No. 1 reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney about Pending or Contemplated Litigation), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.086 (Economic Development).**

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

## NOTICE OF MEETING

### LAKE PLACID WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

The Board of Directors of Lake Placid Water Control and Improvement District No. 1 will hold a regular meeting on **Tuesday, April 15, 2025, at 5:00 p.m.**, at Lake Breeze Ski Lodge, 225 Ski Lodge Rd., McQueeney, Texas, and by GoToMeeting videoconference and teleconference\*, to discuss and, if appropriate, act upon the items listed below. GoTo videoconference may be done at <https://meet.goto.com/493706597>, and telephone number: 1-877-309-2073 Access Code: 493-706-597:

1. Public comment.
2. Approve minutes.
3. Community outreach and public education, including committee update.
4. Approve audit for fiscal year end September 30, 2024.
5. Financial and bookkeeping matters, including payment of the bills.
6. Approve Annual Report and authorize filing of same in accordance with the District's Continuing Disclosure of Information Agreement and as required by SEC Rule 15c2-12.
7. Annual Review of Procedures for Continuing Disclosure Compliance.
8. Annual report regarding Post-Issuance Compliance Policy.
9. Tax matters, including:
  - a. consider proposals for tax assessor collector services and, if appropriate, take action.
10. Report from the Intergovernmental Relations Committee regarding matters related to Guadalupe-Blanco River Authority.
11. Engineering updates, including update and presentation from the Guadalupe-Blanco River Authority.
12. Convene in Executive Session.\*\*
13. Reconvene in Open Session and authorize any appropriate action.
14. Discuss meeting schedule and agenda items for future meetings.



POSTED

APR 08 2025  
 2:19 pm  
 TERESA KIEL  
 Guadalupe County Clerk  
 By: *Samantha Ann*

/s/ Nellie Connally  
 Attorney for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

\* The Board will conduct an in-person meeting at its physical meeting location. The Board is making available a video and telephone option for members of the public to listen to the meeting and to address the Board during the public comment item. Please register for the meeting at <https://meet.goto.com/493706597>, a telephone number to join via teleconference, a link to join via videoconference, and a password to access the conference will be provided.

\*\*Lake Placid Water Control and Improvement District No. 1 reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney about Pending or Contemplated Litigation), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.086 (Economic Development).

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.



000188

# GUADALUPE COUNTY CHILD WELFARE BOARD

**PUBLIC MEETING: APRIL 14<sup>TH</sup>, 2025**

**TIME: 5:30 P.M. @ SEGUIN PUBLIC LIBRARY**

**-CONFERENCE ROOM - 313 W NOLTE ST**

President- Diane Anderson-Glover\*  
dianeglover@gvec.net  
Vice-President- Jack Shanafelt\*  
shanafeltsign@sbcglobal.net  
Treasurer- Adam Rausch\*  
adam.rausch@americantower.com  
Secretary- Michelle Moczygemb\*  
jmmoczygemb@hotmai.com

**Supporting Board Members**

Eddie Davila\*  
Tracy Young\*  
Joseph Pease\*  
Connie Sheppard\*  
Cindy Pease\*  
Becky Wiley\*  
Cindy Baker\*  
(Open Position)\*  
(Open Position)\*  
(Open Position)\*  
(Open Position)\*

\*Indicates Voting Board Members

## **Agenda**

- 1. Call to Order**
- 2. Determination of Quorum**
- 3. Public Comment**
- 4. Action Items: Discussion and Possible Motion Relative to:**
  - a. Request(s) for Financial Assistance from CPS & Belong
  - b. Accept into the Minutes All CPS Requests Approved via Email Since the Last Meeting
  - c. DFPS Report
  - d. SJRC / Belong Report
  - e. Approval of the March Meeting Minutes
  - f. Approval of the March Treasurers Reports
  - g. Approval of Accepting Resignation Letters from:
    1. Eddie Davila
    2. Becky (Rebecca) Wiley
  - h. Ratification of Board Approval on March 10th to Accept Prospective Board Member Application for Samantha Stevenson
- 5. Discussion Items:**
  - a. Region 8 Council Report
  - b. TCCWB Report
- 6. Committee Reports:**
  - a. Rainbow Room
  - b. Back to School
  - c. Christmas
- 7. Upcoming Items and Other(s):**
- 8. Board Member Comments**
- 9. Next Meeting - Seguin Public Library on June 9<sup>th</sup>**  
The board has voted to forgo the May Meeting).  
(Meeting is Also Accessible via ZOOM for Guests)
- 10. Motion to Adjourn**

**POSTED**

APR 10 2025

3:54 pm

TERESA KIEL  
Guadalupe County Clerk  
By Megan Dunn

**Join Zoom Meeting**

<https://us02web.zoom.us/j/86500919825?pwd=WxLXRT1yC4T6LMKMkp0Dnwm9Umq5c2.1>

**Meeting ID: 865 0091 9825 Passcode: WELFARE**



**Mailing Address: Guadalupe County Child Welfare Board  
Guadalupe County Justice Center - 211 West Court Street - Seguin, Texas 78155  
Phone: (830) 303-8867 • Email: [childwelfareboard@gmail.com](mailto:childwelfareboard@gmail.com) • [www.gccwb.org](http://www.gccwb.org)**

Guadalupe Regional  
MEDICAL CENTER



000189

Board of Managers Agenda  
The Selig Room, 1331 East Court St., Seguin, Texas  
April 15, 2025 – 6:00 p.m.

1. Call to order.
2. Invitation to hear citizens and members of the Board of Managers in advance of regular business on items other than those on the current agenda, which shall be limited to five (5) minutes. Discussion shall be on non-agenda items only and shall be limited to:
  - a. Statements of specific factual information given in response to an inquiry.
  - b. A recitation of existing policy in response to an inquiry.Any deliberation or decision about the subject of any inquiry shall be limited to a proposal to place the subject on the agenda of a subsequent meeting (Texas Open Meetings Act, Section 551.042 Vernon's Annotated Texas Civil Statutes).
3. APPROVAL OF MINUTES OF THE MEETING OF March 18, 2025.
4. DISCUSSION ITEMS:
  - a. Nursing Report – Daphne Blake, CNO
  - b. Financial and Statistical Reports:
    1. Guadalupe Regional Medical Center – Kody Gann, CFO
    2. Quarterly Investment Report – Kody Gann, CFO
    3. Guadalupe Regional Medical Group – Steve Lara, GRMG CEO
  - c. Quality Report – Rhonda Unruh, VP of Quality
  - d. Administrative Report – Robert Haynes, CEO
    1. Foundation – Elaine Bennett, GRMF CEO
5. Adjournment and move into Executive Session under Texas Government Code Sections 551.074 and 551.072:
  - a. Annual Report to Board of Sentinel and Preventable Adverse Events – Rhonda Unruh, VP of Quality
  - b. personnel matters; and
  - c. to deliberate regarding the purchase, lease or value of certain real property.
6. Adjourn from Executive Session and move into Regular Session for discussion and/or possible action on the executive session items.
7. Motion to Adjourn.

POSTED

APR 10 2025

4:19pm

TERESA KIEL  
Guadalupe County Clerk  
By: *Granlund Van*

I, Veronica San Miguel, hereby certify that the above Notice is a true and correct copy. A copy of this Notice has been placed on the outside bulletin board of the Guadalupe County Justice Center, 211 West Court Street and at the Seguin City Hall, 205 North River Street. Said places are readily accessible to the general public at all times beginning on the 10<sup>th</sup> day of April 2025, and said Notice shall remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting. For your convenience, you may visit the Guadalupe Regional Medical Center's website at [www.grmedcenter.com](http://www.grmedcenter.com) titled "News Updates" for any official Hospital Board postings.



# GUADALUPE COUNTY Commissioners Court

**Kyle Kutscher**  
County Judge  
(830) 303-8867  
[Kyle.Kutscher@GuadalupeTX.gov](mailto:Kyle.Kutscher@GuadalupeTX.gov)

**Jacqueline Ott**  
Commissioner, Pct. 1  
(830) 303-8857, Ext. 1  
[Jacqueline.Ott@GuadalupeTX.gov](mailto:Jacqueline.Ott@GuadalupeTX.gov)

**Drew Engelke**  
Commissioner, Pct. 2  
(830) 303-8857, Ext. 2  
[Drew.Engelke@GuadalupeTX.gov](mailto:Drew.Engelke@GuadalupeTX.gov)

**Michael Carpenter**  
Commissioner, Pct. 3  
(830) 303-8857, Ext. 3  
[Michael.Carpenter@GuadalupeTX.gov](mailto:Michael.Carpenter@GuadalupeTX.gov)

**Stephen Germann**  
Commissioner, Pct. 4  
(830) 303-8857, Ext. 4  
[Stephen.Germann@GuadalupeTX.gov](mailto:Stephen.Germann@GuadalupeTX.gov)

**Workshop**  
**Date: April 15, 2025**  
**Time: 9:00 AM**

## AGENDA

**Call to Order.**

**DISCUSSION:**

Budget Workshop: Capital Projects, major expenditures and priorities for the FY 2025-2026 County Budget.

Members of the public will be entitled to participate and address the governmental body during any telephonic or videoconference meeting.

Meeting ID: 351 037 7057

Passcode: 638728

**Join Zoom Meeting**

<https://us06web.zoom.us/j/3510377057?pwd=MkJpOE55b3FHL1ZDUEI2NmNCc0tZz09>

**Dial in:**

+1 346 248 7799	+1 253 215 8782
+1 720 707 2699	+1 301 715 8592
+1 312 626 6799	+1 646 558 8656

**POSTED**

APR 11 2025  
3:06 pm  
TERESA KIEL  
Guadalupe County Clerk  
By: *Megan Turner*

Notice: Any documents linked to this Agenda are subject to change both after posting and/or after discussion and vote during the Commissioner's Court meeting.

A copy of this Notice has been placed on the outside bulletin board of the Guadalupe County Justice Center, 211 West Court Street. Said place is readily accessible to the general public at all times and said Notice shall remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting. For your convenience, you may visit the county's website at: [www.co.guadalupe.tx.us](http://www.co.guadalupe.tx.us) titled "Agenda" for any official court postings.



# GUADALUPE COUNTY Commissioners Court

**Kyle Kutscher**  
County Judge  
(830) 303-8867  
[Kyle.Kutscher@GuadalupeTX.gov](mailto:Kyle.Kutscher@GuadalupeTX.gov)

**Jacqueline Ott**  
Commissioner, Pct. 1  
(830) 303-8857, Ext. 1  
[Jacqueline.Ott@GuadalupeTX.gov](mailto:Jacqueline.Ott@GuadalupeTX.gov)

**Drew Engelke**  
Commissioner, Pct. 2  
(830) 303-8857, Ext. 2  
[Drew.Engelke@GuadalupeTX.gov](mailto:Drew.Engelke@GuadalupeTX.gov)

**Michael Carpenter**  
Commissioner, Pct. 3  
(830) 303-8857, Ext. 3  
[Michael.Carpenter@GuadalupeTX.gov](mailto:Michael.Carpenter@GuadalupeTX.gov)

**Stephen Germann**  
Commissioner, Pct. 4  
(830) 303-8857, Ext. 4  
[Stephen.Germann@GuadalupeTX.gov](mailto:Stephen.Germann@GuadalupeTX.gov)

**Regular Meeting**  
**Date: April 15, 2025**  
**Time: 10:00 AM**

## AGENDA

## POSTED

1. **Call to Order.**
2. **Pledges to U.S. and Texas Flags and Silent Prayer.**
3. **Citizens to be heard.**
4. **Proclamations: Discussion and possible motion relative to the following:**
  - A. Recognizing Animal Care and Control Appreciation Week, April 13-19, 2025, in Guadalupe County.  
[Animal Control week April 2025 \\_ Procl](#)
  - B. Recognizing Telecommunicators Week, April 13-19, 2025, in Guadalupe County.  
[Telecommunicators week April \\_ Procl](#)
5. **PRESENTATION:**
  - A. The 2024 Region 8 Public Health Activity Annual Report for Guadalupe County by the Texas Department of State Health Services.
6. **CONSENT ITEMS: The following may be acted upon in one motion. A Commissioner, the County Judge, or a Citizen may request items to be pulled for separate discussion and/or action:**
  - A. The PCA Bill List and Jury Register.  
[PCA Bill List and Jury Register](#)
  - B. The EBA List.  
[EBA](#)
  - C. Accept the donation of 300 reuseable shopping bags, valued at \$225.00, from HEB

APR 11 2025  
3:00 pm  
TERESA KIEL  
Guadalupe County Clerk  
By *Megan Henn*

to the Environmental Health Department for distribution at Earth Day.

- D. The Engagement Letter and 7th Amendment to the Agreement with Gabriel, Roeder, Smith & Company, for the December 31, 2024, OPEB valuation and the GASB 75 valuation reports for fiscal years ending 2025 and 2026.  
Guadalupe County Engagement Letter GASB 75  
2017-02 Amendment 7  
[TX2018GuadalupeCountyMasterAgreement](#)
- E. The Excavation Permit Requests for the following County Roads:
  - i. Single Oak Road, Precinct 4;
  - ii. Windy Hill, Still Meadow Road, and Pine Meadow Road, Precinct 1;
  - iii. Airport Road, Precinct 2;
  - iv. Westmeyer Road, Precinct 2;
  - v. Leissner School Road & Elm Creek Road, Precinct 1;
  - vi. Longhorn Trail & Gold Dust Road, Precinct 1; and
  - vii. Bolton Road, Schmoekel Road, and S. Santa Clara Road, Precinct 4.Excavation Permit Requests

## **7. ACTION ITEMS: Discussion and possible motion relative to:**

- A. The Order authorizing Waste Management, Inc, to use proceeds of tax-exempt bonds to fund costs associated with improvements to solid waste disposal facilities in Guadalupe County.  
[Tax Exempt Bonds Packet for WM](#)
- B. The Request for a Variance from the requirements of Section IX B2-Lot Restrictions, Section IX F7-Major Thoroughfare Plan-Road Classifications, and Section X C3 Minimum Right of Way in the Guadalupe County Subdivision Regulations for 1978 Pieper Road, Pieper Farms Lots 1 and 2, located in Precinct 2.  
[Variance Request- 1978 Pieper Rd.](#)
- C. The agreement with Soch, Inc. to purchase Integra Election Management Software to provide a single management option for various critical election tasks.  
[Integra Purchase Agreement](#)
- D. In accordance with the Guadalupe County Travel Policy, authorization for the following individuals to travel out-of-state:
  - i. Up to three (3) people from the County Clerk's office for educational training at the International Association of Government Officials (iGo) Annual Conference on June 20-24, 2025, in Kansas City, Missouri; and
  - ii. The Assistant Fire Marshal/Emergency Management Coordinator for the National Homeland Security Conference, August 24-28, 2025, in Washington, D.C.[2025\\_Annual\\_Conference\\_Tentative\\_Agenda](#)
- E. The Professional Design Additional Services Fee Proposal from Dockery Architecture for the Marion Building Renovation.  
[Dockery Additional Services Fee Proposal Marion Bldg](#)
- F. The final plat of the Thompson Addition, establishing lot 1, located in Precinct 2.

Tax Cert  
Thompson Addition Subdivision

- G. The final plat of Molly & Mia's Place subdivision, establishing lots 1-2, Precinct 1.  
Molly & Mia's Place Subdivision  
Tax Certificate- Molly & Mia's Place
- H. The request by the Guadalupe County Sheriff to temporarily substitute an increased total of eight (8) unfilled Patrol Deputy positions with up to eight (8) Un-Certified/Cadet positions and sponsor said persons' training costs with the AACOG Law Enforcement Academy.
- I. Authorize the Jail's contracted Licensed Medical practitioner availability to a cellular phone for contact for emergency treatment.
- J. The Memorandum of Understanding regarding Internet Crimes Against Children Task force activities between the Office of the Attorney General of Texas and Guadalupe County Sheriff's Office and authorize the Sheriff to sign the agreement.  
ICAC MOU 03-27-2025-1
- K. The Order to Advertise and Request for Proposals specifications for RFP 25-19, Turnkey Pipe and Culvert Services.  
Legal RFP 25-19 Turnkey Pipes & Culverts
- L. The Order to Advertise and Request for Qualifications specifications for RFQ 25-22, Core Testing.  
Legal RFQ 25-22 Core Testing
- M. The Order to Advertise and Request for Qualifications specifications for RFQ 25-23, Construction Manager at Risk (CMAR) - Marion Building Remodel.  
Legal Ad & RFQ 25-23 CMAR Marion Bldg
- N. The Order to Advertise and Invitation for Bid specifications for IFB 25-24, Bridge Construction - East Walnut Street at Geronimo Creek.  
Legal and IFB 25-24 East Walnut Street Bridge
- O. The Development Agreement with Palomino Alpha, LLC.  
Palomino Alpha-Guadalupe County Development Agreement
- P. The Bill List(s).  
Bill List

**8. Announcement of Upcoming Guadalupe County Public Events.**

**9. Motion to Adjourn.**

- A. Members of the public will be entitled to participate and address the governmental body during any telephonic or videoconference meeting.

Meeting ID: 351 037 7057      Passcode: 638728

**Join Zoom Meeting**

[https://us06web.zoom.us/j/3510377057?  
pwd=MkJpOE55b3FHL1ZDUEI2NmNCc0ttZz09](https://us06web.zoom.us/j/3510377057?pwd=MkJpOE55b3FHL1ZDUEI2NmNCc0ttZz09)

**Dial in:**

+1 346 248 7799	+1 253 215 8782
+1 720 707 2699	+1 301 715 8592
+1 312 626 6799	+1 646 558 8656

Notice: Any documents linked to this Agenda are subject to change both after posting and/or after discussion and vote during the Commissioner's Court meeting.

A copy of this Notice has been placed on the outside bulletin board of the Guadalupe County Justice Center, 211 West Court Street. Said place is readily accessible to the general public at all times and said Notice shall remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting. For your convenience, you may visit the county's website at: [www.co.guadalupe.tx.us](http://www.co.guadalupe.tx.us) titled "Agenda" for any official court postings.

TO: THE BOARD OF DIRECTORS OF GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 4, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 4 will hold a special meeting on April 24, 2025, at 12:00 p.m., outside the boundaries of the District, at 1290 Wonder World Drive, Suite 1240, San Marcos, TX 78666. The meeting will be held for the following purposes:

1. Receive Public Comment.
2. Consider and take action regarding approval of the minutes from the January 31, 2025, Board of Directors' meeting.
3. Consider and take action regarding District Engineering Services:
  - a. Approve termination of contract with Jones-Heroy & Associates, Inc. for District engineering services;
  - b. Approve engagement of Jones-Heroy & Associates, Inc. for bond application services; and
  - c. Approve engagement of Cude Engineers for District engineering services.
4. Consider and take action Regarding Engineering, Construction and Development Matters:
  - a. Status Report from District Engineer Regarding Engineering, Construction and Development Activities;
  - b. Approve Award of Contracts for Construction of public infrastructure improvements serving the District;
  - c. Approve Pay Estimates and Change Orders for public infrastructure improvements serving the District;
  - d. Accept Completed Public Infrastructure Improvements for ownership, operation and/or maintenance; and
  - e. Authorize other action relating to construction of public infrastructure improvements serving the District.
5. Consider and take action regarding approval of proposal by Cude Engineers for evaluation of future road maintenance and drainage facility maintenance costs.
6. Consider and take action regarding the acceptance of conveyance of real property interests by the District for public infrastructure or drainage improvements.
7. Consider and take action regarding adoption of Resolution Relating to the Acceptance of Public Infrastructure Improvements after completion of construction.
8. Discussion and Possible Action regarding Bookkeepers Report and Payment of Bills and Invoices.
9. Discussion and possible action relating to financial advisory services contract with Masterson Advisors LLC.

POSTED

APR 16 2025

TERESA KIEL  
Guadalupe County Clerk  
By: 

12:00PM

10. Discussion and possible action relating to termination of financial advisory services contract with Specialized Public Finance, Inc.
11. Discussion and Possible Action regarding Establishment of Regular Meeting Dates.



*Anthony S. Corbett*  
\_\_\_\_\_  
Attorney for the District

The Board of Directors may go into Executive Session if necessary, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, of the Texas Open Meetings Act, on any of the above matters. No final action, decision or vote will be taken on any subject or matter in Executive Session. The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call 512-328-2008 for further information.

# GUADALUPE APPRAISAL DISTRICT

---



**Main Office**  
 3000 N. Austin St.  
 Seguin, Texas 78155  
 (830)303-3313  
 (830)372-2874 (Fax)

**Schertz Substation**  
 1052 FM 78, Ste. 103  
 Schertz, Texas 78154  
 (830)303-3313 Opt. 0  
 (877)254-0888 (Fax)

**POSTED**

APR 21 2025

12:12 PM

TERESA KIEL  
 Guadalupe County Clerk  
 By: *[Signature]*

## NOTICE OF MEETING

Notice is hereby given that the Guadalupe Appraisal Review Board will convene at 9:00 a.m. on April 28, 29, 2025 at the Guadalupe Appraisal District Office, 3000 N. Austin Street, Seguin, Texas 78155.

**Under the authority of Chapter 551 of the Texas Government Code, the Board, during the course of the meeting covered by this notice, may enter into closed or executive session for any of the following reasons provided the subject to be discussed is on the agenda for the meeting.**

- For a private consultation with the Board's Attorney with respect to pending or contemplated litigation, settlement offers, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, clearly conflicts with this chapter. (Sec. 551-071)

**Notwithstanding Chapter 551 of the Texas Government Code, the Appraisal Review Board shall conduct a hearing that is closed to the public if the property owner or the chief appraiser intends to disclose proprietary or confidential information at the hearing that will assist the review board in determining the protest. The review board may hold a closed hearing under this subsection only on a joint motion by the property owner and the chief appraiser. Information described by Section 41.66 (d-1) is considered information obtained under Section 22.27 of the Texas Property Tax Code.**

**NO FINAL ACTION, DECISION, OR VOTE SHALL BE TAKEN WHILE THE BOARD IS IN CLOSED OR EXECUTIVE SESSION. Chapter 551. Texas Government Code.**

### Agenda on Attached Sheet

Copies of proposed agenda can be obtained at the front counter.

This notice posted and filed in compliance with the Open Meetings Act on or before April 21, 2025, at 5:00 p.m.

## GUADALUPE APPRAISAL DISTRICT

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1. CALL TO ORDER
2. ROLL CALL
3. The Board will examine, equalize and approve the appraisal records of the Chief Appraiser and will hear and determine taxpayer and taxing unit appeals on all matters permitted by the Texas Property Tax Code. The Appraisal Review Board will be in session other days, notice for which shall be duly posted, until all appeals are heard and resolved. This notice is given pursuant to TEX.CIVSTAT.ANN.Art.6252.17.
4. **Executive Session:** The Appraisal Review Board may retire to Executive Session for the purpose of consulting with the Board's Attorney with respect to pending or contemplated litigation, settlement offers, or on matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, clearly conflicts with this chapter. (Sec.551-071)
5. **Closed Session:** The Appraisal Review Board may retire to closed session on a joint motion by the property owner or its designated agent and the chief appraiser and her designee, if either party intends to disclose proprietary or confidential information at the hearing that will assist the appraisal review board in determining the protest. (Sec. 41.66 d-1)
6. **Action:** Appraisal Review Board order determining appeal where joint motion exists and evidence is submitted to Appraisal Review Board in closed session under Sec. 41.66 d-1.
7. Adjournment



Hugh Douglass  
Chair, A.R.B.

## GUADALUPE APPRAISAL DISTRICT

---



**Main Office**  
 3000 N. Austin St.  
 Seguin, Texas 78155  
 (830) 303-3313 Opt.1  
 (830) 372-2874 (Fax)  
 gadprotest@guadalupead.org

POSTED

APR 21 2025  
 12:12pm  
 TERESA KIEL  
 Guadalupe County Clerk  
 By: Shanice Van

**Schertz Substation**  
 1052 FM 78, Ste. 103  
 Schertz, Texas 78154  
 (830) 303.3313 Opt.2  
 (877) 254-0888 (Fax)

### NOTICE OF MEETING

Notice is hereby given that the Guadalupe Appraisal Review Board will convene at 9:00 a.m. on April 28, 2025 at the Guadalupe Appraisal District Office, 3000 N. Austin Street, Seguin, Texas 78155.

**Under the authority of Chapter 551 of the Texas Government Code, the Board, during the course of the meeting covered by this notice, may enter into closed or executive session for any of the following reasons provided the subject to be discussed is on the agenda for the meeting.**

- For a private consultation with the Board's Attorney with respect to pending or contemplated litigation, settlement offers, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, clearly conflicts with this chapter. (Sec. 551-071)

**Notwithstanding Chapter 551 of the Texas Government Code, the Appraisal Review Board shall conduct a hearing that is closed to the public if the property owner or the chief appraiser intends to disclose proprietary or confidential information at the hearing that will assist the review board in determining the protest. The review board may hold a closed hearing under this subsection only on a joint motion by the property owner and the chief appraiser. Information described by Section 41.66 (d-1) is considered information obtained under Section 22.27 of the Texas Property Tax Code.**

**NO FINAL ACTION, DECISION, OR VOTE SHALL BE TAKEN WHILE THE BOARD IS IN CLOSED OR EXECUTIVE SESSION. Chapter 551. Texas Government Code.**

#### Agenda on Attached Sheet

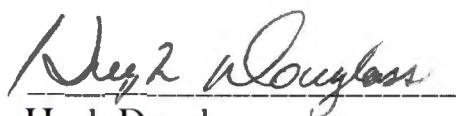
This notice posted and filed in compliance with the Open Meetings Act on or before April 21, 2025, at 5:00

## GUADALUPE APPRAISAL DISTRICT

---

---

1. CALL TO ORDER
2. ROLL CALL
3. 1<sup>st</sup> Quarter Supplements 2025
4. The Board will examine, equalize, and approve the appraisal records of the Chief Appraiser and will hear and determine taxpayer and taxing unit appeals on all matters permitted by the Texas Property Tax Code. The Appraisal Review Board will be in session other days, notice for which shall be duly posted, until all appeals are heard and resolved. This notice is given pursuant to TEX.CIVSTAT.ANN.Art.6252.17.
5. **Executive Session:** The Appraisal Review Board may retire to Executive Session for the purpose of consulting with the Board's Attorney with respect to pending or contemplated litigation, settlement offers, or on matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, clearly conflicts with this chapter. (Sec.551-071)
6. **Closed Session:** The Appraisal Review Board may retire to closed session on a joint motion by the property owner or its designated agent and the chief appraiser and her designee, if either party intends to disclose proprietary or confidential information at the hearing that will assist the appraisal review board in determining the protest. (Sec. 41.66 d-1)
7. **Action:** Appraisal Review Board order determining appeal where joint motion exists, and evidence is submitted to Appraisal Review Board in closed session under Sec. 41.66 d-1.
8. Adjournment



Hugh Douglass  
Chair, A.R.B.



Memorandum  
April 22, 2025

000210

**This agenda is subject to revision up to 72 hours prior to the meeting.**

**To:** All Members, Transportation Policy Board  
**From:** Melissa Cabello Havrda, Chair and Sonia Jiménez, Interim Executive Director  
**Subject:** Transportation Policy Board Meeting Notice and Agenda

The next meeting of the AAMPO Transportation Policy Board is scheduled for  
**Monday, April 28, 2025 at 1:30 p.m.**  
at the VIA Metro Center Community Room located at  
1021 San Pedro Avenue, San Antonio, TX 78212

**View the meeting live at [www.alamoareampo.org/MPOLive](http://www.alamoareampo.org/MPOLive)**

The following agenda items will be discussed and action will be taken as appropriate.  
Items may be taken out of the order shown.

**Citizens to be Heard:** Speakers will be allowed up to three (3) minutes each to address the AAMPO Transportation Policy Board on any one specific agenda item. While speakers who have signed up may donate their time to another speaker, the maximum time allowed for any individual speaker will be nine (9) minutes. Speakers who wish to address the AAMPO Board on multiple items or on items not listed on the agenda must do so under Citizens to be Heard. All speakers must register, state their names, and any organizations they represent.

## Agenda

**POSTED**

1. Roll Call
2. Interim Director's Report – AAMPO (Jimenez)
  - a. AAMPO's Executive Committee will meet in the July timeframe to discuss and make a recommendation to the Transportation Policy Board (TPB) on the FY 27-30 TIP Project Call and FY 2026 AAMPO Annual Budget.
  - b. May is National Bike Month. Not going far? Ditch the car! For Bike Month, AAMPO is involved in Bike to School Day, Bike to Work Day, the Active Transportation Advisory Committee's (ATAC) Walk and Bike Night, the Ride of Silence, Street Skills cycling safety classes, and other partner events. If you are interested in partnering or want to learn more, contact Matthew Moreno at [moreno@alamoareampo.org](mailto:moreno@alamoareampo.org)

APR 22 2025  
11:24 am

TERESA KIEL  
Guadalupe County Clerk  
By: *Maryann Turmo*

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability or family status.  
To arrange for translation services or assistance due to disability (free of charge), please contact the MPO  
at [aampo@alamoareampo.org](mailto:aampo@alamoareampo.org) or (210) 227-8651 (or Relay Texas at 7-1-1) at least five working days in advance.

Se solicita la participación pública sin distinción de raza, color, nacionalidad de origen, edad, sexo, religión, discapacidad o estado familiar. Para coordinar servicios gratuitos de traducción o asistencia debido a una discapacidad, comuníquese con la MPO por correo electrónico a [aampo@alamoareampo.org](mailto:aampo@alamoareampo.org) o llame al 210-227-8651 (o Relay Texas al 7-1-1) con al menos cinco días hábiles de anticipación.

Please provide any written comments on any agenda items at least one day prior to the meeting to the MPO at:

Proporcione comentarios por escrito sobre cualquier tema en la agenda al menos un día antes de la reunión pública a la MPO en:

**825 South Saint Mary's Street • San Antonio, Texas 78205**  
**☎ (210) 227-8651 ☎ (210) 227-9321 ☎ TTD 1 (800) 735-2989**  
**✉ [www.alamoareampo.org](http://www.alamoareampo.org)**

- c. AAMPO's FY 26-27 Unified Planning Work Program (UPWP) is under development. The Technical Advisory work group met in April. The Board presentation is scheduled for May with action in June.
- d. Alamo Commutes, AAMPO's commute solutions program, is now on Instagram (@alamocommutes) and Facebook ([facebook.com/alamocommutes](https://facebook.com/alamocommutes)). Follow Lily and team to stay informed about multimodal transportation, including commuter tips, route suggestions, safety resources, and opportunities to participate in challenges and earn rewards.
- e. The FY 2025 Safe Streets and Roads for All (SS4A) grants awards are open for applications. The deadline is Thursday, June 26, 2025. Funds are awarded on a competitive basis to support planning, infrastructure, behavioral, and operational initiatives to prevent death and serious injury on roads and streets involving all roadway users, including pedestrians, bicyclists, public transportation, personal conveyance, micromobility users, motorists, and commercial vehicle operators. The estimated number of awards is 500 with awards ranging from \$100,000 to \$25,000,000. For more information, please visit <https://www.transportation.gov/grants/ss4a/fy25-nofo>
- f. The AAMPO May Policy Board meeting will be held Monday, May 19, 2025 at 1:30 p.m. at the VIA Metro Center Board Room (the usual location).
- g. The AAMPO Office will be closed Friday, May 2, 2025 for Battle of Flowers holiday and Monday, May 26, 2025 in observance of Memorial Day.

### 3. Citizens to be Heard

**Consent Agenda:** All items under the Consent Agenda are acted upon collectively unless opposition is presented, in which case, the contested item will be considered, discussed and appropriate action taken separately.

- 4. Approval of the March 24, 2025 Meeting Minutes.
- 5. Discussion and Appropriate Action on Amendments to the FY 25-28 Transportation Improvement Plan (TIP) and *Mobility 2050* – AAMPO (Martinez)

### **Items for Individual Discussion and Appropriate Action**

- 6. Presentation and Action on AAMPO's FY 2024 Audit of Expenditures and Compliance – Garza/Gonzalez & Associates (Lopez-Gonzalez)
- 7. Presentation, Discussion, and Action on a Resolution Supporting City of San Antonio's Bike Network Plan – City of San Antonio (Hernandez)
- 8. Discussion and Appropriate Action on Amendments to the FY 2024-2025 Unified Planning Work Program (UPWP) – AAMPO (Jimenez)
- 9. Alternatives to Single-Occupancy Vehicles Briefing – "Multimodal Lotería" – AAMPO (Teran)

**10. Presentation Monthly Status Reports**

- a. Alamo Regional Mobility Authority/Bexar County (Art Reinhardt)
- b. Alamo Area Council of Governments Air Quality Issues (Clifford Herberg)
- c. City of San Antonio (Razi Hosseini)
- d. San Antonio Mobility Coalition (Vic Boyer)
- e. Texas Department of Transportation (Charles Benavidez)
- f. VIA Metropolitan Transit (Rod Sanchez)
- g. Others

**11. Executive Session**

AAMPO's Transportation Policy Board will adjourn into Executive Session as authorized by Texas Government Code Section 550.071 (consultation with attorney), and Section 551.074 (personnel matters) to discuss updates on AAMPO's Executive Director search.

**12. Discussion and Appropriate Action regarding AAMPO's Executive Director Search****13. Adjourn**



# GUADALUPE COUNTY

## Commissioners Court

**Kyle Kutscher**  
County Judge  
(830) 303-8867  
[Kyle.Kutscher@GuadalupeTX.gov](mailto:Kyle.Kutscher@GuadalupeTX.gov)

**Jacqueline Ott**  
Commissioner, Pct. 1  
(830) 303-8857, Ext. 1  
[Jacqueline.Ott@GuadalupeTX.gov](mailto:Jacqueline.Ott@GuadalupeTX.gov)

**Drew Engelke**  
Commissioner, Pct. 2  
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**Michael Carpenter**  
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**Stephen Germann**  
Commissioner, Pct. 4  
(830) 303-8857, Ext. 4  
[Stephen.Germann@GuadalupeTX.gov](mailto:Stephen.Germann@GuadalupeTX.gov)

**Regular Meeting**  
**Date: April 29, 2025**  
**Time: 10:00 AM**

## AGENDA

## POSTED

1. **Call to Order.**
2. **Pledges to U.S. and Texas Flags and Silent Prayer.**
3. **Citizens to be heard.**
4. **PROCLAMATIONS: Discussion and possible motion relative to the following:**

APR 25 2025  
2:58 PM

TERESA KIEL  
Guadalupe County Clerk  
By: AKS

- A. Recognizing National Nurses Week, May 6-12, 2025, in Guadalupe County.  
[National Nurses Week Proclamation](#)
- B. Recognizing National Correctional Officer Week, May 4-10, 2025, in Guadalupe County.  
[National Correctional Officer Week Proclamation](#)
5. **DISCUSSION:**
  - A. Review of the 2018 Guadalupe County Strategic Plan.  
[Strategic Plan 2018](#)
  - B. The upcoming regular meetings pursuant to Texas Government Code Section 551.074 with individuals employed by Guadalupe County and appointed by the Commissioners Court, and the request for those individuals to prepare their annual self-evaluation prior to May 31, 2025.
6. **CONSENT ITEMS: The following may be acted upon in one motion. A Commissioner, the County Judge, or a Citizen may request items to be pulled for separate discussion and/or action:**
  - A. The EBA List.  
[EBA](#)

- B. The Bill List(s).  
[Final Commissioners Court Bill List 4-29-25](#)  
[Final Commissioners Court Bill List-Other Bank 4-29-25](#)
- C. The PCA List and Jury Registers.  
[PCA List & Jury Registers](#)
- D. The Auditor's Monthly Report for February 2025.  
[AMRR Feb 2025](#)
- E. The Treasurer's Monthly and Investment Report for February 2025.  
[TMIR FEB 2025](#)
- F. The Departmental Monthly and Revenue Reports for March 2025.  
[DM & RR](#)
- G. The Excavation Permit Requests for the following County Roads:
  - i. Koehler Road, Precinct 4;
  - ii. McKnight Road, Precinct 1;
  - iii. Sunshine Lane and Union Wine Road, Precinct 1;
  - iv. Altwein Lane, Precinct 1; and
  - v. Youngsford Road, Precinct 1.[Requests for Excavation Permits](#)
- H. The Agreement to Furnish Fire Protection and Related Emergency Services between Guadalupe County and the New Berlin Volunteer Fire Department.  
[New Berlin VFD Agreement](#)
- I. Accept the \$50 donation from Ms. James R. Lovering for Juvenile Detention Bible Study.
- J. The Request for Guadalupe County to receive Unclaimed Property Capital Credits pursuant to Texas Property Code, Section 74.602, and Local Government Code, Section 381.004.  
[2025 Capital Credits.pdf](#)
- K. Accept the resignations of Eddie Davila and Rebecca Wiley from the Guadalupe County Child Welfare Board.

## 7. ACTION ITEMS: Discussion and possible motion relative to:

- A. The Irrevocable Letter of Credit as the financial guarantee in lieu of bond for the Vista Ridge subdivision on FM 775, located in Precinct 1.  
[Vista Ridge Letter of Credit](#)
- B. In accordance with the County's Public Educational Outreach and Events Policy, the request to allocate funds in an amount not to exceed \$450 to reimburse the Road & Bridge Administrator for the purchase of food and refreshments for County Employees working at the County Cleanup event on Saturday, May 17, 2025.  
[Public Educational Outreach Events Policy Funds Request BCU.pdf](#)

- C. Review the evaluation scoring and recommendation for RFP 25-18, Pipe Rejuvenation, and award the contract.  
[RFP 25-18 Pipe Rejuvenation - Evaluation Scores](#)  
[Proposed Contract](#)
- D. Authorization to publish notice and set a date for a Public Hearing regarding the proposed revisions to Section III of the Guadalupe County Subdivision Regulations pursuant to Section 232.0015 of the Texas Local Government Code, specifically paragraph (a), which allows a county to define and classify certain divisions of land for the purpose of creating exceptions to the plat requirement.  
[Proposed Local Exceptions to Plat Requirement](#)  
[Section III Guadalupe County Subdivision Regulations 2-25-2025](#)

**8. Announcement of Upcoming Guadalupe County Public Events.**

**9. EXECUTIVE SESSION: In accordance with Chapter 551 of the Texas Government Code, Subchapter D, the Commissioners Court will convene in a closed session to discuss the following items, and any final action or vote will take place in public:**

- A. Pursuant to §551.072: To deliberate the purchase, exchange, lease, or value of real property.
- B. Pursuant to §551.074: To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Assistant County Engineer.
- C. Pursuant to §551.087: To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

**10. Motion to Adjourn.**

Guadalupe County Commissioners Court is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting: [https://us06web.zoom.us/j/3510377057?  
pwd=MkJpOE55b3FHL1ZDUEI2NmNCc0ttZz09](https://us06web.zoom.us/j/3510377057?pwd=MkJpOE55b3FHL1ZDUEI2NmNCc0ttZz09)

**Meeting ID: 351 037 7057 Passcode: 638728**

**Dial In:**

+1 346 248 7799	+1 253 215 8782
+1 720 707 2699	+1 301 715 8592
+1 312 626 6799	+1 646 558 8656

Notice: Any documents linked to this Agenda are subject to change both after posting and/or after discussion and vote during the Commissioner's Court meeting.

A copy of this Notice has been placed on the outside bulletin board of the Guadalupe County

Justice Center, 211 West Court Street. Said place is readily accessible to the general public at all times and said Notice shall remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting. For your convenience, you may visit the county's website at: [www.co.guadalupe.tx.us](http://www.co.guadalupe.tx.us) titled "Agenda" for any official court postings.



000219

## PUBLIC SERVICE ANNOUNCEMENT

COUNTY OF GUADALUPE has received a Community Development Block Grant - Mitigation (CDBG-MIT) Method of Distribution (MOD) contract under the Texas General Land Office (GLO). The COUNTY OF GUADALUPE will comply with

the Civil Rights requirements of Title I of the Housing and Community Development Act and the Fair Housing Law and ensure that equal opportunities are afforded to all persons and that no person shall be excluded or denied program benefits on the basis of race, color, religion, sex, disability, familial status, and national origin. COUNTY OF GUADALUPE has established policies, plans and resolutions for the following:

- Equal Opportunity • Section 504 Non-Discrimination Provisions
- Section 3 Policy • Fair Housing
- Affirmative Action • Excessive Force Policy • Citizen Participation Plan



### PUBLIC SERVICE ANNOUNCEMENT: FAIR HOUSING, IT'S THE LAW

To promote fair housing practices, COUNTY OF GUADALUPE encourages potential homeowners and renters to be aware of their rights under the National Fair Housing Law. Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination against any person on the basis of race, color, religion, sex, disability, familial status or national origin in the sale or rental of units in the housing market. For more information on fair housing or to report possible fair housing discrimination, call the Texas Workforce Commission at (888) 452-4778 or (512) 463-2642 TTY: 512-371-7473.

### POLICY OF NONDISCRIMINATION ON THE BASIS OF DISABILITY

COUNTY OF GUADALUPE does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its federally assisted programs or activities. Kyle Kutscher, County Judge of the COUNTY OF GUADALUPE, has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development (HUD) regulations implementing Section 504 (24 CFR Part 8. Date June, 1988).

### CITIZEN PARTICIPATION & GRIEVANCE PROCEDURES NOTICE

#### FOR THE GLO COMMUNITY DEVELOPMENT BLOCK GRANT-MIT MOD PROGRAM

COUNTY OF GUADALUPE has adopted complaint and grievance procedures regarding its Community Development Block Grant Mitigation (CDBG-MIT) MOD Program. Citizens may obtain a

Copy of these written procedures from the County Judge, Kyle Kutscher at the COUNTY OF GUADALUPE Courthouse located at 101 E. Court Street, Seguin, TX 78155-5700, or by calling 830-303-8867, during regular business hours. These procedures outline the steps for a citizen to follow if he/she wishes to file a complaint or grievance about GLO CDBG-MIT MOD activities. A person who has a complaint or grievance about any services or activities with respect to the GLO CDBG-MIT MOD project may, during regular business hours, submit such complaint or grievance, in writing to Kyle Kutscher at the COUNTY OF GUADALUPE

Courthouse located at **101 E. Court Street, Seguin, TX 78155-5700**, or by calling **830-303-8867**. COUNTY OF GUADALUPE will make every effort to respond fully to such complaints or grievances within fifteen (15) working days where practicable after receipt of the original complaint or grievance.

POSTED

APR 25 2025  
3:00pm

TERESA KIEL  
Guadalupe County Clerk  
By:

**SPRINGS HILL SPECIAL UTILITY DISTRICT**  
**NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS**

**TO: THE BOARD OF DIRECTORS OF SPRINGS HILL SPECIAL UTILITY DISTRICT AND ALL OTHER INTERESTED PERSONS:**

Notice is hereby given pursuant to Texas Government Code, Chapter 551, that the Board of Directors of Springs Hill Special Utility District (the "District") will hold a special meeting, open to the public, on Tuesday, April 29, 2025, at 5:30 p.m., at the offices of Springs Hill Special Utility District, located within the District at 5510 S. State Hwy. 123 - Bypass, Seguin, Texas 78155, for the following purposes:

**AGENDA**

- I. CALL TO ORDER AND ESTABLISH QUORUM;**
- II. RECEIVE PUBLIC COMMENT (3 minutes per speaker to address the Board of Directors);**
- III. DISCUSS, CONSIDER, AND TAKE ACTION TO APPOINT DIRECTOR TO THE DISTRICT'S BOARD OF DIRECTORS.**
- IV. DISCUSS, CONSIDER, AND TAKE ACTION TO ELECT OFFICERS;**
- V. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE THE MINUTES OF THE FEBRUARY 25, 2025, REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS;**
- VI. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE THE MINUTES OF THE MARCH 25, 2025, REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS;**
- VII. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING BALANCE SHEET & INCOME STATEMENT FOR MARCH 2025;**
- VIII. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE BILLS PAID IN MARCH 2025 (check register);**
- IX. OLD BUSINESS:
  - A. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING CANYON REGIONAL WATER AUTHORITY WELLS RANCH PHASE III PROJECT;**
  - B. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING WATER SUPPLY PLANNING;****

**POSTED**

**C. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING MATTERS BEFORE THE PUBLIC UTILITY COMMISSION OF TEXAS, INCLUDING, BUT NOT LIMITED TO:**

- 1. DOCKET NO. 57306 – PETITION OF MICHAEL KOHLENBERG, PATRICIA KOHLENBERG, MEREDITH LEIGH URBAN HARTL, DEBORAH JACKSON, AND TRAVIS BAKER TO AMEND SPRINGS HILL WATER SUPPLY CORPORATION'S CERTIFICATE OF CONVENIENCE AND NECESSITY IN GUADALUPE COUNTY BY STREAMLINED EXPEDITED RELEASE;**
  - 2. DOCKET NO. 57421 – PETITION OF DEBORAH JACKSON, MICHAEL KOHLENBERG, AND PATRICIA KOHLENBERG TO AMEND SPRINGS HILL WATER SUPPLY CORPORATION'S CERTIFICATE OF CONVENIENCE AND NECESSITY IN GUADALUPE COUNTY BY STREAMLINED EXPEDITED RELEASE;**
  - 3. DOCKET NO. 57424 – PETITION OF BRUCE HARBORTH, JEFFREY HARBORTH AND VICKI HARTWICK, TRUSTEES OF THE IRMA RANDOW TRUST, TO AMEND SPRINGS HILL WATER SUPPLY CORPORATION'S CERTIFICATE OF CONVENIENCE AND NECESSITY IN GUADALUPE COUNTY BY STREAMLINED EXPEDITED RELEASE; AND**
  - 4. DOCKET NO. 54832 – APPLICATION OF SPRINGS HILL WATER SUPPLY CORPORATION AND CITY OF SEGUIN FOR SALE, TRANSFER, OR MERGER OF FACILITIES AND CERTIFICATE RIGHTS IN GUADALUPE COUNTY;**
- D. DISCUSS, CONSIDER, AND TAKE ACTION ON *WANTREPRENEURS, INC. D/B/A RUSTIC WATERS RV RESORT V. SPRINGS HILL WATER SUPPLY CORPORATION, ET AL.*, CAUSE NO. 24-0894-CV-E IN THE GUADALUPE COUNTY DISTRICT COURT, 25<sup>TH</sup> JUDICIAL DISTRICT;**
- E. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING STATUS OF TERMINATION OF SPRINGS HILL WATER SUPPLY CORPORATION AND TRANSITION OF OPERATIONS TO SPRINGS HILL SPECIAL UTILITY DISTRICT; AND**
- F. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING GROUNDWATER SUPPLY CONTRACTS AND LEASES.**

**X. NEW BUSINESS:**

- A. DISCUSS, CONSIDER, AND TAKE ACTION ON NON-STANDARD SERVICE REQUESTS AND CONTRACTS, INCLUDING BUT NOT LIMITED TO:**
- I. SAUL CREEK GLEN SUBDIVISION;**

- B. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING TEXAS COUNTY & DISTRICT RETIREMENT SYSTEM PROPOSAL;**
  - C. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE THE SPRINGS HILL SPECIAL UTILITY DISTRICT FY 2024 AUDIT;**
  - D. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING ORDER ADOPTING CREDIT CARD AND DEBIT CARD PROCESSING FEES;**
  - E. DISCUSS, CONSIDER, AND TAKE ACTION ON ORDER AMENDING SERVICE POLICY REGARDING RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL WATER RATES;**
  - F. DISCUSS, CONSIDER, AND TAKE ACTION ON ORDER ADOPTING CYBERSECURITY TRAINING POLICY;**
  - G. DISCUSS, CONSIDER, AND TAKE ACTION ON ORDER AMENDING TRAVEL EXPENSE POLICY;**
  - H. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING TERMINATION OF THE GROUNDWATER TREATMENT CONTRACT WITH CANYON REGIONAL WATER AUTHORITY;**
  - I. DISCUSS, CONSIDER, AND TAKE ACTION TO AWARD CONTRACT FOR THE REPLACEMENT OF PIPING ON COUNTRY CLUB DRIVE;**
  - J. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING WATER TOWER REPAIRS PROJECT, INCLUDING, BUT NOT LIMITED TO, ADVERTISING A REQUEST FOR PROPOSALS FOR THE REPAIR PROJECT;**
  - K. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING OPERATING AGREEMENT WITH THE CITY OF SEGUIN;**
  - L. RECEIVE REPORT REGARDING POTENTIAL ADOPTION AND AMENDMENTS TO LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, AND IMPACT FEE; AND**
  - M. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING RELOCATION OF BOARD MEETING ROOM.**
- XI. STANDING AGENDA ITEMS (The Board of Directors utilizes Standing Agenda Items to address issues that are frequently or periodically discussed. This section allows the Board to open the item when a need for discussion arises):**
- A. GENERAL MANAGER'S REPORT;**
  - B. ENGINEERING REPORT (Malone/Wheeler); AND**

**C. CANYON REGIONAL WATER AUTHORITY REPORT;**

- XII. SPRINGS HILL SPECIAL UTILITY DISTRICT RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE SECTIONS 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), AND 551.087 (deliberations regarding economic development negotiations; AND**

**XIII. ADJOURNMENT.**

I certify that I posted this Agenda in a place readily accessible to the public at the Springs Hill Special Utility District office and at the District's website, [www.springshill.org](http://www.springshill.org), at least 72 hours immediately preceding this meeting.



Spring Hill Special Utility District

Michael Andrews, General Manager

Dated:

4/24/25

(SEAL)