

Groundwater Management Area 13

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

NOTICE OF OPEN MEETING: Friday, August 15, 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, August 15, 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 April 10, 2025
- 5. Discussion and possible action on financial report/bank reconciliation
- 6. Updates from Regional Water Planning Groups representatives
- 7. Update/Report from the Texas Water Development Board
- 8. Update/Presentations from GMA 13 Stakeholders
- 9. Discuss the Maverick Aquifer re: relevant for purposes of joint planning
- 10. Status report on Groundwater Availability Model updates/recalibrations Dr. Bill Hutchison
- 11. Discussion and possible action on standardized methodology for tracking DFCs re: HB 2078
- 12. Discuss work/schedule/timeline for 4th round of DFCs Dr. Bill Hutchison
- 13. Discussion and possible action on budget/invoices Dr. Bill Hutchison
- 14. Presentation by Wintergarden regarding joint planning
- 15. Discuss future agenda item(s)
- 16. Set date for next meeting(s)
- 17. Public comment
- 18. Adjournment

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 POSTED

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Guadalupe County Cler

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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.



Main Office 3000 N. Austin St. Seguin, Texas 78155 (830)303-3313 Opt.1 (830)372-2874 (Fax) Schertz Substation 1052 FM 78, Ste. 103 Schertz, Texas 78154 (830)303-3313 Opt.2 (877)254-0888 (Fax)

POSTED

NOTICE OF MEETING



Notice is hereby given that the Guadalupe Appraisal Review Board will convene at 9:00 a.m. on August 1, 5, 6, 7, 8, 11, 12, 13, 14, 19, 20, 21, 22, 26, 27, 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. <u>Information described by Section 41.66 (d-1) is considered information obtained under Section 22.27 of the Texas Property Tax Code.</u>

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 July 24, 2025, at 5:00 p.m.

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.CIV.STAT.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 Vez 2 Douglass

Hugh Douglass Chair, A.R.B.



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TERESA KIEL
Guadalupe County Clerk
By: My Wr



GUADALUPE COUNTY BAIL BOND BOARD NOTICE OF REGULAR MEETING:

DATE: August 01, 2025

TIME: 8:30 A.M.

LOCATION: GUADALUPE COUNTY JUSTICE CENTER

211 W. COURT STREET, 1st FLOOR, COURTROOM #109

SEGUIN, TEXAS 78155

AGENDA

I. CALL TO ORDER

II. CITIZENS TO BE HEARD

III. ACTION ITEMS: DISCUSSION & POSSIBLE ACTION

- A. Approval of the minutes from the July 11, 2025 meeting of the Guadalupe County Bail Bond Board.
- B. Application for Surety Company, employee identification card submitted by Zina Meeker d/b/a Texas Bail Bonds for Laura Doggett.
- C. Approval for Greg Martin to use funds from the Bail Bond Board's Bail Bond Security Fund Training and Conference line to attend the 2025 Professional Bondsmen of Texas Bail Bond Course in Houston, Texas on Friday, December 5, 2025. Cost is \$150.00 per person, hotel cost and per diem.
- D. Approval for Patton Zarate to use funds from the Bail Bond Board's Bail Bond Security Fund Training and Conference line to attend the 2025 Professional Bondsmen of Texas Bail Bond Course in Houston, Texas on Friday, December 5, 2025. Cost is \$150.00 per person, hotel cost and per diem.
- E. Set a date and time to speak with the Guadalupe County Bondsman licensees regarding case status requests.
- F. Discussion on enhancing public awareness regarding bonds.
- G. 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.

TO: THE BOARD OF DIRECTORS OF GUADALUPE COUNTY MUNICIPAL UTILITY NO. 6, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 6 will hold a special meeting on August 8, 2025, at 11:00 a.m., outside the boundaries of the District, at Mosaic Land Development at 6812 West Avenue, Suite 100, San Antonio, Texas 78213. 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 July 16, 2025, Board of Directors' meeting.
- 3. 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;
 - 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.
- 4. Discussion and possible action relating to the annexation of lands into the District.
- 5. Conduct public hearing regarding adoption of final tax rates for 2025 Tax Year.
- Consider and take action regarding adoption of Resolution approving Budget for 2025-2026 Fiscal Year.
- 7. Discuss, consider, and take action regarding adoption of Order levying taxes for 2025 Tax Year.
- 8. Discussion and possible action regarding approval of Amendment to District Information Form.
- 9. Consider and take action regarding Bookkeepers Report and Payment of Bills and Invoices.
- 10. Discussion and Possible Action regarding Establishment of Regular Meeting Dates.

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Anthony S. Corbett

Attorney for the District

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TERESA KIEL
Guadalupe County Clerk
By: Why Work

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.

TO: THE BOARD OF DIRECTORS OF GUADALUPE COUNTY MUNICIPAL UTILITY NO. 10, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 10 will hold a special meeting on August 8, 2025 at 12:00 p.m., outside the boundaries of the District, at Mosaic Land Development at 6812 West Avenue, Suite 100, San Antonio, Texas 78213. 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 July 16, 2025 Board of Directors' meeting.
- 3. 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.
- 4. Conduct public hearing regarding adoption of final tax rates for 2025 Tax Year.
- 5. Consider and take action regarding adoption of Resolution approving Budget for 2025-2026 Fiscal Year.
- 6. Discuss, consider, and take action regarding adoption of Order levying taxes for 2025 Tax Year.
- 7. Discussion and possible action regarding approval of Amendment to District Information Form.
- 8. Consider and take action regarding Bookkeepers Report and Payment of Bills and Invoices.
- 9. Receive Developer report regarding status of development, construction and home sales activities within the District.

10. 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.

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

NOTICE OF BUDGET HEARING

In accordance with Section 6.06(b) of TX Property Tax Code, notice is hereby given that The Board of Directors of the Guadalupe Appraisal District will hold a **Budget Hearing on August 6, 2025** 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 August 1, 2025, at 5:00 p.m.

Peter Snaddon, R.P.A., C.C.A. G.A.D. Chief Appraiser JUL 3 1 2025

a:00pm

TERESA KIEL

Guadalupe County Clerk

By: Man Marian

3000 NORTH AUSTIN STREET **SEGUIN, TEXAS 78155**

BUDGET HEARING OF THE **BOARD OF DIRECTORS** At 5:30 pm August 6, 2025

Agenda

- 1. Call to Order
- Roll Call
- Citizens' Comments
- **DISCUSSION: Proposed 2026 Guadalupe Appraisal District Budget**
- 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)

Peter Snaddon, R.P.A., C.C.A.

G.A.D. Chief Appraiser

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



Schertz Substation 1052 FM 78 Ste., 103 Schertz, Texas 78154 (830)303-3313 Opt. 0 (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 August 6, 2025, immediately following the Budget Hearing** 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).

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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 August 1, 2025, at 5:00 p.m.

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

POSTED

JUL 3 1 2025
2:0\ pm
TERESA KIEL
yadalupe County Clerk

3000 NORTH AUSTIN STREET SEGUIN, TEXAS 78155

REGULAR SESSION

OF THE

BOARD OF DIRECTORS

Immediately following the Budget Hearing

August 6, 2025

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 June Regular Meeting held on July 9, 2025.
 - b. Approval of Finance Statement for June 2025.
 - Approval of Resolution 2025-08: Adding Sedona Municipal Utility District No. 1 as a participant in the Guadalupe Appraisal District Budget for the 2025 Appraisal Year
 - d. Approval of Resolution 2025-09: Adding Sedona Municipal Utility District No. 2 as a participant in the Guadalupe Appraisal District Budget for the 2025 Appraisal Year
- 6. DISCUSSION/ ACTION: Consider Adoption of the 2026 Guadalupe Appraisal District Budget.
- 7. **DISCUSSION/ ACTION:** Authorize T.C.D.R.S. Plan Benefits for the year 2026.
- 8. DISCUSSION: Update on activities associated with the acquisition and renovation of 216 E. College Street, Seguin, TX
- EXECUTIVE SESSION (if necessary): 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, authorized and
 pursuant to Texas Government Code (Sec. 551-071)
- 10. EXECUTIVE SESSION (if necessary): 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)
- 11. DISCUSSION/ ACTION: Take Any Action Based on Discussion Held in Closed Session Under Agenda Item #9
- 12. DISCUSSION/ ACTION: Take Any Action Based on Discussion Held in Closed Session Under Agenda Item #10
- 13. Chief Appraiser's Report
 - a. 2025 Certification of Appraisal Roll Summary
 - b. TAAD Legislative Update August 11-12, 2025
- 14. Directors' Report
- 15. 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)

Peter Snaddon, R.P.A., C.C.A.

G.A.D. Chief Appraiser



Kyle Kutscher County Judge (830) 303-8867 Kyle.Kutscher@ GuedalupeTX.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@
GuedalupeTX.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

Regular Meeting Date: August 5, 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. PUBLIC HEARING:

To solicit input from the public relative to the calling of an election to establish one or more County Assistance Districts in Guadalupe County.

- 5. 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 Bill Lists. Commissioners Court Bill List 8-5-2025.pdf Commissioners Court Other Bank Bill List 8-5-2025.pdf
 - B. The PCA Bill List and Jury Check Registers. 08.05 PCA Bill List and Jury Check Registers.pdf
 - C. The EBA List. EBA List 08-05-2025.pdf
 - D. The filing of the Guadalupe County Supervision & Corrections Department (CSCD) FY26 & FY27 Proposed Budget and the statement containing the date set for the meeting to finalize the CSCD budget, as required by Local Government Code §140.004.

CSCD Proposed Budget FY26-27.pdf





- E. The Monthly Departmental and Revenue Reports for May and June 2025. May-June Monthly Report.pdf May-June Revenue Report.pdf
- F. The Official Rider (Bond No. 65719409) and Statement of Officer for Arthur N. Burford, Jr., moving from Reserve to Part-Time Deputy Constable, Precinct 4. Burford Bond Official Rider.pdf
- G. The Official Bond, No. 67571702, and Statement of Officer for Daniel Castillo, Reserve Deputy Constable, Precinct 2. D Castillo Bond.pdf
- H. The corrected Contract Amendment to the Agreement with DSI Medical Services, Inc. for Drug Testing Services for the Veterans Treatment Court, which supersedes the contract amendment previously approved on July 1, 2025. DSI 2026 Contract Renewal - corrected.pdf
- The Tax Collection Agreement with Steelwood Trail Municipal Utility District. Agreement - Steelwood Trail MUD.pdf
- J. The Appointment of Denise Smith to the Guadalupe County Child Welfare Board.
- K. Accept the \$10,000 donation from Gayle Barnes to the Guadalupe County Sheriff's Office.

6. ACTION ITEMS: Discussion and possible motion relative to:

- A. The Election Day Vote Center polling locations for the November 4, 2025, General and Special Elections.
 Election Day Vote Center Locations - Nov. 4, 2025.pdf
- B. The Early Voting schedule and locations for the November 4, 2025, General and Special Elections.
 Early Voting Schedule & Locations Nov. 2025.pdf
- C. Order the special election to be held on November 4, 2025, for the purpose of adopting or rejecting the proposed Constitutional Amendments as submitted by the 89th Legislature, Regular Session, of the State of Texas. Order of Election - Constitutional Amendments - 11-4-2025.pdf
- D. Ratify Change Order #1 from K-W Construction, Inc. for the Juvenile Medical Bay Project.
 K-W Construction - Change Order #1.pdf
- E. Budget Amendment: 25-77 Fund: General (100). To transfer funds from various operational accounts to controlled assets and capital equipment to fund two (2) wireless headset systems for Engine 71 and Engine 72 and to fund a UTV upgrade(GC#26136). 25-77.pdf
- F. In accordance with the Guadalupe County Travel Policy, authorization for one

Sheriff's Office Employee to travel out-of-state to the National Computer Forensics Institute training in Hoover, Alabama, August 24-September 5, 2025.

G. Review the bid tabulation and award the contract for IFB 25-25, Corrugated Pipe, Concrete Pipe, and Concrete Box Culverts. Final Bidtab IFB 25-25 Pipes & Box Culverts.pdf IFB 25-25 - Contract with KLP

H. The Proposed Addendum to the Rules of Procedure, Conduct, and Decorum at Meetings of the Guadalupe County Commissioners Court. Current Rules (Adopted 10-15-2024).pdf Proposed Deadlines for Sept-Dec 2025.pdf Proposed Order.pdf

- Schedule a community engagement and collaboration workshop to introduce and receive feedback on the proposed revisions to the Guadalupe County Major Thoroughfare Plan, and publish notice accordingly.
- J. The Capital Project Fund Bill List.
 Final Capital Project Fund (700) Bill List 8-5-2025.pdf
- 7. Announcement of Upcoming Guadalupe County Public Events.
- 8. 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:

Pursuant to §551.072: To deliberate the purchase, exchange, lease, or value of real property.

9. Motion to Adjourn.

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

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: https://www.guadalupetx.gov titled "Agenda" for any official court postings.



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: August 13, 2025

Time: 9:00 AM



AGENDA

Call to Order.

DISCUSSION:

The Commissioners Court of Guadalupe County will conduct Workshop Sessions for presentations and discussions regarding the Fiscal Year 2025-2026 County Budget, requests by Officials and Department Heads, possible future remodeling/renovations to county buildings, and estimated costs to repair and address building conditions.

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

Join Zoom Meeting:

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

Dial in: Meeting ID: 351 037 7057 Passcode: 638728

+1 346 248 7799 +1 253 215 8782

+1 720 707 2699

+1 301 715 8592

+1 312 626 6799

+1 646 558 8656

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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

POSTED

AUG 0 1 2025
4:02 Pm
TERESA KIEL
Guadalupe County Clerk
By: Maph Low

Workshop Date: August 12, 2025

Time: 2:00 PM

AGENDA

Call to Order.

DISCUSSION:

The Commissioners Court of Guadalupe County will conduct Workshop Sessions for presentations and discussions regarding the Fiscal Year 2025-2026 County Budget, requests by Officials and Department Heads, possible future remodeling/renovations to county buildings, and estimated costs to repair and address building conditions.

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

Join Zoom Meeting:

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

Dial in: Meeting ID: 351 037 7057 Passcode: 638728

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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

POSTED

AUG 0 1 2025

4:04pw
TERESA KIEL
Guadalupe County Clerk
By: 1

Workshop Date: August 11, 2025

Time: 9:00 AM

AGENDA

Call to Order.

DISCUSSION:

The Commissioners Court of Guadalupe County will conduct Workshop Sessions for presentations and discussions regarding the Fiscal Year 2025-2026 County Budget, requests by Officials and Department Heads, possible future remodeling/renovations to county buildings, and estimated costs to repair and address building conditions.

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

Join Zoom Meeting:

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

Dial in: Meeting ID: 351 037 7057 Passcode: 638728

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.



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Drew Engelke
Commissioner, Pct. 2
(830) 303-8857, Ext. 2
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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

POSTED

AUG 0 1 2025

4:05 pm

TERESA KIEL

Guadalupe County Clark

By: 100 pm

Workshop
Date: August 5, 2025
Time: 9:00 AM

AGENDA

Call to Order.

DISCUSSION:

The Guadalupe County Subdivision Regulations and the Phase 2 Diagnostic Report with representatives from Freese and Nichols, Inc.

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

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.

AGENDA

TO: THE BOARD OF DIRECTORS OF LONE OAK FARM MUNICIPAL UTILITY DISTRICT, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Lone Oak Farm Municipal Utility District will hold a special meeting on August 11, 2025, at 12:00 p.m. at the amenity center located at 5655 Navarro Ranch, Seguin, Texas 78155.

Meeting Packet:

A copy of the meeting packet will be available at the following website: https://loneoakfarmmud.org/

Public Comment:

Public comment will be allowed during the Public Comment agenda item.

Meeting Topics:

The meeting will be held for the following purposes:

- 1. Public Comment.
- 2. Approve meeting minutes for May 23, 2025, Board of Directors' meeting.
- 3. Consider and take action regarding the construction of public infrastructure improvements serving the District:
 - a. Receive Engineer Report relating to status of construction of Public Infrastructure Improvements;
 - b. Approve Plans and Specifications for Public Infrastructure Improvements;
 - c. Approve Award of Contracts for Construction of Public Infrastructure Improvements;
 - d. Approve Pay Estimates for Construction of Public Infrastructure Improvements;
 - e. Approve Change Orders under Contracts for Construction of Public Infrastructure Improvements
 - f. Approve Acceptance of Public Infrastructure Improvements; and
 - g. Approve other matters necessary for construction of Public Infrastructure Improvements serving the District.
- 4. Accept conveyance of real property interests for public infrastructure improvements.
- Discussion and possible action relating to potential sale and issuance of \$7,400,000 Lone Oak Farm Municipal Utility District Unlimited Tax Bonds, Series 2025A and the \$3,000,000 Lone Oak Farm Municipal Utility District Unlimited Tax Road Bonds, Series 2025B (collectively the "Bonds"):
 - a. Status Update;
 - b. Approve Preliminary Official Statements for the Bonds;
 - c. Authorize Notice of the Sale of the Bonds;





- d. Approve Engagement of Auditor to prepare Agreed Upon Procedures Reports relating to disbursement of proceeds of the Bonds; and
- e. Authorize such action as may be necessary, convenient or appropriate to facilitate the sale and issuance of the Bonds.
- 6. Consider and take action regarding adoption of proposed tax rate for Tax Year 2025 and schedule public hearing for adoption of final tax rates.
- 7. Consider and take action regarding engagement of auditor for preparation of the District's 2025 Fiscal Year Audit Report.
- 8. Consider and take action regarding adjustment to rate schedule for Jones-Heroy & Associates, Inc., for Engineering services.
- Consider and take action relating to approval of Bookkeepers Report and Payment of Bills and Invoices.

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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.

NOTICE OF SPECIAL MEETING

000447

DATE: AUGUST 14, 2025

TIME: 8:30 A.M.

NOTICE is hereby given that the District Courts of Guadalupe County (25th Judicial District, 2nd 25th Judicial District, 274th Judicial District, and 456th Judicial District) will meet at 8:30 o'clock a.m. on Thursday the 14th of August 2025 in the Guadalupe County Justice Center, 211 W. Court, 2nd Floor of the Justice Center, Courtroom No. 201, in the City of Seguin, Texas, or by Zoom with the login information below, for the purpose of:

AGENDA:

- 1. Call to order.
- 2. Discuss: PUBLIC HEARING on proposed salaries of the Guadalupe County Auditor, Assistant County Auditors, and the Court Reporters for the 25th, 2nd 25th, 274th and 456th Judicial Districts.
- 3. Action: Set salary and appoint Court Reporter for the 25th Judicial District.
- 4. Action: Set salary and appoint Court Reporter for the 2nd 25th Judicial District.
- Action: Set salary and appoint Court Reporter for the 274th Judicial District.
- 6. Action: Set salary and appoint Court Reporter for the 456th Judicial District.
- 7. Action: Set salaries of Guadalupe County Auditor and Assistant County Auditors.
- 8. Action: Approve Fiscal Year 2025-2026 Annual Budget of the County Auditor.
- Motion to Adjourn.

A copy of this Notice has been placed on the outside bulletin board of the Guadalupe County Justice Center, 211 West Court Street, Seguin, Texas. 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.guadalupetx.gov title "Public Notices" for notices of special meetings.

TERESA KIEL, GUADALUPE COUNTY CLERK

By:	Date:
Deputy County Clerk	

AUG 0 6 2025

3:20 pm

TERESA KIEL

Guadalupe County Clerk

By: Wayn Wown

VIA VIDEOCONFERENCE

THE PRESIDING OFFICER AND A QUORUM OF THE BOARD OF DIRECTORS WILL BE PHYSICALLY PRESENT AT, AND MEMBERS OF THE PUBLIC MAY ATTEND, THE MEETING AT THE LOCATION SPECIFIED BELOW.

AGENDA

TO: THE BOARD OF DIRECTORS OF MEADOW LAKE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Meadow Lake Water Control and Improvement District No. 1 will hold a special meeting on August 15, 2025 at 3:00 p.m., at the Guadalupe-Blanco River Authority River Annex, located at 905 Nolan Street, Seguin, Texas.

Meeting Topics:

The meeting will be held for the following purposes:

- 1. Receive Public Comments.
- Consider and take action regarding approval of the minutes from the June 20, 2025 Board of Directors' meeting.
- 3. Consider and take action regarding adoption of proposed tax rate for Tax Year 2025 and schedule public hearing for adoption of final tax for Tax Year 2025.
- 4. Discussion relating to preliminary operating budget for Fiscal Year 2026.
- 5. Discussion and possible action relating to Potential Acquisition, Improvements to, and Maintenance of, Lake Nolte Dam and Hydroelectric Facilities and related Financing Matters:
 - a. Discussion and possible action relating to approval of Rating Evaluation Service (RES) engagement letter for District to secure rating for purposes of securing financial assistance for improvements to Lake Nolte Dam Facilities;
 - b. Receive report relating to status of professional engineering services for improvements to Lake Nolte Dam facilities;
 - c. Discussion and possible action relating to applications for grant and/or loan financial assistance for improvements to the Lake Nolte Dam Facilities; and
 - d. Other matters relating thereto.
- 6. Discussion relating to adoption of residential homestead ad valorem property tax exemption.
- 7. Discussion relating to status of development of District website.
- 8. Consider and take action regarding bookkeeper report and approval of payment of bills and invoices.
- 9. Consider and take action relating to scheduling future meetings of the Board of Directors.

Anthony S. Corbett

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 512-451-6689 for further information.

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 August 12, 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 June 14, 2025, Board of Directors' meeting.
- 3. Consider and take action regarding Board of Director Matters:
 - a. Accept resignation of director.
 - b. Appoint replacement director to fill vacancy.
 - c. Approve Oath of Office, Statement of Officer and Director Bond for new director.
 - d. Approve updated officer positions.
 - e. Authorize update to, and filing of, District Registration Form.
- 4. Consider and take action regarding Construction of Public Infrastructure Improvements:
 - 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 the acceptance of conveyance of real property interests by the District for public infrastructure and road improvements.
- Consider and take action relating to maintenance, repairs and improvements to Drainage and Road Improvements.

- 7. Conduct public hearing regarding adoption of final tax rates for 2025 Tax Year.
- Consider and take action regarding adoption of Resolution approving Budget for 2025-2026 Fiscal Year.
- 9. Discuss, consider, and take action regarding adoption of Order levying taxes for 2025 Tax Year.
- 10. Discussion and possible action regarding approval of Amendment to District Information Form.
- 11. Discussion and possible action relating to engagement of legal counsel for collection of delinquent property taxes. (See attached notice.)
- 12. Consider and take action regarding adjustment to rate schedule for Jones-Heroy & Associates, Inc., for Engineering services.
- 13. Discussion and Possible Action regarding Approval of Bookkeepers Report and Payment of Bills and Invoices.
- 14. Discussion and Possible Action regarding Establishment of Regular Meeting Dates.

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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.

NOTICE PURSUANT TO GOVERNMENT CODE SEC. 2254.1036

WHEREAS, Guadalupe County Municipal Utility District No. 4 ("District"), will consider entering into a contingent fee contract with the law firm of Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Firm") and hereby posts this notice pursuant to Sec. 2254.1036 of the Government Code.

WHEREAS, this notice shall be posted before or at the time of giving the written notice required by Government Code Sec. 551.041 for a meeting described by Sec. 2254.1036(2) of the Government Code and shall announce the following:

- A. The District is pursuing a contract with the Firm for the collection of delinquent property taxes owed to the District and through this contract the District seeks to increase recovery of these delinquent debts as expeditiously as possible. GOVT. CODE § 2254.1036(1)(A).
- B. The District believes the Firm has the competency, qualifications, and experience necessary to fulfill this contract. GOVT. CODE § 2254.1036(1)(B). The Firm has collected delinquent government receivables for 50 years, including the collection of delinquent taxes. The Firm currently has 12 primary offices and multiple satellite offices throughout Texas. It employs more than 400 individuals, including 52 attorneys. It uses a multi-office, fully integrated team approach allowing the District access to all its offices and resources. Its collection team consists of long-term Firm employees, including attorneys, call center associates, paralegals, law clerks, legal secretaries, collection support personnel and information technology experts. The Firm utilizes proprietary collection software that can be tailored to meet any special need the District may have. This proprietary software also automates many aspects of the collection process, such as: account/debtor research, mailings and phone calls, return mail and address updates, payment notification and processing and workflow.
- C. The nature of any relationship between the District and the Firm is as follows. GOVT. CODE § 2254.1036(1)(C).

The Firm has no previous relationship with the District.

- D. The District is not set up to collect its delinquent taxes. GOVT. CODE § 2254.1036(1)(D). The District currently does not have adequate support staff, computer software/programming, or experience to internally conduct these collection services and acquiring these will result in substantial expense to the District.
- E. These collection services cannot efficiently be provided for an hourly fee. GOVT. CODE § 2254.1036(1)(E). The Tax Code allows the assessment of a percentage-based fee to recover the costs of collecting delinquent taxes. This percentage-based fee is assessed only against parties delinquent in the payment of taxes to the District and not the District or taxpayers of the District. The collection of delinquent taxes is a high-volume practice, requiring a significant amount of research, mailing, and handling of outbound/inbound calls. An hourly fee for such work will likely exceed amount of delinquent taxes due. Moreover, the District will bear the cost of these hourly

fees and not the debtor, because the Tax Code does not expressly authorize the District to pay for collection services based on an hourly fee.

F. The District believes this contingent fee contract is in its best interest. GOVT. CODE § 2254.1036(1)(F). Under the contingent fee contract, the Firm will be paid the amount of the percentage-based collection fee, regardless the number of hours the Firm spends researching, contacting and mailing to collect the delinquent debt. Additionally, the percentage-based collection penalty is a pass-through expense to the debtor and not an expense to the District or taxpayers in the District who are not delinquent in the payment of their taxes.

MEETING

GUADALUPE COUNTY JUVENILE BOARD

August 14th, 2025 – 8:00 am Guadalupe County Justice Center, Courtroom #303 211 W. Court Street Seguin, TX 78155

AGENDA

- I. Public Comments (This time is for anyone to comment to the Juvenile Board on issues and items of concern. There will be no deliberation on these comments. Time allowed is at the discretion of the Chairman, with three (3) minutes being customary.)
- II. Approval of Minutes from May 2nd, 2025 Judge Hines Wright (Action Item)
- III. Approval of Final Guadalupe County Juvenile Services Budget FY 2026 Nick Reininger (Action Item)
- IV. Approval of Budget Amendments Nick Reininger (Action Item)
 - 25-004 Medical bay project
 - 25-005 Overtime pay for JPOs working in detention facility
 - 25-006 Water softener repair for detention facility and A-Hall in County Jail
 - 25-007 Detention facility equipment and building repairs
 - 25-008 Generator repair for detention facility
 - 25-009 Construction for detention facility access to County Jail A-Hall laundry room
 - 25-010 Overtime pay for JSOs
 - 25-011 Contract provider service costs during last quarter of FY2025
 - 25-012 Additional food costs
 - 25-013 Reallocation of funds for new refrigerator for medical bay
- V. Approval of the State Aid and Targeted Grant Contract FY 2026-2027 Biennium Nick Reininger (Action Item)
- VI. Approval of Guadalupe County Juvenile Services Detention Contract Nick Reininger

 (Action Item)

AUG 0 7 2025 3:37 pm TERESA KIEL Guadalupe County Clerk By Mapulum

- VII. Approval of Guadalupe County Juvenile Services Non-Residential Counseling Services

 Contract Nick Reininger (Action Item)
- VIII. Approval of Guadalupe County Juvenile Services Non-Residential Psychological Services

 Contract Nick Reininger (Action Item)
- IX. Approval and Ratification of Contracts (see attached summary) Nick Reininger (ActionItem)
- X. Approval of Juvenile Processing Room for New Braunfels Police Department, located at Long Creek High School, 4150 Klein Meadows, New Braunfels, TX 78130 Nick Reininger (Action item)
- XI. Approval of amended Guadalupe County Juvenile Services Policy and Procedures Nick Reininger (Action item)
 - Probation Policy #1.17 Serving Juvenile Court Summons
 - Probation Policy #2.03 Paper Referral Intake Policy
 - Probation Policy #2.07 Level of Supervision
- XII. Miscellaneous Nick Reininger (Non-Action Item)
 - Appointment of Court-related children liaisons from Guadalupe County School Districts
 - Juvenile Board/Commissioners Court monthly update reports for April, May, June, and July 2025
 - Independent Ombudsman site visit and inspection report for April
 - Juvenile Detention Center Education Update
 - Juvenile Detention Center Medical Bay construction progress
- XIII. Next Meeting / Adjourn (Action Item)
 - To be determined in January 2026

The Guadalupe County Juvenile Board reserves the right to go into Executive Session on any of the above-posted agenda items as permitted under the Texas Open Meeting Act. Persons with disabilities who plan to attend this meeting and may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print are requested to contact the Juvenile Services (830) 303-1274 at least two (2) working days before the meeting so that appropriate arrangements can be made. This meeting site is accessible to disabled persons.



President- Diane Anderson-Glover*
dianeglover@gvec.net
Vice-President- Tracy Young
tyoung@seguin.k12.tx.us
Treasurer- Adam Rausch*
adam.rausch@americantower.com
Secretary- Michelle Moczygemba*
jmmoczygemba@hotmail.com

Supporting Board Members

Joseph Pease*

Connie Sheppard*

Cindy Pease*

Cindy Baker*

Samantha Stevenson*

Denise Smith*

(Open Position)*

(Open Position)*

(Open Position)*

(Open Position)*

(Open Position)*

*Indicates Voting Board Members



GUADALUPE COUNTY CHILD WELFARE BOARD

PUBLIC MEETING: AUGUST 11TH, 2025

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

- CONFERENCE ROOM - 313 W NOLTE ST

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
 - 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 July Meeting Minutes
 - f. Approval of the July Treasurers Reports
 - g. Discuss / Form a Nomination Committee
 - Discuss / Accept Nominations for Filling Officers Positions that will be voted in During September meeting and take office October 1st

AUG 0 8 2025

TERESA KIE

2:55 pm

- 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
- Next Meeting Seguin Public Library on September 8th (Meeting is Also Accessible via ZOOM for Guests)
- 10. Motion to Adjourn

Join Zoom Meeting

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

Meeting ID: 865 0091 9825 Passcode: WELFARE

Address: Guadalupe County Child Welfare Board ustice Center - 211 West Court Street - Seguin, Texas 78155

Phone: (830) 303-8867 • Email: childwelfareboard@gmail.com • www.gccwb.org



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

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Drew.Engelke@
GuedaluneTX.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

Regular Meeting Date: August 12, 2025

Time: 10:00 AM

AGENDA

POSTED

2:57 pm

- 1. Call to Order.
- 2. Pledges to U.S. and Texas Flags and Silent Prayer.
- 3. Citizens to be heard.
- 4. Proclamation(s): Discussion and Possible Motion to recognize the following:

Recognizing August 2025 as National Emergency Management Awareness Month in Guadalupe County.

Proclamation - National Emergency Mgmt Awareness Month.pdf

- 5. PUBLIC HEARING:
 - A. The proposed amendment to the Tax Abatement Agreement with CSP of Texas, LLC, also known as Teijin Automotive Technologies, to rescind CSP's prior election to extend the abatement period and reinstate the original termination date of December 31, 2025.

Notice, Request to Amend, & Original Agreement.pdf

- B. To solicit input from the public relative to the calling of an election to establish one or more County Assistance Districts in Guadalupe County.
- 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 Bill List(s).
 Final Commissioners Court Bill List Other Bank 8-12-25.pdf
 Final Commissioners Court Bill List 8-12-25.pdf

- B. The EBA List. EBA List 08.12.2025.pdf
- C. The Excavation Permit Request for 4413 Center Point Road, Precinct 2. Application for Excavation Permit 4413 Center Point Road.pdf
- D. The letter to the City of Seguin requesting additional time regarding the Traffic Impact Analysis for Link Road (CR 118) at Huber Road (CR 105), near the new Navarro High School.
 Letter to Seguin re TIA at Link & Huber.pdf
- E. Accept the \$1,000 donation from the McQueeney Lions Club to the Guadalupe County Sheriff's Office.
- F. The Resolution to adopt the Guadalupe County Investment Policy and Strategies, approve the Investment Advisory Committee, and appoint the County Investment Officer for 2025-2026.

 2025 Guadalupe County Investment Policy.pdf

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

- A. The proposed rate changes for employee benefit premiums. Guadalupe County 20250812.pdf
- B. The amendment to the Tax Abatement Agreement with CSP of Texas, LLC, also known as Teijin Automotive Technologies, to rescind CPS's prior election to extend the abatement period and reinstate the original termination date of December 31, 2025.

Resolution, Amendment, & Original Agreement.pdf

- C. Authorization to publish notice of the proposed increase of salaries, expenses, and allowances for elected county and precinct officials.
 Elected Officials.pdf
- D. Set the Guadalupe County Proposed Tax Rate for the 2025 tax year.
- E. The Guaranteed Maximum Price proposal from Guido Construction Company, Construction Manager-at-Risk (CMAR) for RFQ 23-24, Construction Manager at Risk for one Emergency Operations Center at 3040 N Guadalupe Street and an Emergency Response Center at 9940 Huber Road. Guadalupe County - EOCW & ERC Final GMP Submission 8.8.2025.pdf
- F. The final plat of Bask Unlimited Subdivision, establishing lots 1 and 2, Precinct 1. Tax Certificate.pdf
 Bask Unlimited.pdf
- G. The Capital Project Fund Bill List. Final Capital Project (Fund 700) Bill List 8-12-25.pdf
- H. Schedule a community engagement and collaboration workshop to introduce and receive feedback on the proposed revisions to the Guadalupe County Major

Thoroughfare Plan, and publish notice accordingly.

- 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:

Pursuant to §551.072: To deliberate the purchase, exchange, lease, or value of real property.

10. Motion to Adjourn.

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

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.



GUADALUPE COUNTY HISTORICAL COMMISSION



200 N. Austin Street

(First United Bank first floor conference room)

Seguin, Texas 78155

Wednesday August 13, 2025

12:00 PM



AUG 0 8 2025 a: SQpm TERESA KIEL Guadalupe County Clerk By: Myn June

CALL TO ORDER: Chairman Contreras

DETERMINE A QUORUM:

<u>Commission Members:</u> 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: Correspondence

Members:

- 1. Update on Purchase Order Reimbursements for GCHC
- 2. Peggy: I emailed Ms. Davis who had contacted Carmen and put Ms. Davis in contact with Rachel Polk with the Nash Creek Cemetery.
- 3. Cemetery Committee (Peggy Dr. DeKunder, DR. Vazquez, Margaret

Taylor): a reminder to everyone of The Texas Historical Marker Dedication

- 4. Update on GCHC Name Tags and Table cloth (Alex Thompson)
- 5. Members Reports; Public Outreach Opportunities.

Discussion/Possible Action:

- 1. Discussion/Possible Action: to approve the GCHC minutes dated June 11, 2025
- 2. Discussion/Possible Action to Approve: Financial Report: (Connie, Treasurer)
- 3. Discussion/Possible Action to Approve: GCHC Archiving Documents location and types of information, (Dr. DeKunder)
- 4. Discussion/Possible Action to Approve: the issues with the markers we (GCHC) are using with the county marker program and possible changes in future years and budgets
- 5. Discussion/Possible Action to Approve: Markers to be ordered for cemeteries with 2024-2025 budget funding. (GC fiscal year is Oct 1 to Sept 30.) .
- 6. Discussion/Possible Action to Approve: Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800 on: do we have any comments or concerns on the Barbarosa Rd project (CSJ 0915-00-242)
- 7. Discussion/Possible Action to Approve: Policy for emails sent to the GCHC website shared with all members.
- 7. Future GCHC Agenda Discussions
- 8. Next Meeting Date is September 10, 2025
- 9. Motion to Adjourn

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, August 19, 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. Financial and bookkeeping matters, including payment of the bills.
- 5. Discuss 2025 tax rate, set public hearing date, and authorize notice of public hearing regarding adoption of tax rate.
- 6. Report from the Intergovernmental Relations Committee regarding matters related to Guadalupe-Blanco River Authority.
- 7. Engineering updates, including update and presentation from the Guadalupe-Blanco River Authority.
- 8. Discuss with GBRA possibility of restocking Lake Placid in 2026 with three (3) different species of fish natural to the Guadalupe River.
- 9. Guadalupe Central Appraisal District matters and, if appropriate, take action.
- 10. Report regarding legislative matters.
- 11. Convene in Executive Session.**
- 12. Reconvene in Open Session and authorize any appropriate action.
- 13. Discuss meeting schedule and agenda items for future meetings.



/s/Nellie Connally Attorney for the District



* 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.

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 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.

TO: THE BOARD OF DIRECTORS OF MARION OAKS MUNICIPAL UTILITY DISTRICT OF GUADALUPE COUNTY, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Marion Oaks Municipal Utility District of Guadalupe County will hold a special meeting on August 18, 2025 at 12:00 p.m. (noon), at 11 Lynn Batts Ln, Ste. #100, San Antonio, TX 78218. The meeting will be held for the following purposes:

- 1. Receive Public Comment
- 2. Consider and take action relating to approval of the meeting minutes from the June 23, 2025 meeting of the Board of Directors of the District.
- 3. Consider and take action Regarding Construction of Public Infrastructure Improvements Serving the District:
 - 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.
- 4. Conduct public hearing regarding adoption of final tax rates for 2025 Tax Year and schedule a public hearing for consideration of adoption of final tax rates.
- Consider and take action regarding adoption of Resolution approving Budget for 2025-2026 Fiscal Year.
- 6. Discuss, consider, and take action regarding adoption of Order Levying Taxes for 2025 Tax Year.
- 7. Discussion and possible action regarding approval of Amendment to District Information Form identifying District tax rate.
- 8. Discussion and possible action relating to approval of proposal for website services.
- 9. Discussion and possible action relating to approval of Bookkeeper Report and Payment of Bills and Expenses.
- 10. Discussion and Possible Action regarding Scheduling Next Meeting of the Board of Directors.





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.

COMAL-GUADALUPE SWCD #306 NOTICE OF MEETING

Pursuant to Section 551.041 of the Texas Open Meetings Act, notice is hereby given that the Comal-Guadalupe Soil & Water Conservation District #306, whose address is 999 Fleming Drive, Seguin Texas 78155, hereby gives notice of a meeting of its Board of Directors to be held at the Seguin USDA Office, located at 999 Fleming Drive, at 9:00 AM at which time the following subjects will be discussed and/or acted upon:

AGENDA FOR AUGUST MEETING

TUESDAY AUGUST 19, 2025, at 9:00AM

Call Meeting to Order, Establish a Quorum Invocation

Public Comments (Limited to 3 (Three) Minutes per person)

- 1. Reading and possible action on minutes from previous meeting(s)
- Reports from Co-operating agencies
 - USDA/NRCS

Review/Approve/Sign any Contracts or Conservation Plans Presented James Theis, District Conservationist, Seguin FO Dori Damerau, DC, New Braunfels FO

- State Soil & Water Conservation Board Melissa Grote, Field Representative
- Geronimo/Alligator Creek WPP Items Clean Water Act 319 Program Approval of Conservation Plans & Cooperator Agreements
- Other Agencies as attend.
- 3. Review Monthly Correspondence
- Old Business
 - (a) Discuss and/or act on any Flood Control Dam Items Repair Grant Program Comal Co.
 Robert Boyd, Engineer with Comal County and Representatives from Kimley-Horn to discuss repair to Flood Control Dam no. 5
 - (b) Discuss assisting with Area 3 Summer Employee Workshop in Seguin
 - (c) Approve/Discuss reimbursement for new computer & printer for District Clerk
 - (d) Director Election Subdivision 5
- New Business
 - (a) Approve and sign Notification Form for Financial Statement FY25
 - (b) Review/Approve Matching Fund Request
 - (c) Conservation Activity Program (CAP) Payment Request
 - (d)Approval of Reimbursement Requests TA, TSP
 - (e) Action and Request for Geronimo/Alligator Creek Program Reimbursement
 - (f) Discussion on other upcoming events Plan for 2026 Calendar & Land & Grass Judging in September
 - (g) Consider/take action on requests for sponsorships & donations
 - (h) Consider/take action on requests for dues: ATSWCD, NACD, TCAWS
 - (i) Discuss/Review Applications and Resumes for New Bookkeeper.
 - (i) Pay Director mileage.
 - (k) Ms. Mary Zahed Cibolo Creek Watershed representative will share information about watershed.
 - (I) Review/ Approve FY 26 Annual Plan of Work
 - (m)Approve payment to The Hartford for renewal of workers comp. insurance policy for the next 12 months \$337.00.
 - (n) Approve payroll/paycheck for district employees.
 - (o) Ratify Employer's 2nd Quarter Federal Tax payment IRS Form 941- \$2367.55.
 - (p) Approve reimbursement for Cellular Data grant.
- 6. Review Financial Report for FY 2025 July August 2025
- 7. Approval of Expenditures for July August 2025 and ratify payments made between meetings
- Set next meeting date.
- 9. Adjournment





The Comal-Guadalupe SWCD Board may convene in executive session in accordance with Sections 551.071.076 of the Texas Opens Meetings At on any of the above agenda items.

THE PUBLIC IS INVITED TO ATTEND THIS MEETING

** Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested tcontact 830-379-0930x3 two (2) workdays prior to the meeting so that appropriate arrangements can be made. **

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 Thursday, August 21, 2025, at 2:00 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. Approve audit for fiscal year end April 30, 2025.
- Financial and bookkeeping matters, including payment of the bills, and presentation of financial report, including review of investments, and approval of financial report.
- 5. Adopt Resolution Regarding Development Status for 2025 Tax Year.
- 6. Discuss 2025 tax rate, set public hearing date, and authorize notice of public hearing regarding adoption of tax rate.
- 7. Update from Engineering Committee.
- 8. Guadalupe-Blanco River Authority matters, and, if appropriate, take action.
- 9. Website and communication matters.
- 10. Discuss meeting schedule and agenda items for future meetings.



AUG 1 4 2025 10:35 am TERESA KIEL Guadalune County Clerk By: Where

videoconference, and a password to access the conference will be provided.

/s/ Nellie Connally

Attorney for the District

* 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

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

***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.

SEDONA MUNICIPAL UTILITY DISTRICT NO. 2

August 22, 2025

TO: THE BOARD OF DIRECTORS OF SEDONA MUNICIPAL UTILITY DISTRICT NO. 2
AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Sedona Municipal Utility District No. 2 will hold a meeting of the Board of Directors at 12:00 noon on Friday, August 22, 2025, at the offices of Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701. The following matters may be considered and acted upon at the meeting:

CITIZENS' COMMUNCATIONS

1. Citizens' communications and Board member announcements;

BUDGET AND TAX ITEMS

- 2025 Certified Appraised Values;
- 3. Conduct a public hearing on the District's 2025 tax rate, including recommendation from District's financial advisor;
- 4. Budget for fiscal year 2025-2026, including Resolution Adopting Budget;
- Record vote on District's 2025 tax rate and Order Levying Taxes;
- 6. Amended and Restated Information Form;

DISCUSSION/ACTION ITEMS

- Minutes of the July 25, 2025 Board meeting;
- 8. Bookkeeper's report, including funds transfers and payment of bills and invoices;
- Owner's report;
- 10. Engineer's report;
- 11. Attorney's report, including:
 - (a) Memo Regarding House Bill 1522 Changes to Board Meeting Notice (Agenda Posting) Requirements;
 - (b) 2025 Legislative Update;
- Future meeting dates and agenda items.





The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074) and discussing security personnel or devices (Section 551.076). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the presiding officer will announce that an executive session will be held and will identify the item to be discussed and the provision of the Open Meetings Act that authorizes the closed or executive session.



Attorney for the District

Lin. Ke.

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) 435-2300 for more information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, 1-800-735-2988.



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Board of Managers Agenda The Selig Room, 1331 East Court St., Seguin, Texas August 19, 2025 – 6:00 p.m.

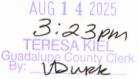
- Call to order.
- Invitation to hear citizens and members of the Board of Managers in advance of regular business on items other than
 those on the current agenda, which shall be limited to five (5) minutes. Discussion shall be on non-agenda items only
 and shall be limited to:
 - a. Statements of specific 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 July 15, 2025.
- 4. DISCUSSION ITEMS:
 - a. Nursing Report Daphne Blake, CNO
 - b. Financial and Statistical Reports:
 - Guadalupe Regional Medical Center Kody Gann, CFO
 - Guadalupe Regional Medical Group Steve Lara, GRMG CEO
 - c. Quality Report Rhonda Unruh, VP of Quality
 - Quality & Patient Safety Report
 - d. Administrative Report Robert Haynes, CEO
 - 1. Foundation Elaine Bennett, GRMF CEO
- EDUCATION ITEM(S):
 - a. Strategic Master Planning project overview Thomas Newsom, E4H Architect Firm
- ACTION ITEM(S):
 - a. New GRMF Board Members Elaine Bennett, GRMF, CEO
 - b. Annual Community Benefits Report Nicole Bruton, Community Outreach
- Adjournment and move into Executive Session under Texas Government Code Sections 551.074 and 551.072:
 - a. personnel matters; and
 - b. to deliberate regarding the purchase, lease or value of certain real property.
- Adjourn from Executive Session and move into Regular Session for discussion and/or possible action on the executive session items.
- 9. Motion to Adjourn.

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 14th day of August 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 titled "News Updates" for any official Hospital Board postings.







Bexar Metro 9-1-1 Network Board of Managers Regular Meeting

Date: Tuesday, August 19, 2025 Time: 2:00 PM

Bexar Metro 9-1-1 Network District Office 911 Saddletree Court San Antonio, Texas 78231-1523

AGENDA

POSTED

- I. Call to Order
- II. Consider Acceptance of Minutes
 - Regular Meeting, May 13, 2025

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- III. Consider and take appropriate action to adopt the Fiscal Year 2026 Financial Plan and Budget
- IV. Consider and take appropriate action to adopt Resolution 2025-08: Set the Residential and Business 9-1-1 Service Fee Rates for FY2026
- V. Consider Acceptance of Quarterly Financial Report
 - FY25 3rd Quarter October 1, 2024 June 30, 2025
- VI. Presentation: San Antonio First Responders Experiences (Project SAFE)
 Sandra B. Morissette, PhD., Chair, Department of Psychology, UTSA
- VII. Presentation: Regional Resiliency Assessment Program (RRAP) Key Findings
 Luu Do, Protective Security Advisor, Cybersecurity Infrastructure Security Agency
- VIII. Executive Director's Report
- IX. Open Visitor's Forum
 - Any person with business not scheduled may address the board at this time. No formal action may be taken.
- X. Motion to Adjourn

Pursuant to Chapter 551, Texas Government Code, the Board reserves the right to convene in Executive Session on any of the above items as authorized per the Texas Open Meetings Act and pursuant to Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Real Estate), and 551.074 (Personnel), and for deliberations on matters relating to critical infrastructure vulnerability, security, or acts of terrorism per Section 418.183(f) of the Texas Disaster Act.



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

Regular Meeting Date: August 19, 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. PRESENTATION:

An update on the Guadalupe County Elections Building Project.

5. CONSENT ITEMS:

All consent items are heard and acted upon collectively unless the County Judge, a Commissioner, or a Citizen requests that a specific item be considered separately.

- A. The Bill List(s).
 Combined Final Commissioners Court Bill Lists 8-19-2025.pdf
- B. The EBA List. EBA List 08-19-2025.pdf
- C. Ratify the October 1, 2024, EBA List. The EBA List 10-1-24.pdf
- D. The PCA Bill List and Jury Registers. PCA and Juror Register 8.19.25.pdf
- E. The Auditor's Monthly Report for June 2025 Monthly Report - June 2025.pdf
- F. The Treasurer's Monthly and Investment Report for June 2025. TMIR June 2025.pdf

POSTED

AUG 1 5 2025

a: a2 pm TERESA KIEL

y: 100 County Clerk

G. The Excavation Permit Request for 221 Trip Hammer Lane (3810 Wosnig Road), Precinct 4.

Excavation Permit Request & Summary.pdf

- H. Pursuant to the changes by Senate Bill 387, 89th Texas Legislature, Regular Session, the Rider to increase the bonds for the following:
 - i. Kyle Kutscher, Bond No. 62251317;
 - ii. Kristen Legore, Bond No. 65414187; and
 - iii. William G. Squires, III, Bond No. 64458912.

Bond Riders.pdf

- The Resolution Updating Authorized Signatories for Contractual and Financial Documents pertaining to the GLO Community Development Block Grant – Mitigation (CDBG-MIT) Method of Distribution (MOD) Program, Contract #24-065-125-E967. GLO Resolution & Designation Forms.pdf
- J. The first contract amendment with The Armstrong Company and All Points of Texas for RFP 24-20, Moving Services, extending the contract through September 2, 2026. First Contract Extension - Armstrong Company & All Points of Texas.pdf
- K. The Memorandum of Understanding between Guadalupe County, Granicus, Inc., and ValueCheck for Electronic Recording (eRecording) of real property documents with the County Clerk's office.
 Value Check - Granicus.pdf

6. ACTION ITEMS: Discussion and possible motion relative to:

- A. The Interlocal Agreement between Guadalupe Regional Medical Center, Guadalupe County, and the City of Seguin for Indigent Healthcare for 2024-2025. 2025-2026 ILA for Indigent Healthcare.pdf
- B. The amendment to the Interlocal Agreement with the City of Seguin for the payment schedule and funding of the Cordova Road Reconstruction Project. Amended Seguin ILA-Cordova Rd. Project.pdf
- C. Record the proposed budget for the 2025-2026 fiscal year with the County Clerk. *The proposed budget can be viewed at the County Clerk's Office and on the Guadalupe County website at https://www.GuadalupeTX.gov.
- D. The Guadalupe County Budget for fiscal year 2025-2026, including the annual allocation for Volunteer Fire Departments.
- E. The contract with Level 5 Architecture, PLLC, for RFQ 25-14, Architectural/Engineering Services - Animal Control Facilities. Guadalupe County Animal Services Design Proposal - Level 5 Architecture.pdf
- F. The contract with Freeland Turk Engineering Group, LLC for RFQ 25-15, Hydrologic & Hydraulic Analysis.
 Freeland Turk RFQ 25-15 H&H Contract & CIQ.pdf
- 7. Announcement of Upcoming Guadalupe County Public Events.

8. 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:

Pursuant to §551.072: To deliberate the purchase, exchange, lease, or value of real property.

9. Motion to Adjourn.

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

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: https://www.guadalupetx.gov titled "Agenda" for any official court postings.





SKY RANCH MUNICIPAL UTILITY DISTRICT

AGENDA

August 25, 2025

TO: THE BOARD OF DIRECTORS OF SKY RANCH MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Sky Ranch Municipal Utility District will hold a meeting at 12:30 p.m. on Monday, August 25, 2025 at the offices of HMT Engineering & Surveying, 290 S. Castell Avenue, New Braunfels, Texas 78130. The following matters may be considered and acted upon during the meeting:

PUBLIC COMMENT

1. Citizens' communications and Board member announcements;

CONSENT ITEMS

(These items may be considered and acted upon collectively. Any of these items may be pulled for discussion upon the request of any member of the Board.)

2. Minutes of July 31, 2025 Board meeting;

BUDGET AND TAX ITEMS

- 3. 2025-2026 budget and 2025 tax rate, including:
 - (a) Tax rate analysis, including recommendation from District's financial advisor regarding 2025 tax rate;
 - (b) Public hearing on District's 2025 tax rate, including public feedback received through appraisal district/county tax office websites;
 - (c) Budget for fiscal year 2025-2026, including Resolution Adopting Budget;
 - (d) Record vote on District's 2025 tax rate and Order Levying Taxes;
 - (e) Amended and Restated Information Form (if necessary for tax rate change);

AUDIT ITEMS

- 4. Audit of District's financial statements for fiscal year ended September 30, 2024, including audit report and client representation letter from McCall Gibson Swedlund Barfoot Ellis PLLC;
- Proposal from McCall Gibson Swedlund Barfoot Ellis PLLC for audit services for fiscal year ending September 30, 2025, including Statement on Auditing Standard No. 99 fraud questionnaire;

REPORTS AND RELATED ACTION ITEMS

- 6. Report from developer, including:
 - (a) First Amendment to Utility Improvements Construction and Reimbursement Agreement (59.539 acres);
 - (b) First Amendment to Road Improvements Construction and Reimbursement Agreement (59.539 acres);
 - (c) Waiver of Special Appraisal for the Benefit of Sky Ranch Municipal Utility District (59.539 acres);
 - (d) Development map;
- 7. Report from District's accountant, including:
 - (a) Bills, invoices, and transfers;
- Report from District's financial advisor;
- 9. Report from District's engineer, including:
 - (a) The Landing Unit 1, including:
 - (i) Any pay estimates and change orders;
 - (b) Sky Ranch Unit 1A, including:
 - (i) Any pay estimates and change orders;
 - (c) Sky Ranch Unit 1B, including:
 - (i) Review of bid tabulation and recommendation regarding award of contract;
 - (ii) Any pay estimates and change orders;
 - (d) Sky Ranch Unit 2A, including:
 - (i) Review of bid tabulation and recommendation regarding award of contract;
 - (ii) Any pay estimates and change orders;
 - (e) Sky Ranch Unit 2B, including:
 - (i) Review of bid tabulation and recommendation regarding award of contract;
 - (ii) Any pay estimates and change orders;
 - (f) Sky Ranch Offsite Wastewater Facilities / Lif Station, including:
 - (i) Any pay estimates and change orders;

- 10. Report from District's attorney, including:
 - (a) Review of prior developer and consultant directives;

OTHER MATTERS

11. Future meeting schedule and agenda items.

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including, without limitation, receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073), agenda discussing personnel matters (Section 551.074); discussing security personnel or devices or security audits (Section 551.076); and discussing information technology security practices (Section 551.089). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the presiding officer will announce that an executive session will be held and will identify the item to be discussed and the provision of the Open Meetings Act that authorizes the closed or executive session.

(seal)



Attorney for the District

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) 435-2300 for more information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, 1-800-735-2988.

TO: THE BOARD OF DIRECTORS OF GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 11, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 11 will hold a special meeting on August 25, 2025, at 12:00 p.m., outside the boundaries of the District, at the McKenna Events Center located at 801 W San Antonio St, New Braunfels, TX 78130. The meeting will be held for the following purposes:

- 1. Receive Public Comment.
- Consider and take action regarding approval of the minutes from the Board of Directors' July 11, 2025, meeting.
- Consider and take action Regarding Construction of Public Infrastructure Improvements Serving the District;
 - Receive Report from District Engineer Regarding Engineering, Construction and Development Activities;
 - b. Approve Award of Contracts for Construction of public infrastructure improvements serving the District;
 - 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;
 - e. Approve updated Fee Schedule for engineering services by Jones Heroy & Associates, Inc.; and
 - f. Authorize other action relating to construction of public infrastructure improvements serving the District.
- 4. Conduct public hearing regarding adoption of final tax rates for 2025 Tax Year.
- 5. Consider and take action regarding adoption of Resolution approving Budget for 2025-2026 Fiscal Year.
- 6. Discuss, consider, and take action regarding adoption of Order Levying Taxes for Tax Year 2025.
- 7. Discussion and possible action regarding approval of Amendment to District Information Form.
- 8. Discussion and possible action relating to approval of Subscription Agreement providing for posting of District information on internet website.
- 9. Receive Report from Developer Representatives regarding status of entitlement, development and home sales activities within the District.
- 10. Consider and take action regarding approval of the Bookkeepers Report, including approval of Quarterly Investment Report and Payment of Bills and Invoices.
- 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.

TO: THE BOARD OF DIRECTORS OF STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Steelwood Trail Municipal Utility District will hold a special meeting on August 27, 2025, at 12:00 p.m., outside the boundaries of the District, at 290 S. Castell Avenue, New Braunfels, Texas 78130. The meeting will be held for the following purposes:

- 1. Receive Public Comment.
- Consider and take action regarding approval of the minutes from the Board of Directors' July 21, 2025, meeting.
- Discuss, consider and take action relating to construction of public infrastructure improvements serving the District:
 - a. Receive Report from District Engineer relating to construction of public infrastructure improvements;
 - b. Approvals of Plans and Specifications;
 - c. Approve Award of Construction Contracts;
 - d. Approval of Construction Pay Estimates;
 - e. Approval of Construction Change Orders;
 - f. Acceptance of Facilities; and
 - g. Approve updated Fee Schedule for engineering services by Jones Heroy & Associates, Inc.
- 4. Conduct public hearing regarding adoption of final tax rates for 2025 Tax Year.
- Consider and take action regarding adoption of Resolution approving Budget for 2025-2026 Fiscal Year.
- 6. Discuss, consider, and take action regarding adoption of Order Levying Taxes for 2025 Tax Year.
- 7. Discussion and possible action regarding approval of Amendment to District Information Form.
- 8. Discussion and possible action relating to approval of Subscription Agreement with Maxwebs for internet website services.
- 9. Receive Developer's Report summarizing status of construction, development and home sale activities in the District.
- 10. Consider and take action regarding approval of Bookkeeper Report and Payment of Bills and Invoices.
- 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

SEDONA MUNICIPAL UTILITY DISTRICT NO. 1

August 27, 2025

TO: THE BOARD OF DIRECTORS OF SEDONA MUNICIPAL UTILITY DISTRICT NO. 1 AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Sedona Municipal Utility District No. 1 will hold a meeting of the Board of Directors at 12:00 noon on Wednesday, August 27, 2025, at the offices of Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701. The following matters may be considered and acted upon at the meeting:

PUBLIC INPUT

1. Citizens' communications and Board member announcements;

CONSENT ITEMS

(These items may be considered and acted upon collectively. Any of these items may be pulled for discussion upon the request of any member of the Board.)

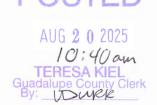
Minutes of July 29, 2025 Board meeting;

BUDGET AND TAX ITEMS

- Conduct a public hearing on the District's 2025 tax rate, including recommendation from District's financial advisor;
- 4. Budget for fiscal year 2025-2026, including Resolution Adopting Budget;
- Record vote on District's 2025 tax rate and Order Levying Taxes;
- Amended and Restated Information Form;

DISCUSSION/ACTION ITEMS

- Bookkeeper's report, including funds transfers and payment of bills and invoices;
- Owner's report;
- Engineer's report;
- 10. Attorney's report, including:
 - (a) Memo regarding House Bill 1522 Changes to Board Meeting Notice (Agenda Posting) Requirements;
 - (b) 2025 Legislative Update;



11. Future meeting dates and agenda items.

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074) and discussing security personnel or devices (Section 551.076). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the presiding officer will announce that an executive session will be held and will identify the item to be discussed and the provision of the Open Meetings Act that authorizes the closed or executive session.



Attorney for the District

Lin. He.

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) 435-2300 for more information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, 1-800-735-2988.

AUG 2 0 2025

2:47 Pm

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 Monday, August 25, 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 APPROVE THE MINUTES OF THE JULY 22, 2025, REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS;
- IV. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING BALANCE SHEET & INCOME STATEMENT FOR JULY 2025;
- V. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE BILLS PAID IN JULY 2025 (check register);
- VI. 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;
 - C. 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, 25TH JUDICIAL DISTRICT;
 - D. DISCUSS, CONSIDER, AND TAKE ACTION ON PRERNA, LLC AND BEST DRIVE 777, LLC V. SPRINGS HILL WATER SUPPLY CORPORATION ET AL., CAUSE NO. 23-0379-CV IN THE DISTRICT COURT AT LAW, GUADALUPE COUNTY;

- 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 OPERATING AGREEMENT WITH THE CITY OF SEGUIN;

VII. NEW BUSINESS:

- A. DISCUSS, CONSIDER, AND TAKE ACTION ON NON-STANDARD SERVICE REQUESTS AND CONTRACTS;
 - 1. PECAN PARKWAY CENTER, LLC;
- B. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING GROUNDWATER SUPPLY CONTRACTS AND LEASES;
- C. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING MATTERS BEFORE THE PUBLIC UTILITY COMMISSION OF TEXAS, INCLUDING, BUT NOT LIMITED TO:
 - 1. DOCKET NO. 58445 PETITION OF A-L 97, LP TO AMEND SPRINGS HILL SPECIAL UTILITY DISTRICT'S WATER CERTIFICATE OF CONVENIENCE AND NECESSITY IN GUADALUPE COUNTY BY STREAMLINED EXPEDITED RELEASE:
- D. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING AN ORDER TO ADOPT THE LAND USE ASSUMPTIONS AND WATER CAPITAL IMPROVEMENT PLAN;
- E. DISCUSS, CONSIDER, AND TAKE ACTION TO ADOPT AN ORDER CALLING A PUBLIC HEARING REGARDING AMENDMENT OF WATER IMPACT FEES;
- F. DISCUSS, CONSIDER, AND TAKE ACTION TO APPOINT A MEMBER TO THE IMPACT FEE ADVISORY COMMITTEE;
- G. DISCSS, CONSIDER, AND TAKE ACTION REGARDING PERMANENT EASEMENT AGREEMENT AND ENCROACHMENT AGREEMENT WITH GUADALUPE BLANCO RIVER AUTHORITY FOR PROPERTY ID 55413;
- H. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING AUTHORIZING CONDEMNATION TO ACQUIRE AN EASEMENT IN GUADAULUPE COUNTY FOR THE RIVER BORE PROJECT; AND
- I. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING SPRINGS HILL SPECIAL UTILITY DISTRICT'S ASSUMPTION OF OBLIGATIONS OF

SPRINGS HILL WATER SUPPLY CORPORATION TO COBANK, ACB, INCLUDING, BUT NOT LIMITED TO:

- 1. INSTRUCTION LETTER;
- 2. CREDIT AGREEMENT NO. 00159993SLA;
- 3. PROMISSORY NOTE NO. 00159993T02;
- 4. SECURITY AGREEMENT; AND
- 5. BENEFICIAL OWNERSHIP CERTIFICATE;
- VIII. 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. RECEIVE GENERAL MANAGER'S REPORT;
 - B. RECEIVE ENGINEERING REPORT (Malone/Wheeler); AND
 - C. RECEIVE CANYON REGIONAL WATER AUTHORITY REPORT;
- IX. 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

X. 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, at least 72 hours immediately preceding this meeting.

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Springs Hill Special Utility District

Michael Andrews, General Manager

Dated:

(SEAL)

SPRINGS HILL SPECIAL UTILITY DISTRICT NOTICE OF PUBLIC HEARING ON ADOPTION OF LAND USE ASSUMPTIONS AND WATER CAPITAL IMPROVEMENT PLAN RELATING TO POSSIBLE ADOPTION/AMENDMENT OF IMPACT FEES

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 public hearing, open to the public, on Monday, August 25, 2025, at 5:00 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. CONDUCT A PUBLIC HEARING ON LAND USE ASSUMPTIONS AND WATER CAPITAL IMPROVEMENTS PLAN RELATING TO POSSIBLE AMENDMENT OF IMPACT FEES; AND
- III. 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, at least 72 hours immediately preceding this meeting.

(SEAL)

Springs Hill Special Utility District

Michael Andrews General Manager

Dated: 8/20 /25

POSTED

AUG 2 0 2025 2:47 Pm TERESA KIEL

Public Hearing on Land Use Assumptions and Capital Improvements Plan - August 2020 Ret Page 1 of

NOTICE OF MEETING

REGENCY RANCH IMPROVEMENT DISTRICT OF GUADALUPE COUNTY

The Board of Directors of Regency Ranch Improvement District of Guadalupe County will hold a regular meeting on Thursday, August 28, 2025, at 12:00 p.m., at Chesmar Homes, LLC, 211 North Loop 1604 East, Suite 179, San Antonio, Texas 78232, to discuss and, if appropriate, act upon the following items:

- 1. Comments from the public.
- 2. Approve minutes.
- 3. Financial and bookkeeping matters, including payment of the bills, review of investments, and amend budget if appropriate.
- 4. District Service and Assessment Plan, including:
 - accept Petition Regarding Improvements and Services Plan of a. Assessment:
 - adopt Order Calling Public Hearing Regarding Proposed b. Improvement Projects and Services, Estimated Actual Costs of Improvements and Services, and Method of Assessment;
 - appoint Hearing Examiner; and C.
 - d. adopt Hearing Rules and Procedures.
- 5. Engineering matters, including authorize design, approve plans and specifications and authorize advertisement for bids, review bids and award contracts, approve pay estimates, change orders, and final acceptance, and direct engineer to notify insurance company of new facility, as appropriate, including for the following:
 - facilities to serve Regency Ranch Unit 2.
- 6. Deeds, easements, assignment of easements, phase I environmental site assessments, consents to encroachment, requests for service, or utility commitment letters.
- 7. Report on development in the District.
- 8. Next meeting.



Paul Harle

Attorney for the District

4:39 pm

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 (512) 518-2424 at least three business days prior to the meeting so that appropriate arrangements can be made.