

GUADALUPE APPRAISAL DISTRICT



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

NOV 24 2025
 10:10 am

TERESA KIEL
 Guadalupe County Clerk
 By: *Myra Lina*

NOTICE OF MEETING

Notice is hereby given that the Guadalupe Appraisal Review Board will convene at 9:00 a.m. on December 9, 16, 17, 18, 19, 2025 at the Guadalupe Appraisal District Office, 3000 N. Austin Street, Seguin, Texas 78155.

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

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

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

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

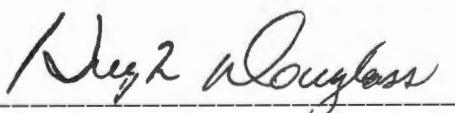
Agenda on Attached Sheet

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

This notice posted and filed in compliance with the Open Meetings Act on or before November 24, 2025, at 5:00 p.m.

GUADALUPE APPRAISAL DISTRICT

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



Hugh Douglass
Chair, A.R.B.



GUADALUPE 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: December 2, 2025
Time: 10:00 AM

AGENDA

POSTED

1. **Call to Order.**
2. **Pledges to U.S. and Texas Flags and Silent Prayer.**
3. **Citizens to be heard.**
4. **PRESENTATION:**

Recognition of Election Administrator, Lisa Hayes, for 18 years of service to the citizens of 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 EBA List.
[EBA List 12.02.2025.pdf](#)
 - B. The Bill List(s).
[Final Commissioners Court Bill List 12-2-2025.pdf](#)
 - C. The Official Bond and Oath (No. 67686731) for Kraig Klein, Part-Time Deputy Constable, Precinct 1.
[Klein Bond.pdf](#)
 - D. Award the contracts to the responsible bidders who submitted the lowest and best bids for each particular type of road construction material in accordance with Local Government Code Section 262.027(e) for the following:
 - i. IFB 26-03 Concrete;
 - ii. IFB 26-04 Flexible Base and Asphaltic Materials; and

NOV 24 2025
4:37 pm

TERESA KIEL
Guadalupe County Clerk
By:

- iii. IFB 26-05 Liquid Asphaltic Materials.
[IFB 26-03 Tabulation & Contracts.pdf](#)
[IFB 26-04 Tab and Contracts.pdf](#)
[IFB 26-05 Tab and Contracts.pdf](#)
- E. The Agreements to Furnish Fire Protection and Related Emergency Services between Guadalupe County and the Marion and Kingsbury Volunteer Fire Departments for Fiscal Years 2025 and 2026.
[Marion VFD Agreement - FY 2025.pdf](#)
[Marion VFD Agreement - FY 2026.pdf](#)
[Kingsbury VFD Agreement - FY 2025.pdf](#)
[Kingsbury VFD Agreement - FY 2026.pdf](#)
- F. The Tenth Amendment (FY2025) and Eleventh Amendment (FY2026) to the Interlocal Agreement for County of Guadalupe Demand-Response Route between the County of Guadalupe and the Alamo Area Council of Governments (AACOG).
[FY25.pdf](#)
[FY26.pdf](#)
- G. The Resolution in Support of the Regional Expansion of State Highway 46.
[Regional Expansion of SH 46.pdf](#)
- H. The Departmental Monthly and Revenue Reports for October 2025.
[Oct Reports.pdf](#)
- I. The naming of the following private lanes in Precinct 2:
 - i. Gutierrez Lane, located off Old Seguin Road; and
 - ii. Goat Valley Lane, located off Huber Road.
[Private Lane Packages - 12-2-2025.pdf](#)
- J. The Amended Memorandum of Understanding/Interlocal Agreement with Bluebonnet Trails Community MHMR Center for Guadalupe County Crisis Intervention Officer Services.
[Guadalupe Co Crisis_partially signed.pdf](#)
- K. The Order for the Disposition of Salvage or Surplus Property in accordance with Section 263.152, Texas Local Government Code.
[Order for Disposition of Salvage or Surplus Property.pdf](#)
- L. The agreement with the landowner on Airport Road, Precinct 2, for access to the property for tree/brush removal, with assistance from the City of New Braunfels, and authorize Commissioner Engelke to sign the form.
[Access to Property - Guadalupe County \(Executed\).pdf](#)

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

- A. Authorization to submit the Flood Infrastructure Fund Grant Application for Flood Management Evaluation from the Texas Water Development Board and approve the following required items for submission with the Application:
 - i. Application Filing and Authorized Representative Resolution;
 - ii. Application Resolution - Certificate of Secretary; and

iii. Application Affidavit.
[TWDB-0201_Application Affidavit_rev.pdf](#)
[TWDB-0201B_Application Resolution Certificate of Secretary \(Clerk\)rev.pdf](#)
[TWDB-0201A_ Resolution for application.pdf](#)
[GUADALUPE CO DMP_TWDB FIF_Abridged App_FME 111000170_final.pdf](#)

B. The Guaranteed Maximum Price Amendment for RFQ 25-23, Construction Manager-At-Risk (CMAR) Marion Building Remodel.
[RFQ 25-23 GMP Documents \(rev 11.21.25\).pdf](#)

C. The appointment of an interim Election Administrator and establish an effective date.

D. The Official Ballot and Resolution of Votes Cast to Appoint Directors for the Guadalupe Appraisal District Board of Directors for the 2026-2029 Term.
[Guadalupe County Ballot Oct.pdf](#)

E. The Order Restricting Certain Fireworks in Unincorporated Areas of Guadalupe County.
[Order Restricting Certain Fireworks - Dec. 2025.pdf](#)

F. In accordance with the Guadalupe County Travel Policy, authorization for two Sheriff's Office Employees to travel out-of-state to the Western States Sheriffs' Association Annual Conference in Reno, Nevada, February 27, 2026, to March 5, 2026.
[Western States Sheriffs' Association - Annual Training and Business Conference.pdf](#)

G. The Order to Advertise and Request for Qualifications specifications for RFQ 26-06, Jail Feasibility Study & Site Use Master Plan.
[Legal Notice & RFQ 26-06.pdf](#)

H. Authorize Purchasing to negotiate a contract with the highest-ranked firm that submitted to RFQ 26-01, Construction Manager-at-Risk (CMAR) - Animal Control Facility Remodel.
[Evaluation Matrix RFQ 26-01 CMAR Animal Control.pdf](#)

I. The Change Order from Tejas Premier Building Contractor, Inc., for the Elbel Building Project, requiring no additional funds.
[PCR 23 for added exit lights 11Nov2025.pdf](#)

J. The maintenance agreement with Comfort Systems USA Central Texas, DBA MTECH, for the Preventive CARE Hybrid Maintenance Program and Quarterly Water Treatment for the Chiller System located at the Adult Detention Center.
[rev.3 CSCTX-Mtech HVAC Hybrid PM Proposal-Guadalupe County ADC 11.13.25.pdf](#)

K. Authorization to publish notice and set a date for a Public Hearing regarding the installation of stop signs on S. Santa Clara Road, creating a four-way stop at the intersection of Lower Seguin Road and S. Santa Clara Road.

L. Budget Amendment #26-13: To transfer funds from Constable Precinct #4 office supplies to controlled assets for one replacement ticket printer due to malfunctions

beyond repair.
[BA#26-13.pdf](#)

- M. Budget Amendment #26-14: To establish a budget for the emergency remediation, moving expenses, and repairs related to the Sheriff's Office water leak damage on October 23, 2025.
[BA#26-14.pdf](#)
- N. Budget Amendment #26-15: To establish the FY26 budget and certify revenue for the Texas Veterans Commission grant for the Guadalupe County Veterans Treatment Court.
[BA#26-15.pdf](#)
- O. Budget Amendment #26-16: To establish the FY26 budget and certify revenue for the Texas Office of Attorney General Grant, State Automated Victim Notification System.
[BA#26-16.pdf](#)
- P. Budget Amendment #26-17: To transfer from Jail capital equipment to extraordinary repair for two boilers to be repaired instead of a replacement, as referenced in the two proposals attached from The Brandt Companies.
[BA#26-17.pdf](#)
[The Brandt Companies Proposal #1196054246.pdf](#)
[The Brandt Companies Proposal #1216864630.pdf](#)
- Q. The Capital Project Fund Bill List.
[Final Capital Projects Fund 700 Bill List 12-2-25.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 §551.074: To deliberate the appointment, employment, and duties of a public officer or employee, to-wit: Administrative Assistant to County Commissioners.

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:

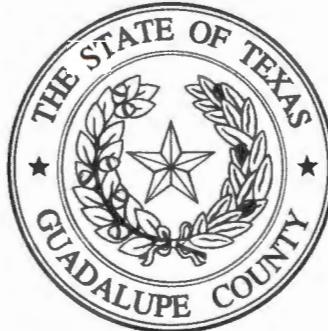
+1 346 248 7799	+1 253 215 8782
+1 720 707 2699	+1 301 715 8592
+1 312 626 6799	+1 646 558 8656

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, which is readily accessible to the general public at all times, and said Notice shall remain posted continuously for at least three business days preceding the scheduled date of the Meeting. For your convenience, you may visit the county's website at: <https://www.guadalupetx.gov> titled "Agenda" for any official court postings.

POSTED

NOV 26 2025
8:39 am
TERESA KIEL
Guadalupe County Clerk
By: *[Signature]*



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

DATE: December 05, 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 November 7, 2025 meeting of the Guadalupe County Bail Bond Board.
- B. Discussion on rescheduling the January 2, 2026 Bail Bond Board meeting to January 9, 2026.
- C. Discussion on enhancing public awareness regarding bonds.
- D. 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.

POSTED

DEC 02 2025

8:28pm

TERESA KIEL
Guadalupe County Clerk
By: *Mayer Lewis*

000643

NOTICE OF MEETING

GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

The Board of Directors of Guadalupe County Municipal Utility District No. 9 will hold a regular meeting on **Tuesday, December 9, 2025, at 11:30 a.m., at San Marcos Title Company, 1913 Dutton Drive, Suite 408, San Marcos, Texas 78666**, 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 and review of investments.
4. Conduct annual review of Investment Policy and adopt Resolution Regarding Annual Review of Investment Policy.
5. Review, revise, and adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.
6. Annual report to Bond Review Board.
7. Historical bond and tax report to Comptroller.
8. Engineering matters, including preparation of plans and specifications, approval of plans and specifications, advertisement for bids, bid review, contract award, Pay Estimates and Change Orders, acceptance of projects, and direct engineer to notify insurance company, as appropriate, including:
 - a. Rattler Ridge Phase 1 Subdivision Improvements.
9. Review and update Eminent Domain Report to the Texas Comptroller.
10. Water and wastewater matters, including Amendment No. 2 to the Regional Wastewater Services and Facilities Cost Sharing Agreement.
11. Deeds, easements, consents to encroachment, requests for service, out-of-district service agreements, and utility commitment letters.
12. Annexation of land into the District, including:
 - a. update on City of San Marcos consent to annex land;
 - b. adopt Order Adding Land; and
 - c. authorize execution of Amendment to Information Form.
13. Development matters, including report on development, development financing agreement, amendments to development financing agreement, assignments of development financing agreement, and consents to assignment.
14. Next meeting date.

A handwritten signature in black ink that reads "DRAA".

Attorney for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (512) 518-2424 at least three business days prior to the meeting so that appropriate arrangements can be made.

NOTICE OF INTENT TO ENTER FIELDS

000645

In accordance with the provisions of the Texas Agriculture Code, Chapter 74, Subchapter D, Sec. 74.117 as amended, the Texas Department of Agriculture and the Texas Boll Weevil Eradication Foundation hereby notify cotton growers in the Southern Blacklands Boll Weevil Eradication Zone of the schedule to enter fields or premises for the purposes of carrying out the boll weevil eradication program in the zone, including mapping of fields, insect monitoring, inspection and treatment functions.

The Foundation will enter fields or premises during reasonable daylight hours for the purposes of mapping, trapping and monitoring for the cotton boll weevil. These activities will be initiated on or about January 1, 2026, and the trapping and monitoring function will continue weekly throughout the year. Treatment for the cotton boll weevil with ultralow-volume malathion or other registered insecticides by air and/or ground equipment will begin on or about January 1, 2026. Inspection and treatment activities will continue during reasonable daylight hours throughout the year, as indicated by trap captures and crop stage, until there is no hostable cotton in the zone.

The Southern Blacklands Eradication Zone consists of all of Anderson, Brazos, Burleson, Freestone, Grimes, Harris, Houston, Leon, Liberty, Madison, Robertson, Walker, Camp, Wood, Upshur, Marion, Harrison, Gregg, Smith, Cherokee, Rusk, Panola, Shelby, Nacogdoches, San Augustine, Sabine, Angelina, Trinity, San Jacinto, Polk, Tyler, Jasper, Newton, Hardin, Orange, Jefferson, Chambers, Galveston, Washington, Montgomery, Coryell, Mills, Lampasas, San Saba, Llano, Gillespie, Kendall, Blanco, Burnet, Bell, Williamson, Travis, Hays, Comal, Guadalupe, Gonzales, Fayette, Caldwell, Bastrop, Lee, Milam and Falls Counties; that part of Limestone County south of Highway 84 from the McLennan County line east to the Freestone County line; that part of Waller County north of Highway 159 from the Austin County line north and east to Hempstead, then east on Highway 6/290 to the Harris County line; and that part of McLennan County south of Highway 84.

To mitigate risk, beekeepers should notify the Foundation of beehive locations near cotton fields. The Foundation will monitor treatments in these locations where bees are present to ensure the security of hives.

For more information regarding this program, please call the Texas Boll Weevil Eradication Foundation at (800) 687-1212.

Date Posted: _____

POSTED

DEC 03 2025
4:08pm
TERESA KIEL
Guadalupe County Clerk
By: NDunn

**NOTICE OF REQUIREMENT FOR PARTICIPATION IN
THE SOUTHERN BLACKLANDS ZONE
BOLL WEEVIL ERADICATION PROGRAM**

000646

In accordance with the Texas Agriculture Code, Chapter 74, Subchapter D, §74.118 (Vernon Supp. 1999) and 4 Tex. Admin. Code §3.73, the Texas Boll Weevil Eradication Foundation hereby provides notice to growers in the Southern Blacklands Boll Weevil Eradication Zone that they are required to participate in the eradication program established by referendum for the Southern Blacklands Zone.

The Southern Blacklands Eradication Zone consists of all of Anderson, Brazos, Burleson, Freestone, Grimes, Harris, Houston, Leon, Liberty, Madison, Robertson, Walker, Camp, Wood, Upshur, Marion, Harrison, Gregg, Smith, Cherokee, Rusk, Panola, Shelby, Nacogdoches, San Augustine, Sabine, Angelina, Trinity, San Jacinto, Polk, Tyler, Jasper, Newton, Hardin, Orange, Jefferson, Chambers, Galveston, Washington, Montgomery, Coryell, Mills, Lampasas, San Saba, Llano, Gillespie, Kendall, Blanco, Burnet, Bell, Williamson, Travis, Hays, Comal, Guadalupe, Gonzales, Fayette, Caldwell, Bastrop, Lee, Milam and Falls Counties; that part of Limestone County south of Highway 84 from the McLennan County line east to the Freestone County line; that part of Waller County north of Highway 159 from the Austin County line north and east to Hempstead, then east on Highway 6/290 to the Harris County line; and that part of McLennan County south of Highway 84.

Participation includes: (1) timely reporting to the Foundation of information requested regarding acreage and location of all commercial cotton fields and of noncommercial patches of cotton grown for ornamental, research or other purposes, as provided in the Texas Agricultural Code, §74.121; (2) payment of the assessment established by referendum ending on March 29, 2000, in the amount and manner approved for the Southern Blacklands Zone, and (3) compliance with any rules or procedures established by the Texas Department of Agriculture or the Foundation for implementation of the eradication program in the Southern Blacklands Zone. Upon notification by the Foundation of a producer's failure to timely comply with participation requirements stated above, the Department may assess an administrative penalty in accordance with 4 Tex. Admin. Code §3.74 or take other appropriate remedial action as provided by Texas Agriculture Code, Chapter 74, Subchapter D. Any questions regarding the participation requirements may be directed to Texas Department of Agriculture, P.O. Box 12847, Austin, TX 78711, (512) 463-3285.

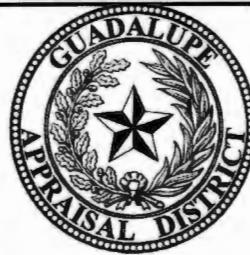
POSTED

DEC 03 2025
4:09 pm
TERESA KIEL
Guadalupe County Clerk
By: Durr

GUADALUPE APPRAISAL DISTRICT

Main Office

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


Schertz Substation

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

POSTED

DEC 04 2025

2:55 pm

TERESA KIEL

Guadalupe County Clerk

By: *Young*

NOTICE OF MEETING

Notice is hereby given that The Board of Directors of the Guadalupe Appraisal District will meet in a **REGULAR SESSION** on **December 10, 2025, beginning at 5:30pm.** in the Board Room of the Guadalupe Appraisal District office building, located at 3000 N. Austin Street, Seguin, Texas. Subjects to be discussed are listed on the attached agenda.

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

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

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

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

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

Agenda on Attached Sheet

This notice was posted and filed in compliance with the Open Meetings Act on or before December 4, 2025, at 5:00 p.m.

A blue ink signature of the name "Peter Snaddon".

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

GUADALUPE APPRAISAL DISTRICT
3000 NORTH AUSTIN STREET
SEGUIN, TEXAS 78155

REGULAR SESSION
OF THE
BOARD OF DIRECTORS
December 10, 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 Regular Meeting held on November 5, 2025.
 - b. Approval of Finance Statement for October 2025.
 - c. Approval of GAD 2026 Calendar
 - d. Approval of Line-Item Transfers within 2025 Budget
 - e. Approval of Resolution 2025-12: Authorizing use of available funds from GAD's Appraisal Defense reserve balance fund for legal expenses in excess of budgeted 2025 funding amount of \$20,000.
6. **DISCUSSION/ ACTION:** Consider for Approval Resolution 2025-13: Proposed Investment Strategy for 216 E. College Street Project Funds.
7. **DISCUSSION/ ACTION:** Consider for Approval Resolution 2025-14: Establishing the 216 E. College Street Interest-Only Payment Reserve Fund and Committing Unspent Obligated 2025 Budget Funds Pursuant to GAAP Requirements.
8. **DISCUSSION/ ACTION:** Consider for Approval Resolution 2025-15: Committing Interest-Earned Income to the General Land and Building Improvements Reserve Fund.
9. **DISCUSSION:** Status update on actions taken by Chief Appraiser relating to the District's 216 E. College Street Project on since BOD regular meeting held on November 5, 2025.
 - a. Executed Agreement Between Owner and Architect
 - b. Secured a licensed environmental contractor (TTL) to conduct an asbestos inspection through a competitive quote process, selecting the firm that met District requirements for expertise, compliance, and cost.
 - c. Secured a qualified tree-trimming contractor by obtaining competitive pricing and selecting the vendor that met the District's operational and cost requirements.
10. **DISCUSSION/ACTION:** Consideration to enter into 3-year Service Agreement with JUST APPRAISED for incorporation of software programs associated with processing of deed forms.
 - a. SAAS Services Order Form (Deeds)
 - i. Term Begins: 01/01/2026 Term Ends: 12/31/2028

11. **EXECUTIVE SESSION:** Adjourn into Executive Session pursuant to Texas Government Code Section 551.074 of the Texas Open Meetings Act for the following purpose:

- a. Performance Evaluation of Taxpayer Liaison Officer for 2025 year, in accordance with §6.052(i) of TX Code.
- b. Performance Evaluation of Chief Appraiser for 2025 year and Consideration of 2026 Compensation.

12. **ACTION:** Take Any Action Based on Discussion Held in Closed Session Under Agenda Item #11

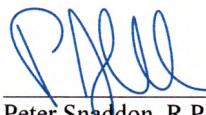
13. Chief Appraiser's Report

- a. GAD Performance Evaluation Template (2025)
- b. Reappraisal Activities Update
- c. BOD Election Update
- d. State-Mandated Homestead Exemption Changes and Potential Future Impact

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

POSTED

000656

DEC 05 2025

3:25pm

TERESA KIEL

Guadalupe County Clerk
By: LDurr

NOTICE OF MEETING

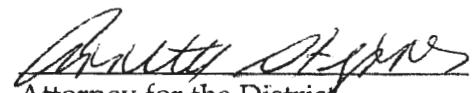
GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 3

The Board of Directors of Guadalupe County Municipal Utility District No. 3 will hold a regular meeting on Friday, December 12, 2025, at 12:00 p.m., at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Navasota Room, Houston, Texas, to discuss and, if appropriate, act upon the following items:

1. Public comments.
2. Approve minutes.
3. Financial and bookkeeping matters, including payment of bills and review of investments.
4. Tax matters, including:
 - a. adopt Resolution Designating Agent for Issuance of Notice to Purchasers; and
 - b. adopt Resolution Authorizing Request to Appraisal District to Activate District.
5. Adopt Order Adopting Section 49.2731 Electronic Bidding Rules.
6. Adopt Order Adopting Electronic Signature Rules for Construction Contracts.
7. Adopt Resolution Establishing Criteria for Sureties Issuing Payment and Performance Bonds.
8. Determine general prevailing rate of wages for engineering construction projects in locality of the District and adopt Resolution Adopting Prevailing Wage Rate Scale for Engineering Construction.
9. Engineering matters, including:
 - a. authorize design of projects, review plans and specifications, authorize design, award contracts, approve pay estimates and change orders for any ongoing District projects, including:
 - i. HMT Engineering & Surveying - public infrastructure projects;
 - ii. Drainage improvements; and
 - iii. I-10 waterline crossing;
 - b. other engineering matters, including deeds, easements, consents to encroachment, and requests for service.
10. Receive report on development in the District.
11. Discuss City of Seguin Tax Increment Reinvestment Zone and authorize any necessary action.

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 the appropriate arrangements can be made.

12. Discuss Springs Hill water supply contract and authorize appropriate action.
13. Amended and Restated Development and Utility Agreement with City of Seguin.
14. Next meeting date.



Attorney for the District



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

NOTICE OF MEETING

PARK PLACE MUNICIPAL UTILITY DISTRICT OF GUADALUPE COUNTY

The Board of Directors of Park Place Municipal Utility District of Guadalupe County will hold a regular meeting on **Monday, December 15, 2025, at 2:30 p.m.**, at HMT Engineering & Surveying, 8122 Datapoint Drive, Suite 400, San Antonio, Texas 78229, 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 and review of investments.
4. Tax assessment and collections matters, including delinquent tax collections, installment agreements, payment of tax bills.
5. Historical bond and tax report to Comptroller.
6. Engineering matters, including preparation of plans and specifications, approval of plans and specifications, advertisement for bids, bid review, contract award, Pay Estimates and Change Orders, acceptance of projects, and direct engineer to notify insurance company, as appropriate, including:
 - a. Park Place Unit 2B - streets, drainage, water, and wastewater; and
 - b. Park Place Unit 3B - streets, drainage, water, and wastewater.
7. Review and update Eminent Domain Report to the Texas Comptroller.
8. Approve agreement for maintenance of facilities.
9. Deeds, easements, consents to encroachment, requests for service, out-of-district service agreements, and utility commitment letters.
10. Annexation matters including approve feasibility study, accept Petitions for Addition of Certain Land, adopt Order Adding Land, and authorize execution of Amendment to Information Form.
11. Report on development in the District.
12. Next meeting date.



Paul Harle

Attorney for the District

POSTED

DEC 09 2025
8:38am

TERESA KIEL
Guadalupe County Clerk
By: *Maryann*

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.

SKY RANCH MUNICIPAL UTILITY DISTRICT

AGENDA

December 17, 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 **12:00 noon on Wednesday, December 17, 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 August 25, 2025 Board meeting;

AUDIT ITEMS

3. Audit of District's financial statements for fiscal year ended September 30, 2025, including report from McCall Gibson Swedlund Barfoot Ellis PLLC, approval of audit report and client representation letter, and authorizing filing of audit report;

MAY 2, 2026 DIRECTOR ELECTION ITEMS

4. *See supplemental agenda for May 2, 2026 director election items;*

REPORTS AND RELATED ACTION ITEMS

5. Report from developer, including development map;

6. Report from District's accountant, including:
 - (a) Bills, invoices, and transfers;

7. Report from District's financial advisor;

8. 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;

POSTED

DEC 09 2025

10:11am

TERESA KIEL
Guadalupe County Clerk
By: *Megan T*

- (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 / Lift Station, including:
 - (i) Any pay estimates and change orders;

9. Report from District's attorney, including:

- (a) Review of prior developer and consultant directives;

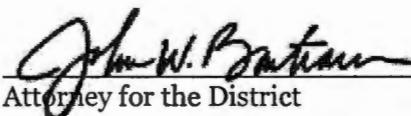
OTHER MATTERS

10. 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)




John W. Barton
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.

SKY RANCH MUNICIPAL UTILITY DISTRICT

SUPPLEMENTAL AGENDA

December 17, 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 regular meeting at **12:00 noon on Wednesday, December 17, 2025 at the offices of HMT Engineering & Surveying, 290 S. Castell Avenue, New Braunfels, Texas 78130.** The following *additional* matters may be considered and acted upon during the meeting.

1. Order Calling Director Election for May 2, 2026;
2. Resolution Approving Election Services Agreement and Joint Election Agreement (Guadalupe County);
3. Resolution Approving Election Services Agreement and Joint Election Agreement (Comal County);
4. Notice of Deadline to File Applications for Place on the Ballot;
5. Authorize the District's attorney to give notice of May 2, 2026 Director election;
6. Any other matters relating to the May 2, 2026 election;

EL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE SKY RANCH

AVISO SUPLEMENTAL A LA AGENDA

17 de diciembre 2025

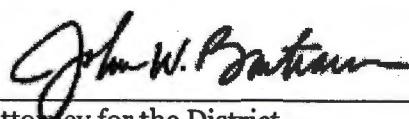
A: LA JUNTA DE DIRECTORES DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE SKY RANCH A TODA PERSONA INTERESADA:

Se pone en conocimiento del público que la Junta Directiva del Distrito Municipal de Servicios Pùblicos de Sky Ranch va a tener una reunión a las 12 del mediodía, el miércoles, 17 de diciembre de 2025 en las oficinas de HMT Engineering & Surveying, 290 S. Castell Avenue, New Braunfels, Texas 78130. Los siguientes propósitos *adicionales* se consideraran y pueden ser llevados a cabo en la junta:

1. Orden convocando elección de Directores para el 2 de mayo de 2026;
2. La resolución que aprueba el acuerdo de servicios electoral y acuerdo de elección conjunta (condado de Guadalupe);
3. La resolución que aprueba el acuerdo de servicios electoral y acuerdo de elección conjunta (condado de Comal);
4. Aviso de fecha límite para presentar solicitudes para un lugar en la boleta;
5. Autorizar al abogado del Distrito a dar aviso de la elección de Directores del 2 de mayo de 2026;
6. Cualquier otro asunto relacionado a las elección del día 2 de mayo de 2026.

(seal)





Attorney for the District
Abogado del Distrito

POSTED

DEC 09 2025
4:10 PM

000659

TERESA KIEL
Guadalupe County Clerk
By: *Mary Ann*

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, December 15, 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 NOVEMBER 18, 2025, SPECIAL MEETING OF THE BOARD OF DIRECTORS;**
- IV. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING BALANCE SHEET & INCOME STATEMENT;**
- V. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE BILLS PAID (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; AND**
 - C. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING APPLICATIONS FOR PRODUCTION AND TRANSPORT PERMITS AT EVERGREEN UNDERGROUND WATER CONSERVATION DISTRICT;****
- VII. NEW BUSINESS:
 - A. DISCUSS, CONSIDER, AND TAKE ACTION ON NON-STANDARD SERVICE REQUESTS AND CONTRACTS;****

- B. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING GROUNDWATER LEASE WITH BIG T RANCH, LLC;**
- C. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING NOTICE OF CLAIM AGAINST SPRINGS HILL WATER SUPPLY CORPORATION AND NOTICE OF CLAIM TO AMERICA'S CONSTRUCTION, LLC;**
- D. DISCUSS, CONSIDER, AND TAKE ACTION TO AMEND THE DISTRICT'S SERVICE POLICY REGARDING DOUBLE CONNECTIONS ON ACTIVE METERS AND WATER ACQUISITION FEE; AND**
- E. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING 2026 CAPITAL AND OPERATING BUDGETS;**

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 DISCUSS, CONSIDER, AND TAKE ACTION ON MATTERS RELATED THERETO, INCLUDING BUT NOT LIMITED TO:**
 - 1. PAY APPLICATION NO. 4 FOR THE ELEVATED WATER STORAGE TANK REHAB PROJECT;**
 - 2. PAY APPLICATION NO. 3 FOR THE LAKE PLACID AND GAMECOCK WTP PRE-CONSTRUCTION SERVICES; AND**
 - 3. PAY APPLICATION NO. 1 FOR THE LAKE PLACID AND GAMECOCK WTP GMP 1.**

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 three business days immediately preceding this meeting.



(SEAL)

Springs Hill Special Utility District


Michael Andrews, General Manager

Dated: 12/9/25

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 Wednesday, December 17, 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. Director matters, including:
 - a. appoint new director;
 - b. approve Sworn Statement, Official Bond, and Oath of Office of new director;
 - c. reorganize the Board and execution of District Registration Form;
 - d. open Meetings Act and Public Information Act Training Requirements;
 - e. conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code, including review of disclosure forms adopted by the Texas Ethics Commission and List of Local Government Officers; and
 - f. cybersecurity and artificial intelligence training requirements.
3. Approve minutes.
4. Financial and bookkeeping matters, including payment of the bills, review of investments, and amend budget if appropriate.
5. District Service and Assessment Plan, including:
 - a. accept Hearing Examiner's report of public hearing regarding service plan and assessment roll;
 - b. hear comments from the public regarding service plan and assessment roll; and
 - c. adopt Order Granting Petition, Approving a Service and Improvement Plan and an Assessment Roll; Levying Assessment Against Property within the District for a Thirty-Year Period, Specifying the Method of payment and the Amount of Annual Installments of the Assessment, Providing Penalties and Interest on the Delinquent Assessments, and Authorizing the collection of Assessments.
6. Authorize execution of Amendment to Information Form with revised Notice to Purchasers.
7. 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:

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.

POSTED

DEC 10 2025
8:30 amTERESA KIEL
Guadalupe County Clerk
By: *Mary Ann*

- a. facilities to serve Regency Ranch Unit 2.
8. Deeds, easements, assignment of easements, phase I environmental site assessments, consents to encroachment, requests for service, or utility commitment letters.
9. Historical bond and tax report to Comptroller.
10. Report on development in the District.
11. Next meeting.



/s/ Paul Harle
Attorney for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (512) 518-2424 at least three business days prior to the meeting so that appropriate arrangements can be made.



GUADALUPE COUNTY

Commissioners Court

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

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

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

Jim Wolverton
Commissioner, Pct. 3
(830) 303-8857, Ext. 3
Wolverton@GuadalupeTX.gov

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

Regular Meeting
Date: December 16, 2025
Time: 10:00 AM

AGENDA

POSTED

1. **Call to Order.**
2. **Pledges to U.S. and Texas Flags and Silent Prayer.**
3. **Citizens to be heard.**
4. **PRESENTATION:**
 - A. Recognizing 274th District Court Judge Gary Steel, court reporter Rick Roberts, and court coordinator Kimberly McMahon for their years of service to the citizens of Guadalupe County.
 - B. Texas A&M AgriLife Extension Service - Guadalupe County Annual Presentation.
5. **PUBLIC HEARING:**
 - A. The proposed Amendment to the Ordinance regarding locations of landfill and regulating solid waste disposal pursuant to Chapters 363 and 364 of the Texas Health and Safety Code.
[Proposed Amended Siting Order for Landfills.pdf](#)
 - B. The proposed traffic regulation relative to the installation of stop signs on S. Santa Clara Road, creating a four-way stop at the intersection of Lower Seguin Road and S. Santa Clara Road in Precinct 4.
[Map & Traffic Study.pdf](#)
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

DEC 10 2025
4:19pm

TERESA KIEL
Guadalupe County Clerk
By: Myra Liu

separate discussion and/or action:

- A. The Bill List(s).
[Final Commissioners Court Bill List Other Bank 12-16-25.pdf](#)
[Final Commissioners Court Bill List 12-16-25.pdf](#)
- B. The EBA List.
[EBA List 12.16.2025.pdf](#)
- C. The PCA Bill List and Juror Check Register.
[12.16.25 PCA and Juror Bill List.pdf](#)
- D. The Rider on Bond No. 65008119 for John Stricklin, Full-Time Deputy Constable Precinct 3.
[Stricklin Rider.pdf](#)
- E. The agreements with Convergint Technologies, LLC, for the Functional Testing of Fire Alarms at the Guadalupe County Development Center and for Fire Alarm Monitoring at County-owned buildings, as listed in Exhibit A of the Agreement.
[Development Center - Functional Testing Agreement.pdf](#)
[Fire Alarm Monitoring Agreement.pdf](#)
- F. The Official Bond and Oath (No. 73773902) for Jim Wolverton, appointed County Commissioner, Precinct 3.
[Wolverton-1.pdf](#)
- G. The appointment of Jim Wolverton, County Commissioner for Precinct 3, as Guadalupe County's designated representative to the Alamo Area Council of Governments Board of Directors, thereby removing Michael Carpenter.
- H. The License Agreement between Guadalupe County and Geronimo Volunteer Fire Department for the use of Fire Station Property.
[Geronimo VFD License Agreement.pdf](#)
- I. The Excavation Permit Applications for the following County roads:
 - i. 595 Black Jack Road, Precinct 1; and
 - ii. Four locations on Sweet Home Road, Precinct 4.[COMPLETE 2025-12-26-Excavation Permit Requests.pdf](#)
- J. The Hardware Maintenance and Software License, Maintenance, and Support Services Agreement with Election Systems & Software, LLC, for May 1, 2025, through April 30, 2026.
[ES&S Agreement - 5/1/2025-4/30/2026](#)
- K. The renewal of the Interlocal Agreement between Bluebonnet Trails Community Service and the Guadalupe County Adult Detention Center for the provision of certain psychiatric services to inmates in the Guadalupe County Jail.
[Guadalupe Co Jail ILA_partially signed.pdf](#)
- L. The Official Bond and Oath (No. 67713968) for Michelle Shields, appointed Interim Elections Administrator.

Shields Bond.pdf

M. The Reconstruction Work Authorization and Direction of Payment between Superior Reserves, Inc., and Guadalupe County for the emergency remediation and repairs related to the Sheriff's Office water leak damage from October 23, 2025.
[Reconstruction Work Authorization and Direction of Payment.pdf](#)

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

A. The proposed Amendment to the Ordinance regarding locations of landfill and regulating solid waste disposal pursuant to Chapters 363 and 364 of the Texas Health and Safety Code.
[Proposed Amended Siting Order for Landfills.pdf](#)

B. The Order to install stop signs on S. Santa Clara Road at its intersection with Lower Seguin Road, Precinct 4.
[Order - Traffic Regulation - S. Santa Clara Rd Stop Signs.pdf](#)

C. Overlapping pay for December 22-30, 2025, for key personnel, new Magistrate Clerk, to overlap pay to current Magistrate Clerk for training of the new individual.

D. The request for a Variance from the requirements of Section IX. Plat Requirements, E. Street and Right-of-Way Information, b.(2) Right-of-Way Dedication in the Guadalupe County Subdivision Regulations, relative to 166 Lower Seguin Rd., Property ID 71011 and 71013, Future Enclave Subdivision, located in Precinct 4.
[Variance Request- 166 Lower Seguin Rd..pdf](#)

E. The Subscription Agreement with Spindlemedia, LLC, for TaxOffice 4, a comprehensive software suite, for the Guadalupe County Tax Assessor-Collector.
[Spindlemedia Subscription Agreement & SHI Quote.pdf](#)

F. The Service Provider Agreement between Govolution, LLC, and Guadalupe County for credit card and other electronic payment processing.
[Service Provider Agreement.pdf](#)

G. The Software as a Service Agreement with Tyler Technologies, Inc., for budgeted civil process software products for use by the Constables in Guadalupe County.
[Guadalupe_County_TX_SaaS_Agreement_102725.pdf](#)

H. The policies and procedures relative to supplemental funding requests by Volunteer Fire Departments, including the determination of best practices for the allocation, payment, and ensuring the proper use of said funds.
[Draft ILA for Supplemental Funding & Proposed Request Form.pdf](#)

I. The request for supplemental funding by the Marion Volunteer Fire Department to fund a portion of the purchase of a used water tender.
[2009 Peterbilt.pdf](#)

J. The adoption of the Guadalupe County 2024 International Fire Code.
[Guadalupe County Texas Proof.pdf](#)

- K. The adoption of the Guadalupe County Fire Code Fee Schedule in conjunction with the 2024 International Fire Code.
[Proposed Fee Schedule.pdf](#)
- L. The Capital Project Fund Bill List.
[Final Capital Project \(Fund 700\) Bill List 12-16-25.pdf](#)
- M. Budget Amendment #26-18: To transfer the balance of State Law Enforcement Training Funds (LEOSE) from the previous year to establish a budget for FY26 for the County Attorney, Sheriff, and Constables, Precincts 1, 2, 3, and 4.
[BA#26-18.pdf](#)
- N. Budget Amendment #26-19: To transfer funds from Jail Repair Building and building equipment to capital outlay for two washers to be replaced, the proposal from Alliance Laundry Systems Distribution, LLC, and the disposal of the broken washers (GC#13198 and GC#13199).
[BA 29-16 & Alliance Laundry Quote.pdf](#)
- O. Budget Amendment #26-20: To establish a budget for holiday decorations in the Sheriff's Donation Fund.
[BA#26-20.pdf](#)
- P. The proposed Rules of Procedure, Conduct, and Decorum at Meetings of the Guadalupe County Commissioners Court, along with Exhibit A, which provides the submission deadlines for agenda item requests for the 2026 regularly scheduled meetings of the Commissioners Court.
[Proposed Rules of Procedure, Conduct, and Decorum - 12-16-2025.pdf](#)
[Order - Exhibit A - 2026 Submission Deadlines.pdf](#)

8. **STATUTORY SUBMISSION TO THE COMMISSIONERS COURT: The following items are statutorily required to be submitted to the Commissioners Court. No action will be taken.**

The Sheriff's Office Budget line designations for State Forfeiture and Federal Forfeiture funds.

[STATE FORF.pdf](#)
[FEDERAL FORFEITURE.pdf](#)

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

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

- A. Pursuant to §551.087: To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.
- B. Pursuant to §551.072: To deliberate the purchase, exchange, lease, or value of real

property.

11. 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, which is readily accessible to the general public at all times, and said Notice shall remain posted continuously for at least three business days preceding the scheduled date of the Meeting. For your convenience, you may visit the county's website at: <https://www.guadalupetx.gov> titled "Agenda" for any official court postings.

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 9:00 am at the USDA Service Center 999 Fleming Dr., Seguin, TX 78155 which time the following subjects will be discussed and/or acted upon:

AGENDA FOR NOVEMBER MEETING**TUESDAY December 16, 2025, at 9:00 AM****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)**
2. **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

- **WQMP Items-Troy Freeman**

- **Other Agencies**

3. **Review Monthly Correspondence:**

4. **Old Business**

- (a) **Discuss and/or act on any Flood Control Dam Items – Repair Grant Program.**

Robert Boyd, Engineer with Comal County, Rachel Tackett, & Representatives from Kimley-Horn to discuss repair to Flood Control Dam no. 5.

- b) **Update on Flood Control Site #13 in Guadalupe County: Present letter from TSWCB & Cris Perez.**

- c) **FY 26 Repair Applications Ranking, O& M Policy & Procedure**

5. **New Business**

- a. **Approve reimbursement for Cellular Data Grant/Hotspot reimbursement: Due Dec. 4th, 2025, and was paid by phone out of the State fund. Request reimbursement for the 1st quarter.**
 - b. **Review/Approve Matching Fund Request**
 - c. **Conservation Activity Program (CAP) Payment Request**
 - d. **Approval of Reimbursement Requests TA & TSP**
 - e. **Action & Request for Geronimo/Alligator Creek Program Reimbursement**
 - f. **Discussion On Other Upcoming Events: 2026 Calendar Delivery/ Distribute to Contributors**
 - g. **Consider/Take Action on Requests for Sponsorships & Donations: Big Red Barn**
 - h. **Consider/Take Action on Requests for Dues: ATSWCD, NACD, TCAWS & ATSSWCB PI & E & Awards: Mailed Check #1933 from Trust Acct for \$25.**
 - i. **Approve Payroll/Paycheck for District Employees: Cris Perez & Kenda Grosenbacher**
 - j. **Review/Approve Financial Statement prepared by CPA for the year ended August 31, 2025**
 - k. **Discuss Outstanding Conservation Awards Program-Obtain information from Hal Herbelin**

POSTED

DEC 11 2025
8:06 am
TERESA KIEL
Guadalupe County Clerk
By: *Mary Lee*

- I. Submit Director Mileage Reports for 1st Quarter
- m. Complete IRS Payroll Reports & Quarterly Reports for 4th Quarter
- n. Range Camp Plans:
- o. Discuss Wells Fargo “Public Funds” Statements
- p. General Liability Insurance statement discussion:
- q. Present Scholarship Application for 2026 for District Employees
- r. District Director Training Manual Requirements: Attestation Forms Due August 31, 2026

6. **Review Financial Report for FY 2026 –Sept 2025**

7. **Approval of Expenditures for October-November 2025 and ratification of payments made between meetings.**

- AT&T Wireless-(Phone payment) (State Fund)-\$ 38.39
- Payroll Cris Perez Nov. (State Fund)-Check # 1890 for \$ 1566.82
- Payroll Kenda Grosenbacher Nov. (State Fund) Check # 1889 for \$1630.53
- NACD DUES: (Trust Acct) Check # 1933 for 25.00

8. **Set the 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 to contact **830-379-0930x3** two (2) workdays before the meeting so that appropriate arrangements can be made. ****



Board of Managers Agenda
The Selig Room, 1331 East Court St., Seguin, Texas
December 16, 2025 – 6:00 p.m.

1. Call to order.
2. Invitation to hear citizens and members of the Board of Managers in advance of regular business on items other than those on the current agenda, which shall be limited to five (5) minutes. Discussion shall be on non-agenda items only and shall be limited to:
 - a. Statements of specific factual information given in response to an inquiry.
 - b. A recitation of existing policy in response to an inquiry.
 Any deliberation or decision about the subject of any inquiry shall be limited to a proposal to place the subject on the agenda of a subsequent meeting (Texas Open Meetings Act, Section 551.042 Vernon's Annotated Texas Civil Statutes).
3. APPROVAL OF MINUTES OF THE MEETING OF November 18, 2025.
4. DISCUSSION ITEMS:
 - a. Nursing Report – Daphne Blake, CNO
 - b. Financial and Statistical Reports:
 1. Guadalupe Regional Medical Center – Kody Gann, CFO
 2. Guadalupe Regional Medical Group – Steve Lara, GRMG CEO
 - c. Quality Report – Rhonda Unruh, VP of Quality
 - d. Administrative Report – Robert Haynes, CEO
 1. Foundation – Elaine Bennett, GRMF CEO
5. ACTION ITEM(S):
 - a. Direct Patient Care Contracts – Lauren Carter, VP of Physician Services
6. Adjournment and move into Executive Session under Texas Government Code Sections 551.071, 551.074 and 551.072:
 - a. Annual physician compensation report – Liz McCown, Director of Risk & Legal Affairs
 - b. Bi-annual litigation report – Liz McCown, Director of Risk & Legal Affairs
 - c. personnel matters; and
 - d. to deliberate regarding the purchase, lease or value of certain real property.
7. Adjourn from Executive Session and move into Regular Session for discussion and/or possible action on the executive session items.
8. Motion to Adjourn.

POSTED

DEC 11 2025
 10:58 am

TERESA KIEL
 Guadalupe County Clerk
 By: *Miguel*

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 11th day of December 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

000675

Bexar Metro 9-1-1 Network Board of Managers
Regular Meeting
Date: December 17, 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 Approval of Minutes
 - Regular Meeting, August 19, 2025
- III. Presentation – Quarry Run Radio Tower Project
 - Eddie Wilson, Assistant Chief, Infrastructure Operations, Texas DPS
- IV. Accept Independent Auditor's Report
 - Fiscal Year 2025 Independent Auditor's Report and Single Audit
- V. Consider Resolution 2025-1201 adopting the District's 2026 Investment Policy in accordance with the Texas Government Code Chapter 2256, Public Investment Act and designate investment officers for the District
- VI. Review Bexar Metro Quarterly Financial Report
 - Fiscal Year 2025, October 1, 2024 – September 2025
- VII. Executive Director's Report
- VIII. Open Visitor's Forum
 - Any person with business not scheduled may address the board at this time. No formal action may be taken.
- IX. Motion to Adjourn

DEC 11 2025
4:07 PM
TERESA KIEL
Guadalupe County Clerk
By: *[Signature]*

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.

This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, call (210) 408-3911 or 711 (Texas Relay Service for the Deaf).

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, December 29, 2025, at 12:00 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. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING AMENDMENTS TO THE FISCAL YEAR 2025 BUDGET;**
- III. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING FINANCIALS FOR FISCAL YEAR 2025;**
- IV. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING THE GENERAL MANAGER EMPLOYMENT AGREEMENT WITH MICHAEL ANDREWS AND PERSONNEL MATTERS RELATED THERETO;**
- V. 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**
- VI. ADJOURNMENT.**

POSTED

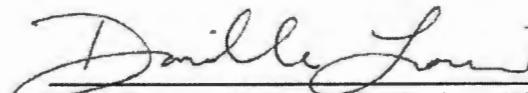
DEC 18 2025
3:20pm
TERESA KIEL
Guadalupe County Clerk
By: *Mrs. Kiel*

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 3 business days immediately preceding this meeting.

Springs Hill Special Utility District



(SEAL)



Danielle Lam, Attorney for Springs Hill Special Utility District

Dated: 12/18/25