

## 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 February 6, 2025, at 12:00 p.m. at the offices of BGE, Inc., located at 7330 San Pedro Ave., Suite 301, San Antonio, Texas 78216.

**Meeting Packet:**

A copy of the meeting packet will be available at the following website: <https://txdistrictinfo.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 October 28, 2024, Board of Directors' meeting.
3. Receive Engineer's Report relating to the construction of public infrastructure improvements, and consider and take action regarding the following matters relating to public infrastructure improvements:
  - a. Plans and Specifications Approvals
  - b. Construction Bid Awards
  - c. Construction Pay Estimates
  - d. Construction Change Orders
  - e. Construction Completion Approvals and Acceptances
  - f. Other Engineering Matters
4. Consider and take action regarding approval of the District's 2024 Fiscal Year Financial Audit Report.
5. Discussion and possible action relating to Contracts for Financial Advisory Services:
  - a. Approve termination of contract with Specialized Public Finance, Inc.; and
  - b. Approve contract with Masterson Advisors LLC.
6. Accept conveyance of real property interests for public infrastructure improvements.
7. Discussion and possible action relating to potential sale and issuance of Lone Oak Farm Municipal Utility District Unlimited Tax Bonds, Series 2025 (the "Bonds"):
  - a. Authorize Jones-Heroy & Associates, Inc. to prepare application to Texas Commission on Environmental Quality for authorization to issue the Bonds; and
  - b. Authorize other action necessary to proceed with the sale of the Bonds.
8. Receive Bookkeepers Report and Authorize Payment of Bills and Invoices.

**POSTED**

JAN 29 2025

9:41am

TERESA KIEL

Guadalupe County Clerk

By: *Morgan Turner*



*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 – PERMIT HEARING

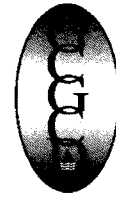
THE GUADALUPE COUNTY GROUNDWATER CONSERVATION DISTRICT

Will hold a PERMIT HEARING at the GCGCD office located at:

200 N. AUSTIN STREET SUITE #301

SEGUIN, TX 78155

Thursday, February 13, 2025 @ 4:30 PM



Webex link:

<https://guadalupecountygroundwaterconservationdistrict188.my.webex.com/guadalupecountygroundwaterconservationdistrict188.my/j.php?MTID=m1d29f85ca4026003ab90880590a734d3>

Meeting number: 2634 955 2762

Password: QprY8FvpJ28 (77798387 when dialing from a phone or video system)

Join by phone

+1-650-479-3208 United States Toll

Access code: 263 495 52762

## PERMIT HEARING

**NOTICE** is hereby given that the Guadalupe County Groundwater Conservation District will receive public comment(s) on the following permit amendment(s) request(s) during a permit hearing held prior to the start of a regular meeting. No action will be taken during the permit hearing. Discussion and possible action of the permit amendment(s) request(s) will be considered during the regular meeting of the Guadalupe County Groundwater Conservation District. The full agenda of the regular meeting will be available on the GCGCD website – 72 hours prior to the regularly scheduled meeting.

### 1. Permit hearing

- A. Central States Water Resources – Texas (CSWR-TX) Oak Hills Ranch Water wellfield located at 234 Sandy Oaks Drive Seguin, TX 78155. Carrizo permit PWS-2018-CZ-03**

**Major amendment request to increase the annual quantity of groundwater authorized to be withdrawn from the Carrizo Aquifer by an addition of 5.3 AF/YR for a total of 78.561 AF/YR.**

- i. Invitation for public comment
- ii. GCGCD staff – present/summarize amendment
- iii. Permit applicant/representative(s) – comments
- iv. GCGCD Hydrogeologist – Bill Klemt comments
- v. Invitation for additional public comments

### B. ADJOURNMENT of permit hearing

**\*Regular meeting of the Guadalupe County Groundwater Conservation District will follow close of the permit hearing.**

**POSTED**

JAN 30 2025  
11:45am  
TERESA KIEL  
Guadalupe County Clerk  
By: *Mary Ann*

**SEDONA MUNICIPAL UTILITY DISTRICT NO. 1**

February 6, 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 its organizational meeting at **12:00 noon on Thursday, February 6, 2025**, within the boundaries of the District, at 541 Fleming Pass, San Marcos, Texas 78666. The following matters may be considered and acted upon at the meeting:

**CREATION AND ORGANIZATIONAL MATTERS**

1. Report regarding creation and organizational matters, including the Order Granting the Petition for Creation of Sedona Municipal Utility District No. 1;
2. Sworn statements, oaths of office, and bonds for temporary directors;
3. Election of officers;
4. Texas Open Meetings Act Training and Public Access Option Form for temporary directors;

**PROFESSIONAL SERVICES AGREEMENTS**


5. Outside general counsel legal services, including:
  - (a) Proposal for legal services from Armbrust & Brown, PLLC;
  - (b) Notice of Contract for Contingent Fee Legal Services required under Texas Government Code §2254.1036(a)(1) and consideration of matters contained in the notice;
  - (c) Resolution Approving Proposal for Outside General Counsel Services, Including Contingent Fee for Legal Services Related to the Issuance of Public Securities, and Making Certain Findings Related Thereto;
6. Bond counsel and disclosure counsel legal services, including:
  - (a) Proposal for bond counsel legal services from McCall, Parkhurst & Horton, L.L.P.;
  - (b) Notice of Contract for Contingent Fee Legal Services required under Texas Government Code §2254.1036(a)(1) and consideration of matters contained in the notice;
  - (c) Resolution Approving Proposal for Outside Bond Counsel Services and Disclosure Counsel Services, Including Contingent Fee for Legal Services Related to the Issuance of Public Securities, and Making Certain Findings Related Thereto;

**POSTED**

JAN 30 2025

12:33pm

TERESA KIEL

Guadalupe County Clerk  
By: 

7. Financial Advisory Contract with Public Finance Group, LLC;
8. Engineering Services Agreement with Carlson, Brigrance & Doering, Inc.;
9. Bookkeeping Services Agreement with Bott & Douthitt, PLLC;

#### **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.)*

10. Administrative matters, including:
  - (a) District Registration Form;
  - (b) District insurance, including liability and errors and omissions coverage;
  - (c) Resolution Establishing Offices and Meeting Places of the Board of Directors and Establishing Locations for the Posting of Notice of Meetings of the Board;
  - (d) Posting District identification signs at two primary entryways to the District;
  - (e) District seal;
11. Financial matters:
  - (a) Resolution Adopting Code of Ethics, Adopting Financial Investment, Travel, and Professional Services Policies; Adopting Investment Strategies; Adopting List of Qualified Brokers; and Designating Investment Officers;
  - (b) Authorization to obtain a federal tax identification number for the District;
  - (c) Resolution Establishing District Fiscal Year;
  - (d) Resolution Adopting GASB 54 Standards and Applications;
  - (e) Resolution Authorizing and Setting Limits on the Payment of Fees of Office;
12. Records Management, including:
  - (a) Order Establishing Records Management Program, Appointing Records Management Officer, and Appointing Public Information Coordinator; and
  - (b) Declaration of Compliance with Records Scheduling Requirement of the Local Government Records Act;
13. Engineering matters, including:
  - (a) Order Adopting Minimum Criteria for the Qualification of Bidders on District Construction Projects;
  - (b) Order Adopting Rules and Procedures for Electronic Bids for District Projects;

- (c) Resolution Authorizing District Engineer to Sign Approved Pay Estimates and Change Orders on Behalf of District;
- (d) Resolution Authorizing Administrative Acceptance of Facilities;
- 14. Establishing accounts at ABC Bank, including:
  - (a) Secretary's Certificate and Resolutions Regarding Bookkeeper's Account;
  - (b) All related signature cards;
  - (c) Resolution Authorizing Transfers of Funds and Payment of Expenses;

#### **DISCUSSION/ACTION ITEMS**

- 15. Proposal from Carlson, Brigrance & Doering, Inc. for preparation of System Facilities and Road Facilities Engineering Reports;
- 16. Engineering Report, including:
  - (a) Utility improvements and facilities, including Order Adopting System Facilities Engineering Report and Approving Plans and Improvements;
  - (b) Road improvements and facilities, including Order Adopting Road Facilities and Engineering Report and Approving Plans and Improvements;

#### **ELECTION ITEMS**

- 17. ***See Supplemental Agenda for election items;***
- 18. Scheduling meeting to canvass May 3, 2025 election;

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.



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Attorney for the District

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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.

**SEDONA MUNICIPAL UTILITY DISTRICT NO. 1  
SUPPLEMENTAL AGENDA**

February 6, 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 Thursday, February 6, 2025**, within the boundaries of the District at 541 Fleming Pass, San Marcos, Texas 78666. The following *additional* matters may be considered and acted upon at the meeting:

1. Order Adopting and Implementing Bilingual Election Requirements;
2. Order Adopting and Implementing the Use of Accessible Voting Systems in Addition to Paper Ballots in District Elections;
3. Resolution Authorizing Secretary's Appointment of Agent to Perform Duties during Election Period and Designating Location for Filing Application for a Place on the Ballot in District Elections;
4. Resolution Approving Contract for Election Services and Joint Election Agreement (Guadalupe County);
5. Order Calling a Confirmation Election, an Operation and Maintenance Tax Election, a System Facilities Bond Election; a Road Bond Election; Refunding Bond Elections and a Permanent Directors Election for Sedona Municipal Utility District No. 1 and Making Provisions for Conducting Such Election and Other Provisions Incidental and Related Thereto;
6. Authorize District's legal counsel to publish notice of the May 3, 2025 elections, including Resolution Establishing Locations for Posting Bond Election Order;
7. Any other matters relating to the May 3, 2025 elections;

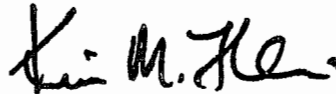
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**EL DISTRITO MUNICIPAL DE SERVICIOS PUBLICOS SEDONA NUMERO 1**  
**AVISO SUPLEMENTAL A LA AGENDA**  
**6 DE FEBRERO DE 2025**

A: LA JUNTA DE DIRECTORES DEL DISTRITO MUNICIPAL DE SERVICIOS PUBLICOS SEDONA NUMERO 1 Y A TODA PERSONA INTERESADA:

Se pone en conocimiento del public que la Junta Directiva del Distrito Municipal de Servicios Públicos Sedona Numero 1 va a tener una reunion **a las medio día, el jueves, el día 6 de febrero, 2025** dentro de los limites del distrito en 541 Fleming Pass, San Marcos, Texas 78666. Los siguientes *propositos adicionales* se consideraran y pueden ser llevado a cabo en la junta:

1. Orden adoptando e implementando requerimientos de eleccion bilingue;
2. Orden adoptando e implementando el uso de sistemas de votacion accesibles en adicion a las boletas de papel en las elecciones del Distrito;
3. Resolucion autorizando el nombramiento de agente del secretario para realizar sus funciones durante el period de eleccion y designando la ubicacion para presentar la solicitud para un lugar en la bolete en las elecciones del Distrito;
4. Resolucion aprobando acuerdo contrato de servicios electorales y acuerdo electoral conjunto (Condado de Guadalupe);
5. Orden convocando una eleccion de confirmacion, una eleccion de impuestos de operacion y manteimiento, una eleccion de bonos de instalaciones del Sistema, una eleccion de bonos de carretera, elecciones de bonos de reembolso, y una eleccion de Directores Permanentes para el Distrito Municipal de Servicios Publicos Sedona Numero 1 y hacer provisiones para llevar a cabo dicha eleccion y otras provisiones incidentals y relacionadas al mismo;
6. Authorizar agobado del Distrito a publicar el aviso de las elecciones del dia 3 de mayo de 2025 incluyendo la resolucion que establezca el sitio para la publicacion de orden en eleccion de bonos;
7. Cualquier otro asunto relacionado a las elecciones del dia 3 de mayo de 2025;



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Attorney for the District  
Abogado del Distrito

## NOTICE OF CONTRACT FOR CONTINGENT FEE LEGAL SERVICES

Notice is hereby given that, at the organizational meeting of the Board of Directors (the "Board") of Sedona Municipal Utility District No. 1 (the "District"), which will be held at **12:00 noon on Thursday, February 6, 2025** at a meeting place within the boundaries of the District at 541 Fleming Pass, San Marcos, Texas 78666, the Board will consider, among other things, a Proposal for Legal Services (the "Proposal") from McCall, Parkhurst & Horton L.L.P. ("McCall"), pursuant to which McCall proposes to act as outside bond counsel and disclosure counsel to the District and provide certain bond counsel and disclosure counsel legal services related to the issuance of public securities by the District on a contingent fee basis.

In accordance with Texas Government Code § 2254.1036(a)(1), the District hereby provides public notice of the following:

A. It is anticipated that the District will issue public securities from time-to-time in the future and, due to the complexities of the legal requirements related to the issuance of public securities, there is a substantial need to engage attorneys to provide legal services related to the issuance of public securities by the District;

B. McCall is a well-qualified law firm with more than 100 years of experience in public finance that has provided and continues to provide bond counsel, disclosure counsel and/or special tax counsel legal services related to the issuance of public securities to approximately 600 special districts similar to the District.

C. McCall has no relationship with the District or its Board members. The District has not engaged McCall for previous matters.

D. Legal services related to the issuance of public securities cannot be adequately performed by in-house attorneys or supporting personnel of the District because the District has no in-house attorneys or supporting personnel.

E. Legal services related to the issuance of public securities cannot be reasonably obtained from attorneys under a contract providing only for the payment of hourly fees without contingency because, due to the nature of the issuance of public securities, including the state law complexity and federal law intricacies relating to the issuance thereof, it is industry standard for competent, qualified, and experienced attorneys providing legal services related to the issuance of public securities to provide such services contingent upon and payable solely out of the proceeds of any public securities issued in the future.

F. It is in the best interests of the District's residents, taxpayers, and/or ratepayers for the District to enter into a contract that provides for legal services related to the issuance of public securities on a contingent fee basis because this will allow the total costs related to each issuance to be known with better certainty before the public securities are issued, it will allow the size of each issuance of public securities to be determined with greater certainty, and it will allow the District to not incur any costs for legal services related to an issuance of public securities if it is discontinued for any reason prior to actual issuance of the public securities.

# POSTED

JAN 30 2025

12:34pm

TERESA KIEL

Guadalupe County Clerk

By: 

**NOTICE OF CONTRACT FOR CONTINGENT FEE LEGAL SERVICES**

Notice is hereby given that, at the organizational meeting of the Board of Directors (the "Board") of Sedona Municipal Utility District No. 1 (the "District"), which will be held at **12:00 noon Thursday, February 6, 2025** within the boundaries of the District at 541 Fleming Pass, San Marcos, Texas 78666, the Board will consider, among other things, a Proposal for Legal Services (the "Proposal") from Armbrust & Brown, PLLC ("A&B"), pursuant to which A&B proposes to act as outside general counsel to the District and provide, among other general counsel legal services, certain general counsel legal services related to the issuance of public securities by the District on a contingent fee basis.

In accordance with Texas Government Code § 2254.1036(a)(1), the District hereby provides public notice of the following:

A. It is anticipated that the District will issue public securities from time-to-time in the future and, due to the complexities of the legal requirements related to the issuance of public securities, there is a substantial need to engage attorneys to provide legal services related to the issuance of public securities by the District;

B. A&B is a well-qualified law firm that has provided and continues to provide general counsel legal services related to the issuance of public securities to over 100 special districts similar to the District;

C. A&B has no relationship with the District or its Board members; however, A&B was engaged by an owner of land within the District to assist in the creation of the District;

D. Legal services related to the issuance of public securities cannot be adequately performed by in-house attorneys or supporting personnel of the District because the District has no in-house attorneys or supporting personnel;

E. Legal services related to the issuance of public securities cannot be reasonably obtained from attorneys under a contract providing only for the payment of hourly fees without contingency because, due to the nature of the issuance of public securities, it is industry standard for competent, qualified, and experienced attorneys providing legal services related to the issuance of public securities to provide such services contingent upon and payable solely out of the proceeds of any public securities issued in the future;

F. It is in the best interests of the District's residents, taxpayers, and/or ratepayers for the District to enter into a contract that provides for legal services related to the issuance of public securities on a contingent fee basis because this will allow the total costs related to each issuance to be known with better certainty before the public securities are issued, it will allow the size of each issuance of public securities to be determined with greater certainty, and it will allow the District to not incur any costs for legal services related to an issuance of public securities if it is discontinued for any reason prior to actual issuance of the public securities.

**POSTED**

JAN 30 2025

12:34pm

TERESA KIEL

Guadalupe County Clerk  
By: [Signature]

# 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)

## NOTICE OF MEETING

Notice is hereby given that The Board of Directors of the Guadalupe Appraisal District will meet in a **REGULAR SESSION on February 05, 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)

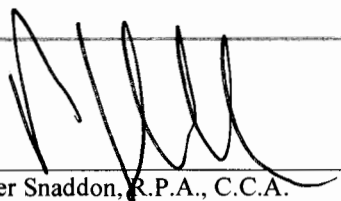
**Note: For purposes of this subsection, an independent contractor, such as an engineering, architectural, or consultant firm, is not an employee. Atty.: Gen. Op Nw-129 (1980).**

**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 January 31, 2025, at 5:00 p.m.

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

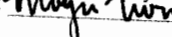
**POSTED**

JAN 30 2025

2:14 pm

TERESA KIEL

Guadalupe County Clerk

By: 

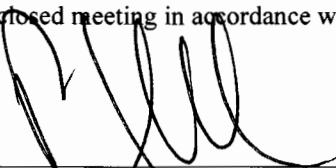
**REGULAR SESSION  
OF THE  
GUADALUPE APPRAISAL DISTRICT  
BOARD OF DIRECTORS  
February 5, 2025**

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**Agenda**

1. Call to Order
2. Roll Call
3. Statement of Appointed Officer – Mr. Ernesto Rodriguez and Mr. Joshua A. Bright
4. Oath of Office for the 2025 Term – Mr. Ernesto Rodriguez and Mr. Joshua A. Bright
5. Citizens' Comments
6. Taxpayer Liaison Report
7. **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 January 8, 2025.
  - b. Approval of Finance Statement for December 2024.
  - c. Approval of Waiver of Penalties & Interest Under §6.06 (e & k) Texas Tax Code Late Payment by Guadalupe County MUD #04.
8. **DISCUSSION/ACTION:** Approval of services agreement for Due Diligence Assessment and Concept Design by Debra J. Dockery, Architect, P.C. of property located at 216 E. College Street in Seguin, Texas.
9. **DISCUSSION:** Presentation by Government Capital Corporation on financing options and requirements for acquiring and renovating property at 216 E. College Street in Seguin.
10. **EXECUTIVE SESSION (if necessary):** Adjourn into Executive Session pursuant to Texas Government Code Section 551.072 of the Texas Open Meetings Act for the following purpose:
  - a. Discussion on possible action relating to entering into a contract for purchase agreement for property located at 216 E. College Street in Seguin, Texas.
11. **ACTION:** Take Any Action Based on Discussion Held in Closed Session Under Agenda Item #10
12. Chief Appraiser's Report
  - a. 2024 4<sup>th</sup> Quarter Clericals
  - b. Property Value Study (PVS) Preliminary Results
  - c. Customer Service Survey Responses (4<sup>th</sup> Qtr. 2024)
  - d. GAD Representation at Harris Govern and TAAD Conferences
  - e. Receive Questions from the Board
13. Directors' Report
14. Adjournment

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



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

**SEDONA MUNICIPAL UTILITY DISTRICT NO. 2**

February 7, 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 its organizational meeting at **12:00 noon on Friday, February 7, 2025**, within the boundaries of the District, at 17191 State Highway 123 N., San Marcos, Texas 78666. The following matters may be considered and acted upon at the meeting:

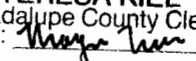
**CREATION AND ORGANIZATIONAL MATTERS**

1. Report regarding creation and organizational matters, including the Order Granting the Petition for Creation of Sedona Municipal Utility District No. 2;
2. Sworn statements, oaths of office, and bonds for temporary directors;
3. Election of officers;
4. Texas Open Meetings Act Training and Public Access Option Form for temporary directors;

**PROFESSIONAL SERVICES AGREEMENTS**

5. Outside general counsel legal services, including:
  - (a) Proposal for legal services from Armbrust & Brown, PLLC;
  - (b) Notice of Contract for Contingent Fee Legal Services required under Texas Government Code §2254.1036(a)(1) and consideration of matters contained in the notice;
  - (c) Resolution Approving Proposal for Outside General Counsel Services, Including Contingent Fee for Legal Services Related to the Issuance of Public Securities, and Making Certain Findings Related Thereto;
6. Bond counsel and disclosure counsel legal services, including:
  - (a) Proposal for bond counsel legal services from McCall, Parkhurst & Horton, L.L.P.;
  - (b) Notice of Contract for Contingent Fee Legal Services required under Texas Government Code §2254.1036(a)(1) and consideration of matters contained in the notice;
  - (c) Resolution Approving Proposal for Outside Bond Counsel Services and Disclosure Counsel Services, Including Contingent Fee for Legal Services Related to the Issuance of Public Securities, and Making Certain Findings Related Thereto;

**POSTED**

JAN 30 2025  
3:07pm  
TERESA KIEL  
Guadalupe County Clerk  
By: 

7. Financial Advisory Contract with Public Finance Group, LLC;
8. Engineering Services Agreement with Carlson, Brigrance & Doering, Inc.;
9. Bookkeeping Services Agreement with Bott & Douthitt, PLLC;

#### **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.)*

10. Administrative matters, including:
  - (a) District Registration Form;
  - (b) District insurance, including liability and errors and omissions coverage;
  - (c) Resolution Establishing Offices and Meeting Places of the Board of Directors and Establishing Locations for the Posting of Notice of Meetings of the Board;
  - (d) Posting District identification signs at two primary entryways to the District;
  - (e) District seal;
11. Financial matters:
  - (a) Resolution Adopting Code of Ethics, Adopting Financial Investment, Travel, and Professional Services Policies; Adopting Investment Strategies; Adopting List of Qualified Brokers; and Designating Investment Officers;
  - (b) Authorization to obtain a federal tax identification number for the District;
  - (c) Resolution Establishing District Fiscal Year;
  - (d) Resolution Adopting GASB 54 Standards and Applications;
  - (e) Resolution Authorizing and Setting Limits on the Payment of Fees of Office;
12. Records Management, including:
  - (a) Order Establishing Records Management Program, Appointing Records Management Officer, and Appointing Public Information Coordinator; and
  - (b) Declaration of Compliance with Records Scheduling Requirement of the Local Government Records Act;
13. Engineering matters, including:
  - (a) Order Adopting Minimum Criteria for the Qualification of Bidders on District Construction Projects;
  - (b) Order Adopting Rules and Procedures for Electronic Bids for District Projects;

- (c) Resolution Authorizing District Engineer to Sign Approved Pay Estimates and Change Orders on Behalf of District;
  - (d) Resolution Authorizing Administrative Acceptance of Facilities;
- 14. Establishing accounts at ABC Bank, including:
  - (a) Secretary's Certificate and Resolutions Regarding Bookkeeper's Account;
  - (b) All related signature cards;
  - (c) Resolution Authorizing Transfers of Funds and Payment of Expenses;

#### **DISCUSSION/ACTION ITEMS**

- 15. Proposal from Carlson, Brigrance & Doering, Inc. for preparation of System Facilities and Road Facilities Engineering Reports;
- 16. Engineering Report, including:
  - (a) Utility improvements and facilities, including Order Adopting System Facilities Engineering Report and Approving Plans and Improvements;
  - (b) Road improvements and facilities, including Order Adopting Road Facilities and Engineering Report and Approving Plans and Improvements;

#### **ELECTION ITEMS**

- 17. ***See Supplemental Agenda for election items;***
- 18. Scheduling meeting to canvass May 3, 2025 election;

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.



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Attorney for the District

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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.

**SEDONA MUNICIPAL UTILITY DISTRICT NO. 2  
SUPPLEMENTAL AGENDA**

February 7, 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, February 7, 2025**, within the boundaries of the District at 17191 State Highway 123 N., San Marcos, Texas 78666. The following *additional* matters may be considered and acted upon at the meeting:

1. Order Adopting and Implementing Bilingual Election Requirements;
2. Order Adopting and Implementing the Use of Accessible Voting Systems in Addition to Paper Ballots in District Elections;
3. Resolution Authorizing Secretary's Appointment of Agent to Perform Duties during Election Period and Designating Location for Filing Application for a Place on the Ballot in District Elections;
4. Resolution Approving Contract for Election Services and Joint Election Agreement (Guadalupe County);
5. Order Calling a Confirmation Election, an Operation and Maintenance Tax Election, a System Facilities Bond Election; a Road Bond Election; Refunding Bond Elections and a Permanent Directors Election for Sedona Municipal Utility District No. 2 and Making Provisions for Conducting Such Election and Other Provisions Incidental and Related Thereto;
6. Authorize District's legal counsel to publish notice of the May 3, 2025 elections, including Resolution Establishing Locations for Posting Bond Election Order;
7. Any other matters relating to the May 3, 2025 elections;

\*\*\*\*\*

**EL DISTRITO MUNICIPAL DE SERVICIOS PUBLICOS SEDONA NUMERO 2**  
**AVISO SUPLEMENTAL A LA AGENDA**  
**7 DE FEBRERO DE 2025**

A: LA JUNTA DE DIRECTORES DEL DISTRITO MUNICIPAL DE SERVICIOS PUBLICOS SEDONA NUMERO 2 Y A TODA PERSONA INTERESADA:

Se pone en conocimiento del public que la Junta Directiva del Distrito Municipal de Servicios Públicos Sedona Numero 2 va a tener una reunion **a las medio dia, viernes el día 7 de febrero, 2025** dentro de los límites del distrito en 17191 State Highway 123 N., San Marcos, Texas 78666. Los siguientes propositos *adicionales* se consideraran y pueden ser llevado a cabo en la junta:

1. Orden adoptando e implementando requerimientos de eleccion bilingue;
2. Orden adoptando e implementando el uso de sistemas de votacion accesibles en adicion a las boletas de papel en las elecciones del Distrito;
3. Resolucion autorizando el nombramiento de agente del secretario para realizar sus funciones durante el period de eleccion y designando la ubicacion para presenter la solicitud para un lugar en la bolete en las elecciones del Distrito;
4. Resolucion aprobando acuerdo contrato de servicios electorales y acuerdo electoral conjunto (Condado de Guadalupe);
5. Orden convocando una eleccion de confirmacion, una eleccion de impuestos de operacion y manteimiento, una eleccion de bonos de instalaciones del Sistema, una eleccion de bonos de carretera, elecciones de bonos de reembolso, y una eleccion de Directores Permanentes para el Distrito Municipal de Servicios Publicos Sedona Numero 2 y hacer provisiones para llevar a cabo dicha eleccion y otras provisiones incidentals y relacionadas al mismo;
6. Authorizar agobado del Distrito a publicar el aviso de las elecciones del dia 3 de mayo de 2025 incluyendo la resolucion que establezca el sitio para la publicacion de orden en eleccion de bonos;
7. Cualquier otro asunto relacionado a las elecciones del dia 3 de mayo de 2025;



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Attorney for the District  
Abogado del Distrito

## NOTICE OF CONTRACT FOR CONTINGENT FEE LEGAL SERVICES

Notice is hereby given that, at the organizational meeting of the Board of Directors (the "Board") of Sedona Municipal Utility District No. 2 (the "District"), which will be held at **12:00 noon Friday, February 7, 2025** within the boundaries of the District at 17191 State Highway 123 N., San Marcos, Texas 78666, the Board will consider, among other things, a Proposal for Legal Services (the "Proposal") from Armbrust & Brown, PLLC ("A&B"), pursuant to which A&B proposes to act as outside general counsel to the District and provide, among other general counsel legal services, certain general counsel legal services related to the issuance of public securities by the District on a contingent fee basis.

In accordance with Texas Government Code § 2254.1036(a)(1), the District hereby provides public notice of the following:

A. It is anticipated that the District will issue public securities from time-to-time in the future and, due to the complexities of the legal requirements related to the issuance of public securities, there is a substantial need to engage attorneys to provide legal services related to the issuance of public securities by the District;

B. A&B is a well-qualified law firm that has provided and continues to provide general counsel legal services related to the issuance of public securities to over 100 special districts similar to the District;

C. A&B has no relationship with the District or its Board members; however, A&B was engaged by an owner of land within the District to assist in the creation of the District;

D. Legal services related to the issuance of public securities cannot be adequately performed by in-house attorneys or supporting personnel of the District because the District has no in-house attorneys or supporting personnel;

E. Legal services related to the issuance of public securities cannot be reasonably obtained from attorneys under a contract providing only for the payment of hourly fees without contingency because, due to the nature of the issuance of public securities, it is industry standard for competent, qualified, and experienced attorneys providing legal services related to the issuance of public securities to provide such services contingent upon and payable solely out of the proceeds of any public securities issued in the future;

F. It is in the best interests of the District's residents, taxpayers, and/or ratepayers for the District to enter into a contract that provides for legal services related to the issuance of public securities on a contingent fee basis because this will allow the total costs related to each issuance to be known with better certainty before the public securities are issued, it will allow the size of each issuance of public securities to be determined with greater certainty, and it will allow the District to not incur any costs for legal services related to an issuance of public securities if it is discontinued for any reason prior to actual issuance of the public securities.

# POSTED

JAN 30 2025

3:08 pm

TERESA KIEL

Guadalupe County Clerk

By: Mary Ann

**NOTICE OF CONTRACT FOR CONTINGENT FEE LEGAL SERVICES**

Notice is hereby given that, at the organizational meeting of the Board of Directors (the "Board") of Sedona Municipal Utility District No. 2 (the "District"), which will be held at **12:00 noon on Friday, February 7, 2025** at a meeting place within the boundaries of the District at 17191 State Highway 123 N., San Marcos, Texas 78666, the Board will consider, among other things, a Proposal for Legal Services (the "Proposal") from McCall, Parkhurst & Horton L.L.P. ("McCall"), pursuant to which McCall proposes to act as outside bond counsel and disclosure counsel to the District and provide certain bond counsel and disclosure counsel legal services related to the issuance of public securities by the District on a contingent fee basis.

In accordance with Texas Government Code § 2254.1036(a)(1), the District hereby provides public notice of the following:

A. It is anticipated that the District will issue public securities from time-to-time in the future and, due to the complexities of the legal requirements related to the issuance of public securities, there is a substantial need to engage attorneys to provide legal services related to the issuance of public securities by the District;

B. McCall is a well-qualified law firm with more than 100 years of experience in public finance that has provided and continues to provide bond counsel, disclosure counsel and/or special tax counsel legal services related to the issuance of public securities to approximately 600 special districts similar to the District.

C. McCall has no relationship with the District or its Board members. The District has not engaged McCall for previous matters.

D. Legal services related to the issuance of public securities cannot be adequately performed by in-house attorneys or supporting personnel of the District because the District has no in-house attorneys or supporting personnel.

E. Legal services related to the issuance of public securities cannot be reasonably obtained from attorneys under a contract providing only for the payment of hourly fees without contingency because, due to the nature of the issuance of public securities, including the state law complexity and federal law intricacies relating to the issuance thereof, it is industry standard for competent, qualified, and experienced attorneys providing legal services related to the issuance of public securities to provide such services contingent upon and payable solely out of the proceeds of any public securities issued in the future.

F. It is in the best interests of the District's residents, taxpayers, and/or ratepayers for the District to enter into a contract that provides for legal services related to the issuance of public securities on a contingent fee basis because this will allow the total costs related to each issuance to be known with better certainty before the public securities are issued, it will allow the size of each issuance of public securities to be determined with greater certainty, and it will allow the District to not incur any costs for legal services related to an issuance of public securities if it is discontinued for any reason prior to actual issuance of the public securities.

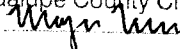
**POSTED**

JAN 30 2025

3:08pm

TERESA KIEL

Guadalupe County Clerk

By: 



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

**DATE:** February 07, 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 January 3, 2025 meeting of the Guadalupe County Bail Bond Board.
- B. Renewal Application- Corporate License Application for Bonding License for Bankers Insurance Company agent Armando Gonzales d/b/a Mr. G Bail Bonds.
- C. Drawing to determine the order of licensed sureties for posting at the Guadalupe County Adult Detention Center from the approved list of sureties for Guadalupe County Bail Bond Board for 2025.
- D. Discussion on enhancing public awareness regarding bonds.
- E. Monthly Bail Bond Reports.

**IV. ADJOURN**

**POSTED**

JAN 31 2025

1:02 pm

TERESA KIEL

Guadalupe County Clerk

By: *[Signature]*

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.



Memorandum  
February 3, 2025

000064

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

**From:** Sonia Jimenez, Interim Executive Director  
**Subject:** Meeting Notice and Agenda

**AAMPO Work Day**  
is scheduled for  
**Friday, February 7, 2025 from 9:30 a.m. to 3:30 p.m.**

**This is a hybrid meeting that will be held in the same room as the TAC meetings.**

TxDOT District Office, Building 2, Hearing Room  
located at 4615 NW Loop 410, San Antonio, Texas 78229  
and virtually via Microsoft Teams

Join the meeting now  
Meeting ID: 292 980 938 746  
Passcode: QpYMxV

**POSTED**  
FEB 03 2025  
10:49 am  
TERESA KIEL  
Guadalupe County Clerk  
By: Durr

### Work Day Agenda

**9:30 – 11:00 a.m. – Congestion Management Process (CMP) Meeting (HDR, AAMPO General Planning Consultant)**

CMP is a FHWA requirement for planning. The process informs and is informed by AAMPO's MTP, TIP, and UPWP. The results of the effort will be used to evaluate proposed/submitted for project call projects for congestion management mitigation. This is the second meeting of the CMP group.

**11:00 a.m. – noon – FY 27-30 TIP Project Call Update and Information (Matthew Moreno, AAMPO Planner)**

The project call portal is open [www.alamoareampo.org/callforprojects](http://www.alamoareampo.org/callforprojects). Matthew will demonstrate the process and answer any questions related to the effort.

**Noon – 1:15 p.m. Lunch (on your own)**

**1:15 – 3:30 p.m. – Project Readiness Work Group (PRWG) (AAMPO staff and consultants) (order of items may change)**

The PRWG was established to inform local partners on project development and matters related to AAMPO funded projects. This session will cover the items listed below.

- 1) FY 25-28 TIP Project Status (April/May 2025 amendments)
- 2) Policy 3 Update
- 3) Policy 5 Update and Consideration of draft TAC Bylaws
- 4) FY 2025 UPWP Preview and FY 2026-2027 UPWP Call for Studies
- 5) Announcements

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

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

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

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

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



000065



**Memorandum  
February 3, 2025**

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

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

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The next meeting of the **Active Transportation Advisory Committee (ATAC)**  
is scheduled for  
**Wednesday, February 12, 2025 at 3:00 p.m.**

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

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

***Individuals without internet access can access the meeting audio via phone.***  
***Call 1-844-992-4726 (Toll Free) and enter the access code: 2493 586 2324#. If you have***  
***issues accessing the meeting, please call 210-227-8651.***

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

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

1. Roll Call
2. Citizens to be Heard
3. **Approval of the January 15, 2025 ATAC Meeting Minutes**

**POSTED**

FEB 03 2025

11:24 am

TERESA KIEL  
Guadalupe County Clerk  
By: *Margie Turner*

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

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

4. Discussion and Appropriate Action on Public Participation Plan – AAMPO (Garza-White)
5. Announcements and Future Agenda Items
  - a. The **FY26-27 Unified Planning Work Program** is under development. If your organization would like a study considered for inclusion, please contact Sonia Jimenez at [jimenez@alamoareampo.org](mailto:jimenez@alamoareampo.org) by February 21, 2025.
  - b. State approval for the expanded Study Area is anticipated to occur during February. The Policy Board is expected to take action on the TAC and ATAC membership changes at their March meeting. Thereafter, given State approval, notices will be sent and new members will be seated at the April AAMPO committees.
  - c. The FY 27-30 Call for Projects Preliminary Submittals are due by March 1, 2025. The submission portal officially opened on January 13, 2025 at [alamoareampo.org/callforprojects](https://alamoareampo.org/callforprojects).
  - d. The AAMPO Freight Industry Forum is set for March 27, 2025. This forum is a key element to the Regional Freight Study effort. Please contact Sonia Jimenez at [jimenez@alamoareampo.org](mailto:jimenez@alamoareampo.org), if you or anyone you know may be interested in attending.
  - e. AAMPO is proud to welcome Lily Teran to the Public Involvement team as the Commute Solutions Outreach Specialist. She has a solid history working with transportation safety, active transportation, and outreach having previously worked for Earn-A-Bike. In this position, she will continue to push for mode-shift and transportation demand management practices within our region as well as overseeing the Alamo Commutes program.
  - f. AAMPO will soon be hiring for a Short-Range Transportation Planner and a Multimodal Transportation Planner. For more information on these positions, visit <https://alamoareampo.org/JoinOurTeam/Jobs/>.
  - g. Other

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

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

**825 South Saint Mary's Street • San Antonio, Texas 78205**

 (210) 227-8651  (210) 227-9321  TTD 1 (800) 735-2989

 [www.alamoareampo.org](http://www.alamoareampo.org)



# GUADALUPE COUNTY CHILD WELFARE BOARD

**PUBLIC MEETING: FEBRUARY 10<sup>TH</sup>, 2025**

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

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

President- Diane Anderson-Glover\*

dianeglover@gvec.net

Vice-President- Jack Shanafelt\*

shanafeltsign@sbcglobal.net

Treasurer- Adam Rausch\*

adam.rausch@americantower.com

Secretary- Michelle Moczygemba\*

jmmoczygemba@hotmail.com

## Supporting Board Members

Eddie Davila\*

Tracy Young\*

Joseph Pease\*

Connie Sheppard\*

Cindy Pease\*

Becky Wiley\*

Cindy Baker\*

(Open Position)\*

(Open Position)\*

(Open Position)\*

(Open Position)\*

\*Indicates Voting Board Members

## Agenda

1. **Call to Order**
2. **Determination of Quorum**
3. **Public Comment**
4. **Action Items: Discussion and Possible Motion Relative to:**
  - a. Request(s) for Financial Assistance from CPS & Belong
  - b. Accept into the Minutes All CPS Requests Approved via Email Since the Last Meeting
  - c. DFPS Report
  - d. SJRC / Belong Report
  - e. Approval of the January Meeting Minutes
  - f. Approval of the January Treasurers Reports
5. **Discussion Items:**
  - a. Signed/Approved Letter of Agreement – County Funding
  - b. Region 8 Council Report
  - c. TCCWB Report
6. **Committee Reports:**
  - a. Rainbow Room
  - b. Back to School
  - c. Christmas
7. **Upcoming Items and Other(s):**
8. **Board Member Comments**
9. **Next Meeting - Seguin Public Library on March 10<sup>th</sup>**  
(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**



**POSTED**

FEB 06 2025

10:53am

TERESA KIEL  
Guadalupe County Clerk  
By: *Morgan Turner*

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

POSTED

000067

FEB 06 2025

10:54 am

TERESA KIEL  
Guadalupe County Clerk  
By: *Margaret Taylor*



## GUADALUPE COUNTY HISTORICAL COMMISSION

200 N. Austin Street

(First United Bank first floor conference room)

Seguin, Texas 78155

Wednesday February 12, 2025

12:00 PM

### CALL TO ORDER

### DETERMINE A QUORUM:

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

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

### Discussion only:

### Reports: Chairman:

#### Members:

1. Miguel and Peggy will give an update on the Nash Creek Cemetery and possible dates for the ceremony.
2. (New) GCHC tablecloth and badges purchases. Alex
3. Discussion on the date for the Staples African-American Freedmen Colony Association Cemetery (SAAFCA)

### Discussion/Possible Action:

**1. Discussion/Possible Action:** to approve the GCHC minutes dated January 8, 2025

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

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

**4. Discussion/Possible Action to Approve:** the changes and updates to the THC Annual Report.

**5. Discussion/Possible Action to Approve:** the placement of the Historical Marker at the site of the Potential Gas Station at the Old Brietzke Station/Rabels Restaurant.

**6. Future GCHC Agenda Discussions**

**7. Next Meeting Date is set for March 12, 2025**

**8. Motion to Adjourn:**

# NOTICE OF APPOINTMENT OF AGENT

## TO ALL PERSONS INTERESTED IN THE MAY 3, 2025 CONFIRMATION, OPERATION AND MAINTENANCE TAX, SYSTEMS FACILITIES BOND, ROAD BOND, REFUNDING BONDS, AND PERMANENT DIRECTORS ELECTION FOR SEDONA MUNICIPAL UTILITY DISTRICT NO. 1

Notice is hereby given that the Secretary of the Board of Directors (the "Board") of Sedona Municipal Utility District No. 1 (the "District"), acting pursuant to Section 31.123, Texas Election Code, has appointed Kevin M. Flahive of Armbrust & Brown, PLLC, attorney for the District, as the duly authorized agent of the Secretary (the "Agent") for all purposes for the District's Confirmation Election, Operation and Maintenance Tax Election, a Systems Facilities Bond Election, a Road Bond Election, Refunding Bond Elections, and a Permanent Directors Election (the "Election") to be held on May 3, 2025. The office of the Agent is located at Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Travis County, Texas 78701, a location outside of the District, and the Agent's telephone number is (512) 435-2300. The Agent will be available for election duties for at least three hours each day, during regular office hours, on regular business days, beginning on February 9, 2025, the 3rd day after the special election was called, and ending no earlier than June 12, 2025, the 40th day after the Election Day.

The Agent will maintain and make available for inspection and copying those documents described in Section 31.123(c), Texas Election Code, and will receive any personally delivered document relating to the Election that the Agent is authorized or required to receive. Additionally, the Agent is authorized to perform any ministerial duties in connection with the Elections that may lawfully be performed.

This notice will be posted continuously on the board used for posting notices of meetings of the District during the time period described above.

Issued this 6th day of February, 2025.

**THIS DOCUMENT MUST  
REMAIN POSTED THROUGH  
June 12, 2025**

**POSTED**

FEB 06 2025

3:21 pm

TERESA KIEL

Guadalupe County Clerk  
By: *Maryann*

## **AVISO DE LA CITA DEL AGENTE**

**A TODOS LAS PERSONAS INTERESADAS EN LA ELECCIÓN DEL DÍA 3 DE MAYO, 2025 ELECCION DE CONFIRMACION, ELECCION DE IMPUESTOS DE MANTENIMIENTO Y OPERACIÓN, ELECCION DE BONOS DE INSTALACIONES DEL SISTEMA, ELECCION DE BONOS DE CARRETERA, ELECCIONES DE BONOS DE REEMBOLSO Y ELECCION DE DIRECTORES PERMANENTES PARA DISTRITO DE SERVICIOS PUBLICOS MUNICIPALES SEDONA NO. 1.**

Se notifica por el presente que el secretario de la Junta Directiva (la "Junta") del Distrito de Servicios Públicos Municipales Sedona No. 1 (el "Distrito"), actuando conforme a la Sección 31.123, Código de la Elección de Texas, ha designado a Kevin M. Flahive de Armbrust & Brown, PLLC, abogado del Distrito, como el agente debidamente autorizado por el secretario (el "Agente") para todos los propósitos de la elección de confirmación, una elección de impuestos de operación y mantenimiento, una elección de bonos de instalaciones del sistema, una elección de bonos de carretera, las elecciones de bonos de reembolso y una elección de Directores permanentes (la "Elección") que ocurrirán el día 3 de mayo de 2025. La oficina del Agente esta localizada en las oficinas de Armbrust & Brown, PLLC, 100 Congress Avenue, Sala 1300, Austin, Condado de Travis, Texas 78701, una localización fuera del Distrito, y el número de teléfono es (512) 435-2300. El Agente estará disponible para los deberes de elección por lo menos tres horas cada día, durante las horas de oficina regulares, en los días laborales regulares, a partir del 9 de febrero de 2025, tres días después de convocada la elección, y no podrá terminar antes del día 12 de junio de 2025, el día 40 después de la elección.

El Agente mantendrá y hará disponible para su inspección y para copiar esos documentos que son descritos en la Sección 31.123(c), Código Electoral de Texas, y recibirá cualquier documento que se le entregue personalmente referente a la Elección que el Agente está autorizado u obligado a recibir. Además, el Agente está autorizado por este medio a cumplir cualquier deber ministerial en conexión con la Elección que puede ser realizado legalmente.

Este aviso se publicará continuamente en el tablero utilizado para fijar avisos de las reuniones del Distrito durante el periodo descrito arriba.

Publicado este día 6 de febrero, 2025.

**ESTE DOCUMENTO DEBE  
PERMANECER PUBLICADO  
A TRAVÉS DE  
12 de junio, 2025**

FEB 07 2025

8:39 am

TERESA KIEL  
Guadalupe County Clerk  
By: Don

## NOTICE OF MEETING

### REGENCY RANCH IMPROVEMENT DISTRICT OF GUADALUPE COUNTY

The Board of Directors of Regency Ranch Improvement District of Guadalupe County will hold an organizational meeting on Wednesday, February 12, 2025, at 12:00 p.m., at 9294 Steel Spur, Marion, Texas 78124, to discuss and, if appropriate, act upon the following items:

1. Comments from the public.
2. Director matters, including:
  - a. approve Sworn Statements, Official Bonds, and Oaths of Office for members of the Board of Directors; and
  - b. organize the Board of Directors and elect officers.
3. Consider matters regarding entering into a contract for general and bond counsel legal services and adopt Resolution Regarding Approval of Legal Services Contract.
4. Open Meetings Act and Public Information Act Training Requirements.
5. 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.
6. Execution of agreement with Municipal Accounts & Consulting, L.P. to serve as bookkeeper for the District and authorize the bookkeeper to open District operating account.
7. Adopt Resolution Authorizing Bookkeeper to Sign Certain Disbursements.
8. Approve payroll services agreement with HR&P.
9. Execution of agreement with Jones-Herby & Associates, Inc. to serve as engineer and bond engineer for the District.
10. Adopt Resolution Establishing Offices and Out-of-District Meeting Places.
11. Adopt Resolution Establishing Posting Place for Notice of Board of Director Meetings.
12. Execution of the District Registration Form.
13. Adopt Resolution Establishing Fees of Office and Reimbursement Policy.
14. Adopt the Official Seal for the District.
15. Review and accept proposals for directors bond, consultants bond, general liability insurance, and directors and officers liability insurance.
16. Annexation of land into the District, including:
  - a. approve feasibility study;
  - b. accept Petition for Addition of Certain Land; and
  - c. adopt Order Adding Land.
17. Execution of District Information Form.
18. Approve bond feasibility and creation report and all actions taken and expenditures made by the developers, attorney, engineer and financial advisor in connection with the creation of the District.
19. Approve Petition for Bond Elections.

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.

Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.

20. Approve bond engineering report.
21. 2025 Bond Elections and Operation and Maintenance Tax Elections, including:
  - a. adopt Resolution Designating an Agent of the Secretary of the Board of Directors During the Bond Elections and Operation and Maintenance Tax Elections Period;
  - b. adopt Order Calling Bond Elections and Operation and Maintenance Tax Elections;
  - c. consider use of electronic voting system and authorize notice of exemption;
  - d. set pay for election officials;
  - e. authorize Notice of Election;
  - f. authorize Notice and Writ of Election; and
  - g. authorize posting of early voting and election day roster.
22. Report on development in the District.
23. Next meeting.

\*\*\*\*\*

### AVISO DE ASAMBLEA

#### DISTRITO DE MEJORAMIENTO DE RANCHOS REGENCY DEL CONDADO DE GUADALUPE

La Junta Directiva del Distrito de Mejoramiento de Ranchos Regency del Condado de Guadalupe celebrará una asamblea organizativa el miércoles 12 de febrero de 2025, a las 12:00 p.m., en 9294 Steel Spur, Marion, Texas 78124, dentro de los límites del Distrito, para discutir y, según corresponda, obrar en los siguientes puntos:

21. 2025 Elecciones de Bonos y Elecciones de Impuestos de Operación y Mantenimiento, incluyendo:
  - a. adoptar una Resolución Designando un Agente del Secretario de la Junta Directiva Durante el Período de Elecciones de Bonos y Elecciones del Impuesto de Operación y Mantenimiento;
  - b. adoptar una Orden Para Convocar una Elecciones de Bonos y Elecciones de Impuestos de Operación y Mantenimiento;
  - c. considerar el uso de un sistema de votación electrónico y autorizar el aviso de exención;
  - d. establecer el pago de los funcionarios electorales;
  - e. autorizar el aviso de elección;
  - f. autorizar el aviso y mandato de elección; y
  - g. autorizar la publicación de la lista de votación anticipada y del día de elección.

/s/ Paul Harle  
Acting Attorney for the District  
Abogado Interino del Distrito

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.

Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.

# NOTICE OF APPOINTMENT OF AGENT

## TO ALL PERSONS INTERESTED IN THE MAY 3, 2025 CONFIRMATION, OPERATION AND MAINTENANCE TAX, SYSTEMS FACILITIES BOND, ROAD BOND, REFUNDING BONDS, AND PERMANENT DIRECTORS ELECTION FOR SEDONA MUNICIPAL UTILITY DISTRICT NO. 2

Notice is hereby given that the Secretary of the Board of Directors (the "Board") of Sedona Municipal Utility District No. 2 (the "District"), acting pursuant to Section 31.123, Texas Election Code, has appointed Kevin M. Flahive of Armbrust & Brown, PLLC, attorney for the District, as the duly authorized agent of the Secretary (the "Agent") for all purposes for the District's Confirmation Election, Operation and Maintenance Tax Election, a Systems Facilities Bond Election, a Road Bond Election, Refunding Bond Elections, and a Permanent Directors Election (the "Election") to be held on May 3, 2025. The office of the Agent is located at Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Travis County, Texas 78701, a location outside of the District, and the Agent's telephone number is (512) 435-2300. The Agent will be available for election duties for at least three hours each day, during regular office hours, on regular business days, beginning on February 10, 2025, the 3rd day after the special election was called, and ending no earlier than June 12, 2025, the 40th day after the Election Day.

The Agent will maintain and make available for inspection and copying those documents described in Section 31.123(c), Texas Election Code, and will receive any personally delivered document relating to the Election that the Agent is authorized or required to receive. Additionally, the Agent is authorized to perform any ministerial duties in connection with the Elections that may lawfully be performed.

This notice will be posted continuously on the board used for posting notices of meetings of the District during the time period described above.

Issued this 7th day of February, 2025.

**THIS DOCUMENT MUST  
REMAIN POSTED THROUGH  
June 12, 2025**

**POSTED**

FEB 07 2025

3:11 pm

TERESA KIEL

Guadalupe County Clerk

By: *[Signature]*

**AVISO DE LA CITA DEL AGENTE**

**A TODOS LAS PERSONAS INTERESADAS EN LA ELECCIÓN DEL DÍA 3 DE MAYO, 2025 ELECCION DE CONFIRMACION, ELECCION DE IMPUESTOS DE MANTENIMIENTO Y OPERACIÓN, ELECCION DE BONOS DE INSTALACIONES DEL SISTEMA, ELECCION DE BONOS DE CARRETERA, ELECCIONES DE BONOS DE REEMBOLSO Y ELECCION DE DIRECTORES PERMANENTES PARA DISTRITO DE SERVICIOS PUBLICOS MUNICIPALES SEDONA NO. 2**

Se notifica por el presente que el secretario de la Junta Directiva (la "Junta") del Distrito de Servicios Públicos Municipales Sedona No. 2 (el "Distrito"), actuando conforme a la Sección 31.123, Código de la Elección de Texas, ha designado a Kevin M. Flahive de Armbrust & Brown, PLLC, abogado del Distrito, como el agente debidamente autorizado por el secretario (el "Agente") para todos los propósitos de la elección de confirmación, una elección de impuestos de operación y mantenimiento, una elección de bonos de instalaciones del sistema, una elección de bonos de carretera, las elecciones de bonos de reembolso y una elección de Directores permanentes (la "Elección") que ocurrirán el día 3 de mayo de 2025. La oficina del Agente esta localizada en las oficinas de Armbrust & Brown, PLLC, 100 Congress Avenue, Sala 1300, Austin, Condado de Travis, Texas 78701, una localización fuera del Distrito, y el número de teléfono es (512) 435-2300. El Agente estará disponible para los deberes de elección por lo menos tres horas cada día, durante las horas de oficina regulares, en los días laborales regulares, a partir del 10 de febrero de 2025, tres días después de convocada la elección, y no podrá terminar antes del día 12 de junio de 2025, el día 40 después de la elección.

El Agente mantendrá y hará disponible para su inspección y para copiar esos documentos que son descritos en la Sección 31.123(c), Código Electoral de Texas, y recibirá cualquier documento que se le entregue personalmente referente a la Elección que el Agente está autorizado u obligado a recibir. Además, el Agente está autorizado por este medio a cumplir cualquier deber ministerial en conexión con la Elección que puede ser realizado legalmente.

Este aviso se publicará continuamente en el tablero utilizado para fijar avisos de las reuniones del Distrito durante el periodo descrito arriba.

Publicado este día 7 de febrero, 2025.

**ESTE DOCUMENTO DEBE  
PERMANECER PUBLICADO  
A TRAVÉS DE  
12 de junio, 2025**



# GUADALUPE COUNTY

## Commissioners Court

**Kyle Kutscher**  
County Judge  
(830) 303-8867  
Kyle.Kutscher@  
Co.Guadalupe.TX.us

**Jacqueline Ott**  
Commissioner, Pct. 1  
(830) 303-8857, Ext. 1  
Jacqueline.ott@  
Co.Guadalupe.TX.us

**Drew Engelke**  
Commissioner, Pct. 2  
(830) 303-8857, Ext. 2  
Drew.Engelke@  
Co.Guadalupe.TX.us

**Michael Carpenter**  
Commissioner, Pct. 3  
(830) 303-8857, Ext. 3  
Carpenter@  
Co.Guadalupe.TX.us

**Stephen Germann**  
Commissioner, Pct. 4  
(830) 303-8857, Ext. 4  
Stephen.Germann@  
Co.Guadalupe.TX.us

### Workshop

**Date: February 11, 2025**

**Time: 8:30 AM**

**POSTED**

FEB 07 2025  
3:20 PM  
TERESA KIEL  
Guadalupe County Clerk  
By: JDW

## AGENDA

### Call to Order.

### DISCUSSION:

The status, progress, timeline, and next steps for the County's master thoroughfare plan with mapping layers from Pape Dawson.

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

Join Zoom Meeting

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

**Meeting ID: 351 037 7057**

**Passcode: 638728**

Dial In:

+1 346 248 7799      +1 253 215 8782

+1 720 707 2699      +1 301 715 8592

+1 312 626 6799      +1 646 558 8656

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

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



# GUADALUPE COUNTY

## Commissioners Court

**Kyle Kutscher**  
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**Drew Engelke**  
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Drew.Engelke@  
Co.Guadalupe.TX.us

**Michael Carpenter**  
Commissioner, Pct. 3  
(830) 303-8857, Ext. 3  
Carpenter@  
Co.Guadalupe.TX.us

**Stephen Germann**  
Commissioner, Pct. 4  
(830) 303-8857, Ext. 4  
Stephen.Germann@  
Co.Guadalupe.TX.us

**Regular Meeting**  
**Date: February 11, 2025**  
**Time: 10:00 AM**

**POSTED**

FEB 07 2025  
3:21pm  
TERESA KIEL  
Guadalupe County Clerk  
By: W. Durr

### AGENDA

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

Recognizing February 22, 2025, as President George Washington Day in Guadalupe County.

President George Washington Day

5. **DISCUSSION:**

The Guadalupe County policy regarding the acceptance or denial of roads into the County Road System for Maintenance.

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. Budget Amendments.  
Summary and BAs combined-revised
- B. The Bill List(s).  
Bill Lists
- C. The PCA List.  
PCA List
- D. The EBA List.

EBA

- E. The Auditor's Monthly Report for October 2024.  
AMR - October 2024
- F. The Excavation Permit Request for 325 Meadow Lake Drive, located in Precinct 1.  
Excavation Permit Request Summary
- G. The Certificates of Course Completion for Precinct 1 Commissioner Jacqueline Ott for the required training on the Open Meetings Act and Public Information Act pursuant to Sections 551.005 and 552.012 of the Texas Government Code.  
Commissioner Ott Certificates of Course Completion -OMA & PIA
- H. The appointment of the following individuals as Guadalupe County representatives on the Alamo Area Council of Governments (AACOG) Criminal Justice Advisory Committee:
  - i. Constable Jeff Large, Precinct 3, primary;
  - ii. Chief Nick Reininger, Juvenile Probation, alternate;
  - iii. Sergeant Delane Barnes, Sheriff's Office, primary; and
  - iv. Sergeant Elaine Reamer, Sheriff's Office, alternate.
- I. The Official Bonds, Oaths, and Riders for Jim Wolverton II (No. 65364022), Full-Time Deputy Constable, and William Herring (No. 67324818), Part-Time Deputy, Constable Precinct 4, Guadalupe County.  
Wolverton Bond No. 65364022 and Rider  
Herring Bond No. 67324818 and Rider
- J. The Official Bond, Oath, and Rider for Brandon Roberts (No. 67324827), Reserve Deputy Constable, Precinct 4, Guadalupe County.  
Roberts Bond No. 67324827 and Rider
- K. The Affordable Care Act Reporting and Tracking Service (ARTS) Renewal Confirmation Program Agreement for 2025.  
ARTS Renewal Confirmation Program Agreement 2025
- L. The Mutual Aid Agreement between Guadalupe County Fire Rescue and the New Braunfels Fire Department for Fire Protection and Emergency Medical Services, and authorize Fire Marshal Pinder to sign the agreement.  
Mutual Aid Agreement - New Braunfels FD

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

- A. In accordance with the Guadalupe County Travel Policy, authorization for one Texas A&M AgriLife Extension employee to travel out-of-state to attend the Food Protection Management and Home Food Preservation Course at the University of Georgia in Athens, Georgia, March 25-27, 2025.  
UGA Agenda
- B. The amendment to the Service Agreement with Tyler Technologies, Inc. for migration to Tyler's Enterprise Jury software.  
Tyler Amendment to Agreement for Jury Management

- C. Authorization to publish notice and set a date for a Public Hearing on the proposed order establishing the Guadalupe County Street Naming and Address Standards. Proposed Street Naming and Addressing Standards & Order
- D. Authorization to publish notice and set a date for a Public Hearing to establish the revised Guadalupe County Subdivision Regulations in response to items identified during Phase 1 of the Update and Rewrite of the Subdivision Regulations. Draft Changes as of 2-4-2025
- E. The Order to Advertise and Request for Proposals specifications for RFP 25-16, Bank Depository & Banking Services.  
LEGAL NOTICE RFP 25-16  
RFP 25-16 Bank Depository Banking Services  
Attachment\_A\_Revised\_FINAL
- F. The Order to Advertise the Request for Proposals for RFP 25-17, Metal Storage Structures.  
LEGAL NOTICE RFP 25-17  
RFP 25-17 Metal Storage Structures
- G. Review the evaluation scoring and recommendation for RFP 25-09, Phone System, and authorize Purchasing to negotiate a contract.  
RFP 25-09 Phone System Evaluation Scoring - Final
- H. Review the evaluation scoring and recommendation for RFP 25-05, Generator, and authorize purchasing to negotiate a contract.  
RFP 25-05 Evaluation Sheet - Final
- I. Review the evaluation scoring and recommendation for RFP 25-06, Utility Task Vehicle (UTV), and authorize Purchasing to negotiate a contract.  
RFP 25-06 Evaluation Sheet - Final
- J. Review the evaluation scoring and recommendation for RFP 25-07, Firefighting Skid System, and authorize Purchasing to negotiate a contract.  
RFP 25-07 Evaluation Sheet - Final
- K. Review the evaluation scoring and recommendation for RFP 25-08, Mobile Broadband Kit, and authorize Purchasing to negotiate a contract.  
RFP 25-08 Evaluation Sheet - Final

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

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

Pursuant to §551.071: Consultation with an attorney for advice regarding pending or threatened litigation and take action, if necessary.

**10. Motion to Adjourn.**

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

Join Zoom Meeting

<https://us06web.zoom.us/j/3510377057?pwd=MkJpOE55b3FHL1ZDUEl2NmNCc0ttZz09>

**Meeting ID: 351 037 7057**

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Memorandum  
February 09, 2025

000082

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

To: AAMPO Executive Committee Members  
From: Councilmember Melissa Cabello-Havrdá, AAMPO TPB Chair  
Subject: February 12, 2025 Executive Committee Meeting Agenda

The next meeting of the **AAMPO Executive Committee** is scheduled for  
**Wednesday, February 12, 2025, at 10:00 a.m.**  
at the **AAMPO office located at 825 South Saint Mary's Street.**  
The intent is for the chair to preside over the meeting from this location.

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

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

**POSTED**

Agenda

1. Roll Call

2. Citizens to be Heard

*Citizens who desire to speak will be given up to three minutes to address AAMPO's Executive Committee.*

3. Action on the December 9, 2024, AAMPO Executive Committee Meeting Minutes

4. Executive Session

**Announcement:** The Metropolitan Planning Organization Transportation Policy Board Executive Committee will adjourn into Executive Session as authorized by Texas Government Code Section 550.071 (consultation with an attorney) and Section 551.074 (personnel matters) to discuss the Executive Director Position.

5. Discussion and Appropriate Action regarding the AAMPO Executive Director Position.

6. Announcements

- The next meeting of the AAMPO Executive Committee will be held on Monday, February 24, 2025, at 12:00 p.m. at AAMPO, 825 South Saint Mary's Street, 78205.
- The next meeting of the AAMPO Transportation Policy Board will be held on Monday, March 24, 2025, at 1:30 p.m. at the VIA Metro Center.

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

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

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

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

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

825 South Saint Mary's Street • San Antonio, Texas 78205

☎ (210) 227-8651 📠 (210) 227-9321 📠 TTD 1 (800) 735-2989

💻 [www.alamoareampo.org](http://www.alamoareampo.org)

FEB 10 2025  
9:00 am

TERESA KIEL  
Guadalupe County Clerk  
By: *Francisco*



**GCGCD AGENDAS**  
**GUADALUPE COUNTY GROUNDWATER**  
**CONSERVATION DISTRICT**

**Thursday, February 13, 2025**

**200 N. Austin St. Ste. # 301**

**Seguin, TX 78155**

**4:30 PM**



**Webex link:**

<https://guadalupecountygroundwaterconservationdistrict188.my.webex.com/guadalupecountygroundwaterconservationdistrict188.my/j.php?MTID=m1d29f85ca4026003ab90880590a734d3>

**Meeting number: 2634 955 2762**

**Password: QprY8FvpJ28**

(77798387 when dialing from a phone or video system)

**Join by phone**

**+1-650-479-3208 United States Toll**

**Access code: 263 495 52762**

**POSTED**

**FEB 10 2025**

**9:35 am**

**TERESA KIEL**

Guadalupe County Clerk  
 By: *[Signature]*

**1. Permit hearing<sup>1</sup>**

- A. Central States Water Resources – Texas (CSWR-TX) Oak Hills Ranch Water wellfield located at 234 Sandy Oaks Drive Seguin, TX 78155. Carrizo permit PWS-2018-CZ-03**

Major amendment request to increase the annual quantity of groundwater authorized to be withdrawn from the Carrizo Aquifer by an addition of 5.3 AF/YR for a total of 78.561 AF/YR.

- i. Invitation for public comment
- ii. GCGCD staff – present/summarize amendment
- iii. Permit applicant/representative(s) – comments
- iv. GCGCD Hydrogeologist – Bill Klemt comments
- v. Invitation for additional public comments

**B. ADJOURNMENT of permit hearing**

The regularly scheduled meeting will begin immediately following the closure of the Permit Hearing.

**REGULAR MEETING**

All agenda items listed below will be considered for discussion and/or action at said meeting.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**DETERMINE A QUORUM**

<sup>1</sup> Additional more detailed notice required by state law and the District's rules was separately issued by the District.

**NOTE:** The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda whenever it is considered necessary and legally justified under the Open Meeting Act (Chapter 551 of the Texas Government Code). The District is committed to compliance with the Americans with Disabilities Act (ADA) and accommodations. Please contact the District office at (830) 379-5969 at least 48 hours in advance if special assistance is needed.

1. Invitation of citizens or Directors to speak in advance of District's regular business (limited to 3 minutes each – agenda items/non-agenda items)
2. Discussion and possible action to approve major permit amendment request by CSWR-TX [PWS-CZ-2018-03] to increase the annual quantity of groundwater authorized to be withdrawn from the Carrizo Aquifer by an additional 5.3 AF/YR for a total of 78.561 AF/YR.
3. Approve Minutes of regular meeting held on January 9, 2025
4. Review Palmer Drought Index, current drought maps, and TexMesonet rainfall data in GCGCD area
5. Review production data report for January 2025
6. Discussion and possible action to approve Financial Reports for January 2025
7. Discussion and possible action to approve Annual Manager's Report for 2024
8. Presentation by Tiffany Willrich on Groundwater vs. Surface Water in Texas: Ownership, Rights, and Regulation [31 TAC 356.52(A)(1)(D); TWC §36.1071(A)(4)]
9. REPORTS
  - A. Kelley Cochran: General Manager Report
    - Association updates
    - Other District business
  - B. Tiffany Willrich – Administrative Report
  - C. Caroline Hrcir – Education & Outreach
  - D. William B. Klemt, PG - Consulting Hydrogeologist
  - E. CRWA
  - F. SSLGC
  - G. SHSUD
  - H. CCSUD
  - I. CSWR
  - J. CLSUD / Region L, Vice-Chair – Humberto Ramos
10. Possible items for discussion/consideration at next meeting
11. Executive session - Texas Gov't Code Section 551.071 – Personnel matters
12. Discussion and possible action to authorize the General Manager to adjust staff salaries
13. ADJOURNMENT

<sup>1</sup> Additional more detailed notice required by state law and the District's rules was separately issued by the District.

**NOTE:** The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda whenever it is considered necessary and legally justified under the Open Meetings Act (Chapter 551 of the Texas Government Code). The District is committed to compliance with the Americans with Disabilities Act (ADA) and accommodations. Please contact the District office at (830) 379-5969 at least 48 hours in advance if special assistance is needed.

## NOTICE OF MEETING

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

The Board of Directors of Lake McQueeney Water Control and Improvement District No. 1 will hold a regular meeting on Tuesday, February 18, 2025, at 4:00 p.m., at Lake Breeze Ski Lodge, 225 Ski Lodge Rd., McQueeney, TX 78123\*, and by GoToMeeting videoconference and teleconference\*, to discuss and, if appropriate, act upon the items listed below. GoTo videoconference may be done at <https://meet.goto.com/818906613>, and telephone number: 1-877-568-4106 Access Code: 818-906-613.

1. Public comment. \*\*
2. Approve minutes.
3. Financial and bookkeeping matters, including payment of the bills, and presentation of financial report, including review of investments, and approval of financial report.
4. Accept annual disclosure statements for Investment Officer and bookkeeper.
5. Adopt Resolution Concerning Exemptions from Taxation.
6. Update from Engineering Committee and authorize action if appropriate, including construction progress report.
7. Website and communication matters.
8. Adopt Resolution Adopting Covered Applications Policy.
9. Discuss meeting schedule and agenda items for future meetings.

POSTED



/s/ Nellie Connally  
Attorney for the District

FEB 11 2025  
10:22am  
TERESA KIEL  
Guadalupe County Clerk  
By: Sharon Vana

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

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

\*\*\*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. Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.

## 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, February 18, 2025, at 5:00 p.m.**, at Lake Breeze Ski Lodge, 225 Ski Lodge Rd., McQueeney, Texas, and by **GoToMeeting videoconference and teleconference\***, to discuss and, if appropriate, act upon the items listed below. **GoTo videoconference** may be done at <https://meet.goto.com/493706597>, and telephone number: 1-877-309-2073 **Access Code: 493-706-597:**

1. Public comment.
2. Approve minutes.
3. Community outreach and public education, including committee update.
4. Approve audit for fiscal year end September 30, 2024.
5. Financial and bookkeeping matters, including:
  - a. payment of the bills; and
  - b. accept annual disclosure statements for Investment Officer and bookkeeper.
6. Tax matters, including:
  - a. adopt Resolution Concerning Exemptions from Taxation; and
  - b. consider proposals for tax assessor collector services and, if appropriate, take action.
7. Report from the Intergovernmental Relations Committee regarding matters related to Guadalupe-Blanco River Authority.
8. Engineering updates.
9. Adopt Resolution Adopting Covered Applications Policy.
10. Convene in Executive Session.\*\*
11. Reconvene in Open Session and authorize any appropriate action.
12. Discuss meeting schedule and agenda items for future meetings.

/s/ Nellie Connally  
Attorney for the District



POSTED

FEB 11 2025

10:39am

TERESA KIEL

Guadalupe County Clerk  
By: Shanice Vann

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. Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.

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

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

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

# SKY RANCH MUNICIPAL UTILITY DISTRICT

## AGENDA

February 19, 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, February 19, 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 29, 2024 Board meeting;
3. Amended Resolution Establishing Offices and Meeting Places of the Board of Directors and Establishing Locations for the Posting of Notice of Meetings of The Board;
4. Audit services, including:
  - (a) Proposal from McCall Gibson Swedlund Barfoot PLLC for audit services for fiscal year ending September 30, 2024;
  - (b) Statement on Auditing Standard No. 99 fraud questionnaire;
5. Covered Applications and Prohibited Technology Policy;

**POSTED**

FEB 13 2025

8:25 am

TERESA KIEL

Guadalupe County Clerk

By: *Mary Ann*

## ANNUAL REVIEW ITEMS

6. Resolution Confirming Annual Review of Certain Financial Management Policies; Ratifying Adoption of Code of Ethics and Financial Investment, Financial Management, Travel, and Professional Services Policy; Ratifying Adoption of Investment Strategies; Ratifying Designation of Investment Officers; and Confirming Review and Adoption of Amended List of Qualified Brokers;
7. Resolution Confirming Annual Review of Written Procedures for Post Bond Issuance Federal Tax Compliance;
8. Annual review of District insurance coverage limits and deductibles, including:
  - (a) Any applicable Real and Personal Property Schedule updates;

- (b) Texas Municipal League Intergovernmental Risk Pool Cyber Liability and Data Breach Response Coverage Critical Alert, including "opt in" to continued coverage and related Cyber Liability and Data Breach Response Interlocal Agreement;

#### REPORTS AND RELATED ACTION ITEMS

- 9. Report from District's developer;
- 10. Report from District's accountant, including:
  - (a) Bills, invoices, and transfers;
- 11. Report from District's financial advisor, including annual MSRB Rule G-10 and Rule G-42 disclosures;
- 12. Report from District's engineer, including:
  - (a) The Landing Unit 1, including:
    - (i) Review of bid tabulation and recommendation regarding award of contract;
    - (ii) Any pay estimates and change orders;
  - (b) Offsite Wastewater Facilities/Lift Station, including:
    - (i) Review of bid tabulation and recommendation regarding award of contract;
    - (ii) Any pay estimates and change orders;
- 13. Report from District's attorney;

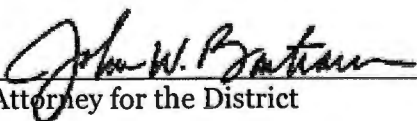
#### OTHER MATTERS

- 14. 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.

**POSTED****Guadalupe Regional  
MEDICAL CENTER****000097**

FEB 13 2025

2:05 pm

TERESA KIEL

Guadalupe County Clerk

By: *Morgan*

**Board of Managers Agenda  
The Selig Room, 1331 East Court St., Seguin, Texas  
February 18, 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 January 28, 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, and Kelly Cole, GRMG COO
  - 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. Quality Assessment & Performance Improvement Plan – Rhonda Unruh, VP of Quality
  - b. 2025 Compliance Policy & Plan – Debby Hernandez, Compliance Officer
6. Adjournment and move into Executive Session under Texas Government Code Sections 551.089, 551.074 and 551.072:
  - a. Compliance report;
  - b. personnel matters; and
  - c. 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.

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 13<sup>th</sup> day of February 2025, and said Notice shall remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting. For your convenience, you may visit the Guadalupe Regional Medical Center's website at: [www.grmedcenter.com](http://www.grmedcenter.com) titled "News Updates" for any official Hospital Board postings.



Memorandum  
February 19, 2025

000099

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

To: AAMPO Executive Committee Members  
From: Melissa Cabello-Havrda, Chair  
Subject: February 24, 2025 Executive Committee Meeting Agenda

The next meeting of the **AAMPO Executive Committee** is scheduled for  
**Monday, February 24, 2025, at 12:00 p.m.**  
at the **AAMPO office located at 825 South Saint Mary's Street.**  
It is the intent that the chair will preside over the meeting from this location.

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

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

POSTED

Agenda

1. Roll Call
2. Citizens to be Heard

*Citizens who desire to speak will be given up to three minutes to address AAMPO's Executive Committee.*

3. Action on the February 12, 2025 AAMPO Executive Committee Meeting Minutes
4. Executive Session

**Announcement: The Metropolitan Planning Organization Transportation Policy Board Executive Committee will adjourn into Executive Session as authorized by Texas Government Code Section 550.071 (consultation with attorney), and Section 551.074 (personnel matters) to discuss the AAMPO Executive Director position.**

5. Discussion and Appropriate Action regarding the AAMPO Executive Director Position –

*First-round Interviews will be held during the Executive Session for the AAMPO Executive Director position with the intent to determine candidates for second-round interviews to be held at the upcoming March 24, 2025 Transportation Policy Board meeting.*

6. Announcements

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

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

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

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

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

**825 South Saint Mary's Street • San Antonio, Texas 78205**

☎ (210) 227-8651 ☎ (210) 227-9321 ☎ TTD 1 (800) 735-2989

💻 [www.alamoareampo.org](http://www.alamoareampo.org)

FEB 19 2025  
9:44am  
TERESA KIEL  
Guadalupe County Clerk  
By: *Stacy Vann*

POSTED

FEB 21 2025

11:55am

TERESA KIEL  
Guadalupe County Clerk  
By: *Teresa Kiel*

000107

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

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

**A: *EL CONSEJO DE ADMINISTRACIÓN DEL DISTRITO DE SERVICIOS PÚBLICOS ESPECIALES DE SPRINGS HILL Y A TODAS LAS OTRAS PERSONAS INTERESADAS:***

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 regular meeting, open to the public, on Tuesday, February 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:

*Por la presente se notifica, de conformidad con el Texas Government Code, Capitulo 551, que el Consejo de Administración del Distrito de Servicios Públicos Especiales de Springs Hill (el "Distrito") llevará a cabo una reunión regular, abierto al público, el 25 de febrero de 2025, a las 5:30 p.m., en las oficinas de Springs Hill Special Utility District, ubicadas dentro del Distrito en 5510 S. State Hwy. 123 – Bypass, Seguin, Texas 78155, para los siguientes propósitos:*

**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 JANUARY 28, 2025, REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS;**
- IV. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING BALANCE SHEET & INCOME STATEMENT FOR JANUARY 2025;**
- V. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE BILLS PAID IN JANUARY 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 REGARDING MATTERS BEFORE THE PUBLIC UTILITY COMMISSION OF TEXAS, INCLUDING, BUT NOT LIMITED TO:**

- 1. DOCKET NO. 57306 – PETITION OF MICHAEL KOHLENBERG, PATRICIA KOHLENBERG, MEREDITH LEIGH URBAN HARTL, DEBORAH JACKSON, AND TRAVIS BAKER TO AMEND SPRINGS HILL WATER SUPPLY CORPORATION'S CERTIFICATE OF CONVENIENCE AND NECESSITY IN GUADALUPE COUNTY BY STREAMLINED EXPEDITED RELEASE;**
- 2. DOCKET NO. 57421 – PETITION OF DEBORAH JACKSON, MICHAEL KOHLENBERG, AND PATRICIA KOHLENBERG TO AMEND SPRINGS HILL WATER SUPPLY CORPORATION'S CERTIFICATE OF CONVENIENCE AND NECESSITY IN GUADALUPE COUNTY BY STREAMLINED EXPEDITED RELEASE; AND**
- 3. DOCKET NO. 57424 – PETITION OF BRUCE HARBORTH, JEFFREY HARBORTH AND VICKI HARTWICK, TRUSTEES OF THE IRMA RANDOW TRUST, TO AMEND SPRINGS HILL WATER SUPPLY CORPORATION'S CERTIFICATE OF CONVENIENCE AND NECESSITY IN GUADALUPE COUNTY BY STREAMLINED EXPEDITED RELEASE;**

**D. DISCUSS, CONSIDER, AND TAKE ACTION ON *WANTREPRENEURS, INC. D/B/A RUSTIC WATERS RV RESORT V. SPRINGS HILL WATER SUPPLY CORPORATION, ET AL.*, CAUSE NO. 24-0894-CV-E IN THE GUADALUPE COUNTY DISTRICT COURT, 25<sup>TH</sup> JUDICIAL DISTRICT;**

**E. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING STATUS OF TERMINATION OF SPRINGS HILL WATER SUPPLY CORPORATION AND TRANSITION OF OPERATIONS TO SPRINGS HILL SPECIAL UTILITY DISTRICT; AND**

**F. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING GROUNDWATER SUPPLY CONTRACTS AND LEASES;**

**VII. NEW BUSINESS:**

**A. DISCUSS, CONSIDER, AND TAKE ACTION ON NON-STANDARD SERVICE REQUESTS AND CONTRACTS;**

**B. DISCUSS, CONSIDER, AND TAKE ACTION ON ORDER DECLARING RESULT OF UNCONTESTED DIRECTORS ELECTION (*DISCUTIR, CONSIDERAR Y TOMAR LAS MEDIDAS NECESARIAS CON RESPECTO A LA ADOPCIÓN DE LA ORDEN QUE DECLARA EL RESULTADO DE LA ELECCIÓN DE DIRECTORES NO IMPUGNADA*);**

- C. DISCUSS, CONSIDER, AND TAKE ACTION TO APPOINT A REPRESENTATIVE OF SPRINGS HILL SPECIAL UTILITY DISTRICT TO THE BOARD OF TRUSTEES OF CANYON REGIONAL WATER AUTHORITY;
- D. DISCUSS, CONSIDER, AND TAKE ACTION TO APPOINT A REPRESENTATIVE OF SPRINGS HILL SPECIAL UTILITY DISTRICT TO THE BOARD OF MANAGERS OF CANYON REGIONAL WATER AUTHORITY;
- E. DISCUSS, CONSIDER, AND TAKE ACTION ON ORDER AMENDING SERVICE POLICY REGARDING EQUIPMENT DAMAGE FEE AND PENALTY;
- F. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING 2025 CAPITAL AND OPERATING BUDGETS; AND
- G. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING THE REPLACEMENT OF PIPING ON COUNTRY CLUB DRIVE, INCLUDING, BUT NOT LIMITED TO, ADVERTISING A REQUEST FOR PROPOSALS FOR THE CONSTRUCTION OF THE PROJECT.

**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. GENERAL MANAGER'S REPORT;
- B. ENGINEERING REPORT (Malone/Wheeler); AND
- C. 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](http://www.springshill.org), at least 72 hours immediately preceding this meeting.

Springs Hill Special Utility District

  
Frances Garcia, Assistant General Manager

Dated: 2/21/2025



(SEAL)



# GUADALUPE COUNTY

## Commissioners Court

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

**Jaqueline 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: February 25, 2025**  
**Time: 9:00 AM**

**POSTED**

FEB 21 2025  
3:00 pm  
TERESA KIEL  
Guadalupe County Clerk  
By: ADURK

## AGENDA

**Call to Order.**

### DISCUSSION:

Guadalupe County's preliminary financing alternatives with representatives of SAMCO Capital Markets, Inc.

Join Zoom Meeting

<https://us06web.zoom.us/j/3510377057?pwd=MkJpOE55b3FHL1ZDUEl2NmNCc0ttZz09>

**Meeting ID: 351 037 7057**

**Passcode: 638728**

Dial In:

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

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

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



# GUADALUPE COUNTY

## Commissioners Court

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

**Jaqueline 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: February 25, 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. **DISCUSSION:**

- A. The North Guadalupe Street Reconstruction Project and related proposals for civil engineering, geotechnical studies, and surveying.  
Pape-Dawson Civil Engineering Proposal  
UES Geotechnical Study Proposals - Phases 1 and 2  
Baseline DCCM Surveying Proposals - Phases 1 and 2

5. **PUBLIC HEARING:**

- A. To solicit input from the public relative to the proposed and revised Guadalupe County Subdivision Regulations in response to items identified during Phase 1 of the Update and Rewrite of the Subdivision Regulations.  
Draft Subdivision Regulations - Clean Copy  
Draft Subdivision Regulations - Redlined  
Summary of Proposed Amendments by Freese and Nichols

6. **CONSENT ITEMS:** The following may be acted upon in one motion. A Commissioner, the County Judge, or a Citizen may request items to be pulled for separate discussion and/or action:

- A. The EBA List.  
EBA List
- B. The Bill List(s).

**POSTED**

FEB 21 2025  
3:02pm  
TERESA KIEL  
Guadalupe County Clerk  
By: W. Durr

## Bill Lists

- C. The PCA List and Jury Registers.  
PCA and Jury Lists
- D. The Treasurer's Monthly and Investment Report for November 2024.  
TMIR NOV 2024
- E. The 2025 Administrative Services and Stop-Loss Agreements between the Texas Association of Counties Health and Employee Benefits Pool and Guadalupe County.  
2025 TAC Administrative Svcs and Stoploss Agreement
- F. The reappointment of Jim Wolverton as Guadalupe County's representative to the Bexar Metro Emergency 9-1-1 Network Board of Managers for a two-year term ending February 28, 2027.  
Bexar Metro Emergency 9-1-1 Network, Board of Managers
- G. The fifteenth amendment to the Standard Master License Agreement between UpToDate, Inc. and Guadalupe County, for the PRICE Rx Basic annual license fees, effective February 1, 2025.  
Uptodate - Guadalupe County - 15th Amend
- H. The addendum to the Clerk E-Certify Services Agreement with TRIEDATA, Inc. to include the use by the Office of the District Clerk.  
Clerk E-Certify Contract Addendum
- I. The contract for the purchase of one portable generator and trailer from Multiquip, Inc. for RFP 25-05.  
Multiquip Quote and Contract RFP 25-05
- J. The contract for the purchase of one UTV from RideNow Powersports for RFP 25-06.  
RideNow Powersports Final Quote and Contract RFP 25-06
- K. The contract for the purchase of one UTV-mounted firefighting skid system from MTECH Inc. for RFP 25-07.  
Quote & Contract - Mtech
- L. The contract for the purchase of two mobile broadband kits from Plum Laboratories Inc. for RFP 25-08.  
Quote & Contract - Plum Laboratories
- M. The Agreements to Furnish Fire Protection and Related Emergency Services between Guadalupe County and the Geronimo and McQueeney Volunteer Fire Departments.  
Geronimo VFD Agreement  
McQueeney VFD Agreement
- N. Pursuant to Article 2.134 of the Texas Code of Criminal Procedure, the 2024 Racial Profiling Report submissions by the following law enforcement agencies:
  - i. The Guadalupe County Sheriff's Office;

- ii. The Guadalupe County Precinct 1 Constable's Office;
  - iii. The Guadalupe County Precinct 2 Constable's Office;
  - iv. The Guadalupe County Precinct 3 Constable's Office;
  - v. The Guadalupe County Precinct 4 Constable's Office;
  - vi. The Guadalupe County Fire Marshal's Office Full Exemption; and
  - vii. The Guadalupe County Attorney's Office Full Exemption.
- Combined Racial Profiling Reports & Exemptions

- O. The Excavation Permit Request for Stetson Ridge, Unit 1, on Stagecoach Road, located in Precinct 4.  
Excavation Permit Request Summary
- P. The Resolution Supporting the City of Seguin's Application to the Alamo Area Metropolitan Planning Organization (AAMPO), Surface Transportation Block Grant, Call for Projects FY 2027-2030 Transportation Improvement Program (TIP).  
Resolution and Memo from City
- Q. The Agreement with Beckwith Electronic Engineering Co. for fire alarm monitoring at the Guadalupe County Veterans Outreach Center.  
Beckwith-VOC
- R. The Departmental Monthly and Revenue Reports for January 2025.  
DM & RR Jan 2025
- S. The amended agreement between VR Systems, Inc. and the Guadalupe County Elections Department for the Employ Beta Test Software.  
VR Employ Beta Agreement
- T. The Reappointment of Dr. Dolores Major to the Regional Medical Center Board of Directors for a six (6) year term beginning March 1, 2025, through February 28, 2031.
- U. Ratify the FY 2025 Statewide Automated Victim Notification Service (SAVNS) Grant Program contract with the Office of the Attorney General.  
FY\_2025\_SAVNS\_Grant\_Contract-FINAL

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

- A. The Resolution supporting Guadalupe Regional Medical Center's request for Community Project Funding from the Texas Legislature for Fiscal Year 2026.  
Resolution
- B. In accordance with the Guadalupe County Travel Policy, authorization for the County Court at Law #2 Judge to travel out-of-state to attend the All Rise conference, RISE25, May 28-31, 2025, in Kissimmee, Florida.  
All Rise 2025
- C. In accordance with the Guadalupe County Travel Policy, authorization for one Sheriff's Office Employee to travel out-of-state to the National Internal Affairs Training & Certification in Fort Myers, Florida, April 14-18, 2025.

- D. The National Emergency Management and Response (EMR) Emergency Services Agreement for Emergency Management Support.  
EMR Emergency Services Agreement
- E. Selection and Allocation of the Community Funding Grant Award for Emergency Vehicles.  
Vehicle Allocation Email
- F. Review the evaluation scoring and recommendation for RFP 25-04 Police Pursuit Vehicles, and award the contract(s).  
RFP 25-04 Police Pursuit Vehicles Evaluations
- G. The Proposed Amendments to the Guadalupe County Subdivision Regulations and the Proposed Order Adopting the amended Subdivision Regulations.  
*\*\*\*Please see the attachments related to this item under the Public Hearing agenda item above.*  
Proposed Order Adopting Subdivision Regulations

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

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

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

**10. Motion to Adjourn.**

- A. Join Zoom Meeting

[https://us06web.zoom.us/j/3510377057?](https://us06web.zoom.us/j/3510377057?pwd=MkJpOE55b3FHL1ZDUEl2NmNCc0ttZz09)  
[pwd=MkJpOE55b3FHL1ZDUEl2NmNCc0ttZz09](https://us06web.zoom.us/j/3510377057?pwd=MkJpOE55b3FHL1ZDUEl2NmNCc0ttZz09)

**Meeting ID: 351 037 7057**

**Passcode: 638728**

Dial In:

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

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

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