

000594



POSTED

DEC 27 2024

10:43 am

TERESA KIEL

Guadalupe County Clerk

By: *[Signature]*

GUADALUPE COUNTY BAIL BOND BOARD
NOTICE OF REGULAR MEETING:

DATE: January 03, 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 December 6, 2025 meeting of the Guadalupe County Bail Bond Board.
- B. Application for Surety Company, employee identification card submitted by Nicole Guerra d/b/a Free Me Bail Bonds for Maribel Gonzalez.
- C. Election of the Bail Bond Surety Representative to the Guadalupe County Bail Bond Board for 2025.
- D. Nomination and election for presiding officer, assistant presiding officer, and secretary for the Guadalupe County Bail Bond Board for 2025.
- E. Sheriff Joshua Ray appointing Greg Martin as designee.
- F. Discussion on enhancing public awareness regarding bonds.
- G. Electronic Bonds
- H. Monthly Bail Bond Reports.

IV. ADJOURN

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



Memorandum
December 30, 2024

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

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

The next meeting of the **MPO Technical Advisory Committee** is scheduled for
Friday, January 3, 2025 at 1:30 p.m.
at the TxDOT District Office, Building 2, Hearing Room
located at 4615 NW Loop 410, San Antonio, Texas 78229
It is the intent that the chair will preside over the meeting from this location.

Internet access to the meeting is through the AAMPO's website at
www.alamoareampo.org/committees/online

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

Agenda: Items may be taken out of the order shown

1. Roll Call
2. Citizens to be Heard
3. **Approval** of the December 6, 2024 Meeting Minutes
4. **Action** on a Resolution Adopting the Safety Targets Established by the Texas Department of Transportation for Year 2025 for Performance Measure (PM1) – AAMPO (Moreno)
5. **Action** on Amendments to the FY 25-28 Transportation Improvement Plan (TIP) and Mobility 2050 – AAMPO (Cecilio Martinez)

POSTED

DEC 30 2024

8:18 am

TERESA KIEL

Guadalupe County Clerk

By: *Morgan Wilson*

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 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 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

6. Discussion and Appropriate **Action** on the FY 2024 Annual Performance and Expenditure Report and Amendments to the FY 2024-2025 Unified Planning Work Program (UPWP) – AAMPO (Jimenez)
7. **Action** on a Resolution Supporting the FY 2026 Unified Transportation Program (UTP) Project Prioritization – AAMPO (Jimenez)
8. Discussion and Appropriate Action on AAMPO's Policy 2 Public Participation Plan and Review of Current Public Engagement Efforts – AAMPO (Garza-White)
9. Announcements
 - a. The Regional Freight Study Oversight Committee will meet on **Friday, January 10, 2025** from 10:30 a.m. to 12:30 p.m. at the Alamo Regional Transit office, 8200 Perrin Beitel Road, 78218. A virtual option will be available.
 - b. The February TAC meeting will likely be cancelled. The March meeting is set for Friday, **March 7, 2025**.
 - c. AAMPO Work Day is set for **Friday, February 7, 2025 from 8:30 a.m. to 3:30 p.m.** AAMPO's Policy 3 and Project Readiness, the Congestion Mitigation Process, and the development of the FY 26-27 Unified Planning Work Program will be topics. Stay tuned for more information and specific meeting times for each topic.
 - d. There is nothing new to report on the status of the boundary area expansion. As soon as State approval is achieved, notices will be sent and new members will be seated at the various AAMPO committees and the Policy Board.
 - d. AAMPO offices will be closed **Monday, January 20, 2025** in observance of the Martin Luther King, Jr., holiday and **Monday, February 17, 2025** for President's Day.
 - e. Other

Property known as

2042 Carter Ln New Braunfels, Texas 78130, Lot 20, Block 31., Voss Farms Subdivision, Unit 6, a subdivision in Guadalupe County, Texas, according to the map or plat thereof, recorded in Volume 8, Page 546, Map/Plat Records, Guadalupe County, Texas.

The mortgage company, Credit Union of Texas (CUTX) conveyed 100% of the beneficial interest (debt stream/debt obligation) of a promissory note to the CUTX Debt Securities 1-2022 (a separate legal entity) as indicated in an affidavit attesting to forensic loan analysis/certified loan data.

The conveyance of said transaction between CUTX and CUTX Debt Securities 1-2022 was an "arms-length" transaction precluding CUTX from claiming to be "holder" of the associated note, as a bank cannot act as its own trustee, comingle trust assets, or "Deal with itself or an affiliate". (Mullane v. Central Hanover Bank & Trust Co., 339 U.S. 306 (1950).

Said transaction therefore nullified the "mortgage ... and no interest is acquired by it", because the payment stream sold to CUTX Debt Securities is (in fact) the "debt" obligation of the alleged loan.

CUTX is now attempting to foreclose, but a "... foreclosure proceeding is the enforcement of a debt obligation" which CUTX does not have. (See for reference: Carpenter v Longan, 83 US 271, 274 1873; Merritt v Bartholick; Commercial Money Ctr., Inc. Bankruptcy 9th Cir. App. Ct.; and Wilborn v. Bank One Corp., 2009-Ohio-306).

The rights CUTX did have were stripped away from the rights to the tangible document, as payment streams are the debt obligation – not merely evidence thereof. (Commercial Money Ctr., Inc. Bankruptcy (9th Cir. App. Ct.).

When the payment stream (debt obligation) was conveyed, CUTX was left with less than the entire loan instrument, as payment streams are not records that evidence monetary obligations, they are monetary obligations. (Commercial Money Ctr., Inc. Bankruptcy (9th Cir. App. Ct.).

Therefore, the alleged loan claimed by CUTX is nothing more than an unenforceable, unsecured contract with no debt obligation to enforce any terms against, and CUTX has no standing to sue or effectuate any right of action over John Michael Herrmann's and Conchita Henares Herrmann's property.

Further, CUTX failed to record a deed of trust in compliance with State and Federal laws. As such, the failure of CUTX to record the deed of trust resulted in the property being unencumbered and accommodated John Michael Herrmann and Conchita Henares Herrmann to convey the property to a private trust, which is where the property is now, a 3-party, irrevocable, complex, holding trust outside the jurisdiction of the State of Texas and the United States.

Per State and Federal law, a deed of trust must be filed within 30 days of loan closing, or the mortgage company loses all right to title and interest in the property. CUTX did record a deed of trust 25 months after the fact on February 1, 2024, document #202499002337, substantially outside the lawful requirement, and as such committed fraud upon the public record. They are representing in the foreclosure sale filing that they recorded a deed of trust on December 9, 2021, which is a fraudulent statement. This can be verified at the Guadalupe County official records. The recordation of the deed of trust was SUBSEQUENT to John Michael Herrmann's and Conchita Henares Herrmann's conveyance of the property to a private trust, performed on December 22, 2023, FILED and RECORDED in the OFFICIAL PUBLIC RECORDS Honorable Teresa Kiel, Guadalupe County Clerk Document Number: 202499001575 Recorded on January 23, 2024 03:15 PM

POSTED

TEXAS PROPERTY CODE
TITLE 3. PUBLIC RECORDS
CHAPTER 12 RECORDING OF INSTRUMENTS

JAN 02 2025

2:22 pm

TERESA KIEL

Guadalupe County Clerk
By: *Morgan Lewis*

Sec. 12.009. MORTGAGE OR DEED OF TRUST MASTER FORM.

(e) The provisions of the Uniform Commercial Code prevail over this section.

The stipulation is "recorded". A deed of trust was never "recorded" by CUTX prior to conveyance to the private trust. UNIFORM COMMERCIAL CODE § 9-318. NO INTEREST RETAINED IN RIGHT TO PAYMENT THAT IS SOLD; RIGHTS AND

TITLE OF SELLER OF ACCOUNT OR CHATTEL PAPER WITH RESPECT TO CREDITORS AND PURCHASERS.

(b) [Deemed rights of debtor if buyer's security interest unperfected.]

... while the buyer's security interest is unperfected, the debtor is deemed to have rights and title to the account.

Uniform Commercial Code § 9-502. CONTENTS OF FINANCING STATEMENT; RECORD OF MORTGAGE AS FINANCING STATEMENT; TIME OF FILING FINANCING STATEMENT.

(c) [Record of mortgage as financing statement.]

A record of a mortgage is effective, ... only if:

(4) the record is [duly] recorded.

The "recording of mortgage as a financing statement" never occurred, and thus was never effective.

TEXAS PROPERTY CODE
TITLE 3. PUBLIC RECORDS
CHAPTER 13. EFFECTS OF RECORDING

Sec. 13.001. VALIDITY OF UNRECORDED INSTRUMENT. (a) A conveyance of real property or an interest in real property or a mortgage or deed of trust is void as to a creditor or to a subsequent purchaser for a valuable consideration without notice unless the instrument has been acknowledged, sworn to, or proved and filed for record as required by law.

A deed of trust in Texas is required to be recorded when it is executed and delivered to the grantee (borrower). According to Texas Property Code Section 51.002, a deed of trust must be filed for recording within 30 days of its execution.

Failure to record the deed of trust within the 30-day timeframe renders the lien unenforceable against subsequent purchasers or encumbrancers.

CUTX's interest in the property was void given it was never "filed for record as required by law". The attempt to record a deed of trust by CUTX was out of compliance with Texas Property Code Section 51.002's 30-day requirement, rendering a/the lien unenforceable. Further, their recordation of a deed of trust subsequent to our conveyance is total, unambiguous fraud on the public record.

THE TEXAS CONSTITUTION
ARTICLE 16. GENERAL PROVISIONS

Sec. 50. PROTECTION OF HOMESTEAD FROM FORCED OR UNAUTHORIZED SALE; EXCEPTIONS; REQUIREMENTS FOR MORTGAGE LOANS AND OTHER OBLIGATIONS SECURED BY HOMESTEAD.

(a) The homestead of a family, or of a single adult person, shall be, and is hereby protected from forced sale, for the payment of all debts except for:

(6) an extension of credit that:

(A) is secured by a voluntary lien on the homestead created under a written agreement with the consent of each owner and each owner's spouse;

(D) is secured by a lien that may be foreclosed upon only by a court order;

Our property was never "secured" by a lien prior to our conveyance of the property to a private owner. Thus, through the conveyance the property is no longer accessible to CUTX.

(c) No mortgage, trust deed, or other lien on the homestead shall ever be valid unless it secures a debt ... ". All pretended sales of the homestead involving any condition of defeasance shall be void.

The securing of the debt is accomplished via the recording of the deed of trust. The recordation of the deed of trust was never accomplished prior to our conveyance. Given the property was not secured, it was therefore in fact unencumbered, and we were unrestricted from conveying the property to a private owner.

SECTION 50(a)(6), ARTICLE XVI, OF THE TEXAS CONSTITUTION ALLOWS CERTAIN LOANS TO BE SECURED AGAINST THE EQUITY IN YOUR HOME. SUCH LOANS ARE COMMONLY KNOWN AS EQUITY LOANS. IF YOU DO NOT REPAY THE LOAN OR IF YOU FAIL TO MEET THE TERMS OF THE LOAN, THE LENDER MAY FORECLOSE AND SELL YOUR HOME. THE CONSTITUTION PROVIDES THAT:

"(Q) LOANS DESCRIBED BY SECTION 50(a)(6), ARTICLE XVI, OF THE TEXAS CONSTITUTION MUST:

"(10) PROVIDE THAT THE LENDER WILL FORFEIT ALL PRINCIPAL AND INTEREST IF THE LENDER FAILS TO COMPLY WITH THE LENDER'S OBLIGATIONS ...".

CUTX forfeited all principal and interest by failing to comply with their obligations to secure via the recordation of the deed of trust.

Est. Code Sec. 751.151. Recording for Real Property Transactions Requiring Execution and Delivery of instruments

A durable power of attorney for a real property transaction requiring the execution and delivery of an instrument that is to be recorded, ... must be recorded in the office of the county clerk of the county in which the property is located not later than the 30th day after the date the instrument is filed for recording.

A Release of Lien was recorded at the Guadalupe County Official Records Office on 7-15-2024 @ 11:37:29 via document #202499016475, given there was no evidence to indicate CUTX continued to have a lien, subsequent to their breach of contract, with the instrument to enforce said lien (a.k.a. deed of trust), John Mchael Herrmann and Conchita Henares Herrmann had the right of title and the authority to effectuate a release and conveyance of said property.

A Release of Mortgage was recorded at the Guadalupe County Official Records Office on 7-15-2024 @ 11:37:30 via document #202499016476, given there was no evidence to indicate continued to have a mortgage, subsequent to their breach of contract, with the instrument to enforce said mortgage (a.k.a. deed of trust), John Mchael Herrmann and Conchita Henares Herrmann had the right of title and the authority to effectuate a release and conveyance of said property.

Per UNIFORM COMMERCIAL CODE (UCC) § 9-318 John Michael Herrmann and Conchita Henares Herrmann possessed full title and control over the property. As such, they did lawfully convey said property, and did record said conveyance via a "NOTICE OF CONVEYANCE", with the following statement - NOTICE OF CONVEYANCE "KNOW ALL MEN BY THESE PRESENTS, on December 22, 2023, the property known by the following description was conveyed to a private owner, the documentation of which is held by the private owner." See document #202499001575, January 23, 2024 03:15 PM, FILED and RECORDED in the OFFICIAL PUBLIC RECORDS Honorable Teresa Kiel, Guadalupe County Clerk.

As a result of their conveyance of the property to a private trust, the property is now encumbered by said private trust, and is therefore inaccessible to CUTX or Guadalupe County Courts. Therefore, this foreclosure Sheriff sale is based in fraud, and anyone that purportedly purchases this property will be participating in, complicit in said fraud, and WILL BE SUED IN FEDERAL COURT FOR THEIR PERPETUATION OF AND PARTICIPATION IN FRAUD.

A federal law suit currently exists in the U.S. Federal District Court, Western District of Texas, San Antonio Division, #5:24-CV-764-JKP detailing the fraud committed by CUTX.

An additional suit will be filed at Common-Law, subsequent to this Sheriff foreclosure sale, to include ANYONE that purportedly purchases the aforementioned property.



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

Regular Meeting
Date: January 7, 2025
Time: 10:00 AM

AGENDA

1. **Call to Order.**
2. **Pledges to U.S. and Texas Flags and Silent Prayer.**
3. **Citizens to be heard.**
4. **PRESENTATION:**
 - A. Guadalupe County Service Awards.
 - B. Davis Success Solutions regarding Leadership Initiative Training.
Davis Success Solutions-Leadership Initiative Training
5. **DISCUSSION:**

EOC/Warehouse Project Update.
GCFR EOCW Site Options
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 official bonds, oaths, and riders for the January 1, 2025 term.
Bonds & Oaths
 - B. PCA Bill List and Jury Register.
PCA-Jury Reg
 - C. Budget Amendment(s).
24-108

POSTED

JAN 03 2025

2:50 pm

TERESA KIEL

Guadalupe County Clerk
By: *Morgan Turner*

- D. The Bill List(s).
Bill Lists
- E. The EBA List.
EBA List
- F. The Guadalupe County Historical Commission members roster for 2025.
Guadalupe County Historical Commission 2025 Term of Service
- G. Ratify the eleven Sheriff's Department firearms sold to honorable retired Sheriff's
Deputies per Government Code 614.052.
Weapons Sold to Qualifying Retired Deputies
- H. The Excavation Permit Requests for the following County roads:
 - i. Green Valley Road and Sundown Parkway, Precinct 4;
 - ii. Stagecoach Road and Southerland Trail, Precinct 4;
 - iii. Stagecoach Road and Stetson Ridge Blvd, Precinct 4; and
 - iv. Tonto Trail, Precinct 2
 Excavation Permits
- I. The Interlocal Agreement to Furnish Fire Protection between Guadalupe County and
the City of Seguin.
Fire Protection Services ILA City of Seguin

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

- A. The Statement of Understanding with Common Chain, LLC for the Document AI
Assistant, a public document research portal that uses AI to search and display real
property data from the County Clerk's Official Public Records database.
Common Chain
- B. Pursuant to Chapter 614 of the Texas Government Code, the purchase of the
County-issued firearm by each of the following Guadalupe County Sheriff's Office
Deputies who honorably retired on December 31, 2024:
 - i. Sergeant Robert Nelms;
 - ii. Lieutenant Patrick Reynolds;
 - iii. Lieutenant John A. Flores; and
 - iv. Captain Javier Luna.
- C. The selection of one of the County Commissioners to preside over Commissioners
Court meetings in the absence of the County Judge.

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 §551.087: To discuss or deliberate regarding commercial or financial
information that the governmental body has received from a business prospect that the
governmental body seeks to have locate, stay, or expand in or near the territory of the
governmental body and with which the governmental body is conducting economic

development negotiations.

10. Motion to Adjourn.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/3510377057?pwd=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 titled "Agenda" for any official court postings.



GUADALUPE COUNTY HISTORICAL COMMISSION

200 N. Austin Street

(First United Bank first floor conference room)

Seguin, Texas 78155

Wednesday January 8, 2025

12:00 PM



CALL TO ORDER DETERMINE A QUORUM:

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

POSTED

Discussion only:

1. Report: Chairman: Members list updated
2. Correspondence
3. Update from Peggy Anderson: Staples African-American Freedmen Colony Association Cemetery
4. Members Report: Open to commission members
5. Cemetery County Marker Dedications (Report from subcommittee) Peggy Anderson, Miguel Vazquez and Tom DeKunder
6. Update; on the cost to print 250 Tri-fold brochures and expected arrival date, the GCHC Website and the Facebook Website. (Alex Thompson)
7. List of dates for 2025 community outreach for GCHC
8. Discussion on future Historical sites to be considered for 2025, we will need to approach the County first and get their blessing on anything other sites other than the Current Cemetery Marker Program.
9. Final Volunteer Hours: bring them to the meeting. What event was attended and the number of volunteer hours you worked on it for the year.

JAN 03 2025
2:51 pm
TERESA KIEL
Guadalupe County Clerk
By: *Morgan Turner*

Discussion/Possible Action:

1. Discussion and Possible action to approve the Chairman, Vice Chair, Secretary and Treasurer for the Guadalupe County Historical Commission.

2. Discussion/Possible Action to Approve: the GCHC minutes dated November 13, 2024 and December 11, 2024

3. Discussion/Possible Action to Approve: Financial Report:

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

5. Discussion/Possible Action to Approve: Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800 on: Historical Marker at the site of the Potential Gas Station at Old Brietzke Station/Rabels

6. Discussion/Possible Action to Approve: Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800 on: The following new Section 106 filing has been submitted: File Number: 0011361507

TCNS Number: 287840

Purpose: Collocation Submission Packet

Has the Communications Tower or Non-Tower Structure been the subject of SHPO/THPO review? No

Notification Date: 7AM EST 12/11/2024

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

8. Discussion/Possible Action to Approve: the purchase of Items for events i.e., Pins, signs, table cloths and badges for members that don't have one.

9. Setting the tentative date: February 12, 2025.

10. Future Requests for GCHC Meeting.

11. Motion to Adjourn.

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 **January 08, 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 3, 2025, at 5:00 p.m.

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

POSTED

JAN 03 2025

3:07 pm

TERESA KIEL

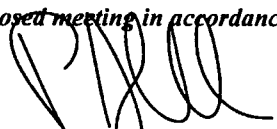
Guadalupe County Clerk
By: W. W. W.

**REGULAR SESSION
OF THE
BOARD OF DIRECTORS
January 8, 2025**

Agenda

1. Call to Order
2. Roll Call
3. Citizens' Comments
4. Taxpayer Liaison Report
5. Statement of Appointed Officer
6. Oath of Office for the 2025 Term
7. **ACTION:** Determination of Term Length for Appointed Board Members.
8. **ACTION:** Election of Officers for the 2025 Term
9. **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 December 11, 2024.
 - b. Approval of Finance Statement for November 2024.
 - c. Approval of Changes to the Guadalupe Appraisal District Board of Directors' Local Policy & Procedures Manual
 - d. Approval of Changes to the Guadalupe Appraisal District Personnel Policy Manual
 - e. Approval of Changes to the Guadalupe Appraisal District Emergency/ Disaster Recovery & Mitigation Plan
 - f. Approval of Resolution 2025-01; 2025 GAD Investment Policy & Strategy Statement
 - g. Approval of 2025 Approved Broker/Dealer List
10. **EXECUTIVE SESSION:** Adjourn into Executive Session pursuant to Texas Government Code Section 551.074 of the Texas Open Meetings Act for the following purpose:
 - a. Discussion on appointment of eligible candidates to the Appraisal Review Board for the 2025 Tax Year, in accordance with §6.41(d)(d-1)(d-2-1) of Texas Tax Code.
11. **ACTION:** Take Any Action based on Discussions Held in Closed Session Under Agenda Item #10.
12. **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.
13. **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 to enter into a contract for purchase agreement for 216 E. College Street in Seguin, Texas.
14. **ACTION:** Take Any Action based on Discussions Held in Closed or Open Session Under Agenda Item #13.
15. Chief Appraiser's Report
16. Directors' Report
17. Adjournment

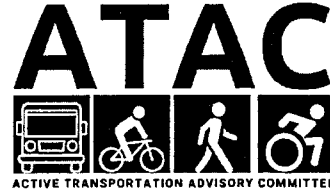
(If during the course of the meeting, any discussion of any item on the agenda should be in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meeting Act, Texas Government Code, Chapter 551, subchapters D, and E)



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



Memorandum
January 6, 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

The next meeting of the Active Transportation Advisory Committee (ATAC) is
scheduled for
Wednesday, January 15, 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***

***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.

Agenda: Items may be taken out of the order shown

1. Roll Call
2. Citizens to be Heard
3. Approval of the October 9, 2024 ATAC Meeting Minutes

POSTED

JAN 06 2025

11:33 am

TERESA KIEL

Guadalupe County Clerk
By: *Ruth Duggins*

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 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 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

4. Discussion and Appropriate Action on Active Transportation Advisory Committee Bylaws Updates – AAMPO (Moreno)
5. Announcements and Future Agenda Items
 - a. The **AAMPO Lighting Study** Work Group will formally kick-off efforts in January 2025. Please contact Cecilio Martinez at martinez@alamoareampo.org for more information.
 - b. The **AAMPO Policy 3 Work Group, Congestion Mitigation Process Work Group, and the FY26-27 Unified Planning Work Program Work Group** will kick-off efforts in February 2025. Please contact Sonia Jimenez at jjimenez@alamoareampo.org for more information.
 - c. The State of Texas requested additional information regarding AAMPO's Study Area expansion. The expanded Study Area will include the remainder of Kendall and a portion of Medina County. As soon as State approval is achieved, new members will be seated at the various AAMPO committees and the Policy Board.
 - d. 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.
 - e. AAMPO offices will be closed Monday, January 20 in observance of Martin Luther King Jr. Day

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 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 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**



GUADALUPE COUNTY CHILD WELFARE BOARD

PUBLIC MEETING: JANUARY 13TH, 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 November Meeting Minutes
 - f. Approval of the November & December Treasurers Reports
5. **Discussion Items:**
 - a. Region 8 Council Report
 - b. TCCWB Report
6. **Committee Reports:**
 - a. Rainbow Room
 - b. Back to School
 - c. Christmas
7. **Upcoming Items and Other(s):**
8. **Board Member Comments**
9. **Next Meeting @ Seguin Library on February 10th**
(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

JAN 08 2025

2:42 pm

TERESA KIEL

Guadalupe County Clerk

By: VDW

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 • www.gccwb.org

POSTED

JAN 14 2025

12:45 pm

TERESA KIEL
Guadalupe County Clerk
By: UDurr

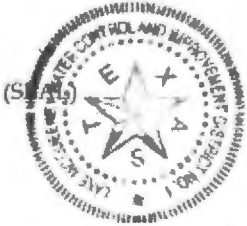
000014

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, January 21, 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. Update from Engineering Committee and authorize action if appropriate, including construction progress report.
6. Website and communication matters.
7. Adopt Resolution Adopting Covered Applications Policy.
8. Discuss meeting schedule and agenda items for future meetings.



/s/ Nellie Connally

Attorney for the District

* The Board will conduct an in-person meeting at its physical meeting location. The Board is making available a video and telephone option for members of the public to listen to the meeting and to address the Board during the public comment item. Please register for the meeting at <https://meet.goto.com/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, January 21, 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.
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.



POSTED

JAN 14 2025

12:49pm

TERESA KIEL

Guadalupe County Clerk

By: Durr

/s/Nellie Connally
Attorney for the District

*** The Board will conduct an in-person meeting at its physical meeting location. The Board is making available a video and telephone option for members of the public to listen to the meeting and to address the Board during the public comment item. Please register for the**

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.



Memorandum
January 17, 2025

000025

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

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

The next meeting of the **AAMPO Transportation Policy Board** is scheduled for
Monday, January 27, 2025 at 1:30 p.m.
at the VIA Metro Center Community Room located at
1021 San Pedro Avenue, San Antonio, TX 78212

View the meeting live at www.alamoareampo.org/MPOLive

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

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

Agenda

POSTED

1. Roll Call

JAN 17 2025

2. Director's Report – AAMPO (Jimenez)

3:51pm

TERESA KIEL

Guadalupe County Clerk

By: *Morgan Jimenez*

- a. Matthew Moreno, AAMPO's Multimodal Transportation Planner, has been offered and accepted the position as AAMPO's Regional Transportation Planner. Matthew joined AAMPO in 2023 as the Multimodal Transportation Planner. He has proven to be a great asset to the agency, being active in various committee and study efforts and consistently demonstrating a commitment to the goals of the agency.
- b. AAMPO is hiring for an Executive Director. For more information, please visit <https://alamoareampo.org/JoinOurTeam/Jobs/>. The Executive Committee will be meeting in February to review applications and potentially conduct interviews and make a recommendation for hire to the Transportation Policy Board.

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 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 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

- c. There is nothing new to report on the status of the boundary area expansion. As soon as State approval is achieved, notices will be sent and new members will be seated at the various AAMPO committees and the Policy Board.
- d. Several AAMPO studies are kicking off in January and February. This includes the VIA Transit Asset Management (Shelter Assessment), Comal County Railroad Crossing Study, and the New Braunfels Connection Study.
- e. The AAMPO Freight Industry Forum is set for March 27, 2025. This forum is a key element to the Regional Freight Study effort.
- f. AAMPO offices will be closed Monday, February 17, 2025, in observance of Presidents' Day.
- g. The February 2025 Transportation Policy Board meeting will likely be cancelled.

3. Citizens to be Heard

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

- 4. **Approval** of the December 16, 2024 Meeting Minutes.
- 5. **Action** on a Resolution Adopting the Safety Targets Established by the Texas Department of Transportation for Year 2025 for Performance Measure 1 – AAMPO (Moreno)
- 6. **Action** on a Resolution to the Amendments to the FY 25-28 Transportation Improvement Plan (TIP) and *Mobility 2050* – AAMPO (Martinez)
- 7. **Action** on the FY 2024 Disadvantaged Business Enterprise (DBE) Report – AAMPO (Jimenez)
- 8. **Action** on a Contract Amendment for UPWP Subtask 4.5 General Planning Consultant – AAMPO (Jimenez)

Items for Individual Discussion and Appropriate Action

- 9. Discussion and Appropriate Action on AAMPO's Policy 2 Public Participation Plan and Review of Current Public Engagement Efforts – AAMPO (Garza-White)
- 10. Discussion and Appropriate **Action** on a Resolution to Amend the FY 2025 UPWP Subtask 1.1 Administration and Management, Subtask 1.2 Legal Services, and the Associated Legal Services Contract – AAMPO (Jimenez)
- 11. Discussion on the FY 2024 Annual Performance and Expenditure Report (APER) and Discussion and Appropriate **Action** on Amendments to the FY 2024-2025 Unified Planning Work Program (UPWP) – AAMPO (Martinez)
- 12. **Action** on a Resolution Supporting the FY 2026 Unified Transportation Program (UTP) Project Prioritization – AAMPO (Nedrich)
- 13. Monthly Status Reports

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

14. Executive Session

At any time during the meeting of the AAMPO Transportation Policy Board, the Board reserves the right to adjourn into executive Session at any time to discuss any of the matters listed on the posted agenda, as authorized by Texas Government Code Section (consultation with attorney), Section 551.072 (deliberations about real property), Section 551.074 (personnel matters), and Section 551.086 (economic development).

15. Adjourn

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

AGENDA

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

Notice is hereby given that the Board of Directors of Meadow Lake Water Control and Improvement District No. 1 will hold a special meeting on January 31, 2025 at 3:00 p.m., at the Guadalupe-Blanco River Authority River Annex, located at 905 Nolan Street, Seguin, Texas.

Meeting Topics:

The meeting will be held for the following purposes:

1. Receive Public Comments.
2. Consider and take action regarding approval of the minutes from the December 6, 2024 Board of Directors' meeting.
3. Discussion and possible action relating to approval of Fiscal Year 2024 Financial Audit Report.
4. Discussion and possible action relating to Potential Acquisition, Improvements to, and Maintenance of, Lake Nolte Dam and Hydroelectric Facilities and related Financing Matters:
 - a. Receive report relating to status of professional engineering services for improvements to Lake Nolte Dam facilities;
 - b. Discussion and possible action relating to applications for grant and/or loan financial assistance for improvements to the Lake Nolte Dam Facilities; and
 - c. Other matters relating thereto.
5. Consider and take action regarding bookkeeper report and approval of payment of bills and invoices.
6. Consider and take action relating to scheduling future meetings of the Board of Directors.

Anthony S. Corbett

POSTED

JAN 22 2025

8:14 am

TERESA KIEL

Guadalupe County Clerk

By: *Morgan Turner*

The Board of Directors may go into Executive Session if necessary, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, of the Texas Open Meetings Act, on any of the above matters. No final action, decision or vote will be taken on any subject or matter in Executive Session.

The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call 512-451-6689 for further information.

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

PARA: LA JUNTA DIRECTIVA DEL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE TRIADA, Y DEMÁS PERSONAS INTERESADAS:

Notice is hereby given that the Board of Directors of Steelwood Trail Municipal Utility District will hold its organizational meeting on February 3, 2025 at 2:00 p.m., within the boundaries of the District, at 3736 Wentz Hill, New Braunfels, Texas 78132. The meeting will be held for the following purposes:

Se notifica por la presente que la Junta Directiva del Distrito de Servicios Públicos Municipales de Triada el día 3 de Febrero de 2025 a las 2:00 p.m., dentro de los límites del Distrito, en 3736 Wentz Hill, New Braunfels, Texas 78132. La asamblea se llevará a cabo con los siguientes propósitos:

1. Board of Directors Matters:
 - a. Approve Official Bonds, Oaths of Office and Statements of Officers of Board of Directors of the District and Authorize filing of Oaths.
 - b. Organize Temporary Board of Directors and Elect Officers.
 - c. Discussion Regarding Open Meetings Act and Public Information Act, including training requirements.
2. Authorize Preparation and Filing of District Registration Form with Texas Commission on Environmental Quality.
3. Discussion and Possible Action regarding Adoption of Official Seal of the District.
4. Discussion and Possible Action regarding Adoption of Resolution Establishing Offices and Regular Meeting Place(s) for the Board of Directors and Authorize Publication of Notice of Meeting Place(s).
5. Discussion and Possible Action regarding Approval of Contracts for District consulting Services:
 - a. Contract for bookkeeping services;
 - b. Contract for financial advisory services;
 - c. Contract for District engineering services; and
 - d. Adopt Resolution Approving Contract for general counsel and bond counsel services.
(See attached public notice pursuant to Section 2254.1036, Texas Government Code).
6. Ratify, Approve, Confirm and Authorize Legal Counsel to Prepare, Execute and Post Meeting Agendas.
7. Discussion and Possible Action regarding Banking Matters:
 - a. Adopt Resolution Designating Bank(s) to Serve as Depository for the Funds of the District; and
 - b. Authorize such other action as may be necessary or convenient for establishment of District depository accounts.

POSTED
JAN 22 2025
8:20 am
TERESA KIEL
Guadalupe County Clerk
By: *Morgan Turner*

8. Discussion and Possible Action regarding Purchase and Posting of District Name Signs.
9. Discussion and Possible Action regarding Purchase of Liability Insurance or Risk Pool Coverage for the District and its Directors.
10. Discussion and Possible Action regarding Adoption of Resolution Approving Payment of Directors' Fees and Reimbursement of Expenses.
11. Discussion and Possible Action regarding Approval of District Code of Ethics, Travel Expenditures Policy, Professional Services Policy, and Management Information Policy.
12. Discussion and Possible Action regarding Adoption of District Investment Policy.
13. Discussion and Possible Action regarding Adoption of Resolution Establishing Fiscal Year for the District.
14. Discussion and Possible Action regarding Adoption of Records Retention Policy.
15. Discussion and Possible Action regarding May 3, 2025 Confirmation, Initial Director, Maintenance Tax, Bond and Refunding Bond Election:
Deliberación y posible toma de medidas con respecto a la Elección de Confirmación, de Directores Iniciales, de Impuesto de Mantenimiento, de Bonos y Bonos de Reembolso del 3 de mayo de 2025:
 - a. Discuss, consider, and take action regarding approving the Preliminary Engineering Reports for the District's Bond Election.
Deliberar, considerar y tomar medidas con respecto a aprobar los Informes de Ingeniería Preliminares para la Elección de Bonos del Distrito.
 - b. Adopt Order Calling Confirmation, Initial Director, Maintenance Tax, Bond and Refunding Bond Election.
Adoptar una Orden Convocando Una Elección de Confirmación, de Directores Iniciales, de Impuesto de Mantenimiento, de Bonos y Bonos de Reembolso.
 - c. Consider and take action regarding election agreements.
Considerar y tomar medidas con respecto a los convenios electorales.
 - d. Approve such other action as may be necessary or convenient to proceed with Confirmation, Initial Director, Maintenance Tax, Bond and Refunding Bond Election.
Aprobar tales otras medidas según sean necesarias o convenientes para proceder con la Elección de Confirmación y Bonos.
16. Discussion and Possible Action regarding Establishment of Future Meeting Dates.

Anthony S. Corbett

Attorney for the District

The Board of Directors may go into Executive Session if necessary, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, of the Texas Open Meetings Act, on any of the above matters. No final action, decision or vote will be taken on any subject or matter in Executive Session.

The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call 512-328-2008 for further information.

STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT
PUBLIC NOTICE

At its meeting to be held at the location and on the date specified on the meeting agenda to which this notice is attached, the Board of Directors of Steelwood Trail Municipal Utility District (the "District") will consider, among other matters, engaging McLean & Howard, LLP ("MH") as bond counsel in connection with the issuance of public securities by the District on a contingent fee basis. Members of the public are entitled to participate in and to address the Board of Directors during the meeting. Pursuant to Section 2254.101(e) of the Texas Government Code, as amended (the "Contingent Fee Act"), the District is required to provide written notice to the public stating certain criteria in connection with the engagement of legal counsel to be paid in accordance with a contingent fee legal services agreement (the "Contract"). This notice is given in accordance with the Contingent Fee Act and 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. MH is a well-qualified law firm in public finance that has provided and continues to provide bond counsel legal services related to the issuance of public securities to many special districts similar to the District.
- C. MH has no relationship with the District's Board members.
- 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 capable of performing such services.
- 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.

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

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 4 will hold a special meeting on January 31, 2025, at 12:00 p.m., outside the boundaries of the District, at 1290 Wonder World Drive, Suite 1240, San Marcos, TX 78666. The meeting will be held for the following purposes:

1. Receive Public Comment.
2. Consider and take action regarding approval of the minutes from the September 17, 2024, Board of Directors' meeting.
3. Consider and take action Regarding Engineering, Construction and Development Matters:
 - a. Status Report from District Engineer Regarding Engineering, Construction and Development Activities;
 - b. Approve Award of Contracts for Construction of public infrastructure improvements serving the District;
 - c. Approve Pay Estimates and Change Orders for public infrastructure improvements serving the District;
 - d. Accept Completed Public Infrastructure Improvements for ownership, operation and/or maintenance; and
 - e. Authorize other action relating to construction of public infrastructure improvements serving the District.
4. 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. Discussion and possible action relating to annual review and approval of Investment Policy and Investment Strategies.
7. Discussion and Possible Action regarding Bookkeepers Report and Payment of Bills and Invoices.
8. Discussion and Possible Action regarding Establishment of Regular Meeting Dates.

POSTED

JAN 23 2025

8:01am

TERESA KIEL

Guadalupe County Clerk

By: Durr

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.



000029

POSTED

JAN 23 2025

9:51 am

TERESA KIEL
Guadalupe County ClerkBy: **Guadalupe Regional
MEDICAL CENTER**

Board of Managers Agenda
The Selig Room, 1331 East Court St., Seguin, Texas
January 28, 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 December 17, 2024.

4. DISCUSSION ITEMS:

- a. Nursing Report – Daphne Blake, CNO
- b. Financial and Statistical Reports:
 1. Guadalupe Regional Medical Center – Kody Gann, CFO
 2. Quarterly Investment Report – Kody Gann, CFO
 3. Guadalupe Regional Medical Group – Steve Lara, GRMG CEO, 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. 2024 Annual Audit Report – Andrea Sartin with Forvis
- b. Board Resolution Authorizing the Amendment and the Restatement of Texas Hospital Association Retirement Plan for GRMC – Randi Marmon, Sr. Benefits Analyst/Special Projects Coord.
- c. Workplace Violence Prevention Policy & Plan – Rhonda Unruh, VP of Quality
- d. Teddy Buerger Center's Annual Quality & Policy Report – Chris Mata, Director of Behavioral Healthcare Services
- e. Medical Staff Appointments and Reappointments – Robert T. Ryan, MD, Chief Medical Officer

Clinical privileges for the following Physicians, Advanced Practice Professionals and Allied Health Professionals were reviewed and recommended for Initial Appointment.

Goyer, Alexandria P., DO	Family Medicine	Active
Jamil, Osama A., MD	Neurology	Telemedicine
Koehler, Robbin J., NP	Nurse Practitioner	Advanced Practice Provider
Kponi, Kpobari, CRNA	CRNA	Advanced Practice Provider
Samford, Kelly B., CRNA	CRNA	Advanced Practice Provider
Schoenicke, Steven M., CRNA	CRNA	Advanced Practice Provider

Clinical privileges for the following Physicians, Advanced Practice Professionals and Allied Health Professionals were reviewed and recommended for Reappointment. FPPE/OPPE profiles were reviewed as applicable:

Berkus, Michael David, MD	Maternal Fetal Medicine	Consultant
Boyd, Angela, MD	Maternal Fetal Medicine	Consultant
Carriker, Curtis, MD	Emergency Medicine	Emergency Medical Staff
Castro, Rebecca, MD	Psychiatry	Consultant

Denker, Adam, MD
 Franklin, Gerald M., MD
 Glynn, Kevin, PA
 Rotts, Michael, MD
 Twitero, Trent J., MD
 Zhang, Xin, MD

Cardiology
 Sleep Medicine
 Physician Assistant
 Emergency Medicine
 Orthopedic Surgery
 Physical Medicine

Cross Coverage
 Consultant
 Advanced Practice Provider
 Emergency Medical Staff
 Active
 Active

The following will not be reappointing and privileges will term:

Gates, Cameron, DO
 Narayan, Rajeev, MD

Radiology
 Nephrology

Consultant
 Cross Coverage

6. Adjournment and move into Executive Session under Texas Government Code Sections 551.074 and 551.072.
 - a. personnel matters; and
 - b. to deliberate regarding the purchase, lease or value of certain real property.
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 23rd day of January 2025, and said Notice shall remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting. For your convenience, you may visit the Guadalupe Regional Medical Center's website at: www.grmedcenter.com titled "News Updates" for any official Hospital Board postings.

AGENDA
GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 15

Notice is hereby given that the Board of Directors of **Guadalupe County Municipal Utility District No. 15** ("the District") will meet in **organizational** session, open to the public at **12 p.m., Thursday, January 30, 2025, at 1,300 LF east of the intersection of FM 465 and Stagecoach Rd on the north side of Stagecoach Rd**, a designated meeting place inside the boundaries of the District, at which meeting, the following items will be considered and acted on:

1. Hear from the Public;
2. Execution of Statements of Appointed Officers and Oaths of Office;
3. Approve fidelity bonds;
4. Approval of Statement, Oath of Office and fidelity bond;
5. Elect officers;
6. Constitute Board of Directors;
7. Consider purchasing directors and officers liability insurance policy;
8. Adopt a district seal;
9. Consider approving District Registration Form and authorize filing with the Texas Commission on Environmental Quality;
10. Hear report from Developer and consider taking any action requested by Developer;
11. Consider approving Facilities and Operating Costs Reimbursement Agreement with Developer;
12. Consider entering into a legal fee agreement with Sanford Kuhl Hagan Kugle Parker Kahn LLP;
13. Consider entering into a financial advisory services agreement with R. W. Baird and Co.;
14. Consider entering into bookkeeper agreement with District Data Services, Inc.;
15. Consider entering into an engineering agreement with Cude Engineers;
16. Hear Engineer's Report and take any action thereon, including:
 - a. consider authorizing Engineer to proceed with the design of District facilities;
 - b. consider approving plans and specifications of District facilities;
 - c. consider authorizing Engineer to advertise for bids for District projects;
 - d. consider authorizing construction contracts and related items;
 - e. consider approving report, pay estimates and change orders for construction projects in the District;
17. Consider approving Bookkeeper's Report and take any action thereon, including:
 - a. consider approving payment of bills;
 - b. consider approving Investment Report;
 - c. consider approving Depository Pledge Agreements with Central Bank;
18. Hear Attorney's Report and take any action thereon, including:
 - a. consider approving Resolution Regarding Fees of Office;
 - b. consider adopting Resolution Designating Location in District to Post Notices of Meetings;
 - c. consider adopting Order Designating Administrative Office and Meeting Place(s) Inside and Outside the District and authorize publication of notice;
consider approving Order Authorizing Guadalupe County Appraisal District to Activate District;
 - d. consider adopting Resolution Authorizing Filing with Comptroller of Public Accounts of State of Texas Documentation of Eminent Domain Authority;
 - e. consider adopting Order Adopting Engineering Report;
 - f. consider approving Order Calling Confirmation and Directors Election, Bond Election, Road Bond Election, Operations and Maintenance Tax Election;
 - g. consider approving Joint Election Agreement with Guadalupe County;
 - h. consider appointing SK Law as election agent for May 3, 2025 election; and
 - i. consider approving Petition Requesting Annexation of Land into District.

POSTED

JAN 23 2025

2:23 pm

TERESA KIEL
Guadalupe County Clerk
By: *Morgan Turner*

Guadalupe County Municipal Utility District No. 15 (the "District") seeks to hire Sanford Kuhl Hagan Kugle Parker Kahn, LLP ("SK Law") to serve as the District's bond counsel. SK Law is competent, qualified, and employs attorneys with long tenure and years of experience. There is no improper relationship between the District and SK Law. The percentage to be paid to SK Law as bond counsel will be adopted at a public open meeting. The District is not able to prepare the documents or issue the legal opinions required to issue bonds. The District has an inadequate budget, staff, expertise, and equipment, and obtaining such would require a substantial outlay at the expense of the taxpayers within the District. The services provided by SK Law cannot be reasonably performed on an hourly basis. At the time of the issuance of the bonds, SK Law will issue its opinion, on behalf of the District,

that the bonds are binding legal obligations of the District enforceable in accordance with their terms and conditions, and that the interest borne by the bonds is exempt from Federal income taxation. It is in the best interest of the District and taxpayers that SK Law be engaged by the District.

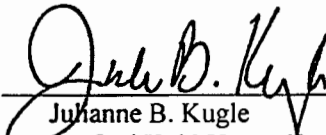
Pursuant to V.T.C.A. Government Code §551, the Board of Directors may convene in closed session in relation to any agenda item included in this Notice with such closed session to be held at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by V.T.C.A Government Code Chapter 551, including but not limited to, private consultation with the District's Attorneys on any or all matters or subjects authorized by law, pending or contemplated litigation, personnel matters, real estate transactions, security devices, economic development negotiations and/or gifts and donations

EXECUTED this 23rd day of January, 2025.

GUADALUPE COUNTY
MUNICIPAL UTILITY DISTRICT NO. 15

(SEAL)

By:


Juhanne B. Kugle

Sanford Kuhl Hagan Kugle Parker Kahn LLP



JAN 24 2025

10:58am

TERESA KIEL

Guadalupe County Clerk

By: Durk

SPRINGS HILL SPECIAL UTILITY DISTRICT

AMENDED 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, January 28, 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 28 de enero 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 APPOINT DIRECTOR TO THE DISTRICT'S BOARD OF DIRECTORS;**
- IV. DISCUSS, CONSIDER, AND TAKE ACTION TO ELECT OFFICERS;**
- V. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE THE MINUTES OF THE NOVEMBER 25, 2024, SPECIAL BOARD MEETING OF THE BOARD OF DIRECTORS;**
- VI. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING BALANCE SHEET & INCOME STATEMENT FOR NOVEMBER 2024;**
- VII. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING BALANCE SHEET & INCOME STATEMENT FOR DECEMBER 2024;**
- VIII. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE BILLS PAID IN NOVEMBER 2024 (check register);**

- IX. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE BILLS PAID IN DECEMBER 2024 (check register);**
- X. 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. 55949 – BEAZER HOMES TEXAS LP’S APPEAL OF THE INCREASE IN COST OF OBTAINING SERVICE;**
 - 2. DOCKET NO. 57306 – PETITION OF MICHAEL KOHLENBERG, PATRICIAL KOHLENBARG, MEREDITH LEIGH URBAN HARTL, DEBORAH JACKSON, AND TRAVIS BAKER TO AMEND SPRINGS HILL WATER SUPPLY CORPORATION’S CERTIFICATE OF CONVENIENCE AND NECESSITY;**
 - 3. DOCKET NO. 57421 – PETITION OF DEBORAH JACKSON, MICHAEL KOHLENBERG, AND PATRICIA KOHLENBERG TO AMEND SPRING HILLS WATER SUPPLY CORPORATION’S CERTIFICATE OF CONVENIENCE AND NECESSITY; AND**
 - 4. DOCKET NO. 57424 – PETITION OF IRMA RANDOW TRUST TO AMEND SPRINGS HILL WATER SUPPLY CORPORATION’S CERTIFICATE OF CONVENIENCE AND NECESSITY;**
- 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, 25TH 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;**

XI. NEW BUSINESS:

A. DISCUSS, CONSIDER, AND TAKE ACTION ON NON-STANDARD SERVICE REQUESTS AND CONTRACTS, INCLUDING, BUT NOT LIMITED TO:

1. SOWELL CREEK SUBDIVISION;

B. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING FILING OF CORE DATA FORM AT THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND UPDATES AT THE PUBLIC UTILITY COMMISSION REGARDING CONVERSION OF SPRINGS HILL WATER SUPPLY CORPORATION INTO THE DISTRICT;

C. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING THE OPERATING AGREEMENT BETWEEN THE DISTRICT AND THE CITY OF SEGUIN;

D. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING RESOLUTION TO AUTHORIZE TRANSFER OF BANKING SERVICES FROM BROADWAY BANK TO FIRST UNITED BANK AND OTHER RELATED ACTIONS;

E. DISCUSS, CONSIDER, AND TAKE ACTION ON ORDER AMENDING SERVICE POLICY REGARDING NON-STANDARD SERVICE CONTRACTS;

F. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING ORDER CALLING DIRECTOR'S ELECTION AND AUTHORIZE PUBLICATION OF NOTICE (*Discutir, considerar y adoptar medidas que sean necesarias para adoptar una orden de elección de directores y autorizar la publicación del aviso*);

G. DISCUSS, CONSIDER, AND TAKE ACTION TO AUTHORIZE THE EXECUTION OF A JOINT ELECTION AGREEMENTS WITH POLITICAL SUBDIVISIONS IN GUADALUPE COUNTY AND WILSON COUNTY, AND ELECTION SERVICES AGREEMENTS WITH GUADALUPE COUNTY AND WILSON COUNTY (*Discutir, considerar y adoptar medidas que sean necesarias para autorizar la ejecución de acuerdos de elección conjunta con subdivisiones políticas en el Condado de Guadalupe y el Condado de Wilson y acuerdos de servicios de elección con el Condado de Guadalupe y el Condado de Wilson*); **AND**

H. DISCUSS, CONSIDER, AND TAKE ACTION ON ANNUAL REVIEW OF GENERAL MANAGER;

XII. 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;**

XIII. 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

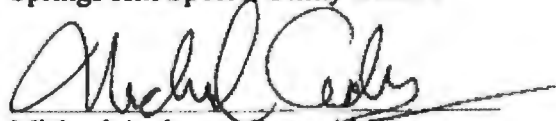
XIV. ADJOURNMENT.

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

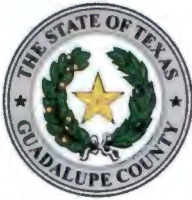


(SEAL)

Springs Hill Special Utility District


Michael Andrews, General Manager

Dated: 1/23/25



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

Regular Meeting
Date: January 28, 2025
Time: 10:00 AM

AGENDA

POSTED

1. **Call to Order.**
2. **Pledges to U.S. and Texas Flags and Silent Prayer.**
3. **Citizens to be heard.**
4. **PROCLAMATIONS: Discussion and possible motion relative to the following:**
Recognizing February 14, 2025, as Texas Food Connection Day in Guadalupe County.
2025 Food Connection Day
5. **PRESENTATION:**
Guadalupe County Fire and Rescue Comprehensive Plan.
6. **DISCUSSION:**
 - A.. The status, progress, timeline, and next steps for the County's master thoroughfare plan.
 - B.. The Engineering, Design, and Bid Process for the Zuehl Road Bank Stabilization Project.
Freeland Turk - Zuehl Rd. Bank Stabilization Project
7. **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

JAN 24 2025
2:50 PM
TERESA KIEL
Guadalupe County Clerk
By: VDurr

- B.. The Bill List.
[Final Bill List](#)
- C.. The PCA List and Jury Registers.
[PCA and Jury Lists](#)
- D.. The Departmental Monthly and Revenue Reports for December 2024.
[Dec 2024 DM-RR](#)
- E.. The Auditor's Monthly Report for September 2024.
[Auditor's Monthly Report Sept 2024](#)
- F.. The Treasurer's Monthly and Investment Report for October 2024.
[TMIR OCT 24](#)
- G.. The Public Library Interlocal Agreements between Guadalupe County and the following:
 - i. The City of Seguin;
 - ii. The Marion Community Library Association; and
 - iii. The Schertz Library.[Seguin, Marion, & Schertz Library ILA's](#)
- H.. The Letters of Agreement between Guadalupe County and the following non-profit recipients of grants/disbursements:
 - i. Guadalupe County Children's Advocacy Center, Inc.;
 - ii. Comal-Guadalupe Soil & Water Conservation District;
 - iii. Guadalupe County Retired Senior Volunteer Program;
 - iv. Guadalupe County Child Welfare Board;
 - v. Guadalupe County Youth Show and Homemakers Association;
 - vi. CASA of Central Texas, Inc.; and
 - vii. Guadalupe Valley Family Violence Center.[Letters of Agreement with Non-Profit Recipients](#)
- I.. The San Antonio Food Bank Pop-Up Distribution Program Agreement for FY 2024-2025.
[SA Food Bank Agreement](#)
- J.. The naming of a private lane, Sage Brush Lane, located off Hard Luck Road, Precinct 4.
[Private lane package - Sage Brush Lane](#)
- K.. The Excavation Permit Requests for the following County roads:
 - i. 2277 Pooley Road, Precinct 1; and
 - ii. 5870 Huber Road, Precinct 2.[Complete Excavation Permit Requests Packet](#)
- L.. Ratify the Patient-Specific Agreement with Christus Health for services rendered on January 20, 2025.
[Christ Health Patient Specific Agreement](#)

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

- A.. The proposal from Davis Success Solutions to conduct Leadership Initiative Training and the designation of the funding source, authorization for Purchasing and the County Attorney to finalize the agreement, and authorization for the County Judge to sign the agreement.
[Davis Success Solutions Proposal](#)
- B.. Pursuant to Chapter 614 of the Texas Government Code, the sale of the County-issued firearm to the following individuals who honorably retired from the Guadalupe County Sheriff's Office on December 31, 2024:
 - i. Sergeant Robert Nelms;
 - ii. Lieutenant Patrick Reynolds;
 - iii. Lieutenant John A. Flores; and
 - iv. Sheriff Arnold Zwicke.
- C.. The Order to Advertise and Request for Proposals specifications for RFP 25-10, Hazard Mitigation Plan Update.
[Legal Notice RFP 25-10](#)
[RFP 25-10 Hazard Mitigation Plan Update](#)
- D.. The Order to Advertise and Request for Proposals specifications for RFP 25-11, Roadway Condition Assessment Services.
[Legal Notice RFP 25-11](#)
[RFP 25-11 Roadway Condition Assessment Services](#)
- E.. The Order to Advertise and Request for Proposals specifications for RFP 25-12, Pavement Rejuvenation.
[Legal Notice RFP 25-12](#)
[RFP 25-12 Pavement Rejuvenation](#)
- F.. The Order to Advertise and Request for Proposals specifications for RFP 25-13, Various Concrete Services.
[Legal Notice RFP 25-13](#)
[RFP 25-13 Various Concrete Services](#)
- G.. In accordance with the Guadalupe County Travel Policy, authorization for the 456th District Court Judge to travel out-of-state for the Advanced Economics Institute for Judges on Decision-Making, Game Theory, and the Courts educational training in Destin, Florida, March 17-20, 2025.
[LEC Travel](#)
- H.. In accordance with the Guadalupe County Travel Policy, authorization for one Fire Marshal /Emergency Management employee to travel out-of-state to the 2025 National Hurricane Conference in New Orleans, Louisiana, April 14-17, 2025.
- I.. In accordance with the Guadalupe County Travel Policy, authorization for one Sheriff's Office Employee to travel out-of-state to the National Computer Forensics Institute Digital Investigations Course in Hoover, Alabama, April 6-12, 2025.
- J.. The revised Guadalupe County Room Reservation Policy.
[Guad Co Room Reservation Policy DRAFT](#)

- K.. The U.S. Department of Veterans Affairs Space Allocation Request and Revocable License for Use of Property for the Home Based Primary Care Satellite Dispatch in a portion of room number 128 at the Veterans Outreach Center with certain modifications to the space.

[VA Healthcare VOC Space Allocation
Revocable License Agreement
Proposed Modifications and Floorplan](#)

- L.. The notice received from the Comal County Senior Citizens Foundation canceling home-delivered meal services in Guadalupe County, effective January 31, 2025, and the pro-rata payment in the amount of \$2,500 for services received.

[Comal County Senior Citizens Foundation-Meal Program](#)

9. Announcement of Upcoming Guadalupe County Public Events.

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

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 titled "Agenda" for any official court postings.

AMENDED AGENDA

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

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 4 will hold a special meeting on January 31, 2025, at 12:00 p.m., outside the boundaries of the District, at 1290 Wonder World Drive, Suite 1240, San Marcos, TX 78666. The meeting will be held for the following purposes:

1. Receive Public Comment.
2. Consider and take action regarding approval of the minutes from the September 17, 2024, Board of Directors' meeting.
3. Consider and take action Regarding Engineering, Construction and Development Matters:
 - a. Status Report from District Engineer Regarding Engineering, Construction and Development Activities;
 - b. Approve Award of Contracts for Construction of public infrastructure improvements serving the District;
 - c. Approve Pay Estimates and Change Orders for public infrastructure improvements serving the District;
 - d. Accept Completed Public Infrastructure Improvements for ownership, operation and/or maintenance; and
 - e. Authorize other action relating to construction of public infrastructure improvements serving the District.
4. 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. Consider and take action regarding approval of Client Service Agreement with HR&P, Inc., for payroll processing services with respect to payment of Director Fees.
7. Consider and take action regarding approval of District Investment Policy and Strategies.
8. Discussion and Possible Action regarding Bookkeepers Report and Payment of Bills and Invoices.
9. Discussion and Possible Action regarding Establishment of Regular Meeting Dates.

Anthony S. Corbett
 Attorney for the District

POSTED
 JAN 27 2025
 8:47 am
 TERESA KIEL
 Guadalupe County Clerk
 By: *Morgan Turner*

The Board of Directors may go into Executive Session if necessary, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, of the Texas Open Meetings Act, on any of the above matters. No final

action, decision or vote will be taken on any subject or matter in Executive Session. The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call 512-328-2008 for further information.



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

PARA: LA JUNTA DIRECTIVA DEL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE TRIADA, Y DEMÁS PERSONAS INTERESADAS:

Notice is hereby given that the Board of Directors of Steelwood Trail Municipal Utility District will hold its organizational meeting on February 3, 2025 at 2:00 p.m., within the boundaries of the District, at 3736 Wentz Hill, New Braunfels, Texas 78132. The meeting will be held for the following purposes:

Se notifica por la presente que la Junta Directiva del Distrito de Servicios Públicos Municipales de Steelwood Trail el día 3 de Febrero de 2025 a las 2:00 p.m., dentro de los límites del Distrito, en 3736 Wentz Hill, New Braunfels, Texas 78132. La asamblea se llevará a cabo con los siguientes propósitos:

1. Board of Directors Matters:
 - a. Approve Official Bonds, Oaths of Office and Statements of Officers of Board of Directors of the District and Authorize filing of Oaths.
 - b. Organize Temporary Board of Directors and Elect Officers.
 - c. Discussion Regarding Open Meetings Act and Public Information Act, including training requirements.
2. Authorize Preparation and Filing of District Registration Form with Texas Commission on Environmental Quality.
3. Discussion and Possible Action regarding Adoption of Official Seal of the District.
4. Discussion and Possible Action regarding Adoption of Resolution Establishing Offices and Regular Meeting Place(s) for the Board of Directors and Authorize Publication of Notice of Meeting Place(s).
5. Discussion and Possible Action regarding Approval of Contracts for District consulting Services:
 - a. Contract for bookkeeping services;
 - b. Contract for financial advisory services;
 - c. Contract for District engineering services; and
 - d. Adopt Resolution Approving Contract for general counsel and bond counsel services.
(See attached public notice pursuant to Section 2254.1036, Texas Government Code).
6. Ratify, Approve, Confirm and Authorize Legal Counsel to Prepare, Execute and Post Meeting Agendas.
7. Discussion and Possible Action regarding Banking Matters:
 - a. Adopt Resolution Designating Bank(s) to Serve as Depository for the Funds of the District; and
 - b. Authorize such other action as may be necessary or convenient for establishment of District depository accounts.

POSTED

JAN 27 2025

11:58 am

TERESA KIEL

Guadalupe County Clerk
By: *Morgan Turner*

8. Discussion and Possible Action regarding Purchase and Posting of District Name Signs.
9. Discussion and Possible Action regarding Purchase of Liability Insurance or Risk Pool Coverage for the District and its Directors.
10. Discussion and Possible Action regarding Adoption of Resolution Approving Payment of Directors' Fees and Reimbursement of Expenses.
11. Discussion and possible action regarding approval of Client Service Agreement with HR&P, Inc., for payroll processing services with respect to payment of Director Fees.
12. Discussion and Possible Action regarding Approval of District Code of Ethics, Travel Expenditures Policy, Professional Services Policy, and Management Information Policy.
13. Discussion and Possible Action regarding Adoption of District Investment Policy.
14. Discussion and Possible Action regarding Adoption of Resolution Establishing Fiscal Year for the District.
15. Discussion and Possible Action regarding Adoption of Records Retention Policy.
16. Discussion and Possible Action regarding May 3, 2025 Confirmation, Initial Director, Maintenance Tax, Bond and Refunding Bond Election:
Deliberación y posible toma de medidas con respecto a la Elección de Confirmación, de Directores Iniciales, de Impuesto de Mantenimiento, de Bonos y Bonos de Reembolso del 3 de mayo de 2025:
 - a. Discuss, consider, and take action regarding approving the Preliminary Engineering Reports for the District's Bond Election.
Deliberar, considerar y tomar medidas con respecto a aprobar los Informes de Ingeniería Preliminares para la Elección de Bonos del Distrito.
 - b. Adopt Order Calling Confirmation, Initial Director, Maintenance Tax, Bond and Refunding Bond Election.
Adoptar una Orden Convocando Una Elección de Confirmación, de Directores Iniciales, de Impuesto de Mantenimiento, de Bonos y Bonos de Reembolso.
 - c. Consider and take action regarding election agreements.
Considerar y tomar medidas con respecto a los convenios electorales.
 - d. Approve such other action as may be necessary or convenient to proceed with Confirmation, Initial Director, Maintenance Tax, Bond and Refunding Bond Election.
Aprobar tales otras medidas según sean necesarias o convenientes para proceder con la Elección de Confirmación y Bonos.
17. Discussion and Possible Action regarding Establishment of Future Meeting Dates.

Anthony S. Corbett

Attorney for the District

The Board of Directors may go into Executive Session if necessary, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, of the Texas Open Meetings Act, on any of the above matters. No final action, decision or vote will be taken on any subject or matter in Executive Session.

The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call 512-328-2008 for further information.

STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT
PUBLIC NOTICE

At its meeting to be held at the location and on the date specified on the meeting agenda to which this notice is attached, the Board of Directors of Steelwood Trail Municipal Utility District (the “District”) will consider, among other matters, engaging McLean & Howard, LLP (“MH”) as bond counsel in connection with the issuance of public securities by the District on a contingent fee basis. Members of the public are entitled to participate in and to address the Board of Directors during the meeting. Pursuant to Section 2254.101(e) of the Texas Government Code, as amended (the “Contingent Fee Act”), the District is required to provide written notice to the public stating certain criteria in connection with the engagement of legal counsel to be paid in accordance with a contingent fee legal services agreement (the “Contract”). This notice is given in accordance with the Contingent Fee Act and 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. MH is a well-qualified law firm in public finance that has provided and continues to provide bond counsel legal services related to the issuance of public securities to many special districts similar to the District.
- C. MH has no relationship with the District’s Board members.
- 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 capable of performing such services.
- 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.

MEETING
GUADALUPE COUNTY JUVENILE BOARD

January 31st, 2025 – 8:00 AM
Guadalupe County Juvenile Services Department
2613 N. Guadalupe St., Seguin, TX 78155

POSTED

JAN 27 2025
3:34 pm
TERESA KIEL
Guadalupe County Clerk
By: *[Signature]*

AGENDA

- I. **Public Comments** (This time is for anyone to comment to the Juvenile Board on issues and items of concern. There will be no deliberation on these comments. Time allowed is at the discretion of the Chairman, with three (3) minutes being customary.)
- II. **Approval of Minutes from August 12, 2024 - Judge Hines Wright (Action Item)**
- III. **Approval and Certification of the Guadalupe County Juvenile Detention Center - Nick Reininger (Action Item)**
- IV. **Approval of the 2025 Guadalupe County Juvenile Services Policy and Procedure Manual, including interim-approved amendments to Detention Policy #2.02, #3.01, #5.02, #6.02, #6.03, Section 6 Definitions, and #7.02 – Nick Reininger (Action Item)**
- V. **Approval and Ratification of Contracts (see attached summary) - Nick Reininger (Action Item)**
- VI. **Approval and Ratification of contract for use of seventeen percent of the operating capacity in the Guadalupe County Juvenile Detention Center between Comal County Juvenile Board and Guadalupe County Juvenile Board, thus securing Comal County's daily use of six pre-adjudication detention beds during calendar year 2025 – Nick Reininger (Action item)**
- VII. **Approval of temporary full-time Juvenile Supervision Officer position with allocation of up to 1,000 hours – Nick Reininger (Action item)**
- VIII. **Budget Amendments – Nick Reininger (Action Item)**
 - 25-001 – Transfer funds to provide for two additional juvenile placements
 - 25-002 – Transfer funds to provide for temporary Juvenile Supervision Officer position
 - 25-003 – Transfer funds to purchase hair follicle drug testing system

IX. Miscellaneous – Nick Reininger (Non-Action Item)

- **FY2024 Detention Update Report**
- **Guadalupe, Gonzales, and Caldwell Counties Youth Sequential Intercept Model Mapping Report**
- **Juvenile Board/Commissioners Court monthly update reports for August, September, October, November, and December 2024**

X. Next Meeting / Adjourn (Action Item)

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