

GUADALUPE APPRAISAL DISTRICT

000357



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

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

NOTICE OF MEETING

Notice is hereby given that the Guadalupe Appraisal Review Board will convene at 9:00 a.m. on July 1, 2, 3, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 21, 22, 23, 24, 30, 31, 2025 at the Guadalupe Appraisal District Office, 3000 N. Austin Street, Seguin, Texas 78155.

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

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

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

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

Agenda on Attached Sheet

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

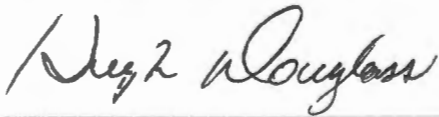
This notice posted and filed in compliance with the Open Meetings Act on or before
June 23, 2025, at 5:00 p.m.

POSTED

JUN 23 2025
3:34pm
TERESA KIEL
Guadalupe County Clerk
By: Duke

GUADALUPE APPRAISAL DISTRICT

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



Hugh Douglass
Chair, A.R.B.

GUADALUPE APPRAISAL DISTRICT

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3000 N. Austin St.
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(830) 372-2874 (Fax)

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

NOTICE OF MEETING

Notice is hereby given that the Guadalupe Appraisal Review Board will convene at 9:00 a.m. on July 2, 2025 at the Guadalupe Appraisal District Office, 3000 N. Austin Street, Seguin, Texas 78155.

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

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

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Agenda on Attached Sheet

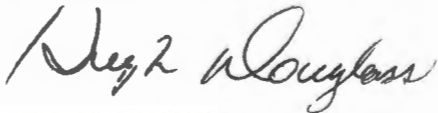
This notice posted and filed in compliance with the Open Meetings Act on or before
June 23, 2025, at 5:00

POSTED

JUN 23 2025
3:35pm
TERESA KIEL
Guadalupe County Clerk
By: VDuek

GUADALUPE APPRAISAL DISTRICT

1. CALL TO ORDER
2. ROLL CALL
3. 2nd Quarter Supplements 2025
4. The Board will examine, equalize, and approve the appraisal records of the Chief Appraiser and will hear and determine taxpayer and taxing unit appeals on all matters permitted by the Texas Property Tax Code. The Appraisal Review Board will be in session other days, notice for which shall be duly posted, until all appeals are heard and resolved. This notice is given pursuant to TEX.CIV.STAT.ANN.Art.6252.17.
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7. **Action:** Appraisal Review Board order determining appeal where joint motion exists, and evidence is submitted to Appraisal Review Board in closed session under Sec. 41.66 d-1.
8. Adjournment



Hugh Douglass
Chair, A.R.B.



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Schertz, Texas 78154
(830) 303-3313 Opt.2
(877) 254-0888 (Fax)

NOTICE OF MEETING

Notice is hereby given that the Guadalupe Appraisal Review Board will convene at 9:00 a.m. on July 21, 2025, at the Guadalupe Appraisal District Office, 3000 N. Austin Street, Seguin, Texas 78155.

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

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Agenda on Attached Sheet

This notice posted and filed in compliance with the Open Meetings Act on or before June 23, 2025, at 5:00 p.m.

POSTED

JUN 23 2025
3:38pm
TERESA KIEL
Guadalupe County Clerk
By: W. Dunn

GUADALUPE APPRAISAL DISTRICT

1. CALL TO ORDER
2. ROLL CALL
3. Action: Approval of Records
4. The Board will examine, equalize and approve the appraisal records of the Chief Appraiser and will hear and determine taxpayer and taxing unit appeals on all matters permitted by the Texas Property Tax Code. The Appraisal Review Board will be in session other days, notice for which shall be duly posted, until all appeals are heard and resolved. This notice is given pursuant to TEX.CIV.STAT.ANN.Art.6252.17.
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7. **Action:** Appraisal Review Board order determining appeal where joint motion exists and evidence is submitted to Appraisal Review Board in closed session under Sec. 41.66 d-1.

8. Adjournment



Hugh Douglass
Chair, A.R.B.



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NOTICE OF MEETING

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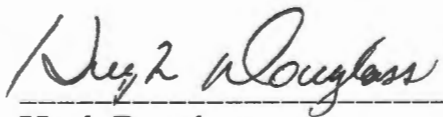
This notice posted and filed in compliance with the Open Meetings Act on or before June 23, 2025, at 5:00 p.m.

POSTED

JUN 23 2025
3:39 pm
TERESA KIEL
Guadalupe County Clerk
By: W. D. W.

GUADALUPE APPRAISAL DISTRICT

1. CALL TO ORDER
2. ROLL CALL
3. Action: Approval of Records
4. The Board will examine, equalize and approve the appraisal records of the Chief Appraiser and will hear and determine taxpayer and taxing unit appeals on all matters permitted by the Texas Property Tax Code. The Appraisal Review Board will be in session other days, notice for which shall be duly posted, until all appeals are heard and resolved. This notice is given pursuant to TEX.CIV.STAT.ANN.Art.6252.17.
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Hugh Douglass
Chair, A.R.B.

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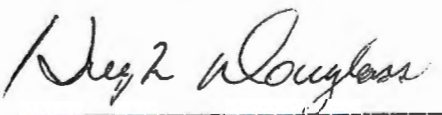
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June 23, 2025, at 5:00 p.m.

POSTED

JUN 23 2025
3:40 pm
TERESA KIEL
Guadalupe County Clerk
By: DWEE

GUADALUPE APPRAISAL DISTRICT

1. CALL TO ORDER
2. ROLL CALL
3. Action: Approval of Records
4. The Board will examine, equalize and approve the appraisal records of the Chief Appraiser and will hear and determine taxpayer and taxing unit appeals on all matters permitted by the Texas Property Tax Code. The Appraisal Review Board will be in session other days, notice for which shall be duly posted, until all appeals are heard and resolved. This notice is given pursuant to TEX.CIV.STAT.ANN.Art.6252.17.
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7. **Action:** Appraisal Review Board order determining appeal where joint motion exists and evidence is submitted to Appraisal Review Board in closed session under Sec. 41.66 d-1.
8. Adjournment



Hugh Douglass
Chair, A.R.B.

GUADALUPE APPRAISAL DISTRICT

000362



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(877) 254-0888 (Fax)

POSTED

JUN 23 2025
3:41pm
TERESA KIEL
Guadalupe County Clerk
By: Duck

NOTICE OF MEETING

Notice is hereby given that the Guadalupe Appraisal Review Board will convene at 9:00 a.m. on July 24, 2025, at the Guadalupe Appraisal District Office, 3000 N. Austin Street, Seguin, Texas 78155.

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

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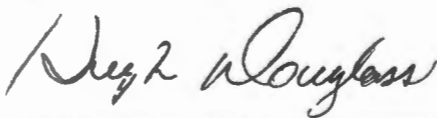
Agenda on Attached Sheet

This notice posted and filed in compliance with the Open Meetings Act on or before June 23, 2025, at 5:00 p.m.

GUADALUPE APPRAISAL DISTRICT

1. CALL TO ORDER
2. ROLL CALL
3. Action: Approval of Records
4. The Board will examine, equalize and approve the appraisal records of the Chief Appraiser and will hear and determine taxpayer and taxing unit appeals on all matters permitted by the Texas Property Tax Code. The Appraisal Review Board will be in session other days, notice for which shall be duly posted, until all appeals are heard and resolved. This notice is given pursuant to TEX.CIV.STAT.ANN.Art.6252.17.
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7. **Action:** Appraisal Review Board order determining appeal where joint motion exists and evidence is submitted to Appraisal Review Board in closed session under Sec. 41.66 d-1.

8. Adjournment



Hugh Douglass
Chair, A.R.B.

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

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 11 will hold a special meeting on July 9, 2025, at 12:00 p.m., outside the boundaries of the District, at the McKenna Events Center 801 W San Antonio St, New Braunfels, TX 78130. 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 Board of Directors' November 14, 2024, meeting.
3. Consider and take action relating to construction of public infrastructure improvements serving the District:
 - a. Receive Report from District Engineer Regarding Engineering, Construction and Development Activities;
 - b. Approve Award of Contracts for Construction of public infrastructure improvements serving the District;
 - 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 annual review and approval of District Investment Policy and Investment Strategies.
5. Consider and take action regarding renewal of District Insurance Policy.
6. Consider and take action regarding adoption of proposed tax rate for Tax Year 2025.
7. Consider and take action regarding adoption of Resolution requesting activation of the District as a taxing unit in Guadalupe County.
8. Consider and take action relating to approval of contract with Guadalupe County for tax assessment and collection services.
9. Consider and take action regarding the Bookkeepers Report, including approval of Quarterly Investment Report and Payment of Bills and Invoices.
10. Receive Report from Developer Representatives regarding status of entitlement, development and home sales activities within the District.
11. Discussion and Possible Action regarding Establishment of Regular Meeting Dates.

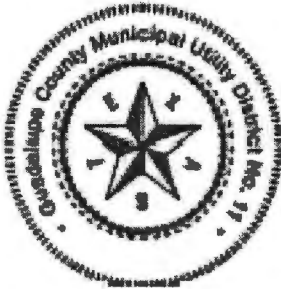
POSTED

JUN 27 2025
 9:35am
 TERESA KIEL
 Guadalupe County Clerk
 By: TDurk

Anthony S. Corbett
Attorney for the District

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

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





GUADALUPE COUNTY

Commissioners Court

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

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

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

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

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

Regular Meeting
Date: July 1, 2025
Time: 10:00 AM

AGENDA

1. Call to Order.
2. Pledges to U.S. and Texas Flags and Silent Prayer.

POSTED

3. Citizens to be heard.

4. PRESENTATION:

The Annual Guadalupe County Services Awards.

5. DISCUSSION:

Texas County Assistance Districts.
[County Assistance District information.pdf](#)

6. PUBLIC HEARING:

- A. The adoption of the 2024 International Fire Code (IFC), including local county amendments.
[2024 Amendments - all.pdf](#)
- B. Relative to establishing the following proposed Traffic Regulatory Designations and Signage on Guadalupe County Roads:
 - i. Thru Truck restrictions on Franch Road, Precinct 2;
 - ii. Parking Restrictions on Barbarossa Road, Precinct 2;
 - iii. Speed Limit on Old Lehman Road, Precinct 2;
 - iv. Speed Limit on Gerdes Road, Precinct 4; and
 - v. Stop Signs on Stagecoach Road at its intersection with Pioneer Road, Precinct 4.

7. CONSENT ITEMS: The following may be acted upon in one motion. A

JUN 27 2025
3:05 pm
TERESA KIEL
Guadalupe County Clerk
By: *Mona Turner*

Commissioner, the County Judge, or a Citizen may request items to be pulled for separate discussion and/or action:

- A. The Bill List(s).
[FINAL COMMISSIONERS COURT BILL LIST OTHER BANK 7-1-25.pdf](#)
[FINAL COMMISSIONERS COURT BILL LIST 7-1-25.pdf](#)
- B. The EBA List.
[EBA.pdf](#)
- C. The PCA List and Jury Check Register.
[PCA List & Jury Check Register.pdf](#)
- D. The Auditor's Monthly Report for April 2025.
[AMR April 2025.pdf](#)
- E. The Treasurer's Monthly and Investment Report for April 2025.
[TMIR APR 2025.pdf](#)
- F. The Planned Maintenance Agreement with Cummins Southern Plains, LLC, for generators at the Guadalupe County Courthouse, Justice Center, and Schertz Service Center.
[CumminsPMAgreement.pdf](#)
- G. The Tax Collection Agreements with Sedona Municipal Utility District No. 1 and Sedona Municipal Utility District No. 2.
[Tax Collection Agreements - Sedona MUD's 1 & 2](#)
- H. The Upfront, partial payment (50%) to Davis Success Solutions for management and leadership training.
[DSS - Invoice & Statement of Work.pdf](#)
- I. Accept the Fund for Veterans' Assistance grant award (VTC25-V-018) by the Texas Veterans Commission for the Guadalupe County Veterans Treatment Court Program and approve the following related grant-funded contracts for services, effective July 1, 2025 - August 31, 2026:
 - i. A+ Alcohol & Drug Offender Education Center;
 - ii. DSI Medical Services;
 - iii. Recovery Monitoring Solutions Corporation;
 - iv. Self Check, LLC; and
 - v. The Teddy Buerger Center at Guadalupe Regional Medical Center.[NOGA 2025-2026.pdf](#)
[Contracts.pdf](#)
- J. The Adoption of the proposed Guadalupe County Emergency Phone Tree Policy.
[Emergency Phone Tree Policy AppxA-D 07012025 _PIO003.pdf](#)
- K. The appointment of Samantha Stevenson to the Guadalupe County Child Welfare Board and the resignation of Jack Shanafelt from the Guadalupe County Child Welfare Board.

- L. The Excavation Permit Request for 1111 Gold Dust Road, Precinct 1.
[Complete 7.1.2025 Excavation Permit.pdf](#)

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

- A. Pursuant to Section 152.015 of the Local Government Code, the selection of the public members of the 2025 Salary Grievance Committee by drawing the names of nine members and four alternates from the District Clerk's 2024-2025 Grand Jury Lists, and the Filing of Record of the 2025 Salary Grievance Committee members.
- B. The Professional Services Agreement with H2O Partners, Inc., for RFP 25-10, Hazard Mitigation Plan Update.
[H2O Partners Agreement & Task Order.pdf](#)
- C. The replat of lot 10 of Garden Oaks Subdivision, establishing lots 10A and 10B, located in Precinct 1.
[Garden Oaks Replat Lot 10.pdf](#)
- D. The Capital Project Bill List.
[FINAL CAPITAL PROJECT \(FUND 700\) BILL LIST 7-1-25.pdf](#)
- E. The Order Imposing Thru Truck Restrictions on the entirety of Franch Road, Precinct 2.
[Order - Franch Road - Pct 2 - Thru Trucks](#)
- F. The Order Imposing Parking Restrictions on Barbarossa Road, from FM 758 to Pieper Road, Precinct 2.
[No Parking-Barbarossa Rd.pdf](#)
[Order Barbarossa Road - Pct 2 - Parking](#)
- G. The Order Setting a Speed Limit on Old Lehmann Road for Public Safety, Precinct 2.
[Old Lehmann Road Speed Study.pdf](#)
[Order - Old Lehmann Road - Pct 2 - Speed Limit](#)
- H. The Order setting a Speed Limit on Gerdes Road for Public Safety, Precinct 4.
[Order - Gerdes Road - Pct 4 - Speed Limit](#)
- I. The Order to install Stop Signs on Stagecoach Road at its intersection with Pioneer Road, Precinct 4.
[Order - Stagecoach Road - Pct 4 - Stop Signs](#)
- J. Budget Amendment: 25-75, Fund: General Land Office Grants (203) in HUD-GLO (CDBG-MIT Grant), TO: Intergovernmental State Funding & Grant Specific Expenses to establish the FY25 budget and certify the grant revenue to be received from the Texas General Land Office for the Community Development Block Grant-Mitigation Method of Distribution Program.
[25-75.pdf](#)

9. Announcement of Upcoming Guadalupe County Public Events.

10. EXECUTIVE SESSION: In accordance with Chapter 551 of the Texas Government

Code, Subchapter D, the Commissioners Court will convene in a closed session to discuss the following items, and any final action or vote will take place in public:

- A. Pursuant to §551.072: To deliberate the purchase, exchange, lease, or value of real property.
- B. Pursuant to §551.071: Consultation with an attorney for advice regarding pending or threatened litigation and take action, if necessary.

11. Motion to Adjourn.

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

Meeting ID: 351 037 7057 Passcode: 638728

Join Zoom Meeting

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

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 APPRAISAL DISTRICT

Main Office

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



000376

Schertz Substation

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

NOTICE OF MEETING

Notice is hereby given that The Board of Directors of the Guadalupe Appraisal District will meet in a **REGULAR SESSION** on **July 9, 2025, at 5:30 p.m.** 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
July 3, 2025, at 5:00 p.m.

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

POSTED

JUL 03 2025

9:42am

TERESA KIEL
Guadalupe County Clerk
By:

GUADALUPE APPRAISAL DISTRICT

3000 NORTH AUSTIN STREET

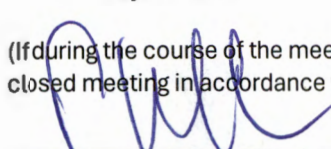
SEGUIN, TEXAS 78155

REGULAR SESSION OF THE BOARD OF DIRECTORS July 9, 2025

Agenda

1. Call to Order
2. Roll Call
3. Citizens' Comments
4. Taxpayer Liaison Report
 - a. Presentation to Board (\$6.052[b-9]): Certificate of Completion issued to Ms. Tavia Murphy, "Taxpayer Liaison and Deputy Taxpayer Liaison 2025".
5. **DISCUSSION/ ACTION:** Consideration of eligible candidate to fill vacated position on Appraisal Review Board.
6. **CONSENT AGENDA** – These items may be acted upon by one motion. No separate discussion or vote on any of the items will be had unless requested by a Board member.
 - a. Approval of Minutes of the June Regular Meeting held on June 4, 2025.
 - b. Approval of Finance Statement for May 2025.
 - c. Approval of Resolution 2025-05: Adding Guadalupe County Municipal Utility District No. 11 as a Participant in the Guadalupe Appraisal District Budget for the 2025 Appraisal Year
 - d. Approval of Resolution 2025-06: Adding Marion Oaks Municipal Utility District as a Participant in the Guadalupe Appraisal District Budget for the 2025 Appraisal Year
 - e. Approval of Resolution 2025-07: Adding Steelwood Trail Municipal Utility District as a Participant in the Guadalupe Appraisal District Budget for the 2025 Appraisal Year
7. **EXECUTIVE SESSION (if necessary):** For a private consultation with the Board's Attorney with respect to pending or contemplated litigation, settlement offers, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, authorized and pursuant to Texas Government Code (Sec. 551-071)
8. **EXECUTIVE SESSION (if necessary):** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee. The subsection does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing. (Sec. 551-074)
9. **DISCUSSION/ ACTION:** Take Any Action Based on Discussion Held in Closed Session Under Agenda Item #6
10. **DISCUSSION/ ACTION:** Take Any Action Based on Discussion Held in Closed Session Under Agenda Item #7
11. **DISCUSSION/ACTION:** Consideration to enter into Service Agreement with JUST APPRAISED for incorporation of software programs associated with processing of exemptions and BPP rendition forms.
 - a. SAAS Services Order Form (Exemption Forms) Term Begins: 07/10/2025 Term Ends: 12/31/2028
 - b. SAAS Services Order Form (BPP) Term Begins: 09/01/2025 Term Ends: 12/31/2028
12. Chief Appraiser's Report
 - a. 2025 2nd Quarter Clerical Changes
 - b. 2025 2nd Quarter Customer Survey Results
 - c. Facility Proposal Presentations – Progress Update
 - d. 2025 Protest Status Update
13. Directors' Report
14. Adjournment

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


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

POSTED

JUL 03 2025
11:31am
TERESA KIEL
Guadalupe County Clerk
By: *[Signature]*

000377



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

DATE: July 11, 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 June 6, 2025 meeting of the Guadalupe County Bail Bond Board.
- B. Application for Surety Company, employee identification card submitted by Zina Meeker d/b/a AAA(Z) Bail Bonds for Fidela Arroyo.
- C. Application for Surety Company, employee identification card submitted by Zina Meeker d/b/a Texas Bail Bonds for Fidela Arroyo.
- D. Application for Surety Company, employee identification card submitted by Jimmy Zamora d/b/a A Bail Bonds #2 for Miranda Sterling Pryor.
- E. Discussion regarding forming the Guadalupe County Bail Bond Board regulations and forms committee.
- F. Discussion on enhancing public awareness regarding bonds.
- G. Monthly Bail Bond Reports.

IV. ADJOURN

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

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

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 6 will hold a special meeting on July 16, 2025, at 11:00 a.m., outside the boundaries of the District, at Mosaic Land Development, located at 6812 West Avenue, Suite 100, San Antonio, Texas 78213. The meeting will be held for the following purposes:

1. Receive Public Comment.
2. Consider and take action regarding approval of the minutes from the December 13, 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. Discussion and possible action relating to the approval of annexation of lands into the District.
5. Consider and take action regarding annual review and approval of the District's Investment Policy and Investment Strategies.
6. 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.
7. Discussion and possible action relating to approval of amended and restated contracts providing for the funding and construction of public infrastructure improvements serving lands in the District (including water, wastewater, drainage facilities and roads), and for the reimbursement of eligible costs with the proceeds of the District's bonds.
8. Consider and take action regarding adoption of proposed tax rate for Tax Year 2025.
9. Consider and take action regarding approval of Bookkeepers Report and Payment of Bills and Invoices.
10. Discussion and Possible Action regarding Establishment of Regular Meeting Dates.

POSTED

JUL 07 2025

9:32 AM

TERESA KIEL

Guadalupe County Clerk

By: VP WER



Anthony S. Corbett

Attorney for the District

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

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

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

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 10 will hold a special meeting on July 16, 2025 at 12:00 p.m., outside the boundaries of the District, at Mosaic Land Development at 6812 West Avenue, Suite 100, San Antonio, Texas 78213. The meeting will be held for the following purposes:

1. Receive Public Comment.
2. Consider and take action regarding approval of the minutes from the September 23, 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. Discussion and possible action relating to approval of contracts providing for the funding and construction of public infrastructure improvements serving lands in the District (including water, wastewater, drainage facilities and roads), and for the reimbursement of eligible costs with the proceeds of the District's bonds.
5. Consider and take action regarding annual review and approval of the District's Investment Policy and Investment Strategies.
6. 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.
7. Consider and take action regarding adoption of proposed tax rate for Tax Year 2025.
8. Consider and take action regarding approval of Bookkeepers Report and Payment of Bills and Invoices.
9. Receive Developer report regarding status of development, construction and home sales activities within the District.
10. Discussion and Possible Action regarding Establishment of Regular Meeting Dates.

POSTED

JUL 07 2025

9:33am

TERESA KIEL

Guadalupe County Clerk

By: JDURR

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.

(SEAL)





000382

KYLE KUTSCHER
GUADALUPE COUNTY JUDGE

101 E. COURT STREET
SEGUIN, TEXAS 78155
EMAIL: KYLE.KUTSCHER@GUADALUPETX.GOV
OFFICE: (830)303-8857 EXT. 5
FAX: (830) 303-0250
CELL: (830) 609-8279

GUADALUPE COUNTY

DISASTER DECLARATION

WHEREAS, the County of Guadalupe Beginning on the 5th day of July 2025 has suffered widespread or severe damage, injury, and/or possible loss of life or property resulting from Heavy Rains, flooding.

WHEREAS, the Judge of Guadalupe County has determined that extraordinary measures must be taken to alleviate the suffering of people and to protect or rehabilitate property;

NOW, THEREFORE, BE IT PROCLAIMED BY the JUDGE OF GUADALUPE COUNTY:

- 1. A LOCAL STATE OF DISASTER IS HEREBY DECLARED FOR GUADALUPE COUNTY PURSUANT TO §418.108(a) OF THE TEXAS GOVERNMENT CODE.**
- 2. Pursuant to §418.108(b) of the Texas Government Code, the state of disaster shall continue for a period of not more than seven days from the date of this declaration unless continued or renewed by the Guadalupe County Commissioners Court.**
- 3. Pursuant to §418.108(c) of the Texas Government Code, this declaration of a local state of disaster shall be given prompt and general publicity and shall be filed promptly with the Guadalupe County Clerk.**
- 4. Pursuant to §418.108(d) of the Texas Government Code, this declaration of a local state of disaster activates the Guadalupe County Emergency Management Plan.**
- 5. *This proclamation shall take effect immediately from and after its issuance.***

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of July 2025.

POSTED

JUL 07 2025

1:34 pm

TERESA KIEL

Guadalupe County Clerk

By: *[Signature]*

GUADALUPE COUNTY:

Kyle Kutscher
County Judge

NOTICE OF MEETING

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

AGENDA FOR JULY MEETING
TUESDAY, July 15, 2025, at 9:00AM

Call Meeting to Order, Roll Call of Directors, and Establish a Quorum

Invocation

Roll Call of Visitors

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

POSTED

JUL 08 2025
4:00 pm
TERESA KIEL
Guadalupe County Clerk
By: VDK

1. **Reading and possible action on minutes from previous meeting(s)**
2. **Reports from Co-operating agencies**
 - **USDA/NRCS**
Review/Approve/Sign any Contracts or Conservation Plans Presented

James Theis, District Conservationist, Seguin FO

Dori Damerau, DC, New Braunfels FO
 - **State Soil & Water Conservation Board- Melissa Grote, Field Representative**
 - **Geronimo/Alligator Creek WPP Items – Clean Water Act 319 Program**
Update on Position, SWCD Planner/Technician
 - **Other Agencies as attend.**
3. **Review Monthly Correspondence**
 - (a) Calls for Resolutions for the Annual State Meeting- Must be post marked by July 30, 2025.
 - (b) Other correspondence as received
4. **Old Business**
 - (a) Discuss and/or act on any Flood Control Dam Items – Repair Grant Program - Comal Co.
 - (b) Discuss Plans for 2025 Range Camp – Discuss 2025 Range Camp Donations
5. **New Business**
 - (a) Review/Approve Matching Fund Request
 - (b) Conservation Activity Program (CAP) Payment Request
 - (c) Ratify and Act on Request for FY2025 CAP, TA, and TSP Reimbursement
 - (d) Action and Request for Geronimo/Alligator Creek Program Reimbursement

(e) Discussion on other upcoming events – Plan for 2026 Calendar & Land & Grass Judging in September

(f) Discuss New Bookkeeper

(g) Pay Director mileage for Area 3 Awards Banquet

(h) Discussion on assisting at the Area 3 Employee Training

(i) Discussion and possible action on FY 2026 Plan of Work

(j) Discussion and possible action on IRS Form 941 Employer's 2nd Quarter Federal Tax Return

(k) Discussion and possible on Texas Workforce Commission 2nd Quarter Wage Report

(l) Presentation-Kimley-Horn, Ms. Zamsky-Dam#5

(m) Discuss purchase of new computer, scanner, and printer for district employee

(n) Discuss Cellular Data Service reimbursement program

6. Review Financial Report for FY 2025 – July 2025

7. Approval of Expenditures for May-- June 2025 and ratify payments made between meetings

(a) Association dues request

8. Set next meeting date

9. Adjournment

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

THE PUBLIC IS INVITED TO ATTEND THIS MEETING

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

GUADALUPE APPRAISAL DISTRICT**NOTICE OF MEETING**

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

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

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

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

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

Agenda on Attached Sheet

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

Copies of proposed ARB Hearing Procedures, Policies & Practices are available at the front counters.

This notice posted and filed in compliance with the Open Meetings Act on or before
July 10, 2025 at 5:00 p.m.

POSTED

JUL 10 2025

11:25am

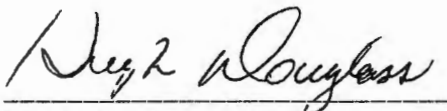
TERESA KIEL

Guadalupe County Clerk

By: Megan Furr

GUADALUPE APPRAISAL DISTRICT

1. CALL TO ORDER
2. ROLL CALL
3. STATEMENT OF OFFICE
4. OATH OF OFFICE
5. CONFLICT OF INTEREST
6. 4th QUARTER 2023 SUPPLEMENTS
7. **Discussion/Action:** Oath of Office
8. The Board will examine, equalize, and approve the appraisal records of the Chief Appraiser and will hear and determine taxpayer and taxing unit appeals on all matters permitted by the Texas Property Tax Code. The Appraisal Review Board will be in session other days, notice for which shall be duly posted, until all appeals are heard and resolved. This notice is given pursuant to TEX.CIV.STAT.ANN.Art.6252.17.
9. **Executive Session:** The Appraisal Review Board may retire to Executive Session for the purpose of consulting with the Board's Attorney with respect to pending or contemplated litigation, settlement offers, or on matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, clearly conflicts with this chapter. (Sec.551-071)
10. **Closed Session:** The Appraisal Review Board may retire to closed session on a joint motion by the property owner or its designated agent and the chief appraiser and her designee, if either party intends to disclose proprietary or confidential information at the hearing that will assist the appraisal review board in determining the protest. (Sec. 41.66 d-1)
11. **Action:** Appraisal Review Board order determining appeal where joint motion exists and evidence is submitted to Appraisal Review Board in closed session under Sec. 41.66 d-1.
12. Adjournment



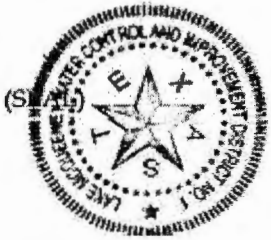
Hugh Douglass
Chair, A.R.B.

NOTICE OF MEETING

LAKE MCQUEENEY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

The Board of Directors of Lake McQueeney Water Control and Improvement District No. 1 will hold a regular meeting on Thursday, July 17, 2025, at 2:00 p.m., at Lake Breeze Ski Lodge, 225 Ski Lodge Rd., McQueeney, TX 78123*, and by GoToMeeting videoconference and teleconference*, to discuss and, if appropriate, act upon the items listed below. GoTo videoconference may be done at <https://meet.goto.com/818906613>, and telephone number: 1-877-568-4106 Access Code: 818-906-613.

1. Public comment. **
2. Approve payment of funds to Guadalupe-Blanco River Authority for payments due to construction contractor.
3. Approve minutes.
4. Financial and bookkeeping matters, including payment of the bills, and presentation of financial report, including review of investments, and approval of financial report.
5. Update from Engineering Committee.
6. Guadalupe-Blanco River Authority matters, and, if appropriate, take action.
7. Discuss July 5, 2025, flooding event.
8. Website and communication matters.
9. Discuss meeting schedule and agenda items for future meetings.



POSTED

JUL 10 2025

2:04 pm

TERESA KIEL

Guadalupe County Clerk

By: *[Signature]*

/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.

Guadalupe Regional MEDICAL CENTER



000391

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

1. Call to order.
2. Invitation to hear citizens and members of the Board of Managers in advance of regular business on items other than those on the current agenda, which shall be limited to five (5) minutes. Discussion shall be on non-agenda items only and shall be limited to:
 - a. Statements of specific factual information given in response to an inquiry.
 - b. A recitation of existing policy in response to an inquiry.

Any deliberation or decision about the subject of any inquiry shall be limited to a proposal to place the subject on the agenda of a subsequent meeting (Texas Open Meetings Act, Section 551.042 Vernon's Annotated Texas Civil Statutes).

3. APPROVAL OF MINUTES OF THE MEETING OF June 24, 2025.
4. DISCUSSION ITEMS:
 - a. Nursing Report – Daphne Blake, CNO
 - b. Financial and Statistical Reports:
 1. Guadalupe Regional Medical Center – Kody Gann, CFO
 2. Quarterly Investment Report – Kody Gann, CFO
 3. Guadalupe Regional Medical Group – Steve Lara, GRMG CEO
 - c. Quality Report – Rhonda Unruh, VP of Quality
 - d. Administrative Report – Robert Haynes, CEO
 1. Foundation – Elaine Bennett, GRMF CEO

POSTED

JUL 11 2025

9:25 am

TERESA KIEL

Guadalupe County Clerk
By: W. Durr

5. ACTION ITEM(S):
 - a. Governing Board Bylaws Amendment – Liz McCown, Director of Risk & Legal Affairs
 - b. Election of Officers – Robert Haynes, CEO
 - c. Proposed GRMF Facilities Endowment - Elaine Bennett, GRMF CEO and Robert Haynes, CEO
 - d. Medical Staff Appointments and Reappointments – Robert Ryan, MD, Chief Medical Officer

NOTE: Each of these applications were reviewed and approved at the June 11th Credentials Committee and the June 30th Executive Committee. All required documents including licensures, references, and competency evaluations were reviewed at these meetings.

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

Bailey, Steven R., MD	Cardiology	Active Staff
Bauer III, Ralph L., MD	Emergency Medicine	Emergency Medical Staff
Frizzell, Shayna M., NP	Nurse Practitioner	Advanced Practice Provider;
Mordach, Vladislav, DO	Emergency Medicine	Sponsored by Ronnie Garcia, MD
Rose, Jessica L., DO	Emergency Medicine	Emergency Medical Staff
		Emergency Medical Staff

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:

Burrell, Christian J., MD	Neurology	Telemedicine
Carpenter, Catherine R., CRNA	Certified Registered Nurse Anesthetist	Advanced Practice Provider; Sponsored by Dolores Major, MD
Hagberg, Stephen M., MD	Family Medicine	Active
Hensley, Richard G., MD	Pathology	Consultant
Hundal, Aizaz R., MD	Neurology	Telemedicine
Obi, Chinedu O., MD	Neurology	Telemedicine
Osborn, Matthew E., MD	Anesthesia	Active
Vefali, Huseng, MD	Cardiology	Cross Coverage

The following providers will not be reappointing and privileges will term:

Layba, Catherine J., MD	General Surgery
Parra, Andres S., MD	Ophthalmology
Sandersen, Samantha L., NP	Nurse Practitioner

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 10th day of July 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.



GUADALUPE COUNTY CHILD WELFARE BOARD

PUBLIC MEETING: JULY 14TH, 2025

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

- CONFERENCE ROOM - 313 W NOLTE ST

President- Diane Anderson-Glover*

dianeglover@gvec.net

Vice-President- VACANT

VACANT

Treasurer- Adam Rausch*

adam.rausch@americantower.com

Secretary- Michelle Moczygemba*

jmmoczygemba@hotmail.com

Supporting Board Members

Tracy Young*

Joseph Pease*

Connie Sheppard*

Cindy Pease*

Cindy Baker*

Samantha Stevenson*

(Open Position)*

(Open Position)*

(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 June Meeting Minutes
 - f. Approval of the May and June Treasurers Reports
 - g. Discuss / Accept Nominations & Vote for filling the Vice President's vacant position due to Resignation
 - h. Discuss / Vote to Approve Membership Application from Denise Smith
5. **Discussion Items:**
 - a. Region 8 Council Report
 - b. TCCWB Report
6. **Committee Reports:**
 - a. Rainbow Room
 - b. Back to School
 - c. Christmas
7. **Upcoming Items and Other(s):**
8. **Board Member Comments**
9. **Next Meeting - Seguin Public Library on August 11th**
(Meeting is Also Accessible via ZOOM for Guests)
10. **Motion to Adjourn**

POSTED

JUL 11 2025

2:38 pm

TERESA KIEL
Guadalupe County Clerk
By: *Moya Turner*

Join Zoom Meeting

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

Meeting ID: 865 0091 9825 Passcode: WELFARE

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

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



GUADALUPE COUNTY

Commissioners Court

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

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

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

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

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

Regular Meeting

Date: July 15, 2025
Time: 10:00 AM

AGENDA

POSTED

1. **Call to Order.**

2. **Pledges to U.S. and Texas Flags and Silent Prayer.**

3. **Citizens to be heard.**

4. **PRESENTATION:**

A. Awards for the top submissions in the Guadalupe County 2025 "I Voted" and "Future Voter" Sticker Contest.
Sticker Contest Summary

B. Preliminary Overview of the July 4th–5th Flood Event in Guadalupe County.

5. **DISCUSSION:**

The Guadalupe County Thoroughfare Plan status update and the timeline for public comment.

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

A. The Bill List(s).
Final Bill List 7-15-2025.pdf

B. The EBA List.
The EBA Bill List

C. The PCA Bill List and Jury Registers.
7.15 PCA Bill List and Jury Registers.pdf

JUL 11 2025

2:40pm

TERESA KIEL

Guadalupe County Clerk

By: *Maryanne*

- D. Accept the 25.5 continuing education hours earned by Purchasing Agent, Don Cunningham, to meet the Local Government Code 262.011(p) requirements.
[D.Cunningham FY25 CEU Hours.pdf](#)

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

- A. The filing of the proposed FY 2026 Budget for the Juvenile Services Department.
[Juvenile Dept FY2026 Budget Presentation, Summary, & Request](#)
- B. The fee proposal from DeMunbrun Scarnato Associates, Inc. for the Adult Detention Facility A-Hall renovation.
[DSA Proposal revised 6-24-25 for GCADC.pdf](#)
- C. The contract with The Koehler Company for RFQ 25-23, Construction Manager-at-Risk for the Marion Building Remodel.
[CMAR Agreement & General Conditions - RFQ 25-23](#)
- D. The agreement with Converjint Technologies, LLC, for fire alarm functional testing for the Guadalupe County Administration Building, the Agriculture Extension Building, and the Parking Garage.
[ConverjintSigned.pdf](#)
- E. Review the evaluation scoring for RFQ 25-15, Hydrologic & Hydraulic Analysis, and authorize Purchasing to negotiate a contract.
[Final Evaluation Scoring RFQ 25-15 Hydrologic & Hydraulic Analysis.pdf](#)
- F. The results of RFQ 25-22, Core Testing, and reject all bids.
[RFQ # 25-22 Tabulation.pdf](#)
- G. The Memorandum of Understanding between Guadalupe County, Granicus, Inc., and Hopdox, LLC for Electronic Recording (eRecording) of real property documents with the County Clerk's Office.
[HOPDOX MOU-SIGNED.pdf](#)
- H. Calling an election to establish one or more County Assistance Districts in Guadalupe County.
- I. Budget Amendment: 25-76 Fund: General (100) and Sheriff's State Forfeiture (403). An emergency budget amendment to transfer funds out of the Sheriff's State Forfeiture Fund Balance and General Fund Sheriff's Office & Jail personnel expenses to fund the purchase of sixty (60) in-car video camera systems and sixty (60) body worn cameras which will include one (1) server with configuration/consultation, sixty (60) routers/antennas, sixty (60) 5-year body camera warranties, JPro (5 year) and Absolute Secure Edge licensing and accessories.
[BA Order 25-76.pdf](#)
[Combined_GCSO_Estimates.pdf](#)

8. Announcement of Upcoming Guadalupe County Public Events.

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

- A. Pursuant to §551.072: To deliberate the purchase, exchange, lease, or value of real property.
- B. 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.
- C. Pursuant to §551.071: Consultation with the governing body's attorney to deliberate pending or contemplated litigation, a settlement offer, and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct.

10. Motion to Adjourn.

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

Meeting ID: 351 037 7057

Passcode: 638728

Join Zoom Meeting

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

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.

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

Notice is hereby given that the Board of Directors of Steelwood Trail Municipal Utility District will hold a special meeting on July 21, 2025, at 11:00 a.m., outside the boundaries of the District, at 290 S. Castell Avenue, New Braunfels, Texas 78130. The meeting will be held for the following purposes:

1. Receive Public Comment.
2. Consider and take action regarding approval of the minutes from the Board of Directors' May 12, 2025, meeting.
3. Discuss, consider and take action relating to construction of public infrastructure improvements:
 - a. Authorize action relating to acquisition of easements for public infrastructure improvements serving the District;
 - b. Receive Report from District Engineer;
 - c. Approvals of Plans and Specifications;
 - d. Approve Award of Construction Contracts;
 - e. Approval of Construction Pay Estimates;
 - f. Approval of Construction Change Orders; and
 - g. Acceptance of Facilities.
4. Consider and take action regarding adoption of Resolution requesting activation of the District as a taxing unit in Guadalupe County.
5. Consider and take action relating to approval of contract with Guadalupe County for tax appraisal and collection services.
6. Consider and take action regarding adoption of proposed tax rate for Tax Year 2025.
7. Consider and take action regarding adoption of Resolution Approving Budget for Fiscal Year 2026.
8. Receive Developer's Report summarizing status of construction, development and home sale activities in the District.
9. Consider and take action regarding approval of Bookkeeper Report and Payment of Bills and Invoices.
10. Discussion and Possible Action regarding Establishment of Regular Meeting Dates.

POSTED

JUL 14 2025

11:17 am

TERESA KIEL

Guadalupe County Clerk
By: *Mary L. L. L.*

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



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



COMBINED

NOTICE OF RECEIPT OF APPLICATION AND
INTENT TO OBTAIN WATER QUALITY PERMIT (NORI)

AND

NOTICE OF APPLICATION AND PRELIMINARY DECISION
FOR WATER QUALITY LAND APPLICATION PERMIT
FOR MUNICIPAL WASTEWATER

NEW

PERMIT NO. WQ0016616001

APPLICATION AND PRELIMINARY DECISION. Arp Holdings, LP, 223 Hunters Village, New Braunfels, Texas 78132, has applied to the Texas Commission on Environmental Quality (TCEQ) for a new permit, TCEQ Permit No. WQ0016616001, to authorize the disposal of treated domestic wastewater at a daily average flow not to exceed 18,000 gallons per day **via public access subsurface area drip dispersal system with a minimum area of 4.67 acres.** This permit will not authorize a discharge of pollutants into waters in the State. TCEQ received this application on September 9, 2024.

This combined notice is being issued to correct the permit type as subsurface area drip dispersal system and the address of the facility location from what was stated in the NORI.

The wastewater treatment facility and disposal site will be located at **1313 McKnight Road, in Guadalupe County, Texas 78155.** The wastewater treatment facility and disposal site will be located in the drainage basin of Cordell Creek in Segment No. 1804 of the Guadalupe River Basin. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For exact location, refer to application. <https://gisweb.tceq.texas.gov/LocationMapper/?marker=-97.893333,29.508611&level=18>

The TCEQ Executive Director has completed the technical review of the application and prepared a draft permit. The draft permit, if approved, would establish the conditions under which the facility must operate. The Executive Director has made a preliminary decision that this permit, if issued, meets all statutory and regulatory requirements. The permit application, Executive Director's preliminary decision, and draft permit are available for viewing and copying at Arp Texas Courthouse, record room, 109 West Longview, Arp, Texas. The application, including any updates, and associated notices are available electronically at the following webpage: <https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tlap-applications>.

POSTED

JUL 14 2025

3:54pm

TERESA KIEL
Guadalupe County Clerk
By: *Mary Turner*

PUBLIC COMMENT / PUBLIC MEETING. You may submit public comments or request a public meeting about this application.] The purpose of a public meeting is to provide the opportunity to submit comments or to ask questions about the application. TCEQ holds a public meeting if the Executive Director determines that there is a significant degree of public interest in the application or if requested by a local legislator. A public meeting is not a contested case hearing.

OPPORTUNITY FOR A CONTESTED CASE HEARING. After the deadline for submitting public comments, the Executive Director will consider all timely comments and prepare a response to all relevant and material, or significant public comments. **Unless the application is directly referred for a contested case hearing, the response to comments will be mailed to everyone who submitted public comments and to those persons who are on the mailing list for this application. If comments are received, the mailing will also provide instructions for requesting a contested case hearing or reconsideration of the Executive Director's decision.** A contested case hearing is a legal proceeding similar to a civil trial in a state district court.

TO REQUEST A CONTESTED CASE HEARING, YOU MUST INCLUDE THE FOLLOWING ITEMS IN YOUR REQUEST: your name, address, phone number; applicant's name and proposed permit number; the location and distance of your property/activities relative to the proposed facility; a specific description of how you would be adversely affected by the facility in a way not common to the general public; a list of all disputed issues of fact that you submit during the comment period; and the statement "[I/we] request a contested case hearing." If the request for contested case hearing is filed on behalf of a group or association, the request must designate the group's representative for receiving future correspondence; identify by name and physical address an individual member of the group who would be adversely affected by the proposed facility or activity; provide the information discussed above regarding the affected member's location and distance from the facility or activity; explain how and why the member would be affected; and explain how the interests the group seeks to protect are relevant to the group's purpose.

Following the close of all applicable comment and request periods, the Executive Director will forward the application and any requests for reconsideration or for a contested case hearing to the TCEQ Commissioners for their consideration at a scheduled Commission meeting.

The Commission may only grant a request for a contested case hearing on issues the requestor submitted in their timely comments that were not subsequently withdrawn. **If a hearing is granted, the subject of a hearing will be limited to disputed issues of fact or mixed questions of fact and law relating to relevant and material water quality concerns submitted during the comment period.**

EXECUTIVE DIRECTOR ACTION. The Executive Director may issue final approval of the application unless a timely contested case hearing request or request for reconsideration is filed. If a timely hearing request or request for reconsideration is filed, the Executive Director will not issue final approval of the permit and will forward the application and request to the TCEQ Commissioners for their consideration at a scheduled Commission meeting.

MAILING LIST. If you submit public comments, a request for a contested case hearing or a reconsideration of the Executive Director's decision, you will be added to the mailing list for this specific application to receive future public notices mailed by the Office of the Chief Clerk. In addition, you may request to be placed on: (1) the permanent mailing list for a specific applicant name and permit number; and/or (2) the mailing list for a specific county. If you wish to be placed on the permanent and/or the county mailing list, clearly specify which list(s) and send your request to TCEQ Office of the Chief Clerk at the address below.

All written public comments and public meeting requests must be submitted to the Office of the Chief Clerk, MC 105, Texas Commission on Environmental Quality, P.O. Box 13087, Austin, TX 78711-3087 or electronically at www.tceq.texas.gov/goto/comment within 30 days from the date of newspaper publication of this notice.

INFORMATION AVAILABLE ONLINE. For details about the status of the application, visit the Commissioners' Integrated Database at www.tceq.texas.gov/goto/cid. Search the database using the permit number for this application, which is provided at the top of this notice.

AGENCY CONTACTS AND INFORMATION. Public comments and requests must be submitted either electronically at www.tceq.texas.gov/goto/comment, or in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC 105, P.O. Box 13087, Austin, Texas 78711-3087. Any personal information you submit to the TCEQ will become part of the agency's record; this includes email addresses. For more information about this permit application or the permitting process, please call the TCEQ Public Education Program, Toll Free, at 1-800-687-4040 or visit their website at www.tceq.texas.gov/goto/pep. Si desea información en Español, puede llamar al 1-800-687-4040.

Further information may also be obtained from Arp Holdings, LP at the address stated above or by calling Mr. Arp Dustin, General Manager, at 830-357-6116.

Issuance Date: July 3, 2025

POSTED

JUL 16 2025

2:32 pm

TERESA KIEL
Guadalupe County Clerk
By: *Moya Wynn*

000412

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

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

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, July 22, 2025, at 5:30 p.m., at the offices of Springs Hill Special Utility District, located within the District at 5510 S. State Hwy. 123 - Bypass, Seguin, Texas 78155, for the following purposes:

AGENDA

- I. CALL TO ORDER AND ESTABLISH QUORUM;**
- II. RECEIVE PUBLIC COMMENT (3 minutes per speaker to address the Board of Directors);**
- III. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE THE MINUTES OF THE JUNE 24, 2025, REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS;**
- IV. DISCUSS, CONSIDER, AND TAKE ACTION TO APPOINT JOSEPH KELLY WEBER TO THE BOARD OF DIRECTORS OF SPRINGS HILL SPECIAL UTILITY DISTRICT;**
- V. DISCUSS, CONSIDER, AND TAKE ACTION TO APPOINT OFFICERS OF SPRINGS HILL SPECIAL UTILITY DISTRICT;**
- VI. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING BALANCE SHEET & INCOME STATEMENT FOR JUNE 2025;**
- VII. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE BILLS PAID IN JUNE 2025 (check register);**
- VIII. OLD BUSINESS:**
 - A. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING CANYON REGIONAL WATER AUTHORITY WELLS RANCH PHASE III PROJECT, INCLUDING, BUT NOT LIMITED TO, THE OPTION AGREEMENT FOR PROJECT PARTICIPATION;**
 - 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. 54832 – APPLICATION OF SPRINGS HILL WATER SUPPLY CORPORATION AND CITY OF SEGUIN FOR SALE, TRANSFER, OR MERGER OF FACILITIES AND CERTIFICATE RIGHTS IN GUADALUPE COUNTY;**
- D. DISCUSS, CONSIDER, AND TAKE ACTION ON *WANTREPRENEURS, INC. D/B/A RUSTIC WATERS RV RESORT V. SPRINGS HILL WATER SUPPLY CORPORATION, ET AL.*, CAUSE NO. 24-0894-CV-E IN THE GUADALUPE COUNTY DISTRICT COURT, 25TH JUDICIAL DISTRICT;**
- E. DISCUSS, CONSIDER, AND TAKE ACTION ON *PRERNA, LLC AND BEST DRIVE 777, LLC V. SPRINGS HILL WATER SUPPLY CORPORATION ET AL.*, CAUSE NO. 23-0379-CV IN THE DISTRICT COURT AT LAW, GUADALUPE COUNTY;**
- F. 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;**
- G. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING OPERATING AGREEMENT WITH THE CITY OF SEGUIN;**
- H. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING PERMANENT EASEMENT AGREEMENT TO GUADALUPE BLANCO RIVER AUTHORITY FOR PROPERTY ID 55413;**
- I. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING ACQUISITION OF CERTAIN PROPERTY IN GUADALUPE COUNTY FOR THE RIVER BORE PROJECT;**
- J. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING ACQUISITION OF CERTAIN PROPERTY IN GUADALUPE COUNTY FOR THE LINK ROAD PROJECT;**
- K. DISCUSS, CONSIDER, AND TAKE ACTION RELATED TO GENERAL MANAGER’S EMPLOYMENT CONTRACT; AND**
- L. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING AUGUST 25, 2025, PUBLIC HEARING TO ADOPT LAND USE ASSUMPTIONS AND A WATER CAPITAL IMPROVEMENTS PLAN;**

M. DISCUSS, CONSIDER, AND TAKE ACTION TO RATIFY AGREEMENT WITH THE CITY OF SEGUIN REGARDING RETAIL WATER SERVICE AT HIGHWAY 123 AND TIMMERMAN ROAD;

IX. NEW BUSINESS:

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

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

C. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING SPRINGS HILL SPECIAL UTILITY DISTRICT'S ASSUMPTION OF OBLIGATIONS OF SPRINGS HILL WATER SUPPLY CORPORATION TO COBANK, ACB, AND OTHER RELATED MATTERS; AND

X. STANDING AGENDA ITEMS (The Board of Directors utilizes Standing Agenda Items to address issues that are frequently or periodically discussed. This section allows the Board to open the item when a need for discussion arises):

A. RECEIVE GENERAL MANAGER'S REPORT;

B. RECEIVE ENGINEERING REPORT, AND DISCUSS, CONSIDER, AND TAKE ACTION TO AWARD CONTRACT FOR THE ELEVATED STORAGE TANK REHABILITATION PROJECT (Malone/Wheeler); AND

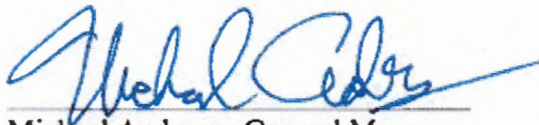
C. RECEIVE CANYON REGIONAL WATER AUTHORITY REPORT;

XI. 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

XII. 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.

Springs Hill Special Utility District



Michael Andrews, General Manager

Dated: 7/16/25

(SEAL)



SEDONA MUNICIPAL UTILITY DISTRICT NO. 2

July 25, 2025

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

Notice is hereby given that the Board of Directors of Sedona Municipal Utility District No. 2 will hold a meeting of the Board of Directors at **12:00 noon on Friday, July 25, 2025**, at the offices of Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701. The following matters may be considered and acted upon at the meeting:

DIRECTOR ITEMS

1. Sworn Statement, Oaths of Office for Director Egbert;

BUDGET AND TAX ITEMS

2. Schedule for adopting 2025-2026 budget and 2025 tax rate;
3. Resolution Requesting Activation (Guadalupe Appraisal District);
4. Determination of District Tax Rate Classification under Tex. Water Code §§49.23601-.23603, including report from District engineer;
5. 2025 Certified Appraised Values;
6. Receive tax rate calculation worksheet and tax rate recommendation from District's financial advisor;
7. Conduct work session on proposed Fiscal Year 2025-2026 budget;
8. Establish and take record vote on proposed tax rate;
9. Schedule public hearing at which adoption of tax rate will be considered;
10. Authorize publication of Notice of Public Hearing on Tax Rate;

DISCUSSION/ACTION ITEMS

11. Minutes of the May 14, 2025 Board meeting;
12. Bookkeeper's report, including funds transfers and payment of bills and invoices;
13. Owner's report;
14. Engineer's report;

POSTED

JUL 17 2025

1:38pm

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

15. Future meeting dates and agenda items, including establishing regular monthly meeting date;

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



K. M. K.

Attorney for the District

The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call (512) 435-2300 for more information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, 1-800-735-2988.

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

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

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, July 22, 2025, at 5:30 p.m., at the offices of Springs Hill Special Utility District, located within the District at 5510 S. State Hwy. 123 - Bypass, Seguin, Texas 78155, for the following purposes:

AGENDA

- I. CALL TO ORDER AND ESTABLISH QUORUM;**
- II. RECEIVE PUBLIC COMMENT (3 minutes per speaker to address the Board of Directors);**
- III. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE THE MINUTES OF THE JUNE 24, 2025, REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS;**
- IV. DISCUSS, CONSIDER, AND TAKE ACTION TO APPOINT JOSEPH KELLY WEBER TO THE BOARD OF DIRECTORS OF SPRINGS HILL SPECIAL UTILITY DISTRICT;**
- V. DISCUSS, CONSIDER, AND TAKE ACTION TO APPOINT OFFICERS OF SPRINGS HILL SPECIAL UTILITY DISTRICT;**
- VI. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING BALANCE SHEET & INCOME STATEMENT FOR JUNE 2025;**
- VII. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE BILLS PAID IN JUNE 2025 (check register);**
- VIII. OLD BUSINESS:**
 - A. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING CANYON REGIONAL WATER AUTHORITY WELLS RANCH PHASE III PROJECT, INCLUDING, BUT NOT LIMITED TO, THE OPTION AGREEMENT FOR PROJECT PARTICIPATION;**
 - B. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING WATER SUPPLY PLANNING;**

POSTED

JUL 18 2025

11:52am

TERESA KIEL
Guadalupe County Clerk
By: *Wynne Turner*

- C. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING MATTERS BEFORE THE PUBLIC UTILITY COMMISSION OF TEXAS, INCLUDING, BUT NOT LIMITED TO:**
- 1. DOCKET NO. 54832 – APPLICATION OF SPRINGS HILL WATER SUPPLY CORPORATION AND CITY OF SEGUIN FOR SALE, TRANSFER, OR MERGER OF FACILITIES AND CERTIFICATE RIGHTS IN GUADALUPE COUNTY;**
- D. DISCUSS, CONSIDER, AND TAKE ACTION ON *WANTREPRENEURS, INC. D/B/A RUSTIC WATERS RV RESORT V. SPRINGS HILL WATER SUPPLY CORPORATION, ET AL*, CAUSE NO. 24-0894-CV-E IN THE GUADALUPE COUNTY DISTRICT COURT, 25TH JUDICIAL DISTRICT;**
- E. DISCUSS, CONSIDER, AND TAKE ACTION ON *PRERNA, LLC AND BEST DRIVE 777, LLC V. SPRINGS HILL WATER SUPPLY CORPORATION ET AL*, CAUSE NO. 23-0379-CV IN THE DISTRICT COURT AT LAW, GUADALUPE COUNTY;**
- F. 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;**
- G. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING OPERATING AGREEMENT WITH THE CITY OF SEGUIN;**
- H. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING PERMANENT EASEMENT AGREEMENT TO GUADALUPE BLANCO RIVER AUTHORITY FOR PROPERTY ID 55413;**
- I. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING ACQUISITION OF CERTAIN PROPERTY IN GUADALUPE COUNTY FOR THE RIVER BORE PROJECT;**
- J. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING ACQUISITION OF CERTAIN PROPERTY IN GUADALUPE COUNTY FOR THE LINK ROAD PROJECT;**
- K. DISCUSS, CONSIDER, AND TAKE ACTION RELATED TO GENERAL MANAGER'S EMPLOYMENT CONTRACT; AND**
- L. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING AUGUST 25, 2025, PUBLIC HEARING TO ADOPT LAND USE ASSUMPTIONS AND A WATER CAPITAL IMPROVEMENTS PLAN;**

M. DISCUSS, CONSIDER, AND TAKE ACTION TO RATIFY AGREEMENT WITH THE CITY OF SEGUIN REGARDING RETAIL WATER SERVICE AT HIGHWAY 123 AND TIMMERMAN ROAD;

IX. NEW BUSINESS:

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

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

C. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING SPRINGS HILL SPECIAL UTILITY DISTRICT'S ASSUMPTION OF OBLIGATIONS OF SPRINGS HILL WATER SUPPLY CORPORATION TO COBANK, ACB, AND OTHER RELATED MATTERS; AND

D. DISCUSS, CONSIDER, AND TAKE ACTION ON WATER SUPPLY CONTRACT BETWEEN CANYON REGIONAL WATER AUTHORITY, EAST CENTRAL SPECIAL UTILITY DISTRICT, GREEN VALLEY SPECIAL UTILITY DISTRICT, AND SPRINGS HILL SPECIAL UTILITY DISTRICT;

X. STANDING AGENDA ITEMS (The Board of Directors utilizes Standing Agenda Items to address issues that are frequently or periodically discussed. This section allows the Board to open the item when a need for discussion arises):

A. RECEIVE GENERAL MANAGER'S REPORT;

B. RECEIVE ENGINEERING REPORT, AND DISCUSS, CONSIDER, AND TAKE ACTION TO AWARD CONTRACT FOR THE ELEVATED STORAGE TANK REHABILITATION PROJECT (Malone/Wheeler); AND

C. RECEIVE CANYON REGIONAL WATER AUTHORITY REPORT;

XI. 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

XII. 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.

Springs Hill Special Utility District

Frances Garcia
Frances Garcia, Assistant General Manager

Dated: 7/18/25

(SEAL)





GUADALUPE COUNTY

Commissioners Court

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

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

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

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

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

Regular Meeting

Date: July 22, 2025
Time: 10:00 AM

AGENDA

POSTED

JUL 18 2025
3:20pm

TERESA KIEL
Guadalupe County Clerk
By: *Morgan Turner*

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

Retirement recognition for Precinct 4, Deputy Constable, Filepe Zamot, for his 8 1/2 Years of Service.

5. DISCUSSION:

The status of the Guadalupe County Subdivision Regulations update and timeline moving forward.

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

- A. The Bill List(s).
Bill List 7-22-25.pdf
Other Bank Bill List 7-22-25.pdf
- B. The EBA List.
EBA List 5-13-2025.pdf
- C. The PCA Bill List.
PCA Bill List 07.22.2025.pdf
- D. The Auditor's Monthly Report for May 2025.

[Monthly Report - May 2025.pdf](#)

- E. The Treasurer's Monthly and Investment Report for May 2025.
[TMIR MAY 2025.pdf](#)
- F. The Excavation Permit Requests for the following County roads:
 - i. Beback Inn Road, Precinct 2;
 - ii. 615 Warncke Road, Precinct 4; and
 - iii. S. Santa Clara Road and Schmoekel Road, Precinct 4.[7-22-2025 Excavation Permits.pdf](#)
- G. The Tax Collection Agreements with Marion Oaks Municipal Utility District of Guadalupe County and Guadalupe Municipal Utility District No. 11.
[Tax Collection Agreements.pdf](#)
- H. The reappointment of Shirley Hester to the Bluebonnet Trails Community Services Board of Trustees (Term: September 1, 2025, through August 31, 2027).
[Ltr from Bluebonnet Trails.pdf](#)

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

- A. The proposals from Fajardo Fire Protection & Associates, LLC, for Fire Flow Testing at the Emergency Response Center and Emergency Operations Center/Warehouse Facilities.
[Fajardo Fire Protection proposals - ERC & EOC.pdf](#)
- B. Schedule a community engagement and collaboration workshop to introduce and receive feedback on the proposed revisions to the Guadalupe County Major Thoroughfare Plan, and publish notice accordingly.
- C. Set the date(s) for a public hearing regarding the calling of an election to establish one or more County Assistance Districts in Guadalupe County, and publish notice accordingly.
- D. The Capital Project Fund Bill List.
[Capital Project Fund \(700\) Bill List 7-22-25.pdf](#)

8. Announcement of Upcoming Guadalupe County Public Events.

9. Motion to Adjourn.

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

Meeting ID: 351 037 7057

Passcode: 638728

Join Zoom Meeting

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

Dial in:

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

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

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

NOTICE OF MEETING

REGENCY RANCH IMPROVEMENT DISTRICT OF GUADALUPE COUNTY

The Board of Directors of Regency Ranch Improvement District of Guadalupe County will hold a regular meeting on Thursday, July 24, 2025, at 12:00 p.m., at Chesmar Homes, LLC, 211 North Loop 1604 East, Suite 179, San Antonio, Texas 78232, to discuss and, if appropriate, act upon the following items:

1. Comments from the public.
2. Approve minutes.
3. Financial and bookkeeping matters, including payment of the bills, review of investments, and amend budget if appropriate.
4. Tax assessment and collection matters, including:
 - a. approve Depository Pledge Agreement; and
 - b. approve Service Provider Agreement and ACH Processing Services Agreement with certified payments.
5. Engineering matters, including authorize design, approve plans and specifications and authorize advertisement for bids, review bids and award contracts, approve pay estimates, change orders, and final acceptance, and direct engineer to notify insurance company of new facility, as appropriate, including for the following:
 - a. facilities to serve Regency Ranch Unit 2.
6. Deeds, easements, assignment of easements, phase I environmental site assessments, consents to encroachment, requests for service, or utility commitment letters.
7. Annexation of land into the District, including:
 - a. approve feasibility study;
 - b. accept Petition for Addition of Certain Land from the following:
 - i. Lot 1, Block 1, REGENCY RANCH - UNIT 1;
 - ii. Lot 6, Block 1, REGENCY RANCH - UNIT 1;
 - iii. Lot 26, Block 1, REGENCY RANCH - UNIT 1;
 - iv. Lot 28, Block 1, REGENCY RANCH - UNIT 1;
 - v. Lot 29, Block 1, REGENCY RANCH - UNIT 1;
 - vi. Lot 4, Block 2, REGENCY RANCH - UNIT 1;
 - vii. Lot 9, Block 2, REGENCY RANCH - UNIT 1;
 - viii. Lot 10, Block 2, REGENCY RANCH - UNIT 1;
 - c. adopt Order Adding Land; and
 - d. authorize execution of Amendment to Information Form.
8. Report on development in the District.
9. Discuss draft Service and Assessment Plan.
10. Report regarding legislative matters.

POSTED

JUL 18 2025

4:12 PM

TERESA KIEL

Guadalupe County Clerk

By: WURR

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

11. Next meeting.



/s/ Paul Harle

Attorney for the District

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

SEDONA MUNICIPAL UTILITY DISTRICT NO. 1

July 29, 2025

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

Notice is hereby given that the Board of Directors of Sedona Municipal Utility District No. 1 will hold a meeting of the Board of Directors at **12:00 noon on Tuesday, July 29, 2025**, at the offices of Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701. The following matters may be considered and acted upon at the meeting:

PUBLIC INPUT

1. Citizens' communications and Board member announcements;

CONSENT ITEMS

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

2. Minutes of May 14, 2025 Board meeting;

BUDGET AND TAX ITEMS

3. Schedule for adopting 2025-2026 budget and 2025 tax rate;
4. Resolution Requesting Activation (Guadalupe Appraisal District);
5. Determination of District Tax Rate Classification under Tex. Water Code §§49.23601-.23603, including report from District engineer;
6. 2025 Certified Appraised Values;
7. Receive tax rate calculation worksheet and tax rate recommendation from District's financial advisor;
8. Conduct work session on proposed fiscal year 2025-2026 budget;
9. Establish and take record vote on proposed tax rate;
10. Schedule public hearing at which adoption of tax rate will be considered;
11. Authorize publication of Notice of Public Hearing on Tax Rate;

DISCUSSION/ACTION ITEMS

12. Bookkeeper's report, including funds transfers and payment of bills and invoices;
13. Owner's report;

POSTED

JUL 22 2025

1:06 pm

TERESA KIEL
Guadalupe County Clerk
By: *Maryanne*

14. Engineer's report;
15. Future meeting dates and agenda items, including establishing regular monthly meeting date;

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



Kim M. Keen

Attorney for the District

The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call (512) 435-2300 for more information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, 1-800-735-2988.

POSTED

000429

SKY RANCH MUNICIPAL UTILITY DISTRICT

AGENDA

July 31, 2025

JUL 24 2025
3:06 pm
TERESA KIEL
Guadalupe County Clerk
By: VDURR

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

Notice is hereby given that the Board of Directors of Sky Ranch Municipal Utility District will hold a meeting at **12:30 p.m. on Thursday, July 31, 2025 at the offices of HMT Engineering & Surveying, 290 S. Castell Avenue, New Braunfels, Texas 78130.** The following matters may be considered and acted upon during the meeting:

PUBLIC COMMENT

1. Citizens' communications and Board member announcements;

CONSENT ITEMS

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

2. Minutes of February 19, 2025 Board meeting;

AUDIT ITEMS

3. Audit of District's financial statements for fiscal year ended September 30, 2024, including audit report and client representation letter from McCall Gibson Swedlund Barfoot Ellis PLLC;

BUDGET AND TAX ITEMS

4. Schedule for adopting 2025-2026 budget and 2025 tax rate;
5. 2025 Preliminary / Certified Assessed Values from Guadalupe Appraisal District;
6. 2025 Preliminary / Certified Assessed Values from Comal Appraisal District;
7. District tax rate classification for 2025 tax year, including recommendations from District financial advisor and District engineer;
8. Work session on 2025-2026 budget and 2025 tax rate, including:
 - (a) Financial Advisor's Tax Rate Analysis and recommendation regarding tax rate;
 - (b) Draft budget;
9. Establish and take record vote on proposed 2025 tax rate;
10. Schedule public hearing at which adoption of 2025 tax rate will be considered;
11. Authorize publication of Water District Notice of Public Hearing on Tax Rate;

REPORTS AND RELATED ACTION ITEMS

12. Report from developer, including:
 - (a) Rescission and termination of Amended and Restated Order Establishing Drainage Fees and Regulations;
13. Report from District's accountant, including:
 - (a) Bills, invoices, and transfers;
14. Report from District's financial advisor;
15. Report from District's engineer, including:
 - (a) The Landing Unit 1, including:
 - (i) Any pay estimates and change orders;
 - (b) Sky Ranch Unit 1A, including:
 - (i) Review of bid tabulation and recommendation regarding award of contract;
 - (ii) Any pay estimates and change orders;
 - (c) Sky Ranch Unit 1B, including:
 - (i) Review of bid tabulation and recommendation regarding award of contract;
 - (ii) Any pay estimates and change orders;
 - (d) Sky Ranch Unit 2A, including:
 - (i) Review of bid tabulation and recommendation regarding award of contract;
 - (ii) Any pay estimates and change orders;
 - (e) Sky Ranch Unit 2B, including:
 - (i) Review of bid tabulation and recommendation regarding award of contract;
 - (ii) Any pay estimates and change orders;
 - (f) Sky Ranch Offsite Wastewater Facilities / Lif Station, including:
 - (i) Any pay estimates and change orders;
 - (g) First Amendment to Engineering Services Agreement (*updating Exhibit "A" – Rate Sheet*);
16. Report from District's attorney, including:
 - (a) 2025 Legislative Session update;

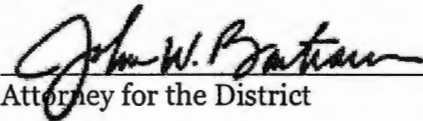
OTHER MATTERS

17. Future meeting schedule and agenda items.

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

(seal)




Attorney for the District

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