

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.

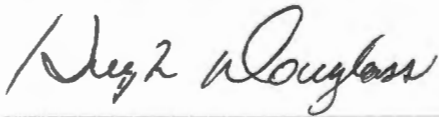
This notice posted and filed in compliance with the Open Meetings Act on or before
June 23, 2025, at 5:00 p.m.

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

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 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)

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

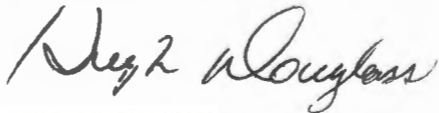
This notice posted and filed in compliance with the Open Meetings Act on or before
June 23, 2025, at 5:00

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.
5. **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)
6. **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)
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.



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 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.

- 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

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.
5. **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)
6. **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)
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.



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 22, 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

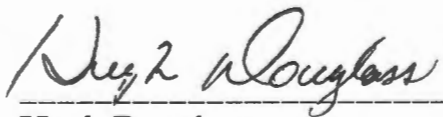
This notice posted and filed in compliance with the Open Meetings Act on or before June 23, 2025, at 5:00 p.m.

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.
5. **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)
6. **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)
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

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 23, 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

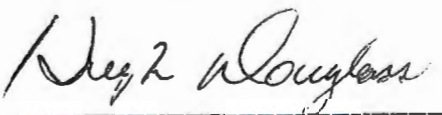
This notice posted and filed in compliance with the Open Meetings Act on or before
June 23, 2025, at 5:00 p.m.

POSTED

JUN 23 2025
3:40 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.
5. **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)
6. **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)
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



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

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

POSTED

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.

- 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.

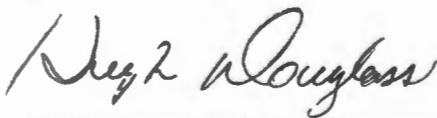
Agenda on Attached Sheet

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.
5. **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)
6. **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)
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.

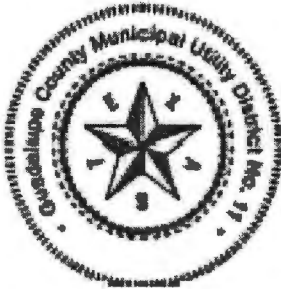
POSTED

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

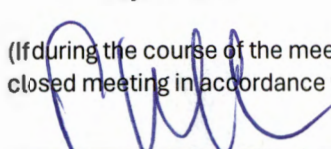
SEGUIN, TEXAS 78155

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.