



NOTICE – PERMIT HEARING

THE GUADALUPE COUNTY GROUNDWATER CONSERVATION DISTRICT

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

200 N. AUSTIN STREET SUITE #301

SEGUIN, TX 78155

Thursday, May 8, 2025 @ 4:30 PM



Webex link:

<https://guadalupecountygroundwaterconservationdistrict-188.my.webex.com/guadalupecountygroundwaterconservationdistrict-188.my/j.php?MTID=m428964f53e967688c2e42ceb9fc18c88>

Meeting number: 2863 322 9030 Meeting password: NeD4qeiNg46

Join by phone, United States Toll: +1-650-479-3208

Access code: 28633229030 Meeting password for audio: 63347346

1. Permit hearing

- A. David Dougherty is requesting to drill a new well and produce up to 199 AF/YR of Wilcox Aquifer groundwater for the beneficial use of irrigating sorghum and/or hay at property located at 500 Tannenbaum Ln., Seguin, TX 78155.
 - i. Invitation for public comment
 - ii. GCGCD staff – present/summarize amendment
 - iii. Permit applicant/representative(s) – comments
 - iv. GCGCD Hydrogeologist – Bill Klemt comments
 - v. Invitation for additional public comments
- B. Ranchy McRanchFace LLC located at 211 Darst field Road Seguin, TX 78155. Wilcox permit COM-2023- WX-01. Major amendment request to increase the annual quantity of groundwater authorized to be withdrawn from the Wilcox Aquifer by an addition of 201 AF/YR for a total of 400 AF/YR.
 - i. Invitation for public comment
 - ii. GCGCD staff – present/summarize amendment
 - iii. Permit applicant/representative(s) – comments
 - iv. GCGCD Hydrogeologist – Bill Klemt comments
 - v. Invitation for additional public comments

C. ADJOURNMENT of permit hearing

No action will be taken at the permit hearing.

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

POSTED

APR 25 2025

11:04 am

TERESA KIEL

Guadalupe County Clerk

By: *[Signature]*

POSTED

APR 25 2025
11:33am
TERESA KIEL
Guadalupe County Clerk
By: *francisco*



GUADALUPE COUNTY BAIL BOND BOARD
NOTICE OF REGULAR MEETING:

DATE: May 02, 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 April 4, 2025 meeting of the Guadalupe County Bail Bond Board.
- B. Application for Surety Company, employee identification card submitted by Jimmy Zamora d/b/a A Bail Bonds #2 for Blanca Zamora.
- C. Discussion on enhancing public awareness regarding bonds.
- D. Monthly Bail Bond Reports.

IV. ADJOURN

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

MEETING

000221

GUADALUPE COUNTY JUVENILE BOARD

May 2nd, 2025 – 8:00 AM

Guadalupe County Justice Center, Courtroom #303

211 W. Court Street, Seguin, TX 78155

Board Chairman presiding to be physically present, with virtual option for members

AGENDA

- I. **Public Comments** (This time is for anyone to comment to the Juvenile Board on issues and items of concern. There will be no deliberation on these comments. Time allowed is at the discretion of the Chairman, with three (3) minutes being customary.)
- II. **Approval of Minutes from January 31st, 2025 - Judge Hines Wright (Action Item)**
- III. **Approval of amended Guadalupe County Juvenile Services Policy and Procedures – Nick Reininger (Action item)**
 - **Detention Policy Section 2 – Definitions**
 - **Detention Policy #2.02 – Juvenile Intakes**
 - **Detention Policy #2.04 – Juvenile Releases**
 - **Detention Policy #3.01 – Discipline Plan**
 - **Detention Policy #4.01 – Resident-Initiated Separation**
 - **Detention Policy #4.02 – Safety-Based Seclusion**
 - **Detention Policy #4.03 – Protective Isolation**
 - **Detention Policy #6.01 – Medical Services**
 - **Detention Policy #6.02 – Mental Health Services-Suicide Prevention Plan**
 - **Detention Policy #6.03 – Suicide Prevention Plan Documentation**
 - **Detention Policy #7.01 – Program & Non-Program Hours**
 - **Detention Policy #7.04 – Cell Observation Checks**
- IV. **Approval and Ratification of Contracts (see attached summary) - Nick Reininger (Action Item)**
- V. **Approval of Proposed Guadalupe County Juvenile Services Budget Request for FY 2026 - Nick Reininger (Action Item)**

POSTED

APR 28 2025

11:48am

TERESA KIEL

Guadalupe County Clerk
By: *Frankie Vann*

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

- **Independent Financial Audit conducted by Armstrong, Vaughan, and Associates, P.C.**
- **Juvenile Board/Commissioners Court monthly update reports for January, February, and March 2025**

VII. Next Meeting / Adjourn (Action Item)

- **Next meeting scheduled for 8:00 am, Thursday, August 14, 2025, at the Guadalupe County Justice Center, Courtroom #303.**

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

GUADALUPE APPRAISAL DISTRICT



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

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

POSTED

APR 30 2025

11:59 am

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

NOTICE OF MEETING

Notice is hereby given that the Guadalupe Appraisal Review Board will convene at 9:00 a.m. on May 6, 13, 14, 15, 16, 20, 21, 22, 23, 27, 28, 29 30, 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 April 30, 2025, at 5:00 p.m.

GUADALUPE APPRAISAL DISTRICT

1. CALL TO ORDER
2. ROLL CALL
3. The Board will examine, equalize and approve the appraisal records of the Chief Appraiser and will hear and determine taxpayer and taxing unit appeals on all matters permitted by the Texas Property Tax Code. The Appraisal Review Board will be in session other days, notice for which shall be duly posted, until all appeals are heard and resolved. This notice is given pursuant to TEX.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.
Seguin, Texas 78155
(830)303-3313 Opt.1
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Schertz Substation
1052 FM 78, Ste. 103
Schertz, Texas 78154
(830)303-3313 Opt.2
(877)254-0888 (Fax)

POSTED

APR 30 2025
12:00 pm
TERESA KIEL
Guadalupe County Clerk
By: *Mary Ann*

NOTICE OF MEETING

Notice is hereby given that the Guadalupe Appraisal Review Board will convene at 9:00 a.m. on May 06, 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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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
April 30, 2025, at 5:00 p.m.

GUADALUPE APPRAISAL DISTRICT

1. CALL TO ORDER
2. ROLL CALL
3. Submission of 2025 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.



Memorandum
May 1, 2025

000229

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

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

The next meeting of the **MPO Technical Advisory Committee** is scheduled for
Friday, May 9, 2025 at 1:30 p.m.

TxDOT San Antonio District Office, Building 2, Hearing Room
4615 NW Loop 410, San Antonio, Texas 78229

It is the intent that the chair will preside over the meeting from this location.

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

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

Agenda: Items may be taken out of the order shown

1. Roll Call
2. Citizens to be Heard
3. **Approval** of the April 11, 2025 Meeting Minutes
4. Presentation, Discussion, and **Action** on City of San Antonio's South Texas Parkway Project – City of San Antonio (Hernandez)
5. Presentation and Discussion on Alamo Area Council of Governments (AACOG) Air Quality Planning Efforts (UPWP Subtask 3.2) – AACOG (Smeltzer/Hufstetler)
6. Discussion and Appropriate Action on the Development of the FY 26-27 Unified Planning Work Program (UPWP) – AAMPO (Jimenez)

POSTED

MAY 01 2025

4:25 pm

TERESA KIEL
Guadalupe County Clerk
By: *Mary Ann*

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

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

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

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

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

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

💻 www.alamoareampo.org

7. Discussion and Appropriate Action on Amendments to the FY 25-28 Transportation Improvement Plan (TIP) and *Mobility 2050* – AAMPO (Martinez)
8. Announcements
 - a. May is National Bike Month. Not going far? Ditch the car! For Bike Month, AAMPO is involved in Bike to School Day, Bike to Work Day, the Active Transportation Advisory Committee's (ATAC) Walk and Bike Night, the Ride of Silence, Street Skills cycling safety classes, and other partner events. If you want to learn more, contact Matthew Moreno at moreno@alamoareampo.org.
 - b. During June 2025, AAMPO will host public meetings, throughout the study area, and conduct public outreach to garner public comments on the FY 27-30 Transportation Improvement Program (TIP) submitted projects. Specific information on the public meetings will be distributed at a later date.
 - c. The FY 27-30 TIP Project Scoring Work Group preliminary meeting will occur in late May. The preliminary meeting will be geared toward simply sharing the submitted projects and the technical scores. Thereafter, the work group will have a more extensive meeting to fully evaluate all the projects submitted and form consensus for which projects to recommend for funding to the Technical Advisory Committee (TAC) and the Policy Board Executive Committee. The projects total over \$1 billion and AAMPO has approximately \$256 million to program.
 - d. The FY 25-28 TIP project reviews are being scheduled for May and June 2025. All meetings will be held at the AAMPO office. If you have not been contacted, and have a project programmed in the current TIP, please contact Sonia Jimenez at jjimenez@alamoareampo.org or 210-668-3614.
 - e. AAMPO Work Day is set for Friday, June 6, 2025. Agenda topics include prioritizing the FY 26-27 UPWP studies and potential changes to AAMPO's Policy 3 *Guidelines for Programming Projects in the Metropolitan Transportation Plan and the Transportation Improvement Program*. The meeting will be held from 9:00 a.m. to noon at TxDOT San Antonio District, Building 2, Hearing Room, 4615 NW Loop 410, San Antonio, Texas 78229.
 - f. The FY 2025 Safe Streets and Roads for All (SS4A) grants awards are open for applications. The deadline is Thursday, June 26, 2025. Funds are awarded on a competitive basis to support planning, infrastructure, behavioral, and operational initiatives to prevent death and serious injury on roads and streets involving all roadway users, including pedestrians, bicyclists, public transportation, personal conveyance, micromobility users, motorists, and commercial vehicle operators. The estimated number of awards is 500 with awards ranging from \$100,000 to \$25,000,000. For more information, please visit <https://www.transportation.gov/grants/ss4a/fy25-nofo>.
 - g. The AAMPO May Transportation Policy Board (TPB) meeting will be held on Monday, May 19, 2025 at 1:30 p.m. at the VIA Metro Center Board Room (the usual location).
 - h. The AAMPO office will be closed on Monday, May 26, 2025 in observance of Memorial Day.
 - i. Other

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

PARA: LA JUNTA DIRECTIVA DEL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE STEELWOOD TRAIL Y PARA TODAS LAS DEMÁS PERSONAS INTERESADAS:

Notice is hereby given that the Board of Directors of Steelwood Trail Municipal Utility District will hold a special meeting on May 12, 2025, at 12:00 p.m., outside the boundaries of the District, at the office of HMT Engineering and Surveying, 290 S. Castell Avenue, New Braunfels, Texas 78130. The meeting will be held for the following purposes:

Se notifica por la presente que la Junta Directiva del Distrito de Servicios Públicos Municipales de Steelwood Trail celebrará una reunión especial el día 12 de mayo de 2025 a las 12:00 p.m., afuera de los límites del Distrito, en HMT Engineering and Surveying, 290 S. Castell Avenue, New Braunfels, Texas 78130. La asamblea se llevará a cabo con los siguientes propósitos:

1. Receive Public Comment.
2. Consider and take action regarding approval of the minutes from the Board of Directors' February 3, 2025, meeting.
3. Consider and take action regarding approval of the Order Canvassing Election Results for the May 3, 2025, Election.

Considerar y tomar medidas sobre la Orden de Escrutinio de los Resultados Electorales de la Elección del 3 de mayo de 2025.

4. Consider and take action regarding approval of Certificates of Election, Oaths of Office and Statements of Officers for newly elected directors.

Considerar y actuar sobre los Certificados de Elección, los Juramentos al Cargo y las Declaraciones de los Directivos para los directores recientemente electos.

5. Consider and take action regarding Election of Officers of the Board of Directors.
6. Consider and take action regarding adoption of Resolution Approving Actions by Temporary Board of Directors.
7. Consider and take action to authorize legal counsel to prepare and file District Registration Form.
8. Consider and take action regarding approval of District Information Form and authorize filing thereof.
9. Consider and take action regarding adoption of Resolution Approving Budget for Fiscal Year 2025.
10. 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;

POSTED

MAY 02 2025

8:26 am

TERESA KIEL

Guadalupe County Clerk

By: Granville Vann

- 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.
11. Receive Developer's Report summarizing status of construction, development and home sale activities in the District.
12. Consider and take action regarding Payment of Bills and Invoices.
13. Discussion and Possible Action regarding Establishment of Regular Meeting Dates.

Anthony S. Corbett
Attorney for the District

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

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





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

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 for a **BUDGET WORKSHOP** on **May 7, 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)

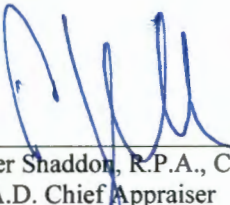
Note: For purposes of this subsection, an independent contractor, such as an engineering, architectural, or consultant firm, is not an employee. Atty.: Gen. Op Nw-129 (1980).

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 posted and filed in compliance with the Open Meetings Act on May 2, 2025 at 5:00 p.m.


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

POSTED

MAY 02 2025

12:15pm

TERESA KIEL

Guadalupe County Clerk
By: 

GUADALUPE APPRAISAL DISTRICT

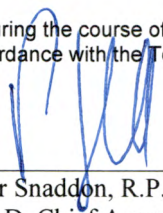
**3000 NORTH AUSTIN STREET
SEGUIN, TEXAS 78155**

**BUDGET WORKSHOP
OF THE
BOARD OF DIRECTORS
AT 5:30 P.M.
May 7, 2025**

Agenda

1. Call to Order
2. Roll Call
3. Citizens' Comments
4. Discussion: 2026 Preliminary Guadalupe Appraisal District Budget
5. 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

GUADALUPE APPRAISAL DISTRICT

000232



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3000 N. Austin St.
Seguin, Texas 78155
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(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 May 7, 2025, immediately following the Budget Workshop**, 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).

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Agenda on Attached Sheet

This notice posted and filed in compliance with the Open Meetings Act on
May 02, 2025 at 5:00 p.m.


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

POSTED

MAY 02 2025

12:15 PM

TERESA KIEL
Guadalupe County Clerk
By: 

GUADALUPE APPRAISAL DISTRICT

3000 NORTH AUSTIN STREET

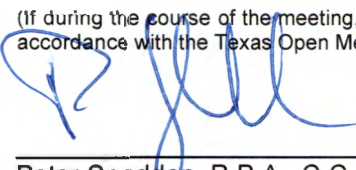
SEGUIN, TEXAS 78155

REGULAR SESSION OF THE BOARD OF DIRECTORS IMMEDIATELY FOLLOWING THE BUDGET WORKSHOP May 07, 2025

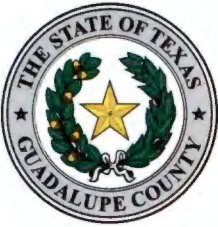
Agenda

1. Call to Order
2. Roll Call
3. Citizens' Comments
4. Taxpayer Liaison Report
5. **CONSENT AGENDA** – These items may be acted upon by one motion. No separate discussion or vote on any of the items will be had unless requested by a Board member.
 - a. Approval of Minutes of the Regular Meeting held April 9, 2025
 - b. Approval of Finance Statement for March 2025
 - c. Approval of Waiver of Penalties & Interest Under §6.06 (e & k) Texas Tax Code Late Payment by Municipal Utility District #4
 - d. Approval of Waiver of Penalties & Interest Under §6.06 (e & k) Texas Tax Code Late Payment by Lake Placid WCID #1
6. **DISCUSSION:** Presentation of Mary Erskine Building Assessment Report by Debra J. Dockery, Architect, P.C.
7. **EXECUTIVE SESSION:** 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)
 - a. **DISCUSSION:** Consider for approval Resolution 2025-03, authorizing chief appraiser to proceed under TX Tax Code 6.051(b) notifying governing bodies of eligible taxing units of GAD's intent to purchase/renovate 216 E. College Street (Seguin) and sell current facility at 3000 N. Austin Street (Seguin). Included within resolution is how proceeds from the sale of current facility will be used (i.e., future loan payments).
8. **ACTION:** Take Any Action Based on Discussion Held in Closed Session Under Agenda Item #7
9. **DISCUSSION/ACTION:** Consider for approval Resolution 2025-04, retaining professionals in connection with obtaining financing to purchase and renovate proposed future site for district operations.
10. Chief Appraiser's Report
11. Set date, time and location for the next Board of Directors' meeting.
12. Directors' Report
13. 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



000233

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
Carpenter@
GuadalupeTX.gov

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

NOTICE OF POSSIBLE QUORUM

DATE: MAY 8, 2025

TIME: 1:00 – 4:00 P.M.

May 02 2025
2:30 pm
TERESA KIEL
Guadalupe County Clerk
By: *Mary Ann*

POSTED

EVENT: General Land Office Kickoff Workshop

MEETING BEGINNING AT 1:00 P.M.

**LOCATION: GUADALUPE COUNTY DEVELOPMENT CTR.
MATADOR CONFERENCE ROOM
310 IH 10 WEST
SEGUIN, TX 78155**

This notice has been posted to notify the public that a quorum of the Commissioners Court may be in attendance at the GLO Kickoff Workshop.

- ❖ **This is not a meeting conducted by the Commissioners Court of Guadalupe County, and their attendance is strictly limited to that of an attendee. No Guadalupe County business will be discussed or acted upon.**

POSTED

000234

THE STATE OF TEXAS

COUNTY OF GUADALUPE

§
§
§

MAY 05 2025
11:35 am
TERESA KIEL
Guadalupe County Clerk
By: *Granite Vana*


**ORDER
LIFTING OUTDOOR BURN BAN**

WHEREAS, due to the considerable amount of rainfall in all or part of the unincorporated area of the County; and

WHEREAS, the Texas Forest Service has determined that drought conditions have significantly reduced; and

THEREFORE, I HEREBY ORDER that the burn ban (**Order No. 03252025-8G**) be lifted in Guadalupe County, **effective May 6, 2025, at 06:00 a.m.**; however, people should continue to use caution and exercise burning practices, and all state laws regarding burning procedures still apply.

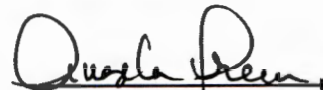
SIGNED this 5th day of **May 2025**.



Kyle Kutscher
County Judge



ATTEST:



Teresa Kiel
County Clerk

Deputy County Clerk



GCGCD AGENDA
MEETINGS OF THE
GUADALUPE COUNTY GROUNDWATER
CONSERVATION DISTRICT

Thursday, May 8, 2025

200 N. Austin St. Ste. # 301

Seguin, TX 78155

4:30 PM



Webex link:

<https://guadalupecountygroundwaterconservationdistrict-188.my.webex.com/guadalupecountygroundwaterconservationdistrict-188.my/j.php?MTID=m428964f53e967688c2e42ceb9fc18c88>

Meeting number: 2863 322 9030 Meeting password: NeD4qeiNg46

Join by phone, United States Toll: +1-650-479-3208

Access code: 28633229030 Meeting password for audio: 63347346

1. CALL TO ORDER
2. Permit hearing
 - A. David Dougherty is requesting to drill a new well and produce up to 199 AF/YR of Wilcox Aquifer groundwater for the beneficial use of irrigating sorghum and/or hay at property located at 500 Tannenbaum Ln., Seguin, TX 78155.
 - i. Invitation for public comment
 - ii. GCGCD staff – present/summarize amendment
 - iii. Permit applicant/representative(s) – comments
 - iv. GCGCD Hydrogeologist – Bill Klemt comments
 - v. Invitation for additional public comments
 - B. Ranchy McRanchface LLC located at 211 Darst Field Road Seguin, TX 78155. Wilcox permit COM-2023-WX-01. Major amendment request to increase the annual quantity of groundwater authorized to be withdrawn from the Wilcox Aquifer by an addition of 201 AF/YR for a total of 400 AF/YR.
 - i. Invitation for public comment
 - ii. GCGCD staff – present/summarize amendment
 - iii. Permit applicant/representative(s) – comments
 - iv. GCGCD Hydrogeologist – Bill Klemt comments
 - v. Invitation for additional public comments
 - C. ADJOURMENT of permit hearing

POSTED

MAY 05 2025

12:16 pm

TERESA KIEL

Guadalupe County Clerk
By: *[Signature]*

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

Regular Meeting of the Guadalupe County Groundwater Conservation District

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

DETERMINE A QUORUM

1. Invitation of citizens or Directors to speak in advance of District's regular business (limited to 3 minutes each – agenda items/non-agenda items)
2. Discussion and possible action to approve new drilling and production permit (IRR-2025-WX-11) submitted by David Dougherty requesting 199-acre feet per year at a maximum of 200 GPM from the Wilcox Aquifer to irrigate sorghum and/or hay at 500 Tannenbaum Lane, Seguin, TX
3. Discussion and possible action to approve major permit amendment request submitted by Ranchy McRanchface, LLC [COM-2023-WX-01] to increase the annual quantity of groundwater authorized to be withdrawn from the Wilcox Aquifer by an addition of 201 AF/YR for a total of 400 AF/YR.
4. Discussion and possible action to approve application submitted by Post Oak Clean Green, Inc to drill a commercial well requesting 150 AF/YR of Wilcox Aquifer groundwater under GCGCD Rule 5.3(a)(3) at a maximum of 90 GPM.
5. Approve Minutes of regular meeting held on April 10, 2025
6. Approve Minutes of the Rule Workshop held on April 10, 2025
7. Review Palmer Drought Index, current drought maps, and TexMesonet rainfall data in GCGCD area
8. Review production data report for April 2025
9. Discussion and possible action to approve Financial Reports for April 2025
10. Amy Bush, RMBJ Geo, Inc. – Carrizo Aquifer Water Level Decline and DFC Analysis
11. REPORTS
 - A. Kelley Cochran: General Manager Report
 - o Association updates
 - o Other District business
 - B. Tiffany Willrich – Administrative Report
 - C. Caroline Hrcir – Education & Outreach
 - D. William B. Klemt, PG - Consulting Hydrogeologist
 - E. CRWA
 - F. SSLGC
 - G. SHSUD
 - H. CCSUD
 - I. CSWR
 - J. CLSUD / Region L, Vice-Chair – Humberto Ramos
12. Possible items for discussion/consideration at next meeting
13. Lloyd Gosselink law firm/Perales, Allmon & Ice, P.C. (*Executive Session Recommended*)
14. ADJOURNMENT

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

AGENDA
GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 15

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 15 ("the District") will meet in special session, open to the public at 12 p.m., Tuesday, May 13, 2025, at 4122 Pond Hill Rd, San Antonio, Texas 78231, a designated meeting place outside the boundaries of the District, at which meeting, the following items will be considered and acted on:

1. Hear from the Public;
2. Consider approving Minutes of Meeting held March 17, 2025;
3. Ratify execution of Statement of Appointed Officers and Oath of Offices for Directors Baillio and Alec Guerra;
4. Ratify Electing of officers;
5. Ratify Constituting Board of Directors;
6. Consider adoption of Order Canvassing Election Returns;
7. Consider amending District Registration Form and authorize filing with the Texas Commission on Environmental Quality;
8. Consider approving Notice to Sellers and Purchasers and authorize recording of same;
9. Hear report from Developer and consider taking any action requested by Developer;
10. Consider entering into a Tax Assessor/Collector agreement with Utility Tax Service, LLC;
11. Consider approving Bookkeeper's Report and take any action thereon, including:
 - a. consider approving payment of bills;
 - b. consider approving Investment Report;
12. Hear Engineer's Report and take any action thereon, including:
 - a. consider authorizing Engineer to proceed with the design of District facilities;
 - b. consider approving plans and specifications of District facilities;
 - c. consider authorizing Engineer to advertise for bids for District projects;
 - d. consider authorizing construction contracts and related items;
 - e. consider approving report, pay estimates and change orders for construction projects in the District;
13. Hear Attorney's Report and take any action thereon, including:
 - a. consider approving Amended and Restated Order Adding Land and Redefining Boundaries.

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

EXECUTED this 5th day of May, 2025.

GUADALUPE COUNTY MUNICIPAL
UTILITY DISTRICT NO. 15



By: _____

Julianne B. Kugle

Sanford Kuhl Hagan Kugle Parker Kahn LLP

POSTED

MAY 05 2025

3:17pm

TERESA KIEL

Guadalupe County Clerk
By: *francine*

MAY 07 2025

10:00 AM

TERESA KIEL

Guadalupe County Clerk

By *Gregory Woodard***SEDONA MUNICIPAL UTILITY DISTRICT NO. 1**

May 14, 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 **1:30 p.m. on Wednesday, May 14, 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:

ELECTION ITEMS

1. ***See Supplemental Agenda for Election Items;***

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. Sworn Statements, Oaths of Office;
3. Minutes of the February 6, 2025 Board meeting;
4. Revised District Registration Form (Directors' terms);
5. District Information Form, including District boundary map and Notice to Purchaser;

DISCUSSION/ACTION ITEMS

6. Resolution Adopting Written Procedures for Post Bond Issuance Federal Tax Compliance;
7. Bookkeeper's report, including funds transfers and payment of bills and invoices;
8. Developer's report;
9. Engineer's report;
10. Attorney's report, including:
 - (a). Covered Applications and Prohibited Technology Policy pursuant to Senate Bill 1893;
 - (b). Resolution Adopting Checklist for Acceptance of Facilities;

TAX ITEMS

11. Taxation of goods-in-transit, including:
 - (a). Public hearing on taxation of goods-in-transit under Section 11.253(j) and (j-1);

- (b). Resolution Providing for Taxation of Goods-in-Transit;
12. Tax Collection Agreement with Guadalupe County;
13. Future meeting dates 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 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. Hen

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.

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

May 14, 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 at **1:30 p.m. on Wednesday, May 14, 2025** at the offices of Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701. The following *additional* matters will be considered and may be acted upon at the meeting:

1. Canvass returns of May 3, 2025 Confirmation Election, Operation and Maintenance Tax Election, System Facilities Bond Election, a Road Bond Election, Refunding Bond Elections, and Permanent Directors Election;
2. Directors initial terms of office, including drawing of lots;
3. Order Canvassing Returns for the May 3, 2025 Confirmation Election, Operation and Maintenance Tax Election, System Facilities Bond Election, a Road Bond Election, Refunding Bond Elections, and Permanent Directors Election;
4. Any other matters relating to the May 3, 2025 elections;

**EL DISTRITO MUNICIPAL DE SERVICIOS PUBLICOS
SEDONA NUMERO UNO**

**AVISO SUPLEMENTAL A LA AGENDA
14 DE MAYO 2025**

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

Se pone en conocimiento del public que la Junta Directiva del Distrito Municipal de Servicios Públicos Sedona Numero Uno va a tener una reunion a las 1:30 de la tarde el miercoles, el dia 14 de mayo de 2025 en las oficinas de Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701. Los siguientes propositos *adicionales* se consideraran y pueden ser llevado a cabo en la junta:

1. Escrutinar los resultados del 3 de mayo de 2025 eleccion de confirmacion, eleccion de impuestos de mantenimiento, eleccion de bonos de instalaciones del Sistema, eleccion de bonos de carretera, elecciones de bonos de reembolso y la eleccion de directores permanentes;
2. Los mandatos iniciales de Directores, incluyendo el sorteo de lotes;
3. Orden de escrutinio de los resultados del 3 de mayo de 2025 de la eleccion de confirmacion, eleccion de impuestos de mantenimiento, eleccion de bonos de instalaciones del Sistema, eleccion de bonos de carretera, elecciones de bonos de reembolso y eleccion de directores permanentes;
4. Cualquier otro relacionado a las elecciones del dia 3 de mayo de 2025.

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
Abogado del Distrito

SEDONA MUNICIPAL UTILITY DISTRICT NO. 2

May 14, 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 **12:30 p.m. on Wednesday, May 14, 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 Statements, Oaths of Office for Directors Fredenburg and Johnston;

POSTED**ELECTION ITEMS**

2. ***See Supplemental Agenda for Election Items;***

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.)

3. Sworn Statements, Oaths of Office for Directors elected May 3, 2025;
4. Minutes of the February 7, 2025 Board meeting;
5. Revised District Registration Form (Directors' terms);
6. District Information Form, including District boundary map and Notice to Purchaser;

DISCUSSION/ACTION ITEMS

7. Resolution Adopting Written Procedures for Post Bond Issuance Federal Tax Compliance;
8. Bookkeeper's report, including funds transfers and payment of bills and invoices;
9. Developer's report;
10. Engineer's report;
11. Attorney's report, including:
 - (a). Covered Applications and Prohibited Technology Policy pursuant to Senate Bill 1893;
 - (b). Resolution Adopting Checklist for Acceptance of Facilities;

MAY 07 2025
12:07 pm
TERESA KIEL
Guadalupe County Clerk
By: *[Signature]*

TAX ITEMS

12. Taxation of goods-in-transit, including:
 - (a). Public hearing on taxation of goods-in-transit under Section 11.253(j) and (j-1);
 - (b). Resolution Providing for Taxation of Goods-in-Transit;
13. Tax Collection Agreement with Guadalupe County;
14. Future meeting dates 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 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. Ke.

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.

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

May 14, 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 at **12:30 p.m. on Wednesday, May 14, 2025** at the offices of Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701. The following *additional* matters will be considered and may be acted upon at the meeting:

1. Canvass returns of May 3, 2025 Confirmation Election, Operation and Maintenance Tax Election, System Facilities Bond Election, a Road Bond Election, Refunding Bond Elections, and Permanent Directors Election;
2. Directors initial terms of office, including drawing of lots;
3. Order Canvassing Returns for the May 3, 2025 Confirmation Election, Operation and Maintenance Tax Election, System Facilities Bond Election, a Road Bond Election, Refunding Bond Elections, and Permanent Directors Election;
4. Any other matters relating to the May 3, 2025 elections;

**EL DISTRITO MUNICIPAL DE SERVICIOS PUBLICOS
SEDONA NUMERO DOS**

**AVISO SUPLEMENTAL A LA AGENDA
14 DE MAYO 2025**

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

Se pone en conocimiento del public que la Junta Directiva del Distrito Municipal de Servicios Públicos Sedona Numero Dos va a tener una reunion a las 12:30 de la tarde el miercoles, el dia 14 de mayo de 2025 en las oficinas de Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701. Los siguientes propositos *adicionales* se consideraran y pueden ser llevado a cabo en la junta:

1. Escrutinar los resultados del 3 de mayo de 2025 eleccion de confirmacion, eleccion de impuestos de mantenimiento, eleccion de bonos de instalaciones del sistema, eleccion de bonos de carretera, elecciones de bonos de reembolso y la eleccion de directores permanentes;
2. Los mandatos iniciales de Directores, incluyendo el sorteo de lotes;
3. Orden de escrutinio de los resultados del 3 de mayo de 2025 de la eleccion de confirmacion, eleccion de impuestos de mantenimiento, eleccion de bonos de instalaciones del Sistema, eleccion de bonos de carretera, elecciones de bonos de reembolso y eleccion de directores permanentes;
4. Cualquier otro relacionado a las elecciones del dia 3 de mayo de 2025.

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. Hen

Attorney for the District
Abogado del Distrito

NOTICE OF MEETING

GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

The Board of Directors of Guadalupe County Municipal Utility District No. 9 will hold a regular meeting on **Tuesday, May 13, 2025, at 11:30 a.m., at San Marcos Title Company, 1913 Dutton Drive, Suite 408, San Marcos, Texas 78666**, to discuss and, if appropriate, act upon the following items:

1. Comments from the public.
2. Approve minutes.
3. Financial and bookkeeping matters, including payment of the bills, review of investments, and adopt budget for fiscal year end April 30, 2026.
4. Authorize preparation and filing of Annual Financial Report for fiscal year end April 30, 2025.
5. Accept annual disclosure statements for Investment Officers and bookkeepers.
6. Engineering matters, including preparation of plans and specifications, approval of plans and specifications, advertisement for bids, bid review, contract award, Pay Estimates and Change Orders, acceptance of projects, and direct engineer to notify insurance company, as appropriate.
7. Deeds, easements, consents to encroachment, requests for service, out-of-district service agreements, and utility commitment letters.
8. Water and wastewater matters, including Amendment No. 1 to the Regional Wastewater Services Cost Sharing Agreement with the City of San Marcos, Texas.
9. Annexation of land into the District, including:
 - a. approve annexation agreement; and
 - b. authorize engineer to prepare feasibility study.
10. Adopt Resolution Adopting Covered Applications Policy.
11. Review and update Eminent Domain Report to the Texas Comptroller.
12. Development matters, including report on development, development financing agreement, amendments to development financing agreement, assignments of development financing agreement, and consents to assignment.
13. Next meeting date.



DRA

Attorney for the District

POSTED

MAY 07 2025

2:15 PM

TERESA KIEL

Guadalupe County Clerk

By: *Terah Duggins*

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

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

NOTICE OF 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 Tuesday, May 13, 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. 2025 Bond Elections and Operation and Maintenance Tax Elections, including adopt Order Canvassing Returns and Declaring Results of Bond Elections and Operation and Maintenance Tax Elections.
5. Authorize execution of Amendment to Information Form.
6. Adopt Resolution Establishing Disadvantaged Business Enterprise Program.
7. Accept assignment of Utility Agreement, if appropriate.
8. 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.
9. Deeds, easements, assignment of easements, phase I environmental site assessments, consents to encroachment, requests for service, or utility commitment letters.
10. Annexation of land into the District, including:
 - a. approve feasibility study;
 - b. accept Petition for Addition of Certain Land; and
 - c. adopt Order Adding Land.
11. Report on development in the District.
12. Next meeting.

POSTED

MAY 08 2025
 10:29am
 TERESA KIEL
 Guadalupe County Clerk
 By: VDURR

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.

AVISO DE ASAMBLEA

DISTRITO DE MEJORAMIENTO DE RANCHOS REGENCY DEL CONDADO DE GUADALUPE

La Junta Directiva del Distrito de Mejoramiento de Ranchos Regency del Condado de Guadalupe celebrará una asamblea ordinaria el martes 13 de mayo de 2025, a las 12:00 p.m., en Chesmar Homes, LLC, 211 North Loop 1604 East, Suite 179, San Antonio, Texas 78232, para discutir y, según corresponda, obrar en los siguientes puntos:

4. 2025 Elecciones de Bonos y Elecciones de Impuestos de Operación y Mantenimiento, incluyendo adoptar Orden de Escrutinio y Declaración de Resultados de Elecciones de Bonos y Elecciones de Impuestos de Operación y Mantenimiento.



/s/ Paul Harle

Attorney for the District
Abogado del Distrito

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

000250

POSTED



MAY 09 2025
12:40 PM
TERESA KIEL
Guadalupe County Clerk
By: VS

**Bexar Metro 9-1-1 Network
Board of Manager's Regular Meeting**

911 Saddletree Court, San Antonio, Texas 78231-1523

Tuesday, May 13, 2025 - 2:00 PM

AGENDA

- I. Call to Order
- II. Approval of Minutes
 - Regular Meeting, December 11, 2024
- III. Acceptance of Independent Auditor's Report
 - Fiscal Year 2024 Independent Auditor's Report and Single Audit
- IV. Approval of Financial Plan and Budget
 - Draft Fiscal Year 2026 Financial Plan and Budget
- V. Review and Acceptance of Quarterly Financial Reports
 - FY25 Q1 - October 1, 2024 – December 31, 2024
 - FY25 Q2 - October 1, 2024 – March 31, 2025
- VI. Executive Director's Report
- VII. Open Visitor's Forum.
 - Members of the public may address the Board on items not listed on the agenda. No formal action may be taken.
- VIII. Adjournment

Pursuant to Chapter 551, Texas Government Code, the Board reserves the right to convene in Executive Session on any of the above items as authorized per the Texas Open Meetings Act and pursuant to Texas Government Code Sections 551.071 (legal), 551.072 (real estate), and 551.074 (personnel), for consultation with Attorney on pending or contemplated litigation or to seek legal advice, and for deliberations on matters relating to critical infrastructure vulnerability, security, or acts of terrorism per Section 418.183(f) of the Texas Disaster Act.

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



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: May 13, 2025
Time: 10:00 AM

AGENDA

POSTED

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

A. Recognizing May 2025 as Motorcycle Safety Awareness Month in Guadalupe County.

Motorcycle Safety Awareness Month 2025

B. Recognizing National Police Week, May 11-17, 2025, in Guadalupe County.

National Police Week

5. DISCUSSION:

Interlocal Agreement regarding New Berlin Roads.

6. PUBLIC HEARING:

To solicit input from the public relative to the proposed and revised Guadalupe County Subdivision Regulations regarding revisions to Section III. Exemptions, pursuant to Section 232.0015 of the Texas Local Government Code, specifically paragraph (a), which allows a county to define and classify certain divisions of land for the purpose of creating exceptions to the plat requirement.

Proposed Local Exceptions to Platting Requirement Draft as of 5-6-25

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

MAY 09 2025
2:52pm
TERESA KIEL
Guadalupe County Clerk
By: Granville

- A. The EBA List.
[EBA](#)
- B. Budget Amendments.
[Summary and Requests](#)
- C. PCA Bill List and Jury Registers.
[PCA Bill List and Jury Registers](#)
- D. The filing of the Guadalupe County Community Supervision and Corrections Department financial statements for the fiscal year ended August 31, 2024.
[Guadalupe County CSCD Financial Statement August 31 2024](#)
- E. The filing of the Annual Audit of the Guadalupe County Juvenile Probation Department's Texas Juvenile Justice Department grant funds for the year ended August 31, 2024.
[Juvenile Audit TJJD Aug 31 2024](#)
- F. The filing of the Guadalupe County Juvenile Services Department Combined Statement of Revenues and Expenditures and Balance Sheets for the fiscal year ended September 30, 2024.
[JUV Combined Statements & Balance Sheet-9.30.24](#)
- G. The letter in support of the Cibolo Police Department's Citizens Police Alumni Academy's Application to GVEC's Power-up Grant.
[GVEC Grant Info](#)
[GVEC Power up Grant - CPD, CPAA](#)
- H. The Excavation Permit Requests for the following County Roads:
 - i. Huber Road, Precinct 2;
 - ii. Lake Placid Drive, Precinct 1; and
 - iii. Indian Trail, Precinct 1.[COMPLETE Excavation Permit Requests](#)
- I. The Memorandum of Understanding between Flock Group, Inc., d/b/a "Flock Safety" and Guadalupe County Constable's Office, Pct.3 and authorize the Constable to sign the agreement.
[Flock Group Inc MOU](#)

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

- A. Peter Snaddon - Presentation and Resolution for the Appraisal District Space Planning Project.
[Taxing Unit Request for Approval Packet](#)
- B. The Order to Approve the Creation and Changes of Voting Precincts to comply with the maximum number of registered voters in a single precinct pursuant to Texas Election Code Section 42.006.
[Attachment A Precinct 208 Splits](#)
[Attachment B Precinct 415 Splits](#)
[Order to Approve Voting Precincts 2026](#)

- C. The Guadalupe County Annual Comprehensive Financial Report 2024 and the Guadalupe County Federal and State Single Audit for fiscal year ended September 30, 2024.
[Guadalupe County 2024 Single Audit Report](#)
[Guadalupe County 2024 ACFR 3-31-25](#)
- D. The Participating Entities Services Agreement for the Statewide Automated Victim Notification Service (SAVNS) with SylogistGov, Inc., in conjunction with the Office of the Attorney General of Texas.
[SAVNS Agmt](#)
- E. The Master Services Agreement between Guadalupe County Fire Rescue and Lexipol, LLC for the provision of a Fire Policy Manual and related services, and authorize the Fire Marshal/Emergency Management Coordinator to sign.
[Lexipol 20Contract 20011822](#)
[Lexipol Price File 011822-LXP](#)
[Guadalupe County Fire Policy MSA Pro](#)
- F. Authorization to use budgeted funds for Emergency Management for public outreach and promotional materials.
[Positive promotions-Fire Department-PO# 3260](#)
[Public Educational Outreach-Events Policy](#)
[Court Agenda Request](#)
- G. Authorize the Fire Marshal / Emergency Management Coordinator to enter into an agreement with the International Code Council to publish a customized 2024 International Fire Code with Guadalupe County's adopted amendments.
[Guadalupe County Tx Custom I Code Proposal 050725](#)
- H. Review the evaluation scoring for RFP 25-10, Hazard Mitigation Plan Update, and authorize Purchasing to negotiate a contract.
[RFP 25-10 Hazard Mitigation Plan Update-Evaluations](#)
- I. Review the evaluation scoring for RFP 25-11, Roadway Condition Assessment Services, and authorize Purchasing to negotiate a contract.
[RFP 25-11 Evaluation Scoring](#)
- J. Review the evaluation scoring for RFP 25-13, Turnkey Wingwall and S.E.T. Services, and authorize Purchasing to negotiate a contract.
[Final Evaluation Scoring RFP 25-13](#)
- K. Review the evaluation scoring for RFP 25-16, Bank Depository & Banking Services, and authorize Purchasing to negotiate a contract.
[Final Evaluation Scoring RFP 25-16](#)
- L. Review the evaluation scoring for RFP 25-17, Metal Storage Structures, and authorize Purchasing to negotiate a contract.
[Final RFP 25-17 Metal Storage Structures](#)
- M. Review the Evaluation scoring for RFP 25-20, Construction Contractor - Juvenile Services Medical Bay Project, and authorize Purchasing to negotiate a contract.

Final Evaluation Scoring 25-20

- N. The Performance Bond from Chesmar Homes, LLC for Regency Ranch, Unit 2 Subdivision.
[Regency Ranch Unit 2 Performance Bond](#)
- O. The final plat of Regency Ranch Unit 2 Subdivision, establishing lots 1-28, located in Precinct 4.
[Regency Ranch U2 Plat](#)
[Tax Cert Regency Ranch U2](#)
- P. The final plat of Marlowe Ranch Acres Subdivision, establishing lots 1-7, Precinct 1.
[Marlowe Ranch Acres Subdivision Plat](#)
[Tax Certificate Marlowe Ranch Acres](#)
- Q. The following documents relative to the GLO Community Development Block Grant – Mitigation (CDBG-MIT) Method of Distribution (MOD) Program, Contract #24-065-125-E967:
 - i. The Resolution Regarding the Civil Rights Policies;
 - ii. The Resolution Designating Authorized Signatories for Contractual and Financial documents;
 - iii. The Proclamation declaring November as Fair Housing Month in Guadalupe County;
 - iv. Amendment #1 for the Grant Administration Services contract;
 - v. Amendment #1 for the Engineering Services contract; and
 - vi. Affidavit of Posting a Public Notice.[GLO Grant](#)
- R. In accordance with the Guadalupe County Travel Policy, authorization for two Sheriff's Office Employees to travel out-of-state to the Drone Assessment and Response Tactics(DART) course in Socorro, New Mexico, August 26, 2025 to August 28, 2025.
[Drone Assessment and Response Tactics Training](#)
- S. The contract with Axon Enterprise, Inc. to purchase 125 AXON Taser 10 devices, associated training and peripherals.
[Guadalupe T10](#)
[Buyboard Agreement](#)
- T. In accordance with the Guadalupe County Travel Policy, authorization for one Adult Detention Employee to travel out-of-state to the Midwest Leadership Summit for Crisis Negotiators in Olathe, Kansas June 17-18, 2025.
[Leadership in Crisis Negotiation](#)
- U. The Kologik Software Renewal Agreement and authorization for Sheriff Ray to sign.
[Guadalupe County Sheriff's Office \(TX\) - Renewal 2025, Month to Month Paul Signed](#)
- V. The Bill List(s).
[Bill Lists](#)

W. Pursuant to Section 86.012 of the Texas Local Government Code, set the maximum number of reserve deputy constables that a Guadalupe County Constable may appoint.

9. Announcement of Upcoming Guadalupe County Public Events.

10. Motion to Adjourn.

Guadalupe County Commissioners Court is inviting you to a scheduled Zoom meeting.
Join Zoom Meeting: [https://us06web.zoom.us/j/3510377057?](https://us06web.zoom.us/j/3510377057?pwd=MkJpOE55b3FHL1ZDUEl2NmNCc0ttZz09)
[pwd=MkJpOE55b3FHL1ZDUEl2NmNCc0ttZz09](https://us06web.zoom.us/j/3510377057?pwd=MkJpOE55b3FHL1ZDUEl2NmNCc0ttZz09)

Meeting ID: 351 037 7057 Passcode: 638728

Dial In:

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

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

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

**Early Notice and Public Review of a Proposed
Activity in a Riverine Federal Flood Risk Management Standard Designated Floodplain and
Wetland**

To: All interested Agencies, Groups, and Individuals

This is to give notice that Guadalupe County (County) has determined the following proposed action under the Texas General Land Office Community Development Block Grant Mitigation (CDBG-MIT) Program, under GLO Contract #24-065-125-E967, is located in the riverine Federal Flood Risk Management Standard (FFRMS) floodplain and Riverine Wetland, and the County will be identifying and evaluating practicable alternatives to locating the action within the floodplain and wetland and the potential impacts on the floodplain and wetland from the proposed action, as required by Executive Order 11988, as amended by Executive Order 13690, and Executive Order 11990 in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The proposed project locations are in Guadalupe County, TX as follows:

- On Old Seguin Luling Road, from 720 feet east of Cheyenne Lane, eastward for 105 feet, 29.60561, -97.76544, 105 Linear Feet.
- On Pioneer Road, from 260 feet north of Stagecoach Road, northward for 105 feet, 29.56246, -98.06822, 105 Linear Feet.
- On Laubach Road, from 360 feet west of Ploetz Road, westward for 70 feet, 29.62815, -97.95026, 70 Linear Feet.

Flood & Drainage Project Description: Subrecipient shall remove and replace culverts; install headwalls; relocate utilities; remove and replace roadway; and complete all associated appurtenances.

The extent of the FFRMS floodplain was determined using the FFRMS Freeboard Value Approach Report. Approximately <0.50-acres on Old Seguin Luling Road will be in the riverine FFRMS floodplain and approximately 0.10-acres at each crossing will be in a Riverine Wetland. Work in the wetland will be approached under the appropriate Nationwide Permit which will be determined after survey completion. The beneficial values of the floodplain and wetland will not be adversely affected as best management practices will be utilized during construction and the project activities will not change the topography.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and wetlands, and those who have an interest in the protection of the natural environment, should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain and wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains and wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains and wetlands it must inform those who may be put at greater or continued risk.

Written comments must be received by Guadalupe County at the following address on or before 5/27/25: Guadalupe County, 307 W. Court Street, Suite 206, Seguin, TX 78155, (830) 303-4188, Attn: County Judge's Office. A full description of the project may also be reviewed Monday – Friday from 9 am to 5 pm at the address above. Comments may also be submitted via email at carmen.davila@guadalupe.tx.gov.

Date: 5/9/25

POSTED

MAY 09 2025

2:55 pm

TERESA KIEL

Guadalupe County Clerk
By: *[Signature]*

Aviso Temprano y Revisión Pública de una Actividad Propuesta en una Llanura Inundable y Humedal Ribereño Designado por el Estándar Federal de Gestión del Riesgo de Inundación

A: Todas las Agencias, Grupos e Individuos Interesados

Se notifica que el Condado de Guadalupe (Condado) ha determinado que la siguiente acción propuesta, bajo el Programa de Subvenciones en Bloque para el Desarrollo Comunitario de la Oficina General de Tierras de Texas (CDBG-MIT), bajo el Contrato GLO n.º 24-065-125-E967, se ubica en la llanura inundable y humedal ribereño designado por el Estándar Federal de Gestión del Riesgo de Inundación (FFRMS). El Condado identificará y evaluará alternativas viables para ubicar la acción dentro de la llanura inundable y el humedal, así como los posibles impactos en la llanura inundable y el humedal de la acción propuesta, según lo exige la Orden Ejecutiva 11988, modificada por la Orden Ejecutiva 13690, y la Orden Ejecutiva 11990, de conformidad con las regulaciones del HUD en 24 CFR 55.20 Subparte C, Procedimientos para la Toma de Determinaciones sobre la Gestión de Llanuras Inundables y Humedales. Protección. Las ubicaciones propuestas para el proyecto se encuentran en el Condado de Guadalupe, Texas, de la siguiente manera:

- En Old Seguin Luling Road, desde 220 metros al este de Cheyenne Lane, hacia el este durante 32 metros, 8.96 metros (29.60561 pies), -30.76 metros (97.76544 pies lineales).
- En Pioneer Road, desde 79 metros al norte de Stagecoach Road, hacia el norte durante 32 metros, 8.96 metros (29.56246 pies), -30.76 metros (98.06822 pies lineales).
- En Laubach Road, desde 119 metros al oeste de Ploetz Road, hacia el oeste durante 21 metros, 8.96 metros (29.62815 pies), -30.76 metros (97.95026 pies lineales).

Descripción del Proyecto de Inundación y Drenaje: El subreceptor deberá retirar y reemplazar alcantarillas; instalar muros de cabecera; reubicar los servicios públicos; retirar y reemplazar la calzada; y completar todas las instalaciones asociadas.

La extensión de la llanura aluvial del FFRMS se determinó utilizando el Informe de Enfoque del Valor de Borde Franco del FFRMS. Aproximadamente <0.50 acres en Old Seguin Luling Road se encontrarán en la llanura aluvial ribereña del FFRMS y aproximadamente 0.10 acres en cada cruce se encontrarán en un Humedal Ribereño. Las obras en el humedal se gestionarán con el Permiso Nacional correspondiente, que se determinará tras la finalización del estudio. Los valores beneficiosos de la llanura aluvial y el humedal no se verán afectados negativamente, ya que se aplicarán las mejores prácticas de gestión durante la construcción y las actividades del proyecto no modificarán la topografía.

Este aviso tiene tres objetivos principales. En primer lugar, se debe brindar a las personas que puedan verse afectadas por las actividades en llanuras aluviales y humedales, y a quienes estén interesados en la protección del medio ambiente natural, la oportunidad de expresar sus inquietudes y proporcionar información sobre estas áreas. Se anima a quienes comenten a ofrecer sitios alternativos fuera de la llanura aluvial y el humedal, métodos alternativos para lograr el mismo propósito del proyecto y métodos para minimizar y mitigar los impactos. En segundo lugar, un programa adecuado de avisos públicos puede ser una herramienta educativa importante. La difusión de información y la solicitud de comentarios públicos sobre llanuras aluviales y humedales pueden facilitar y fortalecer las iniciativas federales para reducir los riesgos e impactos asociados con la ocupación y modificación de estas áreas especiales. En tercer lugar, para mayor equidad, cuando el gobierno federal determine su participación en

POSTED
 MAY 09 2025
 2:57 PM
 TERESA KIEL
 Guadalupe County Clerk
 By: *[Signature]*

acciones en llanuras aluviales y humedales, debe informar a quienes puedan estar en mayor riesgo o en riesgo continuo.

El Condado de Guadalupe debe recibir sus comentarios por escrito en la siguiente dirección a más tardar el 27 de mayo de 2025: Condado de Guadalupe, 307 W. Court Street, Suite 206, Seguin, TX 78155, (830) 303-4188, Attn: Oficina del Juez del Condado. También puede consultar una descripción completa del proyecto de lunes a viernes de 9:00 a. m. a 5:00 p. m. en la dirección mencionada anteriormente. También puede enviar sus comentarios por correo electrónico a carmen.davila@guadalupe.tx.gov.

Fecha: 9 de mayo de 2025

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 APRIL MEETING**THURSDAY, May 20, 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)

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) Beef Cattle Lunch and Learn Webinar Series
 - (c) Southwest Texas Prospective Grape Grower Workshop May 30, 2025
 - (d) Feral Hog Management May 28, 2025
 - (e) 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.
 - (c) Budget Request Letters for Guadalupe and Comal Counties.
 - (d) Approve and sign letter requesting reimbursement for FY2024 Audit.
 - (e) Approve and sign Investment Policy
 - (f) Approve and sign Notification Form for Financial Statement FY24
5. New Business
 - (a) Set up Escrow accounts with Comal and Guadalupe County Clerks.
 - (b) Review/Approve Matching Fund Request
 - (c) Conservation Activity Program (CAP) Payment Request
 - (d) Ratify and Act on Request for FY2025 CAP, TA, and TSP Reimbursement
 - (e) Action and Request for Geronimo/Alligator Creek Program Reimbursement
 - (f) Discussion on other upcoming events – Plan for 2026 Calendar & Land & Grass Judging in September
 - (g) Plan for Director Election Subdivision 5.
 - (h) Sponsorship for students to Conservation Camps.
 - (i) Discuss - Hire New Bookkeeper.
 - (j) Pay Director mileage for Area 3 Awards Banquet.
6. Review Financial Report for FY 2025 – May2025
7. Approval of Expenditures for April – May 2025 and ratify payments made between meetings
8. Set next meeting date.
9. Adjournment

POSTED**MAY 13 2025****2:24pm****TERESA KIEL**
Guadalupe County Clerk
By: *Granville Nam*

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 ***Beverly Hartwick at 830-379-0930x3*** two (2) workdays prior to the meeting so that appropriate arrangements can be made. **

POSTED

MAY 15 2025

2:34 pm

TERESA KIEL
Guadalupe County Clerk
By: *Mary Ann*

000271

NOTICE OF MEETING

PARK PLACE MUNICIPAL UTILITY DISTRICT OF GUADALUPE COUNTY

The Board of Directors of Park Place Municipal Utility District of Guadalupe County will hold a regular meeting on **Wednesday, May 21, 2025, at 12:00 p.m., at Century Communities, 2330 N. Loop 1604 W. Access Road, Suite 112, San Antonio, Texas 78248**, to discuss and, if appropriate, act upon the following items:

1. Comments from the public.
2. Approve minutes.
3. Annexation matters, including approve feasibility study, accept Petitions for Addition of Certain Land, adopt Order Adding Land, and authorize execution of Amendment to Information Form.
4. Financial and bookkeeping matters, including payment of the bills, review of investments, and amend budget for fiscal year end July 31, 2025, if necessary.
5. Accept annual disclosure statements for Investment Officers and bookkeepers.
6. Tax assessment and collections matters, including delinquent tax collections, installment agreements, payment of tax bills, and adopt Resolution Concerning Exemptions from Taxation.
7. Engineering matters, including preparation of plans and specifications, approval of plans and specifications, advertisement for bids, bid review, contract award, Pay Estimates and Change Orders, acceptance of projects, and direct engineer to notify insurance company, as appropriate, including:
 - a. Park Place Unit 2B - streets, drainage, water, and wastewater; and
 - b. Park Place Unit 3B - streets, drainage, water, and wastewater.
8. Deeds, easements, consents to encroachment, requests for service, out-of-district service agreements, and utility commitment letters.
9. Report on development in the District.
10. Review and update Eminent Domain Report to the Texas Comptroller.
11. Adopt Resolution Establishing Additional Out-of-District Meeting Place.
12. Next meeting date.



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.

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

Guadalupe Regional MEDICAL CENTER



000272

Board of Managers Agenda The Selig Room, 1331 East Court St., Seguin, Texas May 20, 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 April 15, 2025.

4. DISCUSSION ITEMS:

- a. Nursing Report – Daphne Blake, CNO
- b. Financial and Statistical Reports:
 1. Guadalupe Regional Medical Center – Kody Gann, CFO
 2. Guadalupe Regional Medical Group – Steve Lara, GRMG CEO
- c. Quality Report – Rhonda Unruh, VP of Quality
- d. Administrative Report – Robert Haynes, CEO
 1. Foundation – Elaine Bennett, GRMF CEO

POSTED

MAY 15 2025
2:40 pm

TERESA KIEL
Guadalupe County Clerk
By: *Mayra Lina*

5. ACTION ITEM(S):

- a. Board Resolution – Nursing Facility Line of Credit – Kody Gann, CFO
- b. Medical Staff Appointments and Reappointments – Robert Ryan, MD, Chief Medical Officer

NOTE: Each of these applications were reviewed and approved at the April 9th Credentials Committee and the April 28th 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.

Gonzales, Jennifer V., NP	Nurse Practitioner	Advanced Practice Provider
Hase-Lipton, Vivian R., MD	Family Medicine/OB	Active 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:

Patel, Jayesh, DO	Neurology	Telemedicine
Rios, Rolando E., MD	Emergency Medicine	Emergency Medical Staff
Sexton, Jonathan, DO	Emergency Medicine	Emergency Medical Staff

The following provider's privileges will term due to board certification criteria no longer being met.

Donald Willis, MD	Urology	Active
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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 15th day of May 2025, and said Notice shall remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting. For your convenience, you may visit the Guadalupe Regional Medical Center's website at: www.grmedcenter.com titled "News Updates" for any official Hospital Board postings.

AGENDA

TO: THE BOARD OF DIRECTORS OF LONE OAK FARM MUNICIPAL UTILITY DISTRICT, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Lone Oak Farm Municipal Utility District will hold a special meeting on May 23, 2025, at 12:00 p.m. at the offices of BGE, Inc., located at 7330 San Pedro Ave., Suite 301, San Antonio, Texas 78216.

Meeting Packet:

A copy of the meeting packet will be available at the following website: <https://txdistrictinfo.org>

Public Comment:

Public comment will be allowed during the Public Comment agenda item.

Meeting Topics:

The meeting will be held for the following purposes:

1. Public Comment.
2. Approve meeting minutes for February 6, 2025, Board of Directors' meeting.
3. Receive Engineer's Report relating to the construction of public infrastructure improvements, and consider and take action regarding the following matters relating to public infrastructure improvements:
 - a. Plans and Specifications Approvals
 - b. Construction Bid Awards
 - c. Construction Pay Estimates
 - d. Construction Change Orders
 - e. Construction Completion Approvals and Acceptance of Facilities
 - f. Other Engineering Matters
4. Accept conveyance of real property interests for public infrastructure improvements.
 - a. Jaro South Unit 2 Drainage Lands
 - b. Other real property
5. Consider and take action regarding Annexation of the Jaro South Unit 2 Subdivision lands into the District:
 - a. Consider Petition for Annexation;
 - b. Adopt Order Adding Land into the District;
 - c. Adopt Amendment to District Information Form Approving a revised District Boundary Description and District Boundary Map; and
 - d. Other action related thereto.
6. Consider and take action relating to annual review and approval of District Investment Policy and Investment Strategies.

POSTED

MAY 15 2025
4:29 pm
TERESA KIEL
Guadalupe County Clerk
By: *Magnus*

7. Discussion and possible action relating to approval of contract with Masterson Advisors LLC for continuing disclosure services relating to the District's bonds.
8. Discussion and possible action relating to potential sale and issuance of Lone Oak Farm Municipal Utility District Unlimited Tax Bonds, Series 2025 (the "Bonds"):
 - a. Adopt Resolution Authorizing Application to Texas Commission on Environmental Quality for authorization to issue the Bonds; and
 - b. Authorize other action necessary to proceed with the sale of the Bonds.
9. Receive Bookkeepers Report and Authorize Payment of Bills and Invoices.

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.





000278



Guadalupe County Groundwater Conservation District
Notice of Public Hearing on Proposed Amendment of Certain Rules
June 12, 2025 at 4:30 P.M.
200 N. Austin Street, Suite 301, Seguin, Texas 78155

The Guadalupe County Groundwater Conservation District (District) will receive public input at a hearing on the proposed amendment of District Rule 6.2 to require the filing of a notice of intent to drill a new well by a well driller or landowner and approval by the District prior to drilling. This new process will ensure that a well is properly classified as exempt or nonexempt, spaced, accompanied by sufficient water rights, and subject to any applicable permitting requirements.

The hearing will be held 4:30 P.M. on June 12, 2025, at the District's office at 200 N. Austin Street, Suite 301, Seguin, Texas 78155. The public is invited to participate and comment orally and in writing. A copy of these proposed rule amendments may be reviewed on the District's website at www.gcgcd.org/index.html or at the District's office.

POSTED

MAY 21 2025

10:52 am

TERESA KIEL

Guadalupe County Clerk

By: *Margie Turner*

SPRINGS HILL WATER SUPPLY CORPORATION
NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS

TO: THE BOARD OF DIRECTORS OF SPRINGS HILL WATER SUPPLY CORPORATION AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to the Texas Open Meetings Act, Texas Government Code, Chapter 551, that the Board of Directors of Springs Hill Water Supply Corporation ("SHWSC") will hold a regular meeting on May 27, 2025, at 5:30 p.m., at Springs Hill Special Utility District's Offices, located at 5510 S. State Hwy. 123 - Bypass, Seguin, Texas 78155. Additional information can be obtained prior to the meeting by calling 830-379-7683. The following matters will be considered and may be acted upon at the meeting:

AGENDA

- I. CALL TO ORDER AND ESTABLISH QUORUM.**
- II. OWNER/MEMBERS TO ADDRESS THE BOARD OF DIRECTORS (3 minutes per Owner/Member to address Board of Directors).**
- III. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING THE MINUTES OF THE OCTOBER 22, 2024, SPECIAL MEETING OF THE BOARD OF DIRECTORS.**
- IV. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE THE SPRINGS HILL WATER SUPPLY CORPORATION'S FY 2024 AUDIT.**
- V. SPRINGS HILL WATER SUPPLY CORPORATION 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).**
- VI. ADJOURNMENT.**

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

POSTED

MAY 22 2025

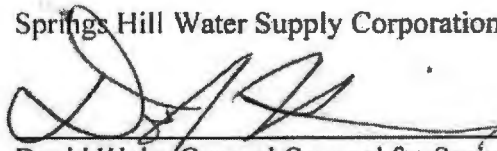
2:47 pm

TERESA KIEL

Guadalupe County Clerk

By: *Mary Ann*

Springs Hill Water Supply Corporation



David Klein, General Counsel for Springs Hill Water
Supply Corporation

Dated: May 22, 2025

MAY 22 2025
2:48 pm
TERESA KIEL
Guadalupe County Clerk
By: *Wayne*

000291

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, May 27, 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 QUALIFY DIRECTOR TO THE DISTRICT'S BOARD OF DIRECTORS FOR A NEW TERM;**
- IV. DISCUSS, CONSIDER, AND TAKE ACTION TO APPOINT A DIRECTOR TO THE DISTRICT'S BOARD OF DIRECTORS;**
- V. DISCUSS, CONSIDER, AND TAKE ACTION CONCERNING ELECTION OF OFFICERS;**
- VI. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE THE MINUTES OF THE APRIL 29, 2025, SPECIAL BOARD MEETING OF THE BOARD OF DIRECTORS;**
- VII. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING BALANCE SHEET & INCOME STATEMENT FOR APRIL 2025;**
- VIII. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE BILLS PAID IN APRIL 2025 (check register);**
- IX. OLD BUSINESS:**
 - A. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING CANYON REGIONAL WATER AUTHORITY WELLS RANCH PHASE III PROJECT;**
 - B. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING WATER SUPPLY PLANNING;**

C. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING MATTERS BEFORE THE PUBLIC UTILITY COMMISSION OF TEXAS, INCLUDING, BUT NOT LIMITED TO:

- 1. DOCKET NO. 57306 – PETITION OF MICHAEL KOHLENBERG, PATRICIA KOHLENBERG, MEREDITH LEIGH URBAN HARTL, DEBORAH JACKSON, AND TRAVIS BAKER TO AMEND SPRINGS HILL WATER SUPPLY CORPORATION'S CERTIFICATE OF CONVENIENCE AND NECESSITY IN GUADALUPE COUNTY BY STREAMLINED EXPEDITED RELEASE;**
 - 2. DOCKET NO. 57421 – PETITION OF DEBORAH JACKSON, MICHAEL KOHLENBERG, AND PATRICIA KOHLENBERG TO AMEND SPRINGS HILL WATER SUPPLY CORPORATION'S CERTIFICATE OF CONVENIENCE AND NECESSITY IN GUADALUPE COUNTY BY STREAMLINED EXPEDITED RELEASE;**
 - 3. DOCKET NO. 57424 – PETITION OF BRUCE HARBORTH, JEFFREY HARBORTH AND VICKI HARTWICK, TRUSTEES OF THE IRMA RANDOW TRUST, TO AMEND SPRINGS HILL WATER SUPPLY CORPORATION'S CERTIFICATE OF CONVENIENCE AND NECESSITY IN GUADALUPE COUNTY BY STREAMLINED EXPEDITED RELEASE; AND**
 - 4. 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 REGARDING STATUS OF TERMINATION OF SPRINGS HILL WATER SUPPLY CORPORATION AND TRANSITION OF OPERATIONS TO SPRINGS HILL SPECIAL UTILITY DISTRICT; AND**
- F. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING OPERATING AGREEMENT WITH THE CITY OF SEGUIN;**

X. NEW BUSINESS:

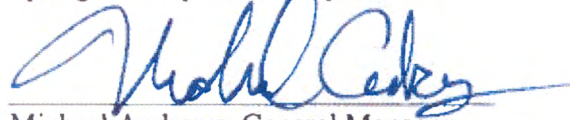
- A. DISCUSS, CONSIDER, AND TAKE ACTION ON NON-STANDARD SERVICE REQUESTS AND CONTRACTS;**

- B. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING SHORT-TERM OPTION FOR POTABLE WATER RESERVATION AND DIVERSION CONTRACT WITH THE NUECES RIVER AUTHORITY;**
 - C. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING GROUNDWATER SUPPLY CONTRACTS AND LEASES; AND**
 - D. DISCUSS, CONSIDER, AND TAKE ACTION ON ORDER ESTABLISHING AN IMPACT FEE ADVISORY COMMITTEE, APPOINTING MEMBERS TO SUCH COMMITTEE, AND ADOPTING POLICIES AND PROCEDURES FOR SUCH COMMITTEE;**
- XI. STANDING AGENDA ITEMS (The Board of Directors utilizes Standing Agenda Items to address issues that are frequently or periodically discussed. This section allows the Board to open the item when a need for discussion arises):**
 - A. RECEIVE GENERAL MANAGER'S REPORT;**
 - B. RECEIVE ENGINEERING REPORT (Malone/Wheeler) AND DISCUSS, CONSIDER, AND TAKE ACTION REGARDING THE SAME, INCLUDING, BUT NOT LIMITED TO;**
 - 1. AWARD CONTRACT FOR GLO MAYS CREEK GUADALUPE RIVER DRIVE WATERLINE RELOCATION PROJECT; AND**
 - C. RECEIVE CANYON REGIONAL WATER AUTHORITY REPORT;**
- XII. 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**
- XIII. ADJOURNMENT.**

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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: 5/22/25

(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: May 27, 2025
Time: 10:00 AM

AGENDA

1. **Call to Order.**
2. **Pledges to U.S. and Texas Flags and Silent Prayer.**
3. **Citizens to be heard.**
4. **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 Lists
 - B. The EBA List.
EBA
 - C. The PCA Bill List.
PCA
 - D. The Auditor's Monthly Report for March 2025.
AMR March 2025
 - E. The Treasurer's Monthly and Investment Report for March 2025.
TMIR MAR 2025
 - F. The Excavation Permit Requests for the following County Roads:
 - i. 1075 Dietert Road, Precinct 2;
 - ii. 1377 Dietert Road, Precinct 2;
 - iii. Marion Road, Precinct 4;
 - iv. Zuehl Road, Precinct 4;

POSTED

MAY 23 2025

1:33 pm

TERESA KIEL

Guadalupe County Clerk
By: *Maryanne Luma*

- v. 3000 B Jakes Colony Road, Precinct 4 and;
- vi. Green Valley Road, Precinct 4.

[Excavation Permit Requests](#)

- G. Waive all County Permitting Fees for the Emergency Response Center.
- H. The naming of a private lane, Masie Lane, located off FM 1044, Precinct 1.
[Private lane package - Masie Ln](#)
- I. Accept \$1,500 gift card from HEB in support of Guadalupe County Juvenile Services Life Skills Cooking Class for Juveniles on Probation.
[H-E-B - Guadalupe County Juvenile Service](#)

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

- A. Peter Snaddon - Presentation and Resolution for the Appraisal District Space Planning Project.
[Taxing Unit Request for Approval Packet \(05-2025\)](#)
- B. The Proposed Amendments to the Guadalupe County Subdivision Regulations, regarding Section III Exemptions, and the Proposed Order Adopting the Amended Subdivision Regulations.
[Proposed Local Exceptions to Platting Requirement](#)
[Proposed Order](#)
- C. Review the bid tabulation and award recommendation for IFB 24-24, Bridge Construction - East Walnut Street Bridge at Geronimo Creek, located in Precinct 1, and award the contract.
[Tabulation & Contract Documents IFB 25-24](#)
- D. The contract with Myers Concrete Construction for RFP 25-13, Turnkey Wing Wall and S.E.T. Services.
[Myers Concrete Contract RFP 25-13](#)
- E. The contract with K-W Construction, Inc. for RFP 25-20, Construction Contractor - Juvenile Services Medical Bay Project.
[KW Construction RFP 25-20](#)
- F. The contract with First United Bank for RFP 25-16, Bank Depository & Banking Services.
[RFP 2516 Contract](#)
[Negotiated Terms RFP 25-16](#)
- G. The proposed amendments to the Guadalupe County Grant Policy & Procedures.
[GC Grant Policy and Procedures](#)
- H. The proposed amendments to the Guadalupe County Purchasing Policies and Procedures.
[GC Purchasing Policy](#)
- I. The following documents relative to the GLO Community Development Block Grant –

Mitigation (CDBG-MIT) Method of Distribution (MOD) Program, Contract #24-065-125-E967:

- i. Initial Real Property Acquisition Report;
- ii. Appointment of Section 3 Coordinator;
- iii. Appointment of Civil Rights Officer;
- iv. Self-Evaluation Form;
- v. Special Conditions Checklist;
- vi. Acknowledge Revised Policy Memo on Project Reevaluations;
- vii. Acknowledge Revised Policy Memo on Choice Limiting Actions;
- viii. Acknowledge Policy Memo on Revised ERR Review Procedures.

[Combined GLO Grant Documents](#)

- J. The contract between Guadalupe County Sheriff's Office and Most Wanted Government Websites by Brooks Jeffrey Marketing, Inc. for website and app upgrades, and authorize Sheriff Joshua Ray to sign.
[GUSOTX308 - Website & App Upgrade](#)
[Brooks Jeffrey Acceptable Use Policy \(Guadalupe\)](#)
- K. Pursuant to Section 86.012 of the Texas Local Government Code, set the maximum number of reserve deputy constables that a Guadalupe County Constable may appoint.
- L. The request by the Guadalupe County Precinct 4 Constable to increase the number of Reserve Deputy Constables from 8 to 9.
- M. The Capital Project Fund Bill List.
[Final Capital Project \(Fund 700\) Bill List 5-27-25](#)

6. Announcement of Upcoming Guadalupe County Public Events.

7. 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.

8. Motion to Adjourn.

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

Join Zoom Meeting: <https://us06web.zoom.us/j/3510377057?pwd=MkJpOE55b3FHL1ZDUEI2NmNCc0ttZz09&>

Meeting ID: 351 037 7057

Passcode: 638728

Dial In:

- +1 346 248 7799 US
- +1 253 205 0468 US
- +1 669 444 9171 US
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 215 8782 US
- +1 669 900 6833 US
- +1 929 436 2866 US

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.