



000517

Groundwater Management Area 13

<https://www.gma13.org/meetings-notice>

NOTICE OF OPEN MEETING: Friday, October 10, 2025 at 10 a.m.

As required by Section 36.108(e), Texas Water Code, a meeting of the **Groundwater Management Area 13** Planning Committee, comprised of delegates from the following groundwater conservation districts located wholly or partially within Groundwater Management Area 13: Evergreen UWCD, Gonzales County UWCD, Guadalupe County GCD, Medina County GCD, Uvalde County UWCD, Wintergarden GCD, Plum Creek CD, and McMullen GCD, will be held on:

Friday, October 10, 2025 at 10:00 a.m. at:

Evergreen Underground Water Conservation District
110 Wyoming Blvd., Pleasanton, Atascosa County, Texas.

At this meeting, the following business may be considered and recommended for Joint Planning Committee action:

1. Declaration of Quorum and Call Meeting to Order
2. Welcome and Introductions
3. Public Comment
4. Discussion and possible action on the minutes of the meeting held August 15, 2025
5. Discussion and possible action on financial report/bank reconciliation
6. Updates from Regional Water Planning Groups representatives
7. Update/Report from the Texas Water Development Board
8. Update/Presentations from GMA 13 Stakeholders
9. Status report on Groundwater Availability Model updates/recalibrations – Dr. Bill Hutchison
10. Discuss work/schedule/timeline for 4th round of DFCs – Dr. Bill Hutchison
11. Discussion and possible action on budget/invoices – Dr. Bill Hutchison
12. Request for future agenda item(s)
13. Set date for next meeting(s)
14. Public comment
15. Adjournment

Questions, requests for additional information, or comments may be submitted to:

Kelley Cochran

Administrator, Groundwater Management Area 13
PO Box 1221
Seguin, TX 78156-1221
830-379-5969

POSTED
SEP 09 2025
12:22 pm
TERESA KIEL
Guadalupe County Clerk
By: VSURK

GMA 13 meetings are open to the public and available to all persons regardless of disability. If you require special assistance to attend the meeting, please call 830.569.4186 at least 24 hours in advance of the meeting to coordinate any special physical access arrangements.

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 October 2, 2025, at 12:00 p.m. at the amenity center located at 5655 Navarro Ranch, Seguin, Texas 78155.

Meeting Packet:

A copy of the meeting packet will be available at the following website: <https://loneoakfarmmud.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. Receive Public Comment.
2. Approve meeting minutes for the September 8, 2025, Board of Directors' meeting.
3. Consider and take action regarding the construction of public infrastructure improvements serving the District:
 - a. Receive Engineer Report relating to status of construction of Public Infrastructure Improvements;
 - b. Approve Plans and Specifications for Public Infrastructure Improvements;
 - c. Approve Award of Contracts for Construction of Public Infrastructure Improvements;
 - d. Approve Pay Estimates for Construction of Public Infrastructure Improvements;
 - e. Approve Change Orders under Contracts for Construction of Public Infrastructure Improvements
 - f. Approve Acceptance of Public Infrastructure Improvements; and
 - g. Approve other matters necessary for construction of Public Infrastructure Improvements serving the District.
4. Accept conveyance of real property interests for public infrastructure improvements.
5. Discussion and possible action relating to the sale and issuance of \$7,400,000 Lone Oak Farm Municipal Utility District Unlimited Tax Bonds, Series 2025A (the "Series 2025A Bonds"):
 - a. Status of Approval of the Sale of the Series 2025A Bonds by the Texas Commission on Environmental Quality.
 - b. Receive Report from Financial Advisor regarding Bids Received from Underwriters for purchase of the Series 2025A Bonds;
 - c. Award the Sale of the Series 2025A Bonds;

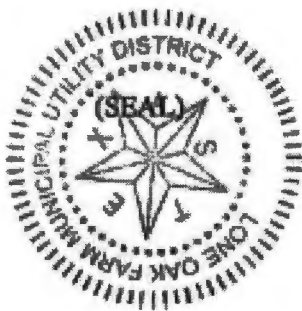
POSTED

SEP 22 2025

8:50 am

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

- d. Adopt Resolution Authorizing the Issuance of \$7,400,000 Lone Oak Municipal Utility District Unlimited Tax Bonds, Series 2025A; Prescribing the Terms and Provisions Thereof; Making Provision for the Payment of the Interest Thereon and the Principal Thereof, Levying and Pledging the Proceeds of a Tax Authorizing the Sale of the Bonds; Authorizing a Paying Agent/Registrar Agreement; and Containing Other Provisions Relating to the Subject;
 - e. Approve Payment of Attorney General filing fee;
 - f. Approve engagement of McCall Gibson Swedlund Barfoot Ellis, PLLC to prepare Agreed Upon Procedures report relating to proposed disbursement of proceeds of the Series 2025A Bonds; and
 - g. Authorize the District's Officers and Directors, Financial Advisor, General Counsel and Bond Counsel to take all actions necessary, appropriate or convenient in connection with the sale of the Series 2025A Bonds, including, without limitation, executing appropriate documents in connection therewith.
- 6. Discussion and possible action relating to the sale and issuance of \$3,000,000 Lone Oak Farm Municipal Utility District Unlimited Tax Road Bonds, Series 2025B (collectively the "Series 2025B Bonds"):
 - a. Receive Report from Financial Advisor regarding Bids Received from Underwriters for purchase of the Series 2025B Bonds;
 - b. Award the Sale of the Series 2025B Bonds;
 - c. Adopt Resolution Authorizing the Issuance of \$3,000,000 Lone Oak Municipal Utility District Unlimited Tax Bonds, Series 2025B; Prescribing the Terms and Provisions Thereof; Making Provision for the Payment of the Interest Thereon and the Principal Thereof, Levying and Pledging the Proceeds of a Tax Authorizing the Sale of the Bonds; Authorizing a Paying Agent/Registrar Agreement; and Containing Other Provisions Relating to the Subject;
 - d. Approve Payment of Attorney General filing fee;
 - e. Approve engagement of McCall Gibson Swedlund Barfoot Ellis, PLLC to prepare Agreed Upon Procedures report relating to proposed disbursement of proceeds of the Series 2025B Bonds; and
 - f. Authorize the District's Officers and Directors, Financial Advisor, General Counsel and Bond Counsel to take all actions necessary, appropriate or convenient in connection with the sale of the Series 2025B Bonds, including, without limitation, executing appropriate documents in connection therewith.
- 7. Consider and take action relating to approval of Bookkeeper Report and 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.

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

SEP 22 2025
10:59 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 October 1, 6, 7, 8, 9, 13, 14, 15, 16, 17, 21, 22, 23, 24, 28, 29, 30, 31, 2025 at the Guadalupe Appraisal District Office, 3000 N. Austin Street, Seguin, Texas 78155.

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

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

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

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

Agenda on Attached Sheet

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

This notice posted and filed in compliance with the Open Meetings Act on or before
September 22, 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.

POSTED

SEP 25 2025

8:30am

TERESA KIEL

Guadalupe County Clerk
By: *Margaret Turner*

000537

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 October 2, 2025, at 12:00 p.m. at the amenity center located at 5655 Navarro Ranch, Seguin, Texas 78155.

Meeting Packet:

A copy of the meeting packet will be available at the following website: <https://loneoakfarmmud.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. Receive Public Comment.
2. Approve meeting minutes for the September 8, 2025, Board of Directors' meeting.
3. Consider and take action regarding the construction of public infrastructure improvements serving the District:
 - a. Receive Engineer Report relating to status of construction of Public Infrastructure Improvements;
 - b. Approve Plans and Specifications for Public Infrastructure Improvements;
 - c. Approve Award of Contracts for Construction of Public Infrastructure Improvements;
 - d. Approve Pay Estimates for Construction of Public Infrastructure Improvements;
 - e. Approve Change Orders under Contracts for Construction of Public Infrastructure Improvements
 - f. Approve Acceptance of Public Infrastructure Improvements; and
 - g. Approve other matters necessary for construction of Public Infrastructure Improvements serving the District.
4. Accept conveyance of real property interests for public infrastructure improvements.
5. Discussion and possible action relating to the sale and issuance of \$7,400,000 Lone Oak Farm Municipal Utility District Unlimited Tax Bonds, Series 2025A (the "Series 2025A Bonds"):
 - a. Status of Approval of the Sale of the Series 2025A Bonds by the Texas Commission on Environmental Quality.
 - b. Receive Report from Financial Advisor regarding Bids Received from Underwriters for purchase of the Series 2025A Bonds;
 - c. Award the Sale of the Series 2025A Bonds;

- d. Adopt Resolution Authorizing the Issuance of \$7,400,000 Lone Oak Municipal Utility District Unlimited Tax Bonds, Series 2025A; Prescribing the Terms and Provisions Thereof; Making Provision for the Payment of the Interest Thereon and the Principal Thereof, Levying and Pledging the Proceeds of a Tax Authorizing the Sale of the Bonds; Authorizing a Paying Agent/Registrar Agreement; and Containing Other Provisions Relating to the Subject;
 - e. Approve Payment of Attorney General filing fee;
 - f. Approve engagement of McCall Gibson Swedlund Barfoot Ellis, PLLC to prepare Agreed Upon Procedures report relating to proposed disbursement of proceeds of the Series 2025A Bonds; and
 - g. Authorize the District's Officers and Directors, Financial Advisor, General Counsel and Bond Counsel to take all actions necessary, appropriate or convenient in connection with the sale of the Series 2025A Bonds, including, without limitation, executing appropriate documents in connection therewith.
6. Discussion and possible action relating to the sale and issuance of \$3,000,000 Lone Oak Farm Municipal Utility District Unlimited Tax Road Bonds, Series 2025B (collectively the "Series 2025B Bonds"):
- a. Receive Report from Financial Advisor regarding Bids Received from Underwriters for purchase of the Series 2025B Bonds;
 - b. Award the Sale of the Series 2025B Bonds;
 - c. Adopt Resolution Authorizing the Issuance of \$3,000,000 Lone Oak Municipal Utility District Unlimited Tax Bonds, Series 2025B; Prescribing the Terms and Provisions Thereof; Making Provision for the Payment of the Interest Thereon and the Principal Thereof, Levying and Pledging the Proceeds of a Tax Authorizing the Sale of the Bonds; Authorizing a Paying Agent/Registrar Agreement; and Containing Other Provisions Relating to the Subject;
 - d. Approve Payment of Attorney General filing fee;
 - e. Approve engagement of McCall Gibson Swedlund Barfoot Ellis, PLLC to prepare Agreed Upon Procedures report relating to proposed disbursement of proceeds of the Series 2025B Bonds; and
 - f. Authorize the District's Officers and Directors, Financial Advisor, General Counsel and Bond Counsel to take all actions necessary, appropriate or convenient in connection with the sale of the Series 2025B Bonds, including, without limitation, executing appropriate documents in connection therewith.
7. Discussion and possible action to adopt Resolution Approving First Amendment to Financing Agreements relating to the funding and construction of public infrastructure and road improvements within those lands in the District otherwise known as Jaro South.

8. Receive Developer Report relating to status of development and home sales activities within the District.
9. Consider and take action relating to approval of Bookkeeper Report and 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.



000540

POSTED

SEP 26 2025

11:25am

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

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

DATE: October 05, 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

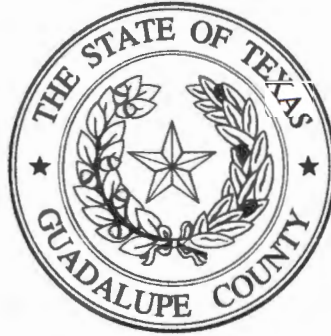
- A. Approval of the minutes from the September 5, 2025 meeting of the Guadalupe County Bail Bond Board.
- B. Renewal application- Corporate License Application for Bonding License for Bankers Insurance Corporation agent Manuel Cevallos d/b/a Cevallos Bail Bonds.
- C. Renewal application- Corporate License Application for Bonding License for Bankers Insurance Corporation agent Jimmy Zamora d/b/a A Bail Bonds #2.
- D. Application for Surety Company, employee identification card submitted by Armando Gonzales d/b/a Mr. G Bail Bonds for Chance Pyka.
- E. Application for Surety Company, employee identification card submitted by Armando Gonzales d/b/a Mr. G Bankers for Chance Pyka.
- F. Discussion on enhancing public awareness regarding bonds.
- G. Monthly Bail Bond Reports.

IV. ADJOURN

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

POSTED

SEP 26 2025
2:18 pm
TERESA KIEL
Guadalupe County Clerk
By: *Miguel Luna*



000541

GUADALUPE COUNTY BAIL BOND BOARD
NOTICE OF REGULAR MEETING:

DATE: October 03, 2025

TIME: 8:30 A.M.

LOCATION: GUADALUPE COUNTY JUSTICE CENTER
211 W. COURT STREET, 1st FLOOR, COURTROOM #109
SEGUIN, TEXAS 78155

Amended AGENDA

I. CALL TO ORDER

II. CITIZENS TO BE HEARD

III. ACTION ITEMS: DISCUSSION & POSSIBLE ACTION

- A. Approval of the minutes from the September 5, 2025 meeting of the Guadalupe County Bail Bond Board.
- B. Renewal application- Corporate License Application for Bonding License for Bankers Insurance Corporation agent Manuel Cevallos d/b/a Cevallos Bail Bonds.
- C. Renewal application- Corporate License Application for Bonding License for Bankers Insurance Corporation agent Jimmy Zamora d/b/a A Bail Bonds #2.
- D. Application for Surety Company, employee identification card submitted by Armando Gonzales d/b/a Mr. G Bail Bonds for Chance Pyka.
- E. Application for Surety Company, employee identification card submitted by Armando Gonzales d/b/a Mr. G Bankers for Chance Pyka.
- F. Discussion on enhancing public awareness regarding bonds.
- G. Monthly Bail Bond Reports.

IV. ADJOURN

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



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, October 9, 2025 @ 4:30 PM



Webex link:

<https://guadalupecountygroundwaterconservationdistrict-188.my.webex.com/guadalupecountygroundwaterconservationdistrict-188.my/j.php?MTID=m45be832c6fb33b1943697086e677f2dd>

Meeting number 2631 799 0922 Meeting password uaXxTPpT389

Meeting password for video system 82998778

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

Access code 26317990922 Meeting password for audio 82998778

1. Permit hearing

- A. 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 112.542 AF/YR for a total of 640.897 AF/YR for a period of three years.
 - 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. ADJOURMENT 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

SEP 26 2025

3:05 pm

TERESA KIEL
Guadalupe County Clerk

Teresa Kiel

GUADALUPE APPRAISAL DISTRICT*Service • Equity • Accuracy • Transparency*

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

Jennifer Tovar, R.P.A.
Deputy Chief Appraiser

**MAIN OFFICE**

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

SCHERTZ SUBSTATION

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

NOTICE OF MEETING

OCTOBER 9, 2025

Notice is hereby given that the Agricultural Advisory Board of the Guadalupe Appraisal District will meet in a Regular Session on October 9, 2025 at 5:00 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 below.

Agenda

1. Call To Order
2. Roll Call
3. Citizen's Comments/Questions/Concerns
4. **Discussion** : Comptroller's Annual Farm & Ranch Survey
5. **Discussion/Action** : Review Intensity Standards to Determine if Current Standards are Still Appropriate
6. **Discussion** : 2026 Preliminary Productivity Values
7. **Discussion** : 2025/2026 Agricultural Lease Surveys
8. Agricultural Advisory Board Comments/Questions/Concerns
9. Adjournment/Close Meeting

POSTED

OCT 01 2025

11:08am

TERESA KIEL
Guadalupe County Clerk
By: *Mage Horn*

*This notice was posted and filed in compliance with the Open Meetings Act on or before
October 1, 2025 at 5:00 p.m.*

Peter Snaddon, Chief Appraiser GAD

Jennifer Tovar, Deputy Chief Appraiser GAD

Steven Link, Agricultural Advisory Board Chairman

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

NOTICE OF MEETING

OCT 01 2025
1:43pm
TERESA KIEL
Guadalupe County Clerk
By: JD

Notice is hereby given that the Guadalupe Appraisal Review Board will convene at 9:00 a.m. on October 8, 2025, at the Guadalupe Appraisal District Office, 3000 N. Austin Street, Seguin, Texas 78155.

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

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

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

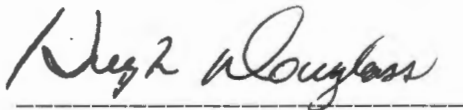
NO FINAL ACTION, DECISION, OR VOTE SHALL BE TAKEN WHILE THE BOARD IS IN CLOSED OR EXECUTIVE SESSION. Chapter 551. Texas Government Code.

Agenda on Attached Sheet

This notice posted and filed in compliance with the Open Meetings Act on or before
October 1, 2025 at 5:00

GUADALUPE APPRAISAL DISTRICT

1. CALL TO ORDER
2. ROLL CALL
3. 3rd Quarter Supplements
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

OCT 02 2025

8:14am

TERESA KIEL
Guadalupe County Clerk
By: W. W. W.

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, October 7, 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. Conduct public hearing regarding advisability of District's improvements and proposed assessments.
3. Adopt Order Declaring Advisability of Improvements and Method of Assessment and Granting Petition.
4. Adopt Resolution Establishing Additional Out-of-District Meeting Place.
5. District Service and Assessment Plan, including:
 - a. adopt Resolution Accepting the Preliminary Service and Assessment Plan and Assessment Roll for the Levy of Assessments for Certain Authorized Improvements and Services for Improvement of Regency Ranch Improvement District of Guadalupe County; Setting a Date for Public Hearing; Authorizing the Publication of Notice; and Enacting Other Provisions Relating Hereto; and
 - b. appoint Hearing Examiner.
6. Approve minutes.
7. Financial and bookkeeping matters, including payment of the bills, review of investments, and amend budget 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. Annual report to Bond Review Board.
11. Report on development in the District.
12. Accept resignation of Director Light.
13. Reorganize the Board of Directors and elect officers.
14. Next meeting.



/s/ Paal 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.

GUADALUPE APPRAISAL DISTRICT

Main Office

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



Schertz Substation

1052 FM 76 Ste., 103
Schertz, Texas 78154
(830) 303-3313 Opt. 0
(877) 254-0888 (Fax)

NOTICE OF MEETING

Notice is hereby given that The Board of Directors of the Guadalupe Appraisal District will meet in a **REGULAR SESSION on October 8, 2025** in the Board Room of the Guadalupe Appraisal District office building, located at 3000 N. Austin Street, Seguin, Texas. Subjects to be discussed are listed on the attached agenda.

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

- For a private consultation with the Board's Attorney with respect to pending or contemplated litigation, settlement offers, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, clearly conflicts with this chapter. (Sec. 551-071)
- To deliberate the purchase, exchange, lease, or value of real property if deliberation in open meeting would have a detrimental effect on the position of the Appraisal District in negotiations with the third person. (Sec. 551-072)
- To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee. The subsection does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing. (Sec. 551-074)
- Deliberations regarding the deployment or specific occasions for implementation of security personnel or devices; or a security audit. (Sec. 551-076)

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

Chapter 418 of the Government Code, the Texas Disaster Act, which relates to managing emergencies and disasters, including those caused by terroristic acts, provides in section 418.183(f): A governmental body subject to Chapter 551 is not required to conduct an open meeting to deliberate information to which this section applies. Notwithstanding Section 551.103(a), the governmental body must make a tape recording of the proceedings of a closed meeting to deliberate the information.

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

Agenda on Attached Sheet

This notice was posted and filed in compliance with the Open Meetings Act on or before
October 2, 2025, at 5:00 p.m.

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

POSTED

OCT 02 2025

3:39 pm

TERESA KIEL

Guadalupe County Clerk
By:

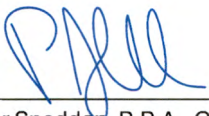
GUADALUPE APPRAISAL DISTRICT
3000 NORTH AUSTIN STREET
SEGUIN, TEXAS 78155

REGULAR SESSION
OF THE
BOARD OF DIRECTORS
October 8, 2025
At 5:30 pm

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 on September 10, 2025.
 - b. Approval of Finance Statement for August 2025.
 - c. Approval of Auditing Services Agreement with Armstrong, Vaughan & Associates, P.C.
 - d. Approval of Waiver of Penalties & Interest Under §6.06 (e)(k) of Texas Tax Code: Late Payment (4th Qtr) by Lake Placid WCID #1.
6. **DISCUSSION/ ACTION:** Resolution (2025-10) by the Board of Directors of the Guadalupe Appraisal District Authorizing a Loan to Finance the Acquisition and Construction of an Appraisal Office; and other Matter Related Thereto.
7. **DISCUSSION/ ACTION:** Resolution (2025-11) by the Board of Directors of the Guadalupe Appraisal District Authorizing Chief Appraiser to Execute Closing and Funding Documents.
8. **DISCUSSION:** Preliminary renovation schedule/ timeline of 216 E. College Street project.
9. Chief Appraiser's Report
 - a. 2025 3rd Quarter Clerical Changes
 - b. Customer Service Survey (3rd Qtr.)
 - c. Update on Reappraisal Activities
10. Directors' Report
11. 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

000547



GCGCD AGENDA
MEETING OF THE
GUADALUPE COUNTY GROUNDWATER
CONSERVATION DISTRICT

Thursday, October 9, 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=m45be832c6fb33b1943697086e677f2dd>

Meeting number 2631 799 0922 Meeting password uaXxTPpT389

Meeting password for video system 82998778

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

Access code 26317990922 Meeting password for audio 82998778

1. Permit hearing

- A. Ranchy McRanchface, LLC located at 211 Darst field Road Seguin, TX 78155. Wilcox permit COM-2023- WX-01. Major permit amendment request to increase the annual quantity of groundwater authorized to be withdrawn from the Wilcox Aquifer by an addition of 112.542 AF/YR for a total of 640.897 AF/YR for a period of three years.

- 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. ADJOURMENT of permit hearing

POSTED

OCT 03 2025
12:43pm

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

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 the major permit amendment request submitted by Ranchy McRanchface, LLC – (COM-2023-WX-01) to increase the

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.

annual quantity of groundwater authorized to be withdrawn from the Wilcox Aquifer by an addition of 112.542 AF/YR for a period of three years.

3. Approve Minutes of regular meeting held on September 11, 2025
4. Review Palmer Drought Index, current drought maps, and TexMesonet rainfall data in GCGCD area
5. Review production data report for September 2025
6. Public Funds Investment Report Q4 FY 2024-25 – Kelley Cochran, PFI Officer
7. Discussion and possible action to amend budget for FY 2024-2025
8. Discussion and possible action to approve Financial Reports for September 2025
9. REPORTS
 - A. Kelley Cochran: General Manager Report
 - Association updates
 - Other District business
 - B. Tiffany Willrich – Administrative Report
 - Region L Projects Update
 - C. Caroline Hrnccir – Education & Outreach
 - Understanding GPS / Coordinate Systems
 - D. William B. Klemm, PG - Consulting Hydrogeologist
 - E. CRWA
 - F. SSLGC
 - G. SHSUD
 - H. CCSUD
 - I. CSWR
 - J. CLSUD / Region L, Vice-Chair – Humberto Ramos
10. Possible items for discussion/consideration at next meeting
11. Lloyd Gosselink Rochelle & Townsend, P.C. / Perales, Allmon & Ice, P.C.
(Executive Session Recommended)
12. 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 Open Meetings Act (Chapter 551 of the Texas Government Code). The District is committed to compliance with the Americans with Disabilities Act (ADA) and accommodations. Please contact the District office at (830) 379-5969 at least 48 hours in advance if special assistance is needed.

SPRINGS HILL SPECIAL UTILITY DISTRICT
NOTICE OF SPECIAL 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 special meeting, open to the public, on Thursday, October 9, 2025, at 12:00 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. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING THE GLO MAYS CREEK GUADALUPE RIVER DRIVE WATER LINE RELOCATION PROJECT, INCLUDING, BUT NOT LIMITED TO:**
 - A. CHANGE ORDER NO. 1;**
 - B. CHANGE ORDER NO. 2; AND**
 - C. PAYMENT APPLICATION NO. 2;**
- III. DISCUSS, CONSIDER, AND TAKE ACTION TO AMEND THE DISTRICT'S SERVICE POLICY REGARDING DATA LOG METER REPORTS; AND**
- IV. ADJOURNMENT.**

POSTED
 OCT 03 2025
 12:50 pm
 TERESA KIEL
 Guadalupe County Clerk
 By: *[Signature]*

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 3 business days immediately preceding this meeting.



(SEAL)

Springs Hill Special Utility District

Francis Garcia

Francis Garcia, Assistant General Manager

Dated: 10/03/25

NOTICE OF MEETING

GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 3

The Board of Directors of Guadalupe County Municipal Utility District No. 3 will hold a regular meeting on Monday, October 13, 2025, at 11:00 a.m., at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, San Jacinto Room, Houston, Texas, to discuss and, if appropriate, act upon the following items:

1. Public comments.
2. Approve minutes.
3. Ratify approval of renewal of District's insurance policies.
4. Financial and bookkeeping matters, including:
 - a. payment of bills and review of investments;
 - b. accept annual disclosure statements for Investment Officer and bookkeeper;
 - c. Resolution Regarding Annual Review of District's Investment Policy;
 - d. adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions; and
 - e. depository pledge agreements, if appropriate.
5. Engineering matters, including:
 - a. authorize design of projects, review plans and specifications, authorize design, award contracts, approve pay estimates and change orders for any ongoing District projects, including:
 - i. HMT Engineering & Surveying – public infrastructure projects;
 - ii. Drainage improvements; and
 - iii. I-10 waterline crossing;
 - b. other engineering matters, including deeds, easements, consents to encroachment, and requests for service.
6. Amend Development Financing Agreement.
7. Receive report on development in the District.
8. Discuss City of Seguin Tax Increment Reinvestment Zone and authorize any necessary action.
9. Amended and Restated Development and Utility Agreement with City of Seguin.
10. Next meeting date.



POSTED

OCT 07 2025

8:29 am

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

[Signature]
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 (713) 860-6400 at least three business days prior to the meeting so that the 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.

**JOINT ELECTION AGREEMENT AND ELECTION SERVICE CONTRACT
BETWEEN**

GUADALUPE COUNTY, TEXAS

**MARION INDEPENDENT SCHOOL DISTRICT, CITY OF CIBOLO, CITY OF SCHERTZ, CITY OF
KINGSBURY, NIXON-SMILEY CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, PRAIRIE LEA
INDEPENDENT SCHOOL DISTRICT, SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL
DISTRICT, GUADALUPE COUNTY GROUNDWATER CONSERVATION DISTRICT, CIBOLO CREEK
MUNICIPAL AUTHORITY, and CRYSTAL CLEAR SPECIAL UTILITY DISTRICT**

**FOR THE CONDUCT OF A JOINT ELECTION TO BE HELD
TUESDAY NOVEMBER 4, 2025**

This Joint Election Agreement and Election Service Contract is made this 30th day of September, 2025, by and between Guadalupe County Elections Administrator, hereinafter referred to as "EA", and the Marion ISD, Schertz-Cibolo-Universal City ISD, City of Cibolo, City of Schertz, City of Kingsbury, Nixon-Smiley CISD, Prairie Lea ISD, Guadalupe County Groundwater Conservation District, Cibolo Creek Municipal Authority, and Crystal Clear Special Utility District

WHEREAS, pursuant to Texas Election Code Section 271.002, governing bodies of political subdivisions may enter into an agreement to hold joint elections in election precincts that Can be served by common polling places.

WHEREAS, the Cities, Schools and Other Political Subdivisions Elections will be held on November 4, 2025, in 37 Countywide Polling Places (Vote Centers). Parties to this agreement serve voters within some of the same boundaries and it would be beneficial for them and the citizens and voters of their governing bodies to hold elections jointly.

NOW, THEREFORE, IT IS AGREED that a joint election will be conducted by EA on behalf of the Participating Authorities under the following terms and conditions:

THIS AGREEMENT is subject to the written approval of all parties and shall not be binding on the parties until such written approval is obtained.

THIS AGREEMENT will require the EA to be appointed the Joint Early Voting Clerk.

THIS AGREEMENT will require the Participating Authorities to use joint ballots, when applicable.

THIS AGREEMENT requires the Participating Authorities to share costs associated with this Joint Election proportionally where polling places are shared by more than one entity.

THIS AGREEMENT requires the Participating Authorities to be responsible for ordering its own election and publishing notice of the elections separately. The cost to publish the notices will be the responsibility of each individual entity.

THIS AGREEMENT will require joint Early Voting and Election Day locations, dates, and times to be used by the Participating Authorities.

THIS AGREEMENT will require the EA to tabulate the precinct results and canvassing separately for each Participating Authority. The results will be delivered to each entity by email, facsimile or mail.

THIS AGREEMENT will require the EA to be responsible for the safekeeping of election records for this joint election.

POSTED

OCT 07 2025

10:14 am

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

THIS AGREEMENT will require the EA to be responsible for performing the following duties and to furnish the following services and equipment pursuant to the election services contract with Guadalupe County:

1. Recommend election judges, alternate judges and clerks.
2. Pay election judges and other election workers.
3. Procure and distribute all necessary election supplies.
4. Supply all necessary voting equipment; transport equipment to and from the polling Locations and prepare the voting equipment for use at the polling locations.
5. Issue Writs of Election to the election judges appointed.
6. Perform early Voting Clerk duties.
7. Publish the legal notice of the date, time and place of the electronic tabulating equipment test and conduct such test and provide copies to entities.
8. Arrange for the use of a central counting station and for the tabulating personnel needed at the counting station and assist in the preparation of programs and the test materials for tabulation of the ballots to be used with electronic voting equipment.
9. Assist in providing the general overall supervision of the election and will Provide to the Canvassing Authority the prescribed election records and reports as required when a central counting station is used:
 - a. Canvassing Summary Report,
 - b. Accumulated totals Report of early voting and Election Day, and
 - c. Electronically submit results to the Secretary of State.
10. Voting System to be used:
 - a. Express Vote Ballot Marking Device and DS200 Digital Ballot Scanner for In-Person Voting, Early and Election Day
 - b. ExpressTouch DRE for Curbside Voting, for In-person Voting, Early and Election Day
 - c. DS450 Ballot Digital Ballot Scanner for mail ballot tabulation at the Central Counting Station

GENERAL CONDITIONS

1. EARLY VOTING

- A. Lisa Hayes, Elections Administrator, will be appointed as early voting clerk in compliance with Sections 271.006 of the Texas Election Code. Other deputy early voting clerks will be appointed as needed to process early voting mail and to conduct early voting at the main and branch locations. The names of Early Voting Clerks may be obtained from the EA.
- B. Any qualified voter for the Joint Election may vote early by personal appearance at either the main early voting polling place or the branch early voting polling places at the times listed in of this Agreement.
- C. All requests for Early Voting ballots by mail that are received by participating Authority will be transported by runner on the day of receipt to the EA, 3251 State Hwy 123, Seguin, TX 78155, for processing. Person voting by mail will send their voted ballots to EA.
- D. All early voting ballots will be prepared for counting by an Early Voting Ballot Board appointed in accordance with Section 87.001 of the Texas Election Code. EA will appoint members of the board and provide a list of members to the participating authority upon request. Participating authority agrees to appoint Sylvia Tobin-Stewart as presiding judge of the early voting ballot board.

2. VOTING LOCATIONS

- A. Guadalupe County has been approved to use Vote Centers for the November 4, 2025 Election, allowing Guadalupe County registered voters to vote at any Guadalupe County Election Day Voting Location, regardless of the precinct in which they reside.

EA shall select and arrange for the use of and payment for all Election Day voting locations. Voting locations will be the usual voting precincts in conducting county elections. The proposed locations are listed in Attachment 'B' of this Agreement. In the event a voting location is not available, the EA will arrange for use of an alternate location and notify Participating Authorities.

3. JOINT ELECTION COSTS: PAYMENT

- A. Costs. Each Participating Authority remains responsible for all costs associated with their respective elections.
- B. Cancellation. In the event any of the parties to this Agreement cancel their election because of unopposed candidates under Subchapter C of Title I of the Texas Election Code, the remaining parties shall be responsible for their respective elections, including all associated costs. The canceling party(s) shall be responsible for its respective share of election expenses incurred through the date that the election is canceled as allocated to that Participating Authority. In the event that a party cancels its election, the other parties shall continue to have access to the polling locations.
If an election is to be canceled by one of the parties, notice will be given to all parties within two (2) days of cancellation.

4. GENERAL PROVISIONS

- A. Communication: Throughout the term of this Agreement, the Participating Authorities will engage in ongoing communications concerning the conduct of the Joint Election and discuss and resolves any problems which might arise regarding the Joint Election.
- B. Effective Date: This Agreement takes effect upon the complete execution of this Agreement by all Participating Authorities.
- C. To the extent the geographical boundaries of the political subdivision extend into a county other than Guadalupe County, Texas, the obligations of the EA contained in this contract are contingent upon the political subdivision and/or the other county complying with all state or federal requirements for the establishment of polling locations. With respect to election services for the political subdivision provided by the EA relative to polling locations outside of Guadalupe County, Texas, the EA's obligations herein are limited strictly to providing election services for the political subdivision who is a signatory to this agreement.

5. RECORDS OF THE ELECTION

- A. Lisa Hayes, Elections Administrator, is hereby appointed general custodian of the voted ballots and all records of the Joint Election as authorized by Section 217.010 of the Texas Election Code.
- B. Access to the election records will be available to participating Authority as well as to the public in accordance with the Texas Public Information Act, Chapter 552, Government Code, at the Elections Department, 3251 State Hwy 123, Seguin, TX, at any time during normal business hours.

- C. Records of the election will be retained and disposed of in accordance with the records retention schedules which may have been adopted by each participating authority, and in accordance with the provisions of Title 6, Subtitle C, Chapter's 201 through 205, Texas Local Government Code, including the minimum retention requirements established by the Texas State Library and Archives Commission. If records of the election are involved in any pending election contest, investigation, litigation, or Texas Public Information Act, EA shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of the participating authority to bring to the attention of the EA any notice of any pending election contest, investigation, litigation, or Texas Public Information Act request which may be filed with a participating authority.
- D. Upon request to maintain records beyond eligibility for preservation according with Section 66.058 of the Texas Election Code, EA shall supply a written cost estimate for storage to requesting participant.

6. MISCELLANEOUS PROVISIONS

- A. Venue and Choice of Law: Participating Authorities agree that venue for any dispute arising under this Agreement will lie in the appropriate courts of Guadalupe County, Texas. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and the United States of America.
- B. Entire Agreement: This Agreement contains the entire agreement of the parties relating to the rights herein granted and the obligations herein assumed and supersede all prior agreements, including prior election services contracts relating to each Participating Authority's November 7, 2023 election. Any prior agreements, promises, negotiations, or representations not expressly contained in this Agreement are of no force and effect. Any oral representations or modifications concerning this Agreement shall be of no force or effect, excepting a subsequent modification in writing as provided herein.
- C. Severability: If any provision of this Agreement is found to be invalid, illegal or unenforceable by a court of competent jurisdiction, such invalidity, illegality or unenforceability shall not affect the remaining provisions of this Agreement; and, parties to this Agreement shall perform their obligations under this Agreement in accordance with the intent of the parties to this Agreement as expressed in the terms and provisions of this Agreement.
- D. Breach: In the event that any Participating Authority breaches any of its obligations under this Agreement, the non-breaching party(s) shall be entitled to pursue any and all rights and remedies allowed by law. Nothing in this Agreement shall be construed as a waiver of any immunity or defense to which any Participating Authority is entitled under statutory or common law.
- E. Other Instruments: The Participating Authorities agree that they will execute other and further instruments, or any documents as may become necessary or convenient to effectuate and carry out the purposes of this Agreement.
- F. Mediation: When mediation is acceptable to all parties in resolving a dispute arising under this Agreement, the parties agree to use a mutually agreed upon mediator, or a person appointed by a court of competent jurisdiction, for mediation as described in Section 154.023 of the Texas Civil Practice and Remedies Code. Unless all parties are satisfied with the result of the mediation, the mediation will not constitute a final and binding resolution of the dispute. All Communications within the scope of the mediation shall remain confidential as described in Section 154.023 of the Texas Civil Practice and Remedies Code, unless all parties agree, in writing, to waive confidentiality. Notwithstanding the foregoing the parties intend to fully comply with the Texas Open Meetings Act and the Texas Public Information Act, whenever applicable. The term "confidential" as used in this

Agreement has the same meaning as defined and construed under the Texas Public Information Act and the Texas Open Meetings Act.

- G. Amendment/Modification: Except as otherwise provided, this Agreement may not be amended, modified, or changed in any respect whatsoever, except by a further Agreement in writing, duly executed by the parties hereto. No official, representative, agent, or employee of any Participating Authority has any authority to modify this Agreement except pursuant to such expressed authorization as may be granted by the governing body of the respective Participating Authority.
- H Counterparts: This Agreement may be executed in multiple counterparts, all of which shall be deemed originals and with the same effect as if all parties hereto had signed the same document. All of such counterparts shall be construed together and shall constitute one and the same Agreement.

7. ELECTION JUDGES, CLERKS AND OTHER ELECTION WORKERS

- A. EA will be responsible for the appointment of the presiding judge and an alternate for each polling location. EA shall arrange for the training and compensation of all presiding judges and clerks. The names of Elections Judges may be obtained by contacting the EA.
- B. In compliance with the Federal Voting Rights Act of 1965, as amended, precincts containing more than 5% Hispanic population, according to the 2010 census statistics, are required to have interpreter assistance. If a presiding judge is not bilingual and is unable to locate a bilingual clerk, EA may contact the participating authority who shall assist in locating a bilingual clerk.
- C. EA is responsible for notifying all election judges of the eligibility requirements of Subchapter C of Chapter 32 of the Texas Election Code, and will take the necessary steps to ensure that all election Judges appointed for the joint election are eligible to serve. The presiding judge, with the Elections Office assistance, will be responsible for ensuring the eligibility of each appointed clerk hired to assist the judge in the conduct of the election.
- D. No election judge will be appointed unless he/she has attended an election judge training session taught by the Elections Office in the past eighteen (18) months.
- E. The election judges are responsible for picking up election supplies at the time and place determined by EA (which will be set forth in the election judge letter requesting service for this election). Each election judge will receive \$14.00 per hour, and each clerk will receive \$12.00 per hour for their hours worked on Election Day. The election judge will receive an additional \$25.00 for picking up the election supplies prior to Election Day and for delivering election returns and supplies to their designated regional drop off site Election. Election judges and clerks attending a training class on Election Law Procedures will receive a one-time stipend of \$35.00 for attending the class and working Election Day.
- F. EA will employ other personnel, if necessary, for the proper administration of the election, including such part-time help to prepare for the election, to ensure the timely delivery of supplies and equipment during the period of early voting and on Election Day, and for the efficient tabulation of ballots at the central counting station. Part-time personnel working in support of the central counting station and regional sites on election nights will receive pay for at least four hours, minimum call for service, regardless of the actual hours worked.

8. SUPPLIES AND PRINTING

- A. EA will arrange for all election supplies and election printing, including, but not limited to, all forms, signs and other materials used by the election judges at the voting locations.
- B. EA will provide maps, if necessary, instructions and other information needed to enable the election judges to conduct a proper election.
- C. Participating authorities shall furnish to EA a list of candidates and/or propositions showing the order and the exact way their candidate names and/or propositions are to appear on the official ballot in both English and Spanish. The list will be delivered to EA as soon as possible after ballot positions have been determined by the participating authority. Participating authority will be responsible for proofreading and approving the ballot in so far as it pertains to the authority's candidates and/or propositions.

9. RETURNS OF ELECTIONS

- A. EA will be responsible for establishing and operating the central counting station to receive and tabulate the voted ballots in accordance with the provisions of the Texas Election Code and of this agreement.
- B. Participating authority hereby, in accordance with Section 127.002, 127.003 and 127.005 of the Texas Election Code, appoint the following central counting station officials.

Manager	Lisa Hayes Guadalupe County Elections Administrator
Tabulating Supervisor	Michelle Shields Guadalupe County Assistant Elections Administrator
Presiding Judge	Cathy Boenig
Alternate Judge	Latrice Newton
- C. The manager or representative will deliver timely cumulative reports of the election results as precincts are tabulated. The manager will be responsible for releasing cumulative totals and precinct returns from the election to the joint participants, candidates, press, and public by distribution of hard copies or electronic transmittals (where accessible). Participating authority, upon request, may require release of returns be given only at a specified location other than from the result center. Participating entities that would like the Guadalupe County Elections Office website linked to their website, must provide their website address to the Central Counting Station Manager.
- D. EA will prepare the unofficial canvass report after all precincts have been counted and will deliver a copy of the unofficial canvass to each participating authority as soon as possible after all returns and provisional ballots have been tabulated, but in no event later than eight (8) days after the election. Participating Authority will be responsible for their official canvass of their respective elections.
- E. EA will be responsible for conducting the post-election manual recount, unless a waiver is given from the Secretary of State in accordance with Section 127.201 of the Texas Election Code. Notification and copies of the recount, if the waiver is denied, will be provided to each participating authority and the Secretary of State's Office. Each political subdivision must notify the Elections Office if waiver has been granted or denied twenty (20) days before the election.

10. ELECTION EXPENSES

- A. The participating authorities agree to share the costs of administering the November 4, 2025 Joint Election. A general supervisory fee not to exceed 10% of the total cost of the election shall be assessed as authorized by the Texas Election Code, Sec. 31.100. Allocation of costs for the entire election, unless specifically stated otherwise, will be shared between the participating authorities based on a ratio formula involving the total number of registered voters eligible to vote in the Joint Election and the number of registered voters belonging to the participating authorities for the Joint Election. The participating authorities will be responsible for their percentage of the cost or a minimum cost of \$500.00, whichever is greater. A sample of the estimated ratio is included in Attachment "C" of this Agreement, and this Percentage is subject to change based on total eligible registered voters for the election and the entities participating in the Joint Election. The cost of any special request from a participant, which is not agreed upon by all authorities, shall be borne by that participant.
- B. Any estimate of election costs is strictly an estimate. Final election expenses will be determined within 120 business days after the election. EA will provide each participating authority with a final invoice of expenses.

11. ELECTION REPORTS

EA will be responsible for ensuring the delivery of the reports titled Early Voting Daily Vote Totals and Daily Early Voter Listing (Alphabetical by precinct) to each participating authority each day of Early Voting for the previous day's voting activity. On the day after the conclusion of Early Voting, a Daily Early Voter Listing by precinct report inclusive of all days of Early Voting is to be delivered to each participating authority. When possible, the Early Voters' reports will be delivered by electronic means via e-mail, facsimile, or website.

12. RUNOFF ELECTION

In the event a runoff is necessary, the agreement will automatically be extended to cover the runoff. The EA will provide the designated entity in the runoff election with an estimate of cost to conduct participating authority's runoff.

13. NOTICE

Whenever this agreement requires any consent, approval notice, request or demand, it must be in writing to be effective and shall be delivered to the party intended to receive it was shown below:

If to the Elections Administrator:

Lisa Hayes
Guadalupe County Elections Administrator
3251 State Hwy 123
Seguin, TX 78155
830-303-6363

If to the Participating Authority:

Name: *JAMES ERIC TIDEN*

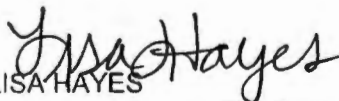
Title: *CEO*

Mailing Address: *PO BOX 9*
PRINCE LEA, TX 78661

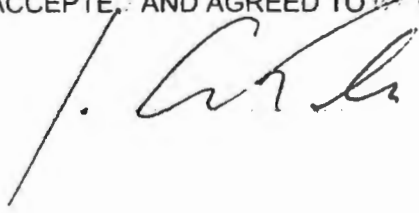
14. This contract may be executed in multiple originals.

November 4, 2025 JOINT AGREEMENT ACCEPTANCE AND APPROVAL

Recommended for approval by:


LISA HAYES
Guadalupe County Elections Administrator

ACCEPTED AND AGREED TO BY PARTICIPATING AUTHORITY:



ATTEST:



NOVEMBER 4, 2025
(4 de Noviembre, 2025)

Early Voting Dates and Hours
(Fechas y Horarios de Votación Anticipada)

Monday, October 20 through Friday, October 24, 2025.....8:00 a.m. to 5:00 p.m.
Lunes, 20 de Octubre hasta el Viernes, 24 de Octubre de 2025....8:00 de la mañana hasta las 5:00 de la tarde
Saturday, October 25, 20257:00 a.m. to 7:00 p.m.
Sabado, 25 de Octubre de 2025.....7:00 de la mañana hasta las 7:00 de la tarde
Sunday, October 26, 202512:00 p.m. to 6 p.m.
Domingo, 26 de Octubre 2025.....12:00 de la tarde hasta las 6:00 de la tarde
Monday, October 27 through Friday, October 31, 20257:00 a.m. to 7:00 p.m.
Lunes, 27 de Octubre hasta el Viernes, 31 de Octubre de 2025...7:00 de la mañana a las 7:00 de la tarde

Main Early Voting Polling Location
(Lugar Principal de Votación Anticipada)

ELECTIONS OFFICE
3251 State Hwy 123, Seguin, TX 78155
830-303-6363

Emergency and Limited ballots are available only at the main location. *(Boletas limitadas y de emergencia solamente están disponibles en este lugar.)*

Locations of Branch Early Voting Polling Locations
(Lugar de las Sucursales de Votación para la Votación Anticipada)

TEXAS STATE TECHNICAL COLLEGE
CIBOLO FIRE STATION #2
REDEMPITIVE GRACE MINISTRIES
ELECTIONS OFFICE ANNEX
CHRIST LUTHERAN CHURCH
MARION ISD TONDRE RM
SEGUIN ISD ADM. BLDG.

2189 FM 758, New Braunfels, TX
3864 Cibolo Valley Dr., Cibolo, TX
2240 FM 725, New Braunfels, TX
1101 Elbel, Schertz, TX
3305 Church Rd., Seguin, TX
500 Bulldog Lane, Marion, TX
1221 E. Kingsbury St., Seguin, TX

Applications for Ballot by Mail shall be mailed to: *(Las solicitudes para boletas que se votaran adelantada por correo deberan enviarse a:)* Lisa Hayes, Early Voting Clerk, 3251 State Hwy 123, Seguin, Texas 78155 or P. O. Box 1346, Seguin, TX 78156-1346. earlyvotingclerk@judalupetx.gov

Applications for Ballots by Mail must be received no later than the close of business on October 24, 2025. *(Las solicitudes para boletas que se votaran adelantada por correo deberan recibirse para el fin de las horas de negocio el 24 de Octubre 2025.)*

GENERAL AND SPECIAL ELECTION

Election Day Polling Locations. Polls Open from 7:00 a.m. to 7:00 p.m.

Guadalupe County will be using Vote Centers for the November 4, 2025 Elections

Any Guadalupe County registered voter can vote at any Guadalupe County Election Day Location, regardless of the Precinct in which they reside.

VC #1	McQueeney Lions Club, 3211 FM 78, McQueeney
VC #2	New Life Fellowship, 16489 Texas Hwy 123, Seguin
VC #3	Seguin ISD Admin Building., 1221 E. Kingsbury St., Seguin
VC #4	Forest Hills Baptist Church, 8251 FM 1117, Seguin
VC #5	Justice of the Peace Court, Pct 1, 2405 E. US Hwy 90, Seguin
VC #6	Kingsbury United Methodist Church, 7035 FM 2438, Kingsbury
VC #7	Brick and Blossom Event Center, 10020 FM 621, Staples
VC #8	Maranatha Fellowship Hall, 2356 S. State Hwy. 80, Luling
VC #9	TLU Alumni Student Center, Conf. Rooms A/B, 1109 University St., Seguin
VC #10	Redemptive Grace Ministries, 2240 FM 725, New Braunfels
VC #11	McQueeney VFW Post 9213, 275 Gallagher, McQueeney
VC #12	Columbus Club of Seguin, 1015 S. Austin Street, Seguin
VC #13	Our Lady of Guadalupe Church Annex, 730 N. Guadalupe St. Seguin
VC #14	Refuge III Church of Our Lord Jesus Christ, 7535 Elm Creek Rd., Seguin
VC #15	American Legion Hall Post 245, 618 E. Kingsbury, Seguin
VC #16	Geronimo VFW 6808 N. State Hwy 123, Seguin
VC #17	St. Joseph's Mission, 5079 Redwood Rd., San Marcos
VC #18	The Silver Center, 510 E. Court St., Seguin
VC #19	Texas State Technical College, 2189 FM 758 RM 132, New Braunfels
VC #20	Elections Office, 3251 Hwy 123, Seguin
VC #21	Word of Life Fellowship Church, 213 Coy Lane, Cibolo
VC #22	Marion Dolford Learning Center, 200 W. Schlather Lane, Cibolo
VC #23	Elections Office Annex, 1101 Elbel Rd, Schertz
VC #24	Schertz United Methodist Church, 3460 Roy Richard Dr., Schertz
VC #25	Selma City Hall, 9375 Corporate Dr., Selma
VC #26	Crosspoint Fellowship Church, 2600 Roy Richard Drive, Schertz
VC #27	Immaculate Conception Catholic Church, 212 N. Barnett St., Marion
VC #28	Schertz Community Center, 1400 Schertz Parkway, Schertz
VC #29	Mikulski Hall, 509 Schertz Pkwy, Schertz
VC #30	Schertz Community Center North, 3501 Morning Dr., Cibolo
VC #31	Marion ISD, The Tondre Room, 500 Bulldog Lane, Marion
VC #32	New Berlin Community Center, 8815 FM 775, Seguin
VC #33	NBISD Transportation Building 2621 Klein Way, New Braunfels
VC #34	Cibolo Fire Station #2, 3864 Cibolo Valley Drive, Cibolo
VC #35	Living Waters Worship Center, 3325 N. State Hwy 46, Seguin
VC #36	Christ Lutheran Church, 3305 Church Rd, Seguin
VC #37	Cibolo Valley VFW Post 8315, 1000 Farm to Market Rd 78., Schertz
VC #38	Cibolo Valley Baptist Church 5500 FM 1103, Cibolo

November 4, 2025
Joint Election *Estimated* Entity Percentage
based on July voter registration numbers

Entity	Reg Voters	% Share
Guadalupe County	131,330	40.67%
City of Schertz	24,994	7.74%
City of Cibolo	25,924	8.03%
Cibolo Creek Municipal Utility District	54,897	17.00%
Nixon-Smiley CISD	100	0.03%
Marion ISD	7,239	2.24%
Guadalupe County Groundwater Conservation District	17,719	5.49%
SCUC ISD	53,491	16.56%
Crystal Clear SUD	7239	2.24%
Total	322,933	100.00%



GUADALUPE COUNTY CHILD WELFARE BOARD

PUBLIC MEETING: OCTOBER 13TH, 2025

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

- CONFERENCE ROOM - 313 W NOLTE ST

President- Diane Anderson-Glover*

dianeglover@gvec.net

Vice-President- Tracy Young

tyoung@seguin.k12.tx.us

Treasurer- Adam Rausch*

adam.rausch@americantower.com

Secretary- Michelle Moczygemba*

jmmoczygemba@hotmail.com

Supporting Board Members

Joseph Pease*

Connie Sheppard*

Cindy Pease*

Cindy Baker*

Samantha Stevenson*

Denise Smith*

(Open Position)*

(Open Position)*

(Open Position)*

(Open Position)*

(Open Position)*

*Indicates Voting Board Members



Agenda

POSTED
OCT 07 2025
4:43 PM
TERESA KIEL
Guadalupe County Clerk
By *Agree*

1. **Call to Order**
2. **Determination of Quorum**
3. **Public Comment**
4. **Action Items: Discussion and Possible Motion Relative to:**
 - a. Request(s) for Financial Assistance from CPS & Belong
 - b. Accept into the Minutes All CPS Requests Approved via Email Since the Last Meeting
 - c. DFPS Report
 - d. SJRC / Belong Report
 - e. Approval of the September Meeting Minutes
 - f. Approval of the September Treasurers Reports
 - g. Discuss / Vote to Accept the Letter of Agreement with the County
 - h. Discuss / Vote on Prospective Board Member:
 - a. Laila Diaz
 - b. Nayel Palacios
5. **Discussion Items:**
 - a. Region 8 Council Report
 - b. TCCWB Report
6. **Committee Reports:**
 - a. Rainbow Room
 - b. Back to School
 - c. Christmas
7. **Upcoming Items and Other(s):**
8. **Board Member Comments**
9. **Next Meeting - Seguin Public Library on November 10th**
(Meeting is Also Accessible via ZOOM for Guests)
10. **Motion to Adjourn**

Join Zoom Meeting

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

Meeting ID: 865 0091 9825 Passcode: WELFARE

Address: Guadalupe County Child Welfare Board

Justice Center - 211 West Court Street - Seguin, Texas 78155

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



GUADALUPE COUNTY

Commissioners Court

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

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

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

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

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

Workshop
Date: October 14, 2025
Time: 9:00 AM

AGENDA

Call to Order.

DISCUSSION:

The process and requirements of accepting a road into the county road system, and potential revisions to the Guadalupe County Subdivision Regulations relating to road acceptance.

POSTED

OCT 07 2025
4:45 pm
TERESA KIEL
Guadalupe County Clerk
By: *Ajree*



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: October 14, 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. **PROCLAMATIONS:**
 - A. Recognizing October 2025 as Domestic Violence Awareness Month in Guadalupe County.
[Domestic Violence Month Oct 2025.pdf](#)
 - B. Recognizing October 2025 as National Manufacturing Month in Guadalupe County.
[National Manufacturing Month Oct 2025.pdf](#)
5. **DISCUSSION:**
 - A. A follow-up to the September 23 community engagement and collaboration workshop regarding the proposed revisions to the Guadalupe County Major Thoroughfare Plan, along with timelines and suggestions based on citizens' concerns, public outreach, and how to proceed with the plan.
 - B. Meeting Schedules and Deadlines for the 2026 Regularly Scheduled Meetings of the Commissioners Court.
6. **CONSENT ITEMS: The following may be acted upon in one motion. A Commissioner, the County Judge, or a Citizen may request items to be pulled for separate discussion and/or action:**
 - A. The Bill List(s).
[Final Commissioners Court Bill List Other Banks 10-14-25.pdf](#)

POSTED
OCT 07 2025
4:45 pm
TERESA KIEL
Guadalupe County Clerk
By: [Signature]

[Final Commissioners Court Bill List 10-14-25.pdf](#)

- B. The EBA List.
[EBA List 10.14.2025.pdf](#)
- C. The PCA Bill List and Jury Check Register.
[10.14.25 PCA bill list and Juror register.pdf](#)
- D. The 2026 Guadalupe County Resolution for the Texas Indigent Defense Commission Formula Grant Program.
[Resolution TIDC 2026.pdf](#)
- E. The Orders to Advertise and the Invitations for Bids for the following annual contracts:
 - i. IFB 26-03 Concrete;
 - ii. IFB 26-04 Flexible Base Material; and
 - iii. IFB 26-05 Liquid Asphaltic Material.[IFB 26-03 & Legal Notice Concrete.pdf](#)
[IFB 26-04 & Legal Notice Flexible Base Material.pdf](#)
[IFB 26-05 Liquid Asphaltic Materials.pdf](#)
- F. The reimbursement to the Guadalupe County Youth Show for one-fourth of the paving services provided by Lone Star Paving Company at the Seguin Fairgrounds Facilities, utilizing funds from the hotel occupancy tax.
[GC Youth Show - Lone Star Paving.pdf](#)
- G. The 2026 Renewal Notice and Benefit Confirmation for the Transamerica Life Insurance Company & Retiree Rx Care prescription drug coverages.
[2026 CountyChoice Silver RNBC Packet 10.14.2025.pdf](#)
- H. The 2026 Administrative Services and Stop-Loss Agreements between the Texas Association of Counties Health and Employee Benefits Pool and Guadalupe County.
[2026 TAC Admin. Services and Stop-loss Agreements.pdf](#)
- I. The Interlocal Agreement for Fire Protection Services between Guadalupe County and the City of Cibolo.
[ILA Fire Protection - Cibolo.pdf](#)
- J. The Agreement to Furnish Fire Protection and Related Emergency Services between Guadalupe County and the New Berlin Volunteer Fire Department.
[ILA New Berlin VFD.pdf](#)
- K. Accept the donation of approximately \$300 worth of clothing from an anonymous donor to the Juvenile Services Department.

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

- A. In accordance with the Guadalupe County Travel Policy, authorization for four Guadalupe County Fire Rescue employees to travel out-of-state to meet with an apparatus manufacturer in Duncan, Oklahoma, October 27-28, 2025.

- B. Budget Amendment #25-83: To certify additional revenue from Chapter 19 intergovernmental revenue received from the Texas Comptroller.
[Proposed Order 25-83.pdf](#)
- C. Budget Amendment #25-84: To transfer funds from the Road & Bridge small tools and fuel into the controlled assets and capital outlay extraordinary equipment repair budget for the purchase of one pressure washer and additional transmission repair/replacements.
[Proposed Order 25-84.pdf](#)
- D. Budget Amendment #25-85: To transfer funds from culverts and engineering services to establish a budget for the Road & Bridge TxDot Infrastructure Grant for contract road maintenance.
[Proposed Order 25-85.pdf](#)
- E. Budget Amendment #25-86: To certify additional revenue from county court costs received and increase the Language Access Fund budget for witness/trial expenses for additional interpretation cost.
[Proposed Order 25-86.pdf](#)
- F. Budget Amendment #26-1: To change the type of vehicle designated in the FY26 budget for the Sheriff's Office from Chevy Tahoes (6) to Police Package Pickup Trucks (6).
[Proposed Order 26-1.pdf](#)
- G. The Capital Project Fund Bill List.
[Final Capital Project\(Fund 700\) Bill List 10-14-25.pdf](#)

8. Announcement of Upcoming Guadalupe County Public Events.

9. EXECUTIVE SESSION: In accordance with Chapter 551 of the Texas Government Code, Subchapter D, the Commissioners Court will convene in a closed session to discuss the following items, and any final action or vote will take place in public:

Pursuant to §551.074: To deliberate the employment, evaluation, and duties of the following public officers or employees: Engineer/Project Manager and Building Maintenance Director.

10. Motion to Adjourn.

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

Meeting ID: 351 037 7057 Passcode: 638728

Join Zoom Meeting

<https://us06web.zoom.us/j/3510377057?pwd=MkJPb0E55b3FHL1ZDUEI2NmNCc0ttZz09>

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, which is readily accessible to the general public at all times, and said Notice shall remain posted continuously for at least three business days preceding the scheduled date of the Meeting. For your convenience, you may visit the county's website at: <https://www.guadalupe.tx.gov> titled "Agenda" for any official court postings.

NOTICE OF SPECIAL ELECTION
(ADVISO DE ELECCION ESPECIAL)

000558

To the registered voters of the County of Guadalupe, Texas: Notice is hereby given that the polling places listed below will be open from 7:00 a.m. to 7:00 p.m., November 4, 2025, for voting in a special election for the purpose of adopting or rejecting the proposed Constitutional Amendments as submitted by the 89th Legislature, Regular Session, of the State of Texas.

(A los votantes registrados del condado de Guadalupe, Texas: Por la presente, se da aviso que los sitios de votacion designados abajo estaran abiertos de las 7:00 a.m. hasta las 7:00 p.m. el 4 de Noviembre, 2025, para votar en la eleccion especial para adoptar o rechazar las enmiendas propuestas constitucionales asi como fueron sometidas por la 88 Legislatura Sesion Regular, de el Estado de Texas.)

Locations of Early Voting Polling Places: Early voting by personal appearance will be conducted at the dates and times listed below:

(Direcciones de las Casillas Electorales: La votación adelantada por comparecencia personal se llevará a cabo y se enumeran a continuación:)

LOCATIONS OF EARLY POLLING PLACES

(LA VOTACION ADELANTADA EN PERSONA SE LLEVARA A CABO EN)

Main Early Voting Polling Place (Lugar Principal de Votación Anticipada)

ELECTIONS OFFICE

3251 State Hwy 123

Seguin, TX 78155

830-303-6363

BRANCH LOCATIONS (LOCALIZACIÓN DE LAS SUCURSALES)

REDEMPTIVE GRACE MINISTRIES

2240 FM 725

New Braunfels, TX

ELECTIONS OFFICE ANNEX

1101 Elbel

Schertz, TX

CIBOLO FIRE STATION #2

3864 Cibolo Valley Dr.

Cibolo, TX

MARION ISD TONDRE ROOM

500 Bulldog Lane

Marion, TX

TEXAS STATE TECHNICAL COLLEGE

2189 FM 758

New Braunfels, TX

CHRIST LUTHERAN CHURCH

3305 Church Rd.

Seguin, TX

SEGUIN ISD ADMINISTRATION BLDG

1221 E. Kingsbury St.

Seguin, Texas

Monday, October 20 through Friday, October 24 2025.....8:00 a.m. to 5:00 p.m.

Lunes, 20 de Octubre hasta el Viernes, 24 de Octubre de 2025.....8:00 de la mañana hasta las 5:00 de la tarde

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Domingo, 26 de Octubre 2025.....12 de la tarde hasta las 6:00 de la tarde

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Lunes, 27 de Octubre hasta el Viernes, 31 de Octubre de 2025.....7:00 de la mañana a las 7:00 de la tarde

Applications for ballot by mail should be mailed to:

(Las solicitudes para boletas que se votaran en ausencia por correo deberán enviarse a:)

Lisa Hayes, Early Voting Clerk

Guadalupe County Elections Office

P. O. Box 1346, Seguin, TX 78156 or

3251 State Hwy 123, Seguin TX 78155

earlyvotingclerk@co.guadalupe.tx.us

<https://www.co.guadalupe.tx.us/elections/>

POSTED

OCT 09 2025

3:00 pm

TERESA KIEL

Guadalupe County Clerk

By: UD RR

Applications for ballots by mail must be received no later than the close of business on October 24, 2025.

(Las solicitudes para boletas que se votarán adelantada por correo deberán recibirse para el fin de las horas de negocio el 24 de Octubre 2025.)

Guadalupe County is participating in the Countywide Polling Place Program (Vote Centers) which means that Guadalupe County Election Day voters may vote at ANY Guadalupe County Election Day Polling Location. It is no longer necessary to vote in the voting precinct in which you reside. *(El Condado de Guadalupe esta participando en el "Countywide Polling Place Program" (centro de votacion) lo cual quiere decir que votantes en el Dia de Eleccion de condado de Guadalupe pueden votar en CUALQUIERA de los "Countywide Polling Place Program" locaciones. Ya no es necesario votar en el recinto en cual vive.)*

**ELECTION DAY POLLING PLACES:
(ELECCIONES DE VOTACION:)**

VC #1	McQueeney Lions Club, 3211 FM 78, McQueeney
VC #2	New Life Fellowship, 16489 Texas Hwy 123, Seguin
VC #3	Seguin ISD Admin Bldg., 1221 E. Kingsbury, Seguin
VC #4	Forest Hills Baptist Church, 8251 FM 1117, Seguin
VC #5	Justice of the Peace Court, Pct 1, 2405 E. US Hwy 90, Seguin
VC #6	Kingsbury United Methodist Church, 7035 FM 2438, Kingsbury
VC #7	Brick and Blossom Event Center (Staples Baptist Church), 10020 FM 621, Staples
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VC #10	Redemptive Grace Ministries, 2240 FM 725, New Braunfels
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VC #13	Our Lady of Guadalupe Church Annex, 730 N. Guadalupe St. Seguin
VC #14	Refuge III Church of Our Lord Jesus Christ, 7635 Elm Creek Rd, Seguin
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VC #17	St. Josephs Mission, 5079 Redwood, San Marcos
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VC #36	Christ Lutheran Church, 3305 Church Rd, Seguin
VC #37	Cibolo Valley VFW Post 8315, 1000 FM 78, Schertz
VC #38	Cibolo Valley Baptist Church, 5500 FM 1103, Cibolo

POSTED

OCT 13 2025

8:40 am

TERESA KIEL
Guadalupe County Clerk
By: *Teresa Kiel*

000559

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 **Thursday, October 16, 2025, at 12:00 p.m.**, at HMT Engineering & Surveying, 8122 Datapoint Drive, Suite 400, San Antonio, Texas 78229, 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 and review of investments.
4. Conduct annual review of Investment Policy and adopt Resolution Regarding Annual Review of Investment Policy.
5. Review, revise, and adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.
6. Tax assessment and collections matters, including delinquent tax collections, installment agreements, payment of tax bills.
7. Adopt Resolution Establishing Policy on Public Comment and Public Testimony at Open Meetings.
8. Conduct public hearing regarding District's tax rate, adopt Order Levying Taxes, and authorize execution of Amendment to Information Form.
9. 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.
10. Deeds, easements, consents to encroachment, requests for service, out-of-district service agreements, and utility commitment letters.
11. Update on annexation matters.
12. Report on development in the District.
13. 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.

000563

COMAL-GUADALUPE SWCD #306**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 Seguin Public Library at 9:30 AM (Due to Government Shutdown) at which time the following subjects will be discussed and/or acted upon:

AGENDA FOR AUGUST MEETING**TUESDAY OCTOBER 21, 2025, at 9:30 AM****Call Meeting to Order, Establish a Quorum****Invocation****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**

- Approval of Conservation Plans & Cooperator Agreements

- **Other Agencies in attendance.**

3. Review Monthly Correspondence**4. Old Business****(a) Discuss and/or act on any Flood Control Dam Items – Repair Grant Program.**

Robert Boyd, Engineer with Comal County and Representatives from Kimley-Horn to discuss repair to Flood Control Dam no. 5. Update on Flood Control Site #13 in Guadalupe County, Cris Perez.

(c) Approve/Discuss Computer equipment/supplies. Reimbursement to Kenda Grosenbacher backpack and adapter for monitor. Discuss purchase of Adobe subscription.**(d) Subdivision 5 Election****5. New Business****(a) Approve reimbursement for Cellular Data grant/ hot spot reimbursement.****(b) Review/Approve Matching Fund Request****(c) Conservation Activity Program (CAP) Payment Request****(d) Approval of Reimbursement Requests TA & TSP****(e) Action and Request for Geronimo/Alligator Creek Program Reimbursement****(f) Discussion on other upcoming events – Plan for 2026 Calendar. Review invoice. Approve ad rates.****(g) Consider/take action on requests for sponsorships & donations****(h) Consider/take action on requests for dues: ATSWCD, NACD, TCAWS: Pay TCAWS Dues****(i) Approve payroll/paycheck for district employees.****(j) Discuss/Approve Director Travel Policy.****(k) Discuss/ Approve Employee View only privileges of bank accounts online.****(l) Approve payment to Comal County for O & M reimbursement on flood control structures****(m) Guadalupe County Clerk: Present Escrow Account Balance for Posting Agenda****POSTED**

OCT 15 2025

4:13 pm

TERESA KIEL

Guadalupe County Clerk

By: 

- (n) Received opens records request-Sent response and replied back with another request
 - (o) Discuss possible selections for Outstanding Conservation Awards program
 - (p) Complete IRS Payroll Quarterly Tax Report
 - (q) Present letter from TSSWCB concerning O & M proposals.
 - (r) Hartford Audit verification
 - (s) Association of TSWCD: Present letter concerning increases in Quota and Con. Awards Program.
 - (t) Discuss approves 2025 Annual State Meeting Resolutions
 - (u) Approval of Texas Workforce Commission (TWC)3rd quarter report
6. **Review Financial Report for FY 2026 –Sept 2025**
 7. **Approval of Expenditures for September-October 2025 and ratify payments made between meetings**
 8. **Set the next meeting date.**
 9. **Adjournment**

The Comal-Guadalupe SWCD Board may convene in executive session in accordance with Sections 551.071.076 of the Texas Opens Meetings At 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 contact 830-379-0930x3 two (2) workdays prior to the meeting so that appropriate arrangements can be made. ****

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

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 4 will hold a special meeting on October 27, 2025, at 12:00 p.m., outside the boundaries of the District, at 1290 Wonder World Drive, Suite 1240, San Marcos, TX 78666. The meeting will be held for the following purposes:

1. Receive Public Comment.
2. Receive Tax Collection Report from Assessments of the Southwest, Inc.
3. Consider and take action regarding approval of the minutes from the August 12, 2025, Board of Directors' meeting.
4. Consider and take action regarding Construction of Public Infrastructure Improvements:
 - a. Status Report from District Engineer Regarding Engineering, Construction and Development Activities;
 - b. Approve Award of Contracts for Construction of public infrastructure improvements serving the District;
 - c. Approve Pay Estimates and Change Orders for public infrastructure improvements serving the District;
 - d. Accept Completed Public Infrastructure Improvements for ownership, operation and/or maintenance; and
 - e. Authorize other action relating to construction of public infrastructure improvements serving the District.
5. Consider and take action regarding the acceptance of conveyance of real property interests by the District for public infrastructure, drainage and road improvements.
6. Consider and take action relating to maintenance, repairs and improvements to District lands and drainage facilities.
7. Consider and take action relating to repair and maintenance of public roads.
8. Consider and take action regarding approval of engagement of auditor to undertake Fiscal Year 2025 Financial Audit.
9. Discussion and possible action relating to potential issuance of Guadalupe County Municipal Utility District No. 4 Unlimited Tax Bonds, Series 2026 (the "Bonds") to finance public infrastructure improvements and other eligible costs:
 - a. Authorize District Engineer to prepare application to Texas Commission on Environmental Quality for authorization to issue the Bonds;

OCT 17 2025
9:42 am
TERESA KIEL
Guadalupe County Clerk
By: W. D. W. 122

POSTED

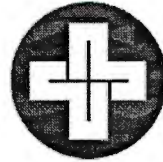
- b. Adopt Resolution Approving Application to Texas Commission on Environmental Quality for authorization to issue the Bonds; and
 - c. Authorize other action as may be necessary to proceed with issuance of the Bonds.
- 10. Discussion and possible action relating to contracting with Guadalupe County for tax assessment and collection services.
- 11. Discussion and Possible Action regarding Approval of Bookkeeper Report and Payment of Bills and Invoices.
- 12. 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.



Board of Managers Agenda
The Selig Room, 1331 East Court St., Seguin, Texas
October 21, 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 September 16, 2025.
4. DISCUSSION ITEMS:
 - a. Update on Facility Strategic Master Planning Project – Thomas Newsom, E4H Architecture Firm
 - b. Nursing Report – Daphne Blake, CNO
 1. Nurse Staffing Plan Report
 - c. Financial and Statistical Reports:
 1. Guadalupe Regional Medical Center – Kody Gann, CFO
 2. Quarterly Investment Report – Kody Gann, CFO
 3. Guadalupe Regional Medical Group – Steve Lara, GRMG CEO
 - d. Quality Report – Rhonda Unruh, VP of Quality
 - e. Administrative Report – Robert Haynes, CEO
 1. Foundation – Elaine Bennett, GRMF CEO
5. EDUCATION ITEM:
 - a. Marketing Update – Chelsea Maldonado, Director of Marketing
6. ACTION ITEM(S):
 - a. Board Resolution – Nursing Facility Line of Credit – Kody Gann, CFO
 - b. Capital Expenditure – IT Equipment – Steve Ratliff, Exec Director of Information Technology
 - c. CME Mission Statement and Policy – Deana Henk, GHN CEO
 - d. New Privilege Form for Certified Nurse Midwife – Lauren Carter, VP of Physician Services
7. Adjournment and move into Executive Session under Texas Government Code Sections 551.074 and 551.072:
 - a. CEO's annual performance review;
 - b. personnel matters; and
 - c. to deliberate regarding the purchase, lease or value of certain real property.

POSTED
OCT 17 2025
12:34 pm
TERESA KIEL
Guadalupe County Clerk
By: *[Signature]*

8. Adjourn from Executive Session and move into Regular Session for discussion and/or possible action on the executive session items.
9. 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 16th day of October 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.

NOTICE FOR EARLY VOTING ON SATURDAY AND SUNDAY
AVISO PARA VOTACION ADELANTADA EN SABADO Y DOMINGO

FOR THE GENERAL AND SPECIAL ELECTIONS TO BE HELD ON NOVEMBER 4, 2025, ADDITIONAL
EARLY VOTING WILL BE HELD AS FOLLOWS:

PARA CONJUNTO DE LAS ELLECIONES GENERALES Y ESPECIALES QUE SE LLEVARA A CABO EL 5
NOVIEMBRE, 2024, LA VOTACION ADELANTADA ADEMAS SE LLEVARA A CABO DE TAL MANERA:

ELECTIONS OFFICE

3251 N. State Hwy 123
Seguin, TX 78155

SEGUIN ISD ADMINISTRATION BLDG

1221 E. Kingsbury St.
Seguin, TX 78155

REDEMPTIVE GRACE MINISTRIES

2240 FM 725
New Braunfels, TX

TEXAS STATE TECHNICAL COLLEGE

2189 FM 758
New Braunfels, TX

SCHERTZ ANNEX

1100 Elbel Rd
Schertz, TX

CHRIST LUTHERAN CHURCH

3305 Church Rd.
Seguin, TX

CIBOLO FIRE STATION #2

3864 Cibolo Valley Dr.
Cibolo, TX

MARION ISD TONDRE ROOM

500 Bulldog Lane
Marion, TX

Saturday, October 25th, 2025 – 7:00 a.m. to 7:00 p.m.

Sabado, 25 de Octubre, 2025 – de 7:00 de la mañana a las 7:00 de la tarde

Sunday, October 26th, 2025 – 12:00 p.m. to 6:00 p.m.

Domingo, 26 de Octubre, 2025 – de 12:00 de la tarde a las 6:00 de la tarde

ISSUED THIS 22nd DAY OF OCTOBER, 2025

EMITIDO ESTE DIA 22 DE OCTUBRE, 2025

EARLY VOTING CLERK

SECRETARIA DE LA VOTACION ADELANTADA

POSTED

OCT 21 2025
8:30 am
TERESA KIEL
Guadalupe County Clerk
By: UDURR

POSTED

000570

OCT 21 2025

4:28 PM

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

SPRINGS HILL SPECIAL UTILITY DISTRICT
NOTICE OF SPECIAL 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 special meeting, open to the public, on Monday, October 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 APPROVE THE FOLLOWING:
 - A. MINUTES OF THE SEPTEMBER 30, 2025, PUBLIC HEARING ON ADOPTION/AMENDMENT OF IMPACT FEES;
 - B. MINUTES OF THE SEPTEMBER 30, 2025, SPECIAL MEETING OF THE BOARD OF DIRECTORS; AND
 - C. MINUTES OF THE OCTOBER 9, 2025, SPECIAL MEETING OF THE BOARD OF DIRECTORS;
- IV. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING BALANCE SHEET & INCOME STATEMENT FOR SEPTEMBER 2025;
- V. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE BILLS PAID IN SEPTEMBER 2025 (check register);
- VI. OLD BUSINESS:
 - A. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING CANYON REGIONAL WATER AUTHORITY WELLS RANCH PHASE III PROJECT;
 - B. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING WATER SUPPLY PLANNING;
 - C. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING MATTERS BEFORE THE PUBLIC UTILITY COMMISSION OF TEXAS, INCLUDING, BUT NOT LIMITED TO:
 1. DOCKET NO. 58445 – PETITION OF A-L 97, LP TO AMEND SPRINGS HILL SPECIAL UTILITY DISTRICT'S WATER CERTIFICATE OF

**CONVENIENCE AND NECESSITY IN GUADALUPE COUNTY BY
STREAMLINED EXPEDITED RELEASE;**

- D. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING OPERATING AGREEMENT WITH THE CITY OF SEGUIN;**
- E. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING PERMANENT EASEMENT AGREEMENT FROM GUADALUPE BLANCO RIVER AUTHORITY FOR PROPERTY ID 143345;**
- F. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING PERMANENT EASEMENT AGREEMENT AND ENCROACHMENT AGREEMENT WITH GUADALUPE BLANCO RIVER AUTHORITY FOR PROPERTY ID 55413;**
- G. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING PERMANENT EASEMENT AGREEMENT WITH GUADALUPE BLANCO RIVER AUTHORITY FOR LAKE PLACID, PROPERTY ID 0;**
- H. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING WATERLINE CROSSING AGREEMENT WITH MAGNOLIA SOLAR DEVELOPMENT; AND**
- I. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING SPRINGS HILL SPECIAL UTILITY DISTRICT'S ASSUMPTION OF OBLIGATIONS OF SPRINGS HILL WATER SUPPLY CORPORATION TO COBANK, ACB, INCLUDING, BUT NOT LIMITED TO:**
 - 1. INSTRUCTION LETTER;**
 - 2. CREDIT AGREEMENT NO. 00159993SLA;**
 - 3. PROMISSORY NOTE NO. 00159993T02;**
 - 4. SECURITY AGREEMENT; AND**
 - 5. BENEFICIAL OWNERSHIP CERTIFICATE;**

VII. NEW BUSINESS:

- A. DISCUSS, CONSIDER, AND TAKE ACTION ON NON-STANDARD SERVICE REQUESTS AND CONTRACTS;**
- B. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING APPLICATIONS FOR PRODUCTION AND TRANSPORT PERMITS AT EVERGREEN UNDERGROUND WATER CONSERVATION DISTRICT;**
- C. DISCUSS, CONSIDER, AND TAKE ACTION CONCERNING THE ENGAGEMENT OF MASTERSON ADVISORS LLC FOR FINANCIAL ADVISORY SERVICES; AND**

D. DISCUSS, CONSIDER, AND TAKE ACTION ON AMENDMENTS TO THE DISTRICT INVESTMENT POLICY;

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

A. RECEIVE GENERAL MANAGER'S REPORT;

B. RECEIVE ENGINEERING REPORT (Malone/Wheeler) AND DISCUSS, CONSIDER, AND TAKE ACTION ON MATTERS RELATED THERETO, INCLUDING BUT NOT LIMITED TO:

- 1. RECOMMENDATION OF AWARD FOR GMP1 FOR THE LAKE PLACID AND GAMECOCK WTP PROJECTS;**
- 2. PAY APPLICATION NO. 2 FOR THE ELEVATED WATER STORAGE TANK REHAB PROJECT; AND**

C. RECEIVE CANYON REGIONAL WATER AUTHORITY REPORT;

IX. SPRINGS HILL SPECIAL UTILITY DISTRICT RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE SECTIONS 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations, 551.074 (personnel matters), 551.076 (deliberations about security devices), AND 551.087 (deliberations regarding economic development negotiations; AND

X. ADJOURNMENT.

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

Springs Hill Special Utility District



Michael Andrews, General Manager

Dated:

10/21/25

(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: October 28, 2025
Time: 10:00 AM

AGENDA

POSTED

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

OCT 22 2025
4:22pm
TERESA KIEL
Guadalupe County Clerk
By: *[Signature]*

- A. The 2026 Operating Budget for Guadalupe Regional Medical Center by CEO Robert Haynes.
- B. Recognition of the GLOW Fitness Challenge Winners:
 - 1st Place - Dina Dillon
 - 2nd Place - Breanna Ramos
 - 3rd Place - Marcia Kiel

5. DISCUSSION:

The options available for the barn located at FM 465 and Lower Seguin Road, which is designated as a wider road on the proposed Major Thoroughfare Plan.

6. **CONSENT ITEMS:** The following may be acted upon in one motion. A Commissioner, the County Judge, or a Citizen may request items to be pulled for separate discussion and/or action:
 - A. The Bill List(s).
Final Commissioners Court Bill List 10-28-25.pdf
Final Commissioners Court Bill List Other Bank 10-28-25.pdf
 - B. The EBA List.
EBA List for 10-28-2025.pdf

- C. The PCA Bill List.
[PCA Bill List 10.28.2025.pdf](#)
- D. The Auditor's Monthly Report for August 2025.
[Monthly Report for August 2025.pdf](#)
- E. Authorization to make an optional additional contribution to the Texas County and District Retirement System (TCDRS) plan to reduce pension liability from FY26 funds.
[TCDRS Authorization for Optional Payment FY26.pdf](#)
- F. The Interlocal Agreements between Guadalupe County and the following Public Libraries:
 - i. The City of Seguin;
 - ii. The Marion Community Library Association; and
 - iii. The Schertz Library.[Guadalupe County Interlocal Agreements for Funding Libraries.pdf](#)
- G. Letters of Agreement between Guadalupe County and the following non-profit recipients of grants/disbursements:
 - i. Guadalupe County Children's Advocacy Center, Inc.;
 - ii. Comal-Guadalupe Soil & Water Conservation District;
 - iii. Guadalupe County Retired Senior Volunteer Program;
 - iv. Guadalupe County Child Welfare Board;
 - v. Guadalupe County Youth Show and Homemakers Association;
 - vi. CASA of Central Texas, Inc.; and
 - vii. Guadalupe Valley Family Violence Center.[Guadalupe County Non-Profit Letters of Agreement.pdf](#)
- H. The Official Bonds and Oaths for Tyler Lieck, Part-Time Deputy Constable, and Keegan Eichholtz, Reserve Deputy Constable, Precinct 4.
[Bonds & Oaths - Lieck & Eichholtz.pdf](#)
- I. The amendment to exercise the third and final extension for IFB 22-0007, Land Lease for Agriculture Row Crop Planting.
[Contract amendment October 2025 - Signed.pdf](#)
- J. The Office Space Allocation Request to reassign Room 31 at the Guadalupe County Services Center in Schertz to Juvenile Services.
[Office Space Allocation Request.pdf](#)
- K. The naming of the following private lanes:
 - i. Thania Lane, located off River Springs Drive, Precinct 2;
 - ii. Itzayana Lane, located off Mesquite Road, Precinct 2; and
 - iii. Seiler Lane, located off Weil Road, Precinct 4.[Private Lane Packages - 10-28-2025.pdf](#)
- L. The Agreements to Furnish Fire Protection and Related Emergency Services between Guadalupe County and Lake Dunlap and Geronimo Volunteer Fire Departments.
[Lake Dunlap VFD & Geronimo VFD Agreements.pdf](#)

- M. The Excavation Permit Applications for the following County roads:
- i. 1050 Sweet Home Road, Precinct 4;
 - ii. 485 Koehler Road, Precinct 4;
 - iii. Union Wine, Precinct 1; and
 - iv. Altwein Lane and Rosemary Loop, Precinct 1.
- [10.28.2025 Excavation Permit Applications & Summary.pdf](#)

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

- A. Pursuant to Texas Local Government Code Section 232.010, the Request for an Exception to Platting to allow the conveyance of a portion of Lot 2 of the Fulks Subdivision by metes and bounds description without revising the plat.
[Exception to plat request- Huber Rd- Fulks Subd. Lots 1 & 2..pdf](#)
- B. In accordance with the Guadalupe County Travel Policy, authorization for five Sheriff's Office Employees to travel out-of-state to the Advanced Undercover Techniques & Survival training in Nashville, Tennessee, November 3-7, 2025.
[Adv Undercover Nashville TN.pdf](#)
- C. The requested allocation of \$110,000 by the New Berlin Volunteer Fire Department to match funds for the purchase of a new firetruck pursuant to a grant award by the Texas A&M Forest Services .
[Signed Proposal, Truck Specs, Grant Award, & Grant Terms.pdf](#)
- D. The request for \$114,774.03 in supplemental funding by the Lake Dunlap Volunteer Fire Department for the purchase of the attached items.
[Lake Dunlap VFD 2026 Supplemental Funding First Request.pdf](#)
- E. The Performance Bond from Meritage Homes of Texas, LLC for Lantana, Unit 1 Subdivision.
[Lantana Unit 1 Performance Bond.pdf](#)
- F. The final plat of Lantana, Unit 1 Subdivision, establishing lots 1-210, located in Precinct 4.
[Lantana Unit 1 Subdivision Final Plat.pdf](#)
[2024 Tax Certificate.pdf](#)
- G. The final plat of Lakeview Heights, Unit 4 Subdivision, establishing lot 1, located in Precinct 1.
[Final Plat Lakeview Heights 4.pdf](#)
[Tax Certificate Lakeview Unit 4 Subdivision.pdf](#)
- H. The Capital Project Fund Bill List.
[Final Capital Project \(Fund 700\) Bill List 10-28-25.pdf](#)
- I. The allocation of five Dodge Durangos from the CJS Byrne Justice Assistance Grant: one to the City of Schertz, one to the City of Cibolo, two to the City of New Berlin, and one to Guadalupe County Justice of the Peace, Precinct 4.
[Invoices.pdf](#)
- J. The 2026 Guadalupe County Holiday Schedule.

[Holidays.pdf](#)

K. The 2026 Guadalupe County Commissioners Court Meeting Schedule.

[CourtDates.pdf](#)

8. Announcement of Upcoming Guadalupe County Public Events.

9. EXECUTIVE SESSION: In accordance with Chapter 551 of the Texas Government Code, Subchapter D, the Commissioners Court will convene in a closed session to discuss the following items, and any final action or vote will take place in public:

- A. Pursuant to §551.087: To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.
- B. Pursuant to §551.072: To deliberate the purchase, exchange, lease, or value of real property.
- C. Pursuant to §551.074: To deliberate the employment, evaluation, and duties of the following public officers or employees: Administrative Assistant to County Commissioners and Human Resources Director.
- D. Pursuant to §551.071: Consultation with the governing body's attorney to deliberate pending or contemplated litigation, a settlement offer, and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct.

10. Motion to Adjourn.

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

Meeting ID: 351 037 7057 Passcode: 638728

Join Zoom Meeting

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

Dial in:

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

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

A copy of this Notice has been placed on the outside bulletin board of the Guadalupe County Justice Center, 211 West Court Street, which is readily accessible to the general public at all times, and said Notice shall remain posted continuously for at least three business days preceding the scheduled date of the Meeting. For your convenience, you

may visit the county's website at: <https://www.guadalupetx.gov> titled "Agenda" for any official court postings.