

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

AUG 25 2025

11:10am

TERESA KIEL
Guadalupe County Clerk
By: *Megan Hill*

NOTICE OF MEETING

Notice is hereby given that the Guadalupe Appraisal Review Board will convene at 9:00 a.m. on September 2, 3, 4, 5, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, 29, 30, 2025 at the Guadalupe Appraisal District Office, 3000 N. Austin Street, Seguin, Texas 78155.

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

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

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

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

Agenda on Attached Sheet

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

This notice posted and filed in compliance with the Open Meetings Act on or before August 25, 2025, at 5:00 p.m.

GUADALUPE APPRAISAL DISTRICT

1. CALL TO ORDER

2. ROLL CALL

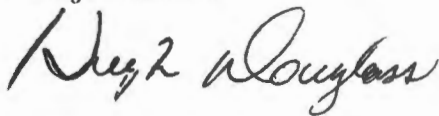
3. The Board will examine, equalize and approve the appraisal records of the Chief Appraiser and will hear and determine taxpayer and taxing unit appeals on all matters permitted by the Texas Property Tax Code. The Appraisal Review Board will be in session other days, notice for which shall be duly posted, 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.

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, September 4, 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. RECEIVE PUBLIC COMMENT (3 minutes per speaker to address the Board of Directors);**
- III. DISCUSS, CONSIDER, AND TAKE ACTION TO REMOVE AND/OR APPOINT MEMBER(S) TO THE IMPACT FEE ADVISORY COMMITTEE;**
- IV. 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 3 business days immediately preceding this meeting.



(SEAL)

Springs Hill Special Utility District

Devan Montoya

Devan Montoya, Assistant General Manager-Dev

Dated: 8/26/25

POSTED

AUG 26 2025
 12:06 pm
 TERESA KIEL
 Guadalupe County Clerk
 By: *[Signature]*



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: September 2, 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. PUBLIC HEARING:
 - A. The proposed Guadalupe County Budget for Fiscal Year 2025-2026 (FY26).
[FY26_Proposed_Budget.pdf](#)
 - B. The proposed Guadalupe County Tax Rate for 2025.
[Notice of Hearing on Tax Rate.pdf](#)
5. **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 9-2-25.pdf](#)
[Final Commissioners Court Bill List Other Bank 9-2-25.pdf](#)
 - B. The EBA List.
[EBA List 09.02.2025.pdf](#)
 - C. The PCA Bill List.
[PCA Bill List 09.02.2025.pdf](#)
 - D. Accept the donation of 30 computer monitors from Bexar Metro to the Guadalupe County Sheriff's Office to be utilized in the Dispatch Office.
[Monitor Serial Numbers.pdf](#)

AUG 26 2025
3:51pm
TERESA KIEL
Guadalupe County Clerk
By: *Megan*

- E. The Guaranteed Maximum Price Amendment for RFQ 23-24, Construction Manager-at-Risk for one Emergency Operations Center and one Emergency Response Center.
[Guaranteed Maximum Price Amendment - EOC & ERC.pdf](#)
- F. The Memorandum of Understanding (MOU) with 1A Smart Start, LLC, to provide breath alcohol monitoring systems for the Guadalupe County Veterans Treatment Court Participants in conjunction with the Veterans' Assistance Grant Award (VTC25-V-018), effective July 1, 2025, through August 31, 2026.
[MOU re VTC.pdf](#)
- G. The following documents relative to the application for Community Development Block Grant Mitigation funding through the Texas General Land Office's Local Hazard Mitigation Plan Program:
 - i. Federal Assistance Standard Form 424;
 - ii. Local Certifications; and
 - iii. Environmental Exempt Form.[SF-424 Guadalupe County LHMP.pdf](#)
[Local Certifications.pdf](#)
[Environmental Exempt Form.pdf](#)
- H. The Excavation Permit Application for Harborth Road, Precinct 4.
[Permit Application - Harborth.pdf](#)

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

- A. The Request for a Variance from the requirements of Section IX B2- Lot Requirements in the Guadalupe County Subdivision Regulations related to 9600 FM 1979, Property ID 203933, River Run Estates, located in Precinct 2.
[Variance Request- 9600 FM 1979- River Run Estates.pdf](#)
- B. The proposal from The Brandt Companies, LLC, for the purchase and replacement of a 300-gallon boiler for the A-Hall renovation at the Adult Detention Center.
[Brandt Boiler Proposal for A-Hall.pdf](#)
- C. The Order Prohibiting Outdoor Burning.
[Burn Ban Order 9-2-2025.pdf](#)
- D. Change Order No. 1 to the Services Agreement between Siddons Martin Emergency Group, LLC, and Guadalupe County Fire Rescue, and authorize the Fire Marshal/Emergency Management Coordinator to sign the agreement.
[Request Letter, Change Order 1, & Original Agreement \(10-1-2024\).pdf](#)
- E. The proposal from Blake Bertling Equipment Rental for a one-month rental of a CAT D1 Dozer.
[Blake Bertling-1 month rental.pdf](#)
- F. The proposal from Baseline DCCM, LLC, for professional surveying services for Phase 2 of the Guadalupe Street Expansion Project.
[Survey Proposal - Guadalupe Street Phase2- Rev.pdf](#)

- G. Amendment #1 to the Professional Services Agreement with Freese and Nichols, Inc., for the update and rewrite of the Guadalupe County Subdivision Regulations, and the allocation of funding for the increased fees associated with the amendment.
[Amendment #1 to Professional Services Agreement.pdf](#)
[GC_Subdivision Regulations Diagnostic Report \(2025.08.05 Final\).pdf](#)
- H. The Capital Project Fund Bill List.
[Final Capital Project \(Fund 700\) Bill List 9-2-25.pdf](#)
- I. Budget Amendment #25-78 Road & Bridge Fund(200): To transfer funds within the Road & Bridge fund from small tools to controlled assets for one pressure washer.
[25-78.pdf](#)
- J. The Change Order from Tejas Premier Building Contractor, Inc., for the Elbel Building Project, requiring no additional funds.
[Change Order.pdf](#)
- K. The 2025-2026 Guadalupe County Annual Road Plan.
[Complete CC Packet FY26 Annual Rd Plan.pdf](#)
- L. Set the salaries, expenses, and other allowances of elected county and precinct officers for the Fiscal Year 2025-2026 Budget.
[FY26 Elected Officials Proposed Salaries.pdf](#)
- M. Adopt the Guadalupe County Budget for Fiscal Year 2025-2026 (FY26).
- N. Set the Tax Rate at \$0.2664 per \$100.00 of taxable value for the purpose of Maintenance and Operations.
- O. Set the Tax Rate at \$0.0520 per \$100.00 of taxable value for the purpose of Lateral Roads.
- P. Set the Tax Rate at \$0.0120 per \$100.00 of taxable value for the purpose of Debt Service.
- Q. The Order Adopting the 2025 Tax Rate for Guadalupe County, which increases the property tax rate by adopting a Tax Rate of \$0.3304 per \$100.00 of value, and is effectively a four percent (4%) increase in the tax rate.
[Order Adopting 2025 Tax Rate.pdf](#)
- R. Ratify the property tax increase reflected in the Fiscal Year 2025-2026 (FY26) Budget pursuant to Local Government Code §111.008(c).

7. Announcement of Upcoming Guadalupe County Public Events.

8. 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 §551.072: To deliberate the purchase, exchange, lease, or value of real property.

9. Motion to Adjourn.

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

Meeting ID: 351 037 7057 Passcode: 638728

Join Zoom Meeting

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

Dial in:

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

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

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

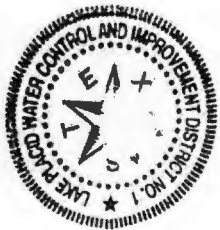
NOTICE OF MEETING

LAKE PLACID WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

The Board of Directors of Lake Placid Water Control and Improvement District No. 1 will hold a special meeting on **Thursday, September 4, 2025, at 2:00 p.m.**, at Lake Breeze Ski Lodge, 225 Ski Lodge Rd., McQueeney, Texas, and by **GoToMeeting videoconference and teleconference***, to discuss and, if appropriate, act upon the items listed below. **GoTo videoconference** may be done at <https://meet.goto.com/493706597>, and telephone number: 1-877-309-2073 Access Code: 493-706-597:

1. Public comment.
2. Discuss 2025 tax rate, set public hearing date, and authorize notice of public hearing regarding adoption of tax rate.

/s/ Nellie Connally
Attorney for the District



*** The Board will conduct an in-person meeting at its physical meeting location. The Board is making available a video and telephone option for members of the public to listen to the meeting and to address the Board during the public comment item. Please register for the meeting at <https://meet.goto.com/493706597>, a telephone number to join via teleconference, a link to join via videoconference, and a password to access the conference will be provided.**

****Lake Placid Water Control and Improvement District No. 1 reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney about Pending or Contemplated Litigation), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.086 (Economic Development).**

POSTED

AUG 28 2025
8:03am

TERESA KIEL
Guadalupe County Clerk
By: *Mary Luma*

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

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 September 8, 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 August 11, 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:
 - a. Status of Approval of the Sale of Bonds by the Texas Commission on Environmental Quality.
 - b. Receive Report from Financial Advisor regarding Sale of Bonds;
 - c. Award the Sale of the Bonds;

POSTED

AUG 29 2025
8:11 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 engagement of disclosure counsel;
 - f. Approve Payment of Attorney General filing fee; 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 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 "Bonds"):
 - a. Receive Report from Financial Advisor regarding Sale of Bonds;
 - b. Award the Sale of the Bonds;
 - c. Adopt Resolution Authorizing the Issuance of \$3,000,000 Lone Oak Municipal Utility District Unlimited Tax Road 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 engagement of disclosure counsel;
 - e. Approve Payment of Attorney General filing fee; 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 Bonds, including, without limitation, executing appropriate documents in connection therewith.
- 7. Conduct public hearing regarding adoption of final tax rates for 2025 Tax Year.
- 8. Consider and take action regarding adoption of Resolution approving Budget for 2025-2026 Fiscal Year. [Note: *Taxpayer Impact Statement and Draft Budget is attached to this Notice.*]
- 9. Discuss, consider, and take action regarding adoption of Order Levying Taxes for 2025 Tax Year.
- 10. Discussion and possible action regarding approval of Amendment to District Information Form.
- 11. Consider and take action relating to approval of Bookkeepers 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.

TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending September 2025**	Proposed Budget Fiscal Year Ending September 2026**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$868.97	\$263.25	\$584.44

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.40 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.

Taxes for Current Budget and No-New-Revenue Tax Rate Budget:

Average Homestead Value Shown in Most Recent Truth in Taxation Worksheet	X	O/M Tax Rate Used to Produce Projected O/M Levy in Current Budget
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100

Taxes for Proposed Budget:

Average Homestead Value Shown in Most Recent Truth in Taxation Worksheet	X	O/M Tax Rate Used to Produce Projected O/M Levy in Proposed Budget
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100

Lone Oak Farms MUD
Proposed Budget
Fiscal Year 2025 - 2026

	Approved Budget FY 2024-2025	Expected FY 2024-2025	Proposed Budget FY 2025 - 2026
Revenues:			
Property Tax Revenue	\$ 542,263	\$ 528,530	\$ 337,265
Other Income	-	12,991	12,000
Total Revenues	542,263	541,521	349,265
Expenses:			
District Facilities			
Pond Maintenance	12,000	6,500	78,000
Outfall and Channel Cleaning	10,000	15,450	20,000
Road Reserve	-	-	50,000
Total District Facilities	22,000	21,950	148,000
Administrative Expenses			
Director Fees	13,260	5,967	13,260
Payroll Taxes	1,200	503	1,200
Insurance	4,000	3,277	4,000
Appraisal District/Tax Collection Fees	6,500	4,897	6,500
Website Maintenance	1,800	3,955	1,800
Public Notice	2,500	2,500	2,500
Other / Miscellaneous	6,000	4,638	6,000
Total Administrative Expenses	35,260	25,737	35,260
Professional Fees			
Legal Fees	42,000	29,462	42,000
Financial Advisor Fees	3,000	5,167	3,000
Audit Fees	12,000	12,750	13,500
Bookkeeping Fees	21,000	18,641	24,000
Engineering Fees	30,000	39,695	33,000
Total Professional Fees	108,000	105,715	115,500
Total Expenses	165,260	153,402	298,760
Excess/(Deficiency)	\$ 377,003	\$ 388,119	\$ 50,505

Budget Highlights:

• Certified Assessed Valuation = Certified AV + Estimate under protest	\$ 198,391,086
Tax Rate (M&O)	\$ 0.17
Tax Rate (DS)	\$ 0.60
Tax Rate - Total	\$ 0.77
Budgeted Property Tax Revenue - General Fund	\$ 337,265

000498



POSTED

AUG 29 2025

11:14am

TERESA KIEL

Guadalupe County Clerk
By: tsk

GUADALUPE COUNTY BAIL BOND BOARD

NOTICE OF REGULAR MEETING:

DATE: September 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 August 1, 2025 meeting of the Guadalupe County Bail Bond Board.
- B. Renewal application- Corporate License Application for Bonding License for Palmetto Surety Corporation agent Nicole Guerra d/b/a Free Me Bail Bonds.
- C. Discussion on enhancing public awareness regarding bonds.
- D. Monthly Bail Bond Reports.

IV. ADJOURN

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

NOTICE OF ELECTION

POSTED

THE STATE OF TEXAS

§

COUNTY OF GUADALUPE

§

MARION INDEPENDENT SCHOOL
DISTRICT

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TO THE RESIDENT, QUALIFIED VOTERS OF THE

MARION INDEPENDENT SCHOOL DISTRICT

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ADDITIONAL INFORMATION REGARDING THE ELECTION HEREINAFTER DESCRIBED CAN
BE FOUND AT:

<https://www.marionisd.net/>

<https://www.guadalupe.tx.gov/page/elections.election1>

TAKE NOTICE that an election will be held in the Marion Independent School District on
November 4, 2025 CONCERNING THE ISSUANCE OF BONDS IN ONE PROPOSITION:

PROPOSITION A

THIS IS A PROPERTY TAX INCREASE

“Shall the Board of Trustees of the Marion Independent School District be authorized to issue and sell bonds of the District in the principal amount not to exceed \$60,000,000 for the purposes of designing, constructing, renovating, improving, upgrading, updating, acquiring, and equipping school facilities (and any necessary or related removal of existing facilities), the purchase of land, and new school buses, such bonds to mature serially or otherwise (not more than 40 years from their date) in accordance with law; any issue or series of such bonds to bear interest per annum at such rate or rates (fixed, floating, variable, or otherwise) as may be determined within the discretion of the Board of Trustees, provided that such rate or rates of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of such bonds; and shall the Board of Trustees of the District be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in the District sufficient, without limit as to rate or amount, to pay the principal of and interest on the bonds and the cost of any credit agreements executed in connection with the bonds?”

SEP 02 2025

8:28am

TERESA KIEL

Guadalupe County Clerk

By: *[Signature]*

AN ORDER CALLING A BOND ELECTION TO BE HELD BY THE MARION
INDEPENDENT SCHOOL DISTRICT, MAKING PROVISION FOR THE
CONDUCT OF THE ELECTION, AND RESOLVING OTHER MATTERS
INCIDENT AND RELATED TO SUCH ELECTION

* * * * *

WHEREAS, the Board of Trustees (the *Board*) of the MARION INDEPENDENT SCHOOL DISTRICT (the *District*), located in Guadalupe County, Texas (the *County*), hereby finds and determines that an election should be held to determine whether the District shall be authorized to issue bonds of the District in the amount and for the purposes hereinafter identified (the *Election*); and

WHEREAS, the District will conduct the Election in accordance with the laws of the State of Texas (the *State*) and applicable federal laws; and

WHEREAS, the District will contract with the administrator (the *Administrator*) of the County to conduct all aspects of the Election; and

WHEREAS, the Election will be conducted by the County and held jointly with other political subdivisions for which the County is also conducting their elections (such other political subdivisions, collectively, the *Participants*), as provided pursuant to the provisions of an election agreement and/or a joint election or similar agreement between or among (as applicable) the District, the County, and/or any Participants, entered into in accordance with the provisions of Section 271.002, as amended, Texas Election Code; and

WHEREAS, the Board hereby finds and determines that the necessity to construct various capital improvements within the District necessitates that it is in the public interest to call and hold the Election at the earliest possible date to authorize the issuance of general obligation bonds for the purposes hereinafter identified; and

WHEREAS, the Board hereby finds and determines that the anticipated capital improvements may be submitted to the qualified voters of the District as a single proposition as authorized by Section 45.003(g) of the Code because these capital improvements will be predominantly used for educational and administrative purposes and are not the type of facilities described in Section 45.003(g)(1-6); and

WHEREAS, the Board hereby finds and determines that the actions hereinbefore described are in the best interests of the residents of the District; now, therefore,

BE IT ORDERED BY THE BOARD OF TRUSTEES OF THE MARION INDEPENDENT SCHOOL DISTRICT THAT:

SECTION 1: The Election shall be held in the MARION INDEPENDENT SCHOOL DISTRICT on the 4th day of November, 2025 (*Election Day*), which is a uniform election date under the Texas Election Code, as amended, and is 78 or more days from the date of the adoption of this order (the *Order*), for the purpose of submitting the following proposition to the qualified voters of the District:

PROPOSITION A
THIS IS A PROPERTY TAX INCREASE

“Shall the Board of Trustees of the Marion Independent School District be authorized to issue and sell bonds of the District in the principal amount not to exceed \$60,000,000 for the purposes of designing, constructing, renovating, improving, upgrading, updating, acquiring, and equipping school facilities (and any necessary or related removal of existing facilities), the purchase of land, and new school buses, such bonds to mature serially or otherwise (not more than 40 years from their date) in accordance with law; any issue or series of such bonds to bear interest per annum at such rate or rates (fixed, floating, variable, or otherwise) as may be determined within the discretion of the Board of Trustees, provided that such rate or rates of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of such bonds; and shall the Board of Trustees of the District be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in the District sufficient, without limit as to rate or amount, to pay the principal of and interest on the bonds and the cost of any credit agreements executed in connection with the bonds?”

SECTION 2: One or more school election precincts are hereby established for the purpose of holding the Election, and the polling place or places hereby designated for holding the Election in the school election precinct or precincts are identified in Exhibit A to this Order (which is incorporated herein by reference for all purposes). If any locations are changed, this will be reflected on the County elections website. At least 79 days prior to the scheduled Election Day, or as soon thereafter as is reasonably practicable, the President, Board of Trustees, the Superintendent of Schools, or the respective designees thereof, in coordination with the Administrator, will identify and formally approve the appointment of the Presiding Judge, Alternate Presiding Judges, Election Clerks, and all other election officials for the Election, together with any other necessary changes to election practices and procedures and can correct, modify, or change the Exhibits to this Order based upon the final locations and times agreed upon by the District, the Administrator, and the Participants, if any and as applicable, to the extent permitted by applicable law.

A. The Presiding Judge shall appoint not less than two resident qualified voters of the District to act as clerks in order to properly conduct the Election. To the extent required by the Texas Election Code, as amended, or other applicable law, the appointment of these clerks must include a person fluent in the Spanish language to serve as a clerk to render oral aid in the Spanish language to any voter desiring such aid at the polls on Election Day. If the Presiding Judge appointed actually serves, the Alternate Presiding Judge shall serve as one of the clerks. In the absence of the Presiding Judge, the Alternate Presiding Judge shall perform the duties of the Presiding Judge of each election precinct.

B. On Election Day, the polls shall be open as designated on Exhibit A.

C. The main early voting location is designated in Exhibit B to this Order (which is incorporated herein by reference for all purposes). If any locations are changed, this will be reflected on the County elections website. The individual named as the Early Voting Clerk as designated in Exhibit B is hereby appointed as the Early Voting Clerk to conduct such early voting in the Election. The Early Voting Clerk shall appoint the Deputy Early Voting Clerks. This office or place shall remain open to permit early voting on the days and at the times as stated in Exhibit B. Early voting shall commence as provided on Exhibit B and continue through the date set forth on Exhibit B, all as provided by the provisions of the Texas Election Code, as amended.

Additionally, permanent and/or temporary branch offices for early voting by personal appearance may be established and maintained in accordance with the Texas Election Code. In the event such permanent and/or temporary branch locations are established, information regarding the locations, dates, and hours of operation for early voting at these offices shall be determined by the Administrator, as identified in Exhibit B hereto.

The District authorizes the Administrator to establish an Early Voting Ballot Board for the purpose of processing early voting results. The individual designated in Exhibit B as the Presiding Judge of the Early Voting Ballot Board is hereby appointed the Presiding Judge of the Early Voting Ballot Board. The Presiding Judge shall appoint not less than two resident qualified voters of the District to serve as members of the Early Voting Ballot Board.

SECTION 3: Electronic voting machines may be used in holding and conducting the Election on Election Day; provided, however, in the event the use of such electronic voting machines is not practicable, the Election may be conducted on Election Day by the use of paper ballots (except as otherwise provided in this section). Electronic voting machines or paper ballots may be used for early voting by personal appearance (except as otherwise provided in this section). Pursuant to Section 61.012, as amended, Texas Election Code, the District shall provide at least one accessible voting system in each polling place used in the Election. Such voting system shall comply with Texas and federal laws establishing the requirement for voting systems that permit voters with physical disabilities to cast a secret ballot. Any legally permissible voting method may be used for early voting and Election Day voting by personal appearance. Certain early voting may be conducted by mail.

SECTION 4: The District authorizes the Administrator to utilize a Central Counting Station (the Station) as provided by Section 127.001, *et seq.*, as amended, Texas Election Code. The Early Voting Clerk, or the designee thereof, is hereby appointed as the Manager of the Station, who will establish a written plan for the orderly operation of the Station in accordance with the provisions of the Texas Election Code. The Board hereby authorizes the Early Voting Clerk, or the designee thereof, to appoint the Tabulation Supervisor and the Programmer for the Station and may appoint Station clerks as needed or desirable. The Early Voting Clerk will publish (or cause to be published) notice and conduct testing on the automatic tabulation equipment relating to the Station and conduct instruction for the officials and clerks for the Station in accordance with the provisions of the Texas Election Code.

SECTION 5: The official ballot shall be prepared in accordance with the provisions of the Texas Election Code, as amended, so as to permit voters to vote "FOR" or "AGAINST" the aforesaid proposition which shall appear on the ballot substantially as follows:

PROPOSITION A
THIS IS A PROPERTY TAX INCREASE.

"The issuance of not to exceed \$60,000,000 of Marion Independent School District school building bonds for the purposes of designing, constructing, renovating, improving, upgrading, updating, acquiring, and equipping school facilities, the purchase of land, and new school buses, and the levying of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements."

SECTION 6: All resident, qualified voters of the District shall be permitted to vote at the Election, and on Election Day, such voters shall vote at the designated polling place. The Election shall be held and conducted in accordance with the provisions of the Texas Election Code, as amended, except as modified by the provisions of the Texas Education Code, as amended, and as may be required by law. To

the extent required by law, all election materials and proceedings relating to the Election shall be printed in both English and Spanish.

SECTION 7: Notice of election, including a Spanish translation thereof, shall be published at least one time in a newspaper of general circulation in the District, with such publication occurring not more than 30 days and not less than 10 days before Election Day. Moreover, a substantial copy of this Order and the voter information document attached as Exhibit C, including a Spanish translation thereof, shall be posted (i) on the bulletin board used for posting notices of Board meetings not less than 21 days prior to Election Day, (ii) in three additional public places within the District's boundaries not later than 21 days prior to Election Day, (iii) in a prominent location at each polling place on Election Day and during early voting, and (iv) in a prominent location on the District's internet website not less than 21 days prior to Election Day. A sample ballot shall be posted on the District's internet website not less than 21 days prior to Election Day.

SECTION 8: As required by and in accordance with Section 3.009(b)(5) and (7) through (9) of the Texas Election Code, the District, as of the date of this Order, had outstanding an aggregate principal amount of debt equal to \$105,550,000; the aggregate amount of the interest owed on such District debt obligations, through respective maturity, totaled \$73,099,711; and the District levied an ad valorem debt service tax rate for its outstanding debt obligations of \$0.3787 per \$100 of taxable assessed valuation. Based on the bond market conditions on the date of the Board's adoption of this Order, the maximum interest rate for any series of bonds authorized at the Election is 5.10% (expressed as a net effective interest rate applicable to any such series of bonds). The bonds that are the subject of this Election shall mature serially or otherwise over a specified number of years (but not more than 40 years from their date), as prescribed by applicable Texas law, though the District estimates that, based on current bond market conditions, such bonds will amortize over a 30-year period from their respective date of issue. The foregoing estimated maximum net effective interest rate and amortization period are only estimates, provided for Texas statutory compliance; they do not serve as a cap on the per annum interest rate at which any series of bonds authorized at the Election may be sold, or the amortization period for bonds that are the subject of this Election.

SECTION 9: The Board authorizes the President, Board of Trustees, the Superintendent of Schools, or the respective designee of either of such parties, to negotiate and enter into one or more joint election agreements, election services contracts, and/or similar contracts or agreements with the County, acting by and through the Administrator and any Participants, if desired or if required to comply with applicable law, as permitted and in accordance with the provisions of the Texas Election Code, as amended. In addition, the Board authorizes the President, Board of Trustees, the Superintendent of Schools, or the respective designee of either of such parties to make such technical modifications to this Order that are necessary for compliance with applicable Texas or federal law or to carry out the intent of the Board, as evidenced herein. By incorporating all essential terms necessary for a joint election agreement, this Order is intended to satisfy Section 271.002(d) of the Texas Election Code, as amended, without further action of the Board of Trustees.

SECTION 10: The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Order for all purposes and are adopted as a part of the judgment and findings of the Board.

SECTION 11: All orders and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Order are hereby repealed to the extent of such conflict, and the provisions of this Order shall be and remain controlling as to the matters ordered herein.

SECTION 12: This Order shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 13: It is officially found, determined, and declared that the meeting at which this Order is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Order, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 14: If any provision of this Order or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Order and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Order would have been enacted without such invalid provision.

SECTION 15: This Order shall be in force and effect from and after its final passage, and it is so ordered.

* * *

YOU WILL, THEREFORE, take notice of all the matters and facts set out in the foregoing Notice of Election.

//s// Jill LeSage, Secretary, Board of Trustees, Marion Independent School District

Exhibit A

Exhibit A

ELECTION DAY PRECINCT AND POLLING INFORMATION

Election Day: Tuesday, November 4, 2025

Election Day Polling Locations open from 7 a.m. to 7 p.m.

Presiding Judge and Alternate: To be appointed by Administrator.

City (Ciudad)	Polling Place (Sitio De Votacion)	Address (Direccion)	Zip Code (Codigo Postal)

Guadalupe County participates in the Countywide Polling Place Program under Section 43.007, as amended, Texas Election Code, meaning that any District voter registered in the County can vote in the Election at any polling place identified above.

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Exhibit B

EARLY VOTING

Early voting begins Monday, October 20, 2025 and ends on Friday, October 31, 2025.

Lisa Hayes
215 S. Milam
Seguin, Texas 78155

Presiding Judge of the Early Voting Ballot Board: to be appointed by the Administrator.

Voters entitled to vote an early ballot by personal appearance may do so at any Early Voting Site.

Main Early Voting Polling Place, Dates, and Times

Dates

Monday, October 20, 2025 through Friday, October 24, 2025

Saturday, October 25, 2025

Sunday, October 26, 2025

Monday, October 27, 2025 through Friday, October 31, 2025

Times

_:00 a.m. – _:00 p.m.

_:00 a.m. – _:00 p.m.

_:00 a.m. – _:00 p.m.

_:00 a.m. – _:00 p.m.

City (Ciudad)	Polling Place (Sitio De Votacion)	Address (Direccion)	Zip Code (Codigo Postal)

Early Voting By Mail

Applications for voting by mail should be received no later than the close of business (5:00 p.m.) on Friday, October 24, 2025.

Applications should be sent to:

Elections Administrator

Lisa Hayes

215 S. Milam

Seguin, Texas 78155

Fax: (830) 303-6363

Email: earlyvotingclerk@co.guadalupe.tx.us

[The remainder of this page intentionally left blank.]

Exhibit C

VOTER INFORMATION DOCUMENT

Marion Independent School District Proposition A:

☐ FOR	THIS IS A PROPERTY TAX INCREASE.
☐ AGAINST	“The issuance of not to exceed \$60,000,000 of Marion Independent School District school building bonds for the purposes of designing, constructing, renovating, improving, upgrading, updating, acquiring, and equipping school facilities, the purchase of land, and new school buses, and the levying of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements.”

principal of debt obligations to be authorized	\$60,000,000
estimated interest for the debt obligations to be authorized presuming an interest rate of 5.10%	\$76,394,645
estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized amortized over 30 years	\$136,394,645
as of the date the election was ordered, principal of all outstanding debt obligations	\$105,550,000
as of the date the election was ordered, the estimated interest on all outstanding debt obligations	\$71,116,345
estimated combined principal and interest required to pay on time and in full all outstanding debt obligations amortized over 27 years	\$176,666,345
estimated maximum annual increase in the amount of taxes on a residence homestead with a taxable value of \$100,000 (net of the \$140,000 homestead exemption) to repay the debt obligations to be authorized, if approved This figure assumes application of the mandatory \$140,000 homestead exemption; makes conservative assumption about the amortization period of the debt obligations and the estimated interest rate; and presumes growth in taxable value of 8.0% in 2025-26, 8.0% in 2026-27, 5.0% in year 2027-28, 3.0% in year 2028-29, 3.0% in 2029-30, and 3.0% thereafter.	\$0.0977/\$100 valuation (\$97.70)

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AVISO DE ELECCIÓN

EL ESTADO DE TEXAS	§
	§
CONDADO DE GUADALUPE	§
	§
DISTRITO ESCOLAR INDEPENDIENTE DE	§
MARION	§

-----0-----

A LOS VOTANTES CALIFICADOS, RESIDENTES DEL
DISTRITO ESCOLAR INDEPENDIENTE DE MARION

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SE PUEDE ENCONTRAR INFORMACIÓN ADICIONAL SOBRE LA ELECCIÓN DESCRIPTA A CONTINUACIÓN EN:

<https://www.marionisd.net/>

<https://www.guadalupe.tx.gov/page/elections.election1>

SE LES INFORMA que se llevará a cabo una elección en el Distrito Escolar Independiente de Marion el día 4 de noviembre de 2024 SOBRE LA EMISIÓN DE BONOS EN UNA PROPUESTA:

PROPUESTA A
ESTE ES UN INCREMENTO DEL IMPUESTO A LA PROPIEDAD

“¿Se deberá autorizar a la Junta de Síndicos del Distrito Escolar Independiente de Marion para emitir y vender bonos del Distrito por un monto de capital que no exceda de \$60,000,000 con el fin de diseñar, construir, renovar, mejorar, actualizar, modernizar, adquirir y equipar instalaciones escolares (y cualquier remoción necesaria o relacionada de las instalaciones existentes), la compra de terrenos y autobuses escolares nuevos, tales bonos vencerán en serie o de otra manera (a no más de 40 años de su fecha) de acuerdo con la ley; cualquier emisión o serie de dichos bonos devengará un interés anual a una tasa o tasas (fija, flotante, variable o de otra naturaleza) según sea determinado a discreción de la Junta de Síndicos, siempre que dicha tasa o tasas de interés no excedan la tasa máxima anual autorizada por la ley en el momento de la emisión de cualquier emisión o serie de dichos bonos; y deberá autorizarse a la Junta de Síndicos del Distrito para imponer y comprometer, y hacer que se calculen y recauden impuestos anuales ad valorem sobre toda propiedad gravable en el Distrito de manera suficiente, sin límite en cuanto a la tasa o cantidad, para pagar el capital y los intereses sobre los bonos y el costo de cualquier contrato crediticio celebrado en relación con los bonos?”

**UNA ORDEN QUE CONVOCA A UNA ELECCIÓN DE BONOS A CELEBRARSE
POR PARTE DEL DISTRITO ESCOLAR INDEPENDIENTE DE MARION,
HACIENDO LAS PREVISIONES PARA LA REALIZACIÓN DE LA ELECCIÓN
Y LA RESOLUCIÓN DE OTROS ASUNTOS INHERENTES Y RELACIONADOS
CON DICHA ELECCIÓN**

* * * * *

CONSIDERANDO QUE, la Junta de Síndicos (la *Junta*) del DISTRITO ESCOLAR INDEPENDIENTE DE MARION (el *Distrito*), con sede en el Condado de Guadalupe, Texas (el *Condado*), por la presente falla y determina que se debe celebrar una elección para determinar si el Distrito estará autorizado a emitir bonos del Distrito por la cantidad y para los fines que se identifican a continuación (la *Elección*); y

CONSIDERANDO QUE, el Distrito llevará a cabo la Elección de conformidad con las leyes del Estado de Texas (el *Estado*) y las leyes federales aplicables; y

CONSIDERANDO QUE, el Distrito contratará a la administradora electoral (la *Administradora*) del Condado para llevar a cabo todos los aspectos de la Elección; y

CONSIDERANDO QUE, la Elección se llevará a cabo por el Condado y en conjunto con otras subdivisiones políticas para las cuales el Condado también está llevando a cabo sus elecciones (dichas otras subdivisiones políticas serán referidas de forma colectiva como las *Participantes*), según lo establecido en las disposiciones de un contrato electoral y/o un contrato de elección conjunta o similar entre (según sea el caso), el Distrito, el Condado y/o cualesquiera de las Participantes, celebrado de conformidad con las disposiciones de la Sección 271.002, según enmendada, del Código Electoral de Texas; y

CONSIDERANDO QUE, la Junta por la presente falla y determina que la necesidad de construir varias mejoras importantes dentro del Distrito exige que sea de interés público convocar y celebrar la Elección lo antes posible para autorizar la emisión de bonos de obligación general para los fines que se identifican a continuación; y

CONSIDERANDO QUE, la Junta por la presente falla y determina que las mejoras importantes previstas pueden presentarse a los votantes calificados del Distrito como una propuesta única tal como lo autoriza la Sección 45.003(g) del Código, ya que estas mejoras importantes se utilizarán predominantemente para fines educativos y administrativos, ninguno de los cuales son del tipo de instalaciones descritas en la Sección 45.003(g)(1-6); y

CONSIDERANDO QUE, la Junta por la presente falla y determina que las acciones descritas anteriormente redundan en beneficio de los intereses de los residentes del Distrito; por lo tanto,

ORDÉNESE POR PARTE DE LA JUNTA DE SÍNDICOS DEL DISTRITO ESCOLAR INDEPENDIENTE DE MARION QUE:

SECCIÓN 1: Se llevará a cabo la Elección en el DISTRITO ESCOLAR INDEPENDIENTE DE BREHNAM el día 4 de noviembre de 2025 (*Día de la Elección*), que es una fecha uniforme de elección bajo el Código Electoral de Texas, según enmendado, y está a 78 o más días de la fecha de la adopción de esta orden (la *Orden*), con el propósito de someter la siguiente propuesta a los votantes calificados del Distrito:

PROPUESTA A

ESTE ES UN INCREMENTO DEL IMPUESTO A LA PROPIEDAD

“¿Se deberá autorizar a la Junta de Síndicos del Distrito Escolar Independiente de Marion para emitir y vender bonos del Distrito por un monto de capital que no exceda de \$60,000,000 con el fin de diseñar, construir, renovar, mejorar, actualizar, modernizar, adquirir y equipar instalaciones escolares (y cualquier remoción necesaria o relacionada de las instalaciones existentes), la compra de terrenos y autobuses escolares nuevos, tales bonos vencerán en serie o de otra manera (a no más de 40 años de su fecha) de acuerdo con la ley; cualquier emisión o serie de dichos bonos devengará un interés anual a una tasa o tasas (fija, flotante, variable o de otra naturaleza) según sea determinado a discreción de la Junta de Síndicos, siempre que dicha tasa o tasas de interés no excedan la tasa máxima anual autorizada por la ley en el momento de la emisión de cualquier emisión o serie de dichos bonos; y deberá autorizarse a la Junta de Síndicos del Distrito para imponer y comprometer, y hacer que se calculen y recauden impuestos anuales ad valorem sobre toda propiedad gravable en el Distrito de manera suficiente, sin límite en cuanto a la tasa o cantidad, para pagar el capital y los intereses sobre los bonos y el costo de cualquier contrato crediticio celebrado en relación con los bonos?”

SECCIÓN 2: Mediante la presente se establecen uno o más precintos electorales escolares con el fin de celebrar la Elección, y el centro o los centros de votación son designados mediante la presente para la celebración de la Elección en el precinto o los precintos electorales escolares según se identifica en el Anexo A de la presente Orden (que se incorpora aquí por referencia para todos los propósitos). En caso de cambios en los lugares, los mismos se reflejarán en el sitio web para elecciones del Condado. Al menos 79 días antes del Día de la Elección programada, o tan pronto como sea razonablemente posible, el Presidente, la Junta de Síndicos, el Superintendente de Escuelas, o las personas respectivas designadas, en coordinación con la Administradora, , identificarán y aprobarán formalmente el nombramiento del Juez Titular, de los Jueces Titulares Suplentes, de los Secretarios Electorales y de todos los demás funcionarios electorales para la Elección, junto con cualquier otro cambio necesario en las prácticas y procedimientos electorales y podrán corregir, modificar o cambiar los Anexos de la presente Orden basados en los lugares y horarios definitivos acordados por el Distrito, la Administradora y las Participantes, si hubiera y según sea aplicable, en la medida permitida por la ley aplicable.

A. El Juez Titular designará a no menos de dos votantes calificados residentes del Distrito para actuar como secretarios con el fin de llevar a cabo la Elección de forma apropiada. En la medida requerida por el Código Electoral de Texas, según enmendado, o cualquier otra ley aplicable, el nombramiento de estos secretarios debe incluir una persona que domine el idioma español para servir como secretario, y prestar ayuda oral en idioma español a cualquier votante que solicite dicha ayuda en las urnas el Día de la Elección. Si el Juez Titular designado está en funciones, el Juez Titular Suplente actuará como uno de los secretarios. En ausencia del Juez Titular, el Juez Titular Suplente ejercerá las funciones de Juez Titular de cada precinto electoral.

B. El Día de la Elección, las urnas deberán abrirse según lo señalado en el Anexo A.

C. El lugar principal de votación anticipada está designado en el Anexo B de la presente Orden (que se incorpora aquí por referencia para todos los efectos). La persona nombrada Secretaria de Votación Anticipada según lo señalado en el Anexo B, es por la presente designada Secretaria de Votación

Anticipada para llevar a cabo dicha votación anticipada en la Elección. La Secretaria de Votación Anticipada deberá designar a los Secretarios de Votación Anticipada Suplentes. Esta oficina o lugar deberá permanecer abierto para permitir la votación anticipada en los días y los horarios establecidos en el Anexo B. La votación anticipada deberá comenzar según lo estipulado en el Anexo B y continuará hasta la fecha establecida en el Anexo B, todo lo anterior según lo dispuesto por las disposiciones del Código Electoral de Texas, según enmendado.

Además, pueden establecerse y mantenerse lugares secundarios permanentes y/o temporales para la votación anticipada en persona de acuerdo con el Código Electoral de Texas. En el caso de que se establezcan dichos lugares secundarios permanentes y/o temporales, la información sobre las ubicaciones, fechas y horarios de operación para la votación anticipada en estas oficinas deberá ser determinada por la Administradora, como se identifica en el Anexo B del presente documento.

El Distrito autoriza a la Administradora a establecer una Junta de Votación Anticipada con el propósito de procesar los resultados de la votación anticipada. La persona designada en el Anexo B como Juez Titular de la Junta de Votación Anticipada es designada mediante la presente Juez Titular de la Junta de Votación Anticipada. El Juez Titular designará a no menos de dos votantes calificados residentes del Distrito para servir como miembros de la Junta de Votación Anticipada.

SECCIÓN 3: Se pueden utilizar máquinas de votación electrónica para la celebración y realización de la Elección el Día de la Elección; sin embargo, en el caso de que el uso de dichas máquinas de votación electrónica no sea posible, se puede realizar la Elección el Día de la Elección mediante el uso de boletas de papel (salvo que se estipule lo contrario en esta sección). Se pueden utilizar máquinas electrónicas de votación o boletas de papel para la votación anticipada en persona (salvo que se estipule lo contrario en esta sección). De conformidad con la Sección 61.012, según enmendada, del Código Electoral de Texas, el Distrito deberá proporcionar por lo menos un sistema de votación accesible en cada lugar de votación utilizado en la Elección. Dicho sistema de votación deberá cumplir con las leyes de Texas y federales que establecen el requerimiento de sistemas de votación que permitan a los votantes con discapacidades físicas emitir un voto secreto. Se puede utilizar cualquier método de votación legalmente permitido para la votación anticipada y la votación en persona el Día de la Elección. Se puede realizar cierta votación anticipada por correo.

SECCIÓN 4: El Distrito autoriza a la Administradora a utilizar una Estación Central de Escrutinio (la *Estación*) según lo estipulado en la Sección 127.001, y siguientes, según enmendada, del Código Electoral de Texas. La Secretaria de Votación Anticipada, o la persona designada, es nombrada mediante la presente Gerente de la Estación, quien establecerá un plan escrito para la operación ordenada de la Estación de conformidad con lo dispuesto en el Código Electoral de Texas. La Junta mediante la presente autoriza a la Secretaria de Votación Anticipada, o a la persona designada, para nombrar al Supervisor de Cómputo y al Programador de la Estación y puede nombrar secretarios de la Estación según sea necesario o deseable. La Secretaria de Votación Anticipada publicará (o hará que se publique) un aviso y realizará las pruebas en el equipo de cómputo automático con respecto a la Estación y dará las instrucciones para los funcionarios y secretarios de la Estación de conformidad con lo dispuesto en el Código Electoral de Texas.

SECCIÓN 5: Se elaborará la boleta oficial de conformidad con las disposiciones del Código Electoral de Texas, según enmendado, a fin de permitir que los votantes voten "A FAVOR" o "EN CONTRA" de la propuesta antes mencionada, que aparecerá en la boleta substancialmente de la siguiente manera:

PROPUESTA A
ESTE ES UN INCREMENTO DEL IMPUESTO A LA PROPIEDAD

“La emisión de bonos de construcción escolar del Distrito Escolar Independiente de Marion por un monto que no exceda de \$60,000,000 para diseñar, construir, renovar, mejorar, actualizar, modernizar, adquirir y equipar instalaciones escolares, la compra de terrenos y autobuses escolares nuevos, y la imposición de un impuesto suficiente para pagar el capital y los intereses de los bonos y el costo de cualquier contrato crediticio”.

SECCIÓN 6: Se les permitirá a todos los votantes calificados residentes del Distrito votar en la Elección, y el Día de la Elección, dichos votantes deberán votar en el centro de votación designado. Se deberá realizar y llevar a cabo la Elección de conformidad con las disposiciones del Código Electoral de Texas, según enmendado, salvo si fuere modificado por las disposiciones del Código Educativo de Texas, según enmendado, y si fuere requerido por la ley. En la medida requerida por la ley, todos los materiales y procedimientos electorales relativos a la Elección deberán ser impresos en inglés y en español.

SECCIÓN 7: El aviso de elección, incluyendo una traducción al español del mismo, será publicado al menos una vez en un periódico de circulación general en el Distrito, y dicha publicación deberá realizarse en un plazo no mayor a 30 días ni menor a 10 días antes del Día de la Elección. Además, una copia fiel de esta Orden y el documento informativo para los votantes adjunto como Anexo C, incluyendo una traducción al español de los mismos, deberán colocarse (i) en el tablero de anuncios utilizado para la publicación de avisos de las reuniones de la Junta, a más tardar 21 días antes del Día de la Elección, (ii) en tres lugares públicos adicionales dentro de los límites del Distrito a más tardar 21 días antes del Día de la Elección, (iii) en un lugar visible en cada lugar de votación el Día de la Elección y durante la votación anticipada, y (iv) en un lugar visible en el sitio web de Internet del Distrito a más tardar 21 días antes del Día de la Elección. Se publicará una boleta de muestra en el sitio web de Internet del Distrito a más tardar 21 días antes del Día de la Elección.

SECCIÓN 8: Como lo requiere y de conformidad con la Sección 3.009(b)(5) y (7) a (9) del Código Electoral de Texas, el Distrito, a la fecha de esta Orden, tenía pendiente un monto total acumulado de deuda igual a \$105,550,000; el monto total de los intereses adeudados en dichas obligaciones de deuda del Distrito, al vencimiento respectivo, ascendía a \$73,099,711; y el Distrito recaudaba una tasa impositiva de servicio de deuda ad valorem para sus obligaciones de deuda pendientes de \$0.3787 por cada \$100 de la valuación tasada gravable. De acuerdo con las condiciones del mercado de bonos a la fecha de adopción de esta Orden por parte de la Junta, la tasa de interés máxima para cualquiera de las series de bonos autorizados en la Elección es del 5.10% (expresado como una tasa de interés efectiva neta aplicable para cualquiera de dichas series de bonos). Los bonos que son objeto de esta Elección deberán vencer de forma serial o de otra manera durante un número determinado de años (pero a no más de 40 años de su fecha), según lo prescrito por la ley aplicable de Texas; sin embargo, el Distrito estima que, de acuerdo con las condiciones actuales del mercado de bonos, dichos bonos se amortizarán en un plazo de 30 años a partir de su respectiva fecha de emisión. La tasa de interés efectiva neta máxima estimada anterior y el período de amortización son sólo estimaciones, proporcionados para el cumplimiento estatutario de Texas, y no sirven como límite a ninguna tasa de interés anual a la que cualquier serie de bonos autorizados en la Elección puedan venderse o al período de amortización de los bonos que son objeto de esta Elección.

SECCIÓN 9: La Junta autoriza al Presidente, a la Junta de Síndicos, al Superintendente de Escuelas o a la persona designada respectiva de cualquiera de estas partes, para negociar y celebrar uno o más contratos de elección conjunta, contratos de servicios electorales y/o contratos o acuerdos similares con el Condado, actuando por y a través de la Administradora y cualesquiera de las Participantes si se desea o si se requiere para cumplir con la legislación aplicable, según lo permitido y de conformidad con las

disposiciones del Código Electoral de Texas, según enmendado. Además, la Junta autoriza al Presidente, a la Junta de Síndicos, al Superintendente de Escuelas o a la persona designada respectiva de cualquiera de estas partes para efectuar las modificaciones técnicas que sean necesarias a esta Orden para cumplir con las leyes aplicables de Texas o federales o para llevar a cabo el propósito de la Junta, según se evidencia en el presente documento. Al incorporar todos los términos esenciales necesarios para un contrato de elección conjunta, la presente Orden tiene por objeto cumplir con la Sección 271.002(d) del Código Electoral de Texas, según enmendado, sin acción adicional por parte de la Junta de Síndicos.

SECCIÓN 10: Los considerandos contenidos en el preámbulo del presente documento son verídicos, y dichos considerandos mediante el presente se hacen parte de la presente Orden para todos los efectos y son adoptados como parte de la sentencia y conclusiones de la Junta.

SECCIÓN 11: Todas las órdenes y resoluciones, o partes de las mismas, que entren en conflicto o sean inconsistentes con cualquier disposición de la presente Orden quedan derogadas por la presente, en la medida de dicho conflicto, y las disposiciones de la presente Orden deberán ser y permanecer vigentes con respecto a los asuntos ordenados en el presente documento.

SECCIÓN 12: La presente Orden será interpretada y aplicada de acuerdo con las leyes del Estado de Texas y de los Estados Unidos de América.

SECCIÓN 13: Se falla, determina y declara oficialmente que la reunión en la que se adoptó esta Orden estuvo abierta al público y se proporcionó el aviso público de la hora, lugar y objeto del asunto público a considerarse en dicha reunión, incluyendo la presente Orden, según los requerimientos del Capítulo 551, según enmendado, del Código Gubernamental de Texas.

SECCIÓN 14: Si alguna disposición de esta Orden o su aplicación a cualquier persona o circunstancia fuere considerada inválida, el resto de la presente Orden y la aplicación de dicha disposición a otras personas y circunstancias serán de todos modos válidas, y la Junta mediante el presente declara que esta Orden habría sido aprobada sin dicha disposición inválida.

SECCIÓN 15: Esta Orden entrará en efecto y vigor desde y después de su aprobación final, y será así ordenada.

POR CONSIGUIENTE, queda informado de todos los asuntos y hechos establecidos en el Aviso de Elección anterior.

* * *

//s// Jill LeSage, Secretaria, Junta de Síndicos, Distrito Escolar Independiente de Marion

Anexo A

INFORMACIÓN SOBRE LA VOTACIÓN Y PRECINTOS DEL DÍA DE LA ELECCIÓN

Día de la Elección: Martes, 4 de noviembre de 2025

Los Lugares de Votación del Día de la Elección estarán abiertos de 7 a.m. a 7 p.m.

Juez Titular y Suplente: a ser nombrados por la Administradora.

Ciudad	Centro de Votación	Dirección	Código Postal

El condado de Guadalupe participa en el Programa de Centros de Votación en Todo el Condado de acuerdo con la Sección 43.007, según enmendada, del Código Electoral de Texas, lo que significa que cualquier votante del Distrito registrado en el Condado puede votar en la Elección en cualquier centro de votación identificado anteriormente.

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Anexo B

VOTACIÓN ANTICIPADA

La votación anticipada comienza el lunes 20 de octubre de 2025 y termina el viernes 31 de octubre de 2025.

Lisa Hayes
215 S. Milam
Seguin, Texas 78155

Juez Titular de la Junta de Votación Anticipada: a ser determinado por la Administradora.

Los votantes con derecho a votar de forma anticipada en persona podrán hacerlo en cualquier lugar de votación anticipada.

Centro Principal, Fechas y Horarios de la Votación Anticipada

Fechas

Lunes 20 de octubre de 2025 al viernes 24 de octubre de 2025

Sábado 25 de octubre de 2025

Domingo 26 de octubre de 2025

Lunes 27 de octubre de 2025 al viernes 31 de octubre de 2025

Horario

_:00 a.m. – _:00 p.m.

_:00 a.m. – _:00 p.m.

_:00 a.m. – _:00 p.m.

_:00 a.m. – _:00 p.m.

Ciudad	Centro de Votación	Dirección	Código Postal

Votación Anticipada por Correo

Las solicitudes de votación por correo deben ser recibidas a más tardar al cierre de operaciones (5:00 p.m.) del viernes 24 octubre de 2025.

Las solicitudes deben enviarse a:

Elections Administrator (Administradora Electoral)

Lisa Hayes

215 S. Milam

Seguin, Texas 78155

Fax: (830) 303-6363

correo electrónico: earlyvotingclerk@co.guadalupe.tx.us

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Anexo C

DOCUMENTO DE INFORMACIÓN PARA LOS VOTANTES

Propuesta A del Distrito Escolar Independiente de Marion:

☐ A FAVOR	ESTE ES UN INCREMENTO DEL IMPUESTO A LA PROPIEDAD “La emisión de bonos de construcción escolar del Distrito Escolar Independiente de Marion por un monto que no exceda de \$60,000,000 para diseñar, construir, renovar, mejorar, actualizar, modernizar, adquirir y equipar instalaciones escolares, la compra de terrenos y autobuses escolares nuevos, y la imposición de un impuesto suficiente para pagar el capital y los intereses de los bonos y el costo de cualquier contrato crediticio”.
☐ EN CONTRA	

capital de las obligaciones de deuda a autorizarse	\$60,000,000
interés estimado para las obligaciones de deuda que se amortizarán asumiendo una tasa de interés del 5.10%	\$76,394,645
capital e intereses consolidados estimados requeridos para pagar a tiempo y en su totalidad las obligaciones de deuda que se autorizarán amortizar durante 30 años	\$136,394,645
a la fecha en que se ordenó la elección, el capital de todas las obligaciones de deuda pendientes	\$105,550,000
a la fecha en que se ordenó la elección, el interés estimado de todas las obligaciones de deuda pendientes	\$71,116,345
el capital e intereses consolidados estimados requeridos para pagar a tiempo y en su totalidad las obligaciones de deuda pendientes amortizadas en un período de 27 años	\$176,666,345
aumento anual máximo estimado de la cantidad de impuestos sobre una residencia con un valor gravable de \$100,000) (neto de la exención fiscal para vivienda familiar de \$140,000) para saldar las obligaciones de deuda a autorizarse, si se aprobara.	\$0.0977/\$100 de valuación (\$97.70)
Esta cifra asume la aplicación de la exención obligatoria para viviendas familiares de \$140,000; hace suposiciones conservadoras sobre el período de amortización de las obligaciones de deuda y la tasa de interés estimada, y supone un crecimiento del 8.0% en 2025-26, del 8.0% en 2026-27, del 5.0% en el año 2027-28, del 3.0% en el año 2028-29, del 3.0% en 2029-30 y del 3.0% a partir de entonces.	

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SEP 02 2025

8:29am

TERESA KIEL

Guadalupe County Clerk

By: *M. Kiel*

**AN ORDER CALLING A BOND ELECTION TO BE HELD BY THE
MARION INDEPENDENT SCHOOL DISTRICT, MAKING PROVISION
FOR THE CONDUCT OF THE ELECTION, AND RESOLVING OTHER
MATTERS INCIDENT AND RELATED TO SUCH ELECTION**

WHEREAS, the Board of Trustees (the *Board*) of the MARION INDEPENDENT SCHOOL DISTRICT (the *District*), located in Guadalupe County, Texas (the *County*), hereby finds and determines that an election should be held to determine whether the District shall be authorized to issue bonds of the District in the amount and for the purposes hereinafter identified (the *Election*); and

WHEREAS, the District will conduct the Election in accordance with the laws of the State of Texas (the *State*) and applicable federal laws; and

WHEREAS, the District will contract with the administrator (the *Administrator*) of the County to conduct all aspects of the Election; and

WHEREAS, the Election will be conducted by the County and held jointly with other political subdivisions for which the County is also conducting their elections (such other political subdivisions, collectively, the *Participants*), as provided pursuant to the provisions of an election agreement and/or a joint election or similar agreement between or among (as applicable) the District, the County, and/or any Participants, entered into in accordance with the provisions of Section 271.002, as amended, Texas Election Code; and

WHEREAS, the Board hereby finds and determines that the necessity to construct various capital improvements within the District necessitates that it is in the public interest to call and hold the Election at the earliest possible date to authorize the issuance of general obligation bonds for the purposes hereinafter identified; and

WHEREAS, the Board hereby finds and determines that the anticipated capital improvements may be submitted to the qualified voters of the District as a single proposition as authorized by Section 45.003(g) of the Code because these capital improvements will be predominantly used for educational and administrative purposes and are not the type of facilities described in Section 45.003(g)(1-6); and

WHEREAS, the Board hereby finds and determines that the actions hereinbefore described are in the best interests of the residents of the District; now, therefore,

BE IT ORDERED BY THE BOARD OF TRUSTEES OF THE MARION INDEPENDENT SCHOOL DISTRICT THAT:

SECTION 1: The Election shall be held in the MARION INDEPENDENT SCHOOL DISTRICT on the 4th day of November, 2025 (*Election Day*), which is a uniform election date under the Texas Election Code, as amended, and is 78 or more days from the date of the adoption of this order (the *Order*), for the purpose of submitting the following proposition to the qualified voters of the District:

PROPOSITION A
THIS IS A PROPERTY TAX INCREASE

“Shall the Board of Trustees of the Marion Independent School District be authorized to issue and sell bonds of the District in the principal amount not to exceed \$60,000,000 for the purposes of designing, constructing, renovating, improving, upgrading, updating, acquiring, and equipping school facilities (and any necessary or related removal of existing facilities), the purchase of land, and new school buses, such bonds to mature serially or otherwise (not more than 40 years from their date) in accordance with law; any issue or series of such bonds to bear interest per annum at such rate or rates (fixed, floating, variable, or otherwise) as may be determined within the discretion of the Board of Trustees, provided that such rate or rates of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of such bonds; and shall the Board of Trustees of the District be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in the District sufficient, without limit as to rate or amount, to pay the principal of and interest on the bonds and the cost of any credit agreements executed in connection with the bonds?”

SECTION 2: One or more school election precincts are hereby established for the purpose of holding the Election, and the polling place or places hereby designated for holding the Election in the school election precinct or precincts are identified in Exhibit A to this Order (which is incorporated herein by reference for all purposes). If any locations are changed, this will be reflected on the County elections website. At least 79 days prior to the scheduled Election Day, or as soon thereafter as is reasonably practicable, the President, Board of Trustees, the Superintendent of Schools, or the respective designees thereof, in coordination with the Administrator, will identify and formally approve the appointment of the Presiding Judge, Alternate Presiding Judges, Election Clerks, and all other election officials for the Election, together with any other necessary changes to election practices and procedures and can correct, modify, or change the Exhibits to this Order based upon the final locations and times agreed upon by the District, the Administrator, and the Participants, if any and as applicable, to the extent permitted by applicable law.

A. The Presiding Judge shall appoint not less than two resident qualified voters of the District to act as clerks in order to properly conduct the Election. To the extent required by the Texas Election Code, as amended, or other applicable law, the appointment of these clerks must include a person fluent in the Spanish language to serve as a clerk to render oral aid in the Spanish language to any voter desiring such aid at the polls on Election Day. If the Presiding Judge appointed actually serves, the Alternate Presiding Judge shall serve as one of the clerks. In the absence of the Presiding Judge, the Alternate Presiding Judge shall perform the duties of the Presiding Judge of each election precinct.

B. On Election Day, the polls shall be open as designated on Exhibit A.

C. The main early voting location is designated in Exhibit B to this Order (which is incorporated herein by reference for all purposes). If any locations are changed, this will be

reflected on the County elections website. The individual named as the Early Voting Clerk as designated in Exhibit B is hereby appointed as the Early Voting Clerk to conduct such early voting in the Election. The Early Voting Clerk shall appoint the Deputy Early Voting Clerks. This office or place shall remain open to permit early voting on the days and at the times as stated in Exhibit B. Early voting shall commence as provided on Exhibit B and continue through the date set forth on Exhibit B, all as provided by the provisions of the Texas Election Code, as amended.

Additionally, permanent and/or temporary branch offices for early voting by personal appearance may be established and maintained in accordance with the Texas Election Code. In the event such permanent and/or temporary branch locations are established, information regarding the locations, dates, and hours of operation for early voting at these offices shall be determined by the Administrator, as identified in Exhibit B hereto.

The District authorizes the Administrator to establish an Early Voting Ballot Board for the purpose of processing early voting results. The individual designated in Exhibit B as the Presiding Judge of the Early Voting Ballot Board is hereby appointed the Presiding Judge of the Early Voting Ballot Board. The Presiding Judge shall appoint not less than two resident qualified voters of the District to serve as members of the Early Voting Ballot Board.

SECTION 3: Electronic voting machines may be used in holding and conducting the Election on Election Day; provided, however, in the event the use of such electronic voting machines is not practicable, the Election may be conducted on Election Day by the use of paper ballots (except as otherwise provided in this section). Electronic voting machines or paper ballots may be used for early voting by personal appearance (except as otherwise provided in this section). Pursuant to Section 61.012, as amended, Texas Election Code, the District shall provide at least one accessible voting system in each polling place used in the Election. Such voting system shall comply with Texas and federal laws establishing the requirement for voting systems that permit voters with physical disabilities to cast a secret ballot. Any legally permissible voting method may be used for early voting and Election Day voting by personal appearance. Certain early voting may be conducted by mail.

SECTION 4: The District authorizes the Administrator to utilize a Central Counting Station (the *Station*) as provided by Section 127.001, *et seq.*, as amended, Texas Election Code. The Early Voting Clerk, or the designee thereof, is hereby appointed as the Manager of the Station, who will establish a written plan for the orderly operation of the Station in accordance with the provisions of the Texas Election Code. The Board hereby authorizes the Early Voting Clerk, or the designee thereof, to appoint the Tabulation Supervisor and the Programmer for the Station and may appoint Station clerks as needed or desirable. The Early Voting Clerk will publish (or cause to be published) notice and conduct testing on the automatic tabulation equipment relating to the Station and conduct instruction for the officials and clerks for the Station in accordance with the provisions of the Texas Election Code.

SECTION 5: The official ballot shall be prepared in accordance with the provisions of the Texas Election Code, as amended, so as to permit voters to vote "FOR" or "AGAINST" the aforesaid proposition which shall appear on the ballot substantially as follows:

PROPOSITION A
THIS IS A PROPERTY TAX INCREASE.

“The issuance of not to exceed \$60,000,000 of Marion Independent School District school building bonds for the purposes of designing, constructing, renovating, improving, upgrading, updating, acquiring, and equipping school facilities, the purchase of land, and new school buses, and the levying of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements.”

SECTION 6: All resident, qualified voters of the District shall be permitted to vote at the Election, and on Election Day, such voters shall vote at the designated polling place. The Election shall be held and conducted in accordance with the provisions of the Texas Election Code, as amended, except as modified by the provisions of the Texas Education Code, as amended, and as may be required by law. To the extent required by law, all election materials and proceedings relating to the Election shall be printed in both English and Spanish.

SECTION 7: Notice of election, including a Spanish translation thereof, shall be published at least one time in a newspaper of general circulation in the District, with such publication occurring not more than 30 days and not less than 10 days before Election Day. Moreover, a substantial copy of this Order and the voter information document attached as Exhibit C, including a Spanish translation thereof, shall be posted (i) on the bulletin board used for posting notices of Board meetings not less than 21 days prior to Election Day, (ii) in three additional public places within the District’s boundaries not later than 21 days prior to Election Day, (iii) in a prominent location at each polling place on Election Day and during early voting, and (iv) in a prominent location on the District’s internet website not less than 21 days prior to Election Day. A sample ballot shall be posted on the District’s internet website not less than 21 days prior to Election Day.

SECTION 8: As required by and in accordance with Section 3.009(b)(5) and (7) through (9) of the Texas Election Code, the District, as of the date of this Order, had outstanding an aggregate principal amount of debt equal to \$105,550,000; the aggregate amount of the interest owed on such District debt obligations, through respective maturity, totaled \$73,099,711; and the District levied an ad valorem debt service tax rate for its outstanding debt obligations of \$0.3787 per \$100 of taxable assessed valuation. Based on the bond market conditions on the date of the Board’s adoption of this Order, the maximum interest rate for any series of bonds authorized at the Election is 5.10% (expressed as a net effective interest rate applicable to any such series of bonds). The bonds that are the subject of this Election shall mature serially or otherwise over a specified number of years (but not more than 40 years from their date), as prescribed by applicable Texas law, though the District estimates that, based on current bond market conditions, such bonds will amortize over a 30-year period from their respective date of issue. The foregoing estimated maximum net effective interest rate and amortization period are only estimates, provided for Texas statutory compliance; they do not serve as a cap on the per annum interest rate at which any series of bonds authorized at the Election may be sold, or the amortization period for bonds that are the subject of this Election.

SECTION 9: The Board authorizes the President, Board of Trustees, the Superintendent of Schools, or the respective designee of either of such parties, to negotiate and enter into one or

more joint election agreements, election services contracts, and/or similar contracts or agreements with the County, acting by and through the Administrator and any Participants, if desired or if required to comply with applicable law, as permitted and in accordance with the provisions of the Texas Election Code, as amended. In addition, the Board authorizes the President, Board of Trustees, the Superintendent of Schools, or the respective designee of either of such parties to make such technical modifications to this Order that are necessary for compliance with applicable Texas or federal law or to carry out the intent of the Board, as evidenced herein. By incorporating all essential terms necessary for a joint election agreement, this Order is intended to satisfy Section 271.002(d) of the Texas Election Code, as amended, without further action of the Board of Trustees.

SECTION 10: The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Order for all purposes and are adopted as a part of the judgment and findings of the Board.

SECTION 11: All orders and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Order are hereby repealed to the extent of such conflict, and the provisions of this Order shall be and remain controlling as to the matters ordered herein.

SECTION 12: This Order shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 13: It is officially found, determined, and declared that the meeting at which this Order is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Order, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 14: If any provision of this Order or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Order and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Order would have been enacted without such invalid provision.

SECTION 15: This Order shall be in force and effect from and after its final passage, and it is so ordered.

* * *

PASSED AND APPROVED, this the 7th day of August, 2025.

MARION INDEPENDENT SCHOOL
DISTRICT

President, Board of Trustees

ATTEST:

Secretary, Board of Trustees

(DISTRICT SEAL)

Exhibit A

ELECTION DAY INFORMATION

Presiding Judges and Alternates: to be appointed by the Administrator

Election Day: November 4, 2025

Election Day Polling Locations open from 7 a.m. to 7 p.m.

City (Ciudad)	Polling Place (Sitio De Votacion)	Address (Direccion)	Zip Code (Codigo Postal)

Guadalupe County participates in the Countywide Polling Place Program under Section 43.007, as amended, Texas Election Code, meaning that any District voter registered in the County can vote in the Election at any polling place identified above.

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Exhibit B

EARLY VOTING

Early voting begins Monday, October 20, 2025 and ends on Friday, October 31, 2025.

Lisa Hayes
215 S. Milam
Seguin, Texas 78155

Presiding Judge of the Early Voting Ballot Board: to be appointed by the Administrator.

Voters entitled to vote an early ballot by personal appearance may do so at any Early Voting Site.

Main Early Voting Polling Place, Dates, and Times

Dates

Monday, October 20, 2025 through Friday, October 24, 2025

Saturday, October 25, 2025

Sunday, October 26, 2025

Monday, October 27, 2025 through Friday, October 31, 2025

Times

_ :00 a.m. – _ :00 p.m.

_ :00 a.m. – _ :00 p.m.

_ :00 a.m. – _ :00 p.m.

_ :00 a.m. – _ :00 p.m.

City (Ciudad)	Polling Place (Sitio De Votacion)	Address (Direccion)	Zip Code (Codigo Postal)

Early Voting By Mail

Applications for voting by mail should be received no later than the close of business (5:00 p.m.) on Friday, October 24, 2025.

Applications should be sent to:

Elections Administrator
Lisa Hayes
215 S. Milam
Seguin, Texas 78155
Fax: (830) 303-6363

Email: earlyvotingclerk@co.guadalupe.tx.us

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Exhibit C

VOTER INFORMATION DOCUMENT

Marion Independent School District Proposition A:

☐ FOR	THIS IS A PROPERTY TAX INCREASE.
☐ AGAINST	“The issuance of not to exceed \$60,000,000 of Marion Independent School District school building bonds for the purposes of designing, constructing, renovating, improving, upgrading, updating, acquiring, and equipping school facilities, the purchase of land, and new school buses, and the levying of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements.”

principal of debt obligations to be authorized	\$60,000,000
estimated interest for the debt obligations to be authorized presuming an interest rate of 5.10%	\$76,394,645
estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized amortized over 30 years	\$136,394,645
as of the date the election was ordered, principal of all outstanding debt obligations	\$105,550,000
as of the date the election was ordered, the estimated interest on all outstanding debt obligations	\$71,116,345
estimated combined principal and interest required to pay on time and in full all outstanding debt obligations amortized over 27 years	\$176,666,345
estimated maximum annual increase in the amount of taxes on a residence homestead with a taxable value of \$100,000 (net of the \$140,000 homestead exemption) to repay the debt obligations to be authorized, if approved This figure assumes application of the mandatory \$140,000 homestead exemption; makes conservative assumption about the amortization period of the debt obligations and the estimated interest rate; and presumes growth in taxable value of 8.0% in 2025-26, 8.0% in 2026-27, 5.0% in year 2027-28, 3.0% in year 2028-29, 3.0% in 2029-30, and 3.0% thereafter.	\$0.0977/\$100 valuation (\$97.70)

MARION INDEPENDENT SCHOOL DISTRICT
BOND ELECTION

ELECCIÓN DE BONOS DEL DISTRITO ESCOLAR INDEPENDIENTE DE MARION

November 4, 2025
4 de noviembre de 2025

	MARION INDEPENDENT SCHOOL DISTRICT PROPOSITION A THIS IS A PROPERTY TAX INCREASE	DISTRITO ESCOLAR INDEPENDIENTE DE MARION PROPUESTA A ESTE ES UN INCREMENTO DEL IMPUESTO A LA PROPIEDAD
☐ FOR (a favor) ☐ AGAINST (en contra)	“The issuance of not to exceed \$60,000,000 of Marion Independent School District school building bonds for the purposes of designing, constructing, renovating, improving, upgrading, updating, acquiring, and equipping school facilities, the purchase of land, and new school buses, and the levying of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements.”	“La emisión de bonos de construcción escolar del Distrito Escolar Independiente de Marion por un monto que no exceda de \$60,000,000 para diseñar, construir, renovar, mejorar, actualizar, modernizar, adquirir y equipar instalaciones escolares, la compra de terrenos y autobuses escolares nuevos, y la imposición de un impuesto suficiente para pagar el capital y los intereses de los bonos y el costo de cualquier contrato crediticio”.

[The remainder of this page intentionally left blank.]
[El resto de esta página se ha dejado en blanco intencionalmente.]

POSTED

SEP 02 2025

8:30am

TERESA KIEL

Guadalupe County Clerk

By: 

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 **Monday, September 8, 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. Authorize renewal of District's insurance policies, including review of engineer's list of District facilities to be insured.
4. Financial and bookkeeping matters, including payment of the bills, review of investments, and adopt budget for fiscal year end July 31, 2026.
5. Authorize preparation and filing of Annual Financial Report for fiscal year end July 31, 2025.
6. Tax assessment and collections matters, including delinquent tax collections, installment agreements, payment of tax bills.
7. Adopt Resolution Regarding Development Status for 2025 Tax Year.
8. Discuss 2025 tax rate, set public hearing date, and authorize notice of public hearing regarding adoption of tax rate.
9. Consider amended rate schedule to contract with Jones-Heroy & Associates for engineering services and take appropriate action.
10. 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.
11. Deeds, easements, consents to encroachment, requests for service, out-of-district service agreements, and utility commitment letters.
12. Adopt Resolution Adopting Covered Applications Policy.
13. Annual report to Bond Review Board.
14. Update on annexation matters.
15. Report on development in the District.
16. Next meeting date.

POSTED

SEP 02 2025

2:42pm

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



Paul Harbe

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.

Exhibit B
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** July 2025	Proposed Budget Fiscal Year Ending** July 2026	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$0.00	\$2,606.98	\$0.00

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.

Proposed Budget

Park Place MUD - Fiscal Year Ending 07/26

	Ten Month Actuals 8/24-6/25	Twelve Months Annualized FYE 07/25	Approved 2025 Budget	Proposed 2026 Budget
Revenues				
14901 - Developer Advance	10,000	10,000	79,570	18,398
14301 - Maintenance Tax Collections	0	0	0	81,652
Total Revenues	\$10,000	\$10,000	\$79,570	\$100,050
Expenditures				
16403 - Detention Pond Maintenance	0	0	0	15,000
16703 - Legal Fees	34,149	40,979	35,000	35,000
16706 - Engineering Fees	8,003	9,603	15,000	30,000
16712 - Bookkeeping Fees	4,355	5,226	15,000	15,000
16713 - Legal Notices	0	0	500	500
16714 - Printing and Office Supplies	173	208	200	250
16715 - Filing Fees	60	72	150	210
16716 - Delivery Expense	172	207	500	500
16717 - Postage	39	47	100	100
16718 - Insurance & Surety Bond	3,069	3,069	3,100	3,100
16721 - Meeting Expense	9	200	1,500	2,000
16722 - Bank Service Charge	45	60	0	160
16723 - Travel Expense	236	283	300	400
16724 - Publication Expense (SB 622)	347	347	600	600
16728 - Record Storage Fees	863	1,259	120	1,590
17101 - Payroll Expenses	3,978	4,774	5,500	8,840
17102 - Payroll Administration	250	300	1,000	300
17103 - Payroll Tax Expense	304	250	500	500
17802 - Miscellaneous Expense	0	0	500	1,000
Total Expenditures	\$56,052	\$66,883	\$79,570	\$100,050
Net Excess Revenues <Expenditures>	(\$46,052)	(\$56,883)	\$0	\$0

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

NOTICE OF MEETING

Notice is hereby given that The Board of Directors of the Guadalupe Appraisal District will meet in a **REGULAR SESSION on September 10, 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
September 4, 2025, at 5:00 p.m.

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

POSTED

SEP 04 2025

10:33am

TERESA KIEL

Guadalupe County Clerk

By:

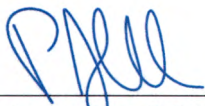
GUADALUPE APPRAISAL DISTRICT
3000 NORTH AUSTIN STREET
SEGUIN, TEXAS 78155

REGULAR SESSION
OF THE
BOARD OF DIRECTORS
September 10, 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 Budget Meeting held on August 6, 2025.
 - b. Approval of Minutes of the Regular Meeting held on August 6, 2025.
 - c. Approval of Finance Statement for July 2025.
6. **DISCUSSION/ ACTION:** Consider for approval available options for 2026 Employee Medical Insurance Coverage Plan (TX Health).
7. **DISCUSSION/ ACTION:** Consider for approval Renewal Contract for Appraisal Services by Capitol Appraisal Group for the 2026 appraisal year.
8. **EXECUTIVE SESSION (if necessary):** For a private consultation with the Board's Attorney with respect to pending or contemplated litigation, settlement offers, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, authorized and pursuant to Texas Government Code (Sec. 551-071)
9. **EXECUTIVE SESSION (if necessary):** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee. The subsection does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing. (Sec. 551-074)
10. **DISCUSSION/ ACTION:** Take Any Action Based on Discussion Held in Closed Session Under Agenda Item #7
11. **DISCUSSION/ ACTION:** Take Any Action Based on Discussion Held in Closed Session Under Agenda Item #8
12. Chief Appraiser's Report
 - a. 2025 Protest Update
 - b. 2025 Lawsuit Update
 - c. Staffing Update
 - d. BOD Election Update
 - e. Impact of House Bill 9 (89th Legislative Session)
 - f. Surveyed CADs – Submitted Protests
13. Directors' Report
14. Adjournment

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



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

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

AGENDA

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

Notice is hereby given that the Board of Directors of Meadow Lake Water Control and Improvement District No. 1 will hold a special meeting on September 12, 2025 at 3:00 p.m., at the Guadalupe-Blanco River Authority River Annex, located at 905 Nolan Street, Seguin, Texas.

Meeting Topics:

The meeting will be held for the following purposes:

1. Receive Public Comments.
2. Consider and take action regarding approval of the minutes from the August 15, 2025 Board of Directors' meeting.
3. Conduct public hearing regarding adoption of final tax rates for 2025 Tax Year.
4. Consider and take action regarding adoption of Resolution approving Budget for 2025-2026 Fiscal Year.
5. Discuss, consider, and take action regarding adoption of Order Levying Taxes for 2025 Tax Year.
6. Discussion and possible action regarding approval of Amendment to District Information Form.
7. Discussion and possible action regarding approval of engagement of McCall Gibson Swedlund Barfoot Ellis, PLLC to undertake Fiscal Year 2025 Financial Audit.
8. Discussion and possible action relating to Potential Acquisition, Improvements to, and Maintenance of, Lake Nolte Dam and Hydroelectric Facilities and related Financing Matters:
 - a. Receive report relating to status of professional engineering services for improvements to Lake Nolte Dam facilities;
 - b. Discussion and possible action relating to applications for grant and/or loan financial assistance for improvements to the Lake Nolte Dam Facilities; and
 - c. Other matters relating thereto.
9. Discussion relating to adoption of residential homestead ad valorem property tax exemption.
10. Discussion relating to status of development of District website.

POSTED

SEP 04 2025

11:50 am

TERESA KIEL

Guadalupe County Clerk

By: *[Signature]*

11. Consider and take action regarding bookkeeper report and approval of payment of bills and invoices.
12. Consider and take action relating to scheduling future meetings of the Board of Directors.

Anthony S. Corbett

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

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

Exhibit
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** September 2025	Proposed Budget Fiscal Year Ending** September 2026	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$604.54	\$604.54	\$604.54

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.12 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.

Proposed Budget

Meadow Lake WCID 1 - Fiscal Year 09/2026

	Nine Month Actuals 10/24-06/25	Twelve Months Annualized FYE 09/25	Approved 2025 Budget	Proposed 2026 Budget
--	--------------------------------------	--	-------------------------	-------------------------

Revenues

14301 · Maintenance Tax Collections	92,211	92,211	87,255	100,655
14303 · Property Tax Penalties & Int	799	799	0	250
14801 · Interest Earned on Checking	23	30	25	25
14802 · Interest Earned on Temp Investment	1,345	1,794	0	1,400
Total Revenues	\$94,378	\$94,834	\$87,280	\$102,330

Expenditures

16703 · Legal Fees	5,113	6,817	25,000	15,000
16705 · Auditing Fees	10,000	10,000	10,000	10,000
16709 · Election Expense	0	0	0	5,000
16710 · Website Hosting	1,370	2,470	1,000	1,500
16712 · Bookkeeping Fees	8,850	12,100	10,000	14,000
16714 · Printing & Office Supplies	38	51	250	250
16715 · Filing Fees	0	0	750	500
16716 · Delivery Expense	281	375	50	500
16717 · Postage	10	13	50	50
16718 · Insurance & Surety Bond	0	2,175	2,000	3,000
16725 · Tax Assessor/Appraisal	1,293	1,702	2,000	2,500
16728 · Record Storage Fees	238	348	150	350
16738 · Signage	0	0	5,000	5,000
17802 · Miscellaneous Expense	0	0	1,000	500
Total Expenditures	\$27,193	36,051	\$57,250	58,150
Net Excess Revenues <Expenditures>	\$67,185	\$58,783	\$30,030	\$44,180

AV	85,591,105
M&O Tax Rate	0.12
Total Tax Rate	0.12

**Notice
of
Meeting**

York Creek Improvement District

Wednesday, September 10, 2025

6:30 PM

York Creek VFD

Located at 9951 FM 1101

Seguin, TX 78155

Meeting called by:

Garland Powers III

Type of meeting:

REGULAR MEETING

Agenda topics

6:30 PM

Call to order

Roll Call

Reading of Minutes:

Citizen Comments & Landowner Concerns

Update on Maintenance of Dam Sites

Director Reports

Financial Report and Approval of Bills & Expenses

Set Date for next meeting (April O&M Tour of Sites)

Adjournment

Election of Officers

POSTED

SEP 04 2025

3:19pm

TERESA KIEL

Guadalupe County Clerk

By: VDuek

<i>Notice of Meeting</i>	York Creek Improvement District Wednesday, September 10, 2025 6:30 PM York Creek VFD Located at 9951 FM 1101 Seguin, TX 78155	
Meeting called by: Type of meeting:	Garland Powers III Ratify Tax Rate Meeting	
	Agenda topics	
6:30 PM	Call to order	
	Roll Call	
	Reading of Minutes:	
	Ratify Tax Rate	
	Adjournment	

POSTED

SEP 04 2025
 3:20 pm
 TERESA KIEL
 Guadalupe County Clerk
 By: VDK



GUADALUPE COUNTY CHILD WELFARE BOARD

PUBLIC MEETING: SEPTEMBER 8TH, 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

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 August Meeting Minutes
 - f. Approval of the August Treasurers Reports
 - g. Discuss / Vote to Suspend Term Limits for Voting on Board Officers
 - h. Discuss / Vote in Board Officers for FY 2025-2026 to take office October 1st
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 October 13th**
(Meeting is Also Accessible via ZOOM for Guests)
10. **Motion to Adjourn**

POSTED

SEP 04 2025

5:07 PM

TERESA KIEL

Guadalupe County Clerk

By: *Agreen*

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 HISTORICAL COMMISSION

200 N. Austin Street

(First United Bank first floor conference room)

Seguin, Texas 78155

Wednesday September 10, 2025

12:00 PM



CALL TO ORDER: Chairman Contreras
DETERMINE A QUORUM:

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

Please bring: a list of your volunteer hours.

POSTED

Discussion only:

Reports: Chairman: Correspondence

SEP 05 2025
 9:13am
 TERESA KIEL
 Guadalupe County Clerk
 By: *M. Kiel*

Members:

1. Discussion and fill out request forwarded to Chairman Contreras: **Research Inquiry – First Woman Elected to Office in Guadalupe County**

2. [CHC] Invitation: CHCs & Cemetery Preservation September 17 Meet-Up

3. Cemetery Committee (Peggy Dr. DeKunder, DR. Vazquez, Margaret Taylor):

the issues with the markers we (GCHC) are using with the county marker program and possible changes in future years and budgets a reminder to

everyone of The Texas Historical Marker Dedication, Discussion update Markers

to be ordered for cemeteries with 2024-2025 budget funding. (GC fiscal year is

Oct 1 to Sept 30.) Update on Boecker Cemetery contact request. (Peggy),

Schumannsville Cemetery update.

- 4. Update on GCHC Name Tags and Table cloth (Kreschendalyn Backus)**
- 5. Members: ongoing discussion GCHC Archiving Documents location and types of information, (Dr. DeKunder)(Chairman Contreras)**
- 6. Texas Open Meetings Act: GCHC Members who have completed the course; Peggy Anderson, Victor Contreras, Connie Barnes**
- 7. Discussion on replacement GCHC member process.**
- 8. Public Outreach Opportunities.**

Discussion/Possible Action:

- 1. Discussion/Possible Action: to approve the GCHC minutes dated June 11, August 12, 2025**
- 2. Discussion/Possible Action to Approve: Financial Report: (Connie, Treasurer)**
- 3. Discussion/Possible Action to Approve: resignation of GCHC Secretary Alex Thompson. I received this email from Alex; Alex Thompson**

To: me · Thu, Aug 14 at 1:31 PM

Hi Victor,

I definitely hear what you are saying and I agree. Consider this email as my resignation from the secretary position and from the commission. I would like to stay on but I simply cannot with full time work now. I have loved working with y'all the past year and a half. I will always try to stop in and say hello!

Alex Thompson

Music Historian

Bullock State History Museum

Education Program Specialist

4. Discussion/Possible Action to Approve: Interim Secretary Gail Younger as the GCHC Secretary.

5. Discussion/Possible Action to approve; GCHC website Administrator and Facebook page.

6. Discussion/Possible Action to Approve: GCHC Archiving Documents location and types of information.

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

8. Future GCHC Agenda Discussions

9. Next Meeting Date is October 8, 2025

10. Reminder once the meeting is adjourned (Texas Open Meetings Act Procedures to follow)

11. Motion to Adjourn



GUADALUPE COUNTY CHILD WELFARE BOARD

PUBLIC MEETING: SEPTEMBER 15TH, 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

SEP 05 2025

11:09 am

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

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 August Meeting Minutes
 - f. Approval of the August Treasurers Reports
 - g. Discuss / Vote to Suspend Term Limits for Voting on Board Officers
 - h. Discuss / Vote in Board Officers for FY 2025-2026 to take office October 1st
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 October 13th**
(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

POSTED

SEP 05 2025

11:18 am

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

000515

VIA VIDEOCONFERENCE

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

AGENDA

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

Notice is hereby given that the Board of Directors of Meadow Lake Water Control and Improvement District No. 1 will hold a special meeting on September 19, 2025 at 3:00 p.m., at the Guadalupe-Blanco River Authority River Annex, located at 905 Nolan Street, Seguin, Texas.

Meeting Topics:

The meeting will be held for the following purposes:

1. Receive Public Comments.
2. Consider and take action regarding approval of the minutes from the August 15, 2025 Board of Directors' meeting.
3. Conduct public hearing regarding adoption of final tax rates for 2025 Tax Year.
4. Consider and take action regarding adoption of Resolution approving Budget for 2025-2026 Fiscal Year.
5. Discuss, consider, and take action regarding adoption of Order Levying Taxes for 2025 Tax Year.
6. Discussion and possible action regarding approval of Amendment to District Information Form.
7. Discussion and possible action regarding approval of engagement of McCall Gibson Swedlund Barfoot Ellis, PLLC to undertake Fiscal Year 2025 Financial Audit.
8. Discussion and possible action relating to Potential Acquisition, Improvements to, and Maintenance of, Lake Nolte Dam and Hydroelectric Facilities and related Financing Matters:
 - a. Receive report relating to status of professional engineering services for improvements to Lake Nolte Dam facilities;
 - b. Discussion and possible action relating to applications for grant and/or loan financial assistance for improvements to the Lake Nolte Dam Facilities; and
 - c. Other matters relating thereto.
9. Discussion relating to status of development of District website.
10. Consider and take action regarding bookkeeper report and approval of payment of bills and invoices.

11. Consider and take action relating to scheduling future meetings of the Board of Directors.

Anthony S. Corbett

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

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

COMAL-GUADALUPE SWCD #306

000516

NOTICE OF MEETING

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

AGENDA FOR AUGUST MEETING

TUESDAY September 16, 2025, at 9:00AM

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 as attend.
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.
 - (b) Discuss/ Approve reimbursement for Area 3 Summer Employee Workshop in Seguin \$260.00 to Tony Franklin for expenses out of Trust. Deposit \$340.00 into trust from participants.
 - (c) Approve/Discuss reimbursement for new computer & printer for District Clerk
 - (d) Director Election Subdivision 5
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 & Land & Grass Judging in September
 - (g) Consider/take action on requests for sponsorships & donations
 - (h) Consider/take action on requests for dues: ATSWCD, NACD, TCAWS
 - (i) Approve and sign district clerk position closure notice.
 - (j) Pay Director mileage 4th quarter.
 - (k) Approve payroll/paycheck for district employees.
 - (l) Discuss/Approve Director Travel Policy.
 - (m) Discuss/ Approve Employee View only privileges of bank accounts online.
6. Review Financial Report for FY 2025 – July - August 2025
7. Approval of Expenditures for July - August 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 Open Meetings Act on any of the above agenda items.

POSTED

SEP 08 2025
4:09pm
TERESA KIEL
Guadalupe County Clerk
By: VDURE

THE PUBLIC IS INVITED TO ATTEND THIS MEETING

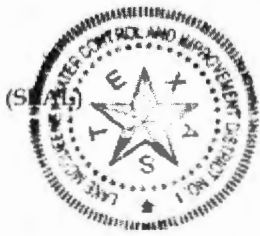
**** Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact *830-379-0930x3* two (2) workdays prior to the meeting so that appropriate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

NOTICE OF MEETING

LAKE MCQUEENEY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

The Board of Directors of Lake McQueeney Water Control and Improvement District No. 1 will hold a regular meeting on Tuesday, September 16, 2025, at 2:00 p.m., at Lake Breeze Ski Lodge, 225 Ski Lodge Rd., McQueeney, TX 78123*, and by GoToMeeting videoconference and teleconference*, to discuss and, if appropriate, act upon the items listed below. GoTo videoconference may be done at <https://meet.goto.com/818906613>, and telephone number: 1-877-568-4106 Access Code: 818-906-613.

1. Public comment. **
2. Approve minutes.
3. Annual report to Bond Review Board.
4. Financial and bookkeeping matters, including payment of the bills, and presentation of financial report, including review of investments, and approval of financial report.
5. Conduct public hearing regarding District's tax rate, adopt Order Levying Taxes, and authorize execution of Amendment to Information Form.
6. Update from Engineering Committee.
7. Resolution Nominating a Candidate to Serve on the Guadalupe Appraisal District Board of Directors.
8. Guadalupe-Blanco River Authority matters, and, if appropriate, take action.
9. Website and communication matters.
10. Discuss meeting schedule and agenda items for future meetings.



POSTED

SEP 10 2025

8:15 am

TERESA KIEL

Guadalupe County Clerk

By: *Mgr. Tuer*/s/ *Nellie Connally*

Attorney for the District

* The Board will conduct an in-person meeting at its physical meeting location. The Board is making available a video and telephone option for members of the public to listen to the meeting and to address the Board during the public comment item. Please register for the meeting at <https://meet.goto.com/818906613>, a telephone number to join via teleconference, a link to join via videoconference, and a password to access the conference will be provided.

**The public must comply with public comment policy including signing up and limitation to 3 minutes.

***Lake McQueeney Water Control and Improvement District No. 1 reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney about Pending or Contemplated Litigation), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.086 (Economic Development).

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.



GUADALUPE 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: September 16, 2025
Time: 10:00 AM

AGENDA

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

Regarding services provided by the City of Schertz EMS.

5. **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 Bank 9-16-25.pdf
Final Commissioners Court Bill List 9-16-25.pdf
- B. The EBA List.
EBA List 09.16.2025.pdf
- C. The PCA Bill List and Jury Check Registers.
9.16.25 PCA Bill List and Juror Registers.pdf
- D. The Monthly Departmental and Revenue Reports for July 2025.
Aug 2025 Departmental-Revenue Rpts.pdf
- E. The Texas Association of Counties Health and Employee Benefits Pool (TAC HEBP) PY2026 Contract.
Guadalupe County Contract Packet Final.pdf

POSTED

SEP 10 2025

4:37 pm

TERESA KIEL
Guadalupe County Clerk
By: *Mary Lee*

- F. The Interlocal Participation Agreement between Guadalupe County and the Texas Association of Counties Health and Employee Benefits Pool.
[HEBP Interlocal Agreement amended with COBRA Admin Services.pdf](#)
- G. The revised Guadalupe County Purchasing Policies and Procedures.
[Purchasing Policy \(rev. 09.04.2025\).pdf](#)
- H. Donate 2X4 wood shelves out of the County-owned Marion Building to the Marion Volunteer Fire Department.
- I. Set the fees for civil process and other services provided by the Guadalupe County Sheriff, Justices of the Peace, and Constables for 2026.
[2026 Sheriff & Constables Fees.pdf](#)
- J. The opioids settlement and release with Purdue and the Combined Secondary Manufacturers, and authorize the County Attorney to execute electronically.
[Subdivision Participation & Release Forms.pdf](#)
- K. Ratify Amendment #1 to the Professional Services Agreement with Freese and Nichols, Inc., for the update and rewrite of the Guadalupe County Subdivision Regulations.
[Amendment #1 - Fully Executed.pdf](#)

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

- A. The Excavation Permit Request for 1733 Terminal Loop Road, Property ID 29129, and Property ID 167652, located in Precinct 1.
[RL Terminal Septic Crossing.pdf](#)
- B. The final plat of San Marcos Foodies Subdivision, establishing lot 1, Precinct 2.
[Final Plat San Marcos Foodies.pdf](#)
[Tax Cert.pdf](#)
- C. The proposal from Pape-Dawson Consulting Engineers, LLC, for civil engineering services for Phase II of North Guadalupe Street Reconstruction to support the Guadalupe County Emergency Operations Center.
[Phase II Proposal.pdf](#)
- D. The engagement of Weaver and Tidwell, LLP, to perform the annual audit of Guadalupe County's Annual Comprehensive Financial Report (ACFR) and the Federal and State Single Audit for Fiscal Year 2025.
[Engagement Letter - 2025.pdf](#)
- E. The Resolution to Commit a Portion of the Fund Balance in the General Fund in accordance with Governmental Accounting Standards Board (GASB) Statement No. 54.
[Fund Balance Resolution 9-16-2025 GASB 54.pdf](#)
- F. Authorization to make an optional additional contribution to the Texas County and District Retirement System (TCDRS) plan to reduce pension liability from FY25 funds.

- G. Budget Amendment 25-79: Additional contribution to the Texas County and District Retirement System (TCDRS) plan to reduce pension liability from FY25 funds in the amount of \$138,000.
[25-79.pdf](#)
- H. Budget Amendment# 25-80 To certify additional revenue in accordance with Senate Bill 293, effective September 1, 2025, and to transfer funds from County Court at Law attorney ad litem to fund the additional increase in salary for the County Court at Law Judge and the County Court at Law #2 Judge.
[25-80.pdf](#)
- I. The Capital Project Fund Bill List.
[Final Capital Project \(Fund 700\) Bill List 9-16-25.pdf](#)
- J. The reallocation of two Dodge Durango vehicles purchased utilizing the Federal CJS Byrne Community Project Funding Grant, which were previously assigned to the Santa Clara Marshal's Office.
- K. The Interlocal Agreement with the City of Schertz to paint the parking lot designations at the County-owned building at 1101 Elbel Road in Schertz.
[Draft ILA - 1101 Elbel Road - Parking Lot.pdf](#)

7. Announcement of Upcoming Guadalupe County Public Events.

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

- A. Pursuant to §551.072: To deliberate the purchase, exchange, lease, or value of real property.
- B. Pursuant to §551.074: To deliberate the employment, evaluation, and duties of the following public officers or employees: Administrative Assistant to County Commissioners, Building Maintenance Director, Director of Engineering, Environmental Health Director, Human Resources Director, Management Information Systems Director, Public Information Officer, Purchasing Agent, Road & Bridge Administrator, and Veterans Service Officer.
- C. Pursuant to §551.071: Consultation with the governing body's attorney to deliberate pending or contemplated litigation, a settlement offer, and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct.

9. Motion to Adjourn.

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

Meeting ID: 351 037 7057 Passcode: 638728

Join Zoom Meeting

<https://us06web.zoom.us/j/3510377057?pwd=MkJpOE55b3FHL1ZDUEI2NmNCc0ttZz09>

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.

SPRINGS HILL SPECIAL UTILITY DISTRICT
NOTICE OF PUBLIC HEARING ON AMENDMENT TO THE WATER IMPACT FEES
IN THE SPRINGS HILL SPECIAL UTILITY DISTRICT WATER IMPACT FEE
SERVICE AREA

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

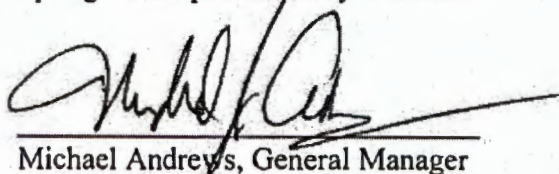
Notice is hereby given pursuant to Texas Government Code, Chapter 551, that the Board of Directors of Springs Hill Special Utility District (the "District") will hold a public hearing, open to the public, on Tuesday, September 30, 2025, at 5:00 p.m., at the offices of Springs Hill Special Utility District, 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. **CONDUCT A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE WATER IMPACT FEE WITHIN THE WATER IMPACT FEE SERVICE AREA; AND**
- III. **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: 9/19/25



POSTED

SEP 24 2025

2:55 pm

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

000535

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 Tuesday, September 30, 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 AUGUST 25, 2025, PUBLIC HEARING ON ADOPTION OF LAND USE ASSUMPTIONS AND WATER CAPITAL IMPROVEMENT PLAN RELATING TO POSSIBLE ADOPTION/AMENDMENT OF IMPACT FEES;**
 - B. MINUTES OF THE AUGUST 25, 2025, SPECIAL MEETING OF THE BOARD OF DIRECTORS; AND**
 - C. MINUTES OF THE SEPTEMBER 4, 2025, SPECIAL MEETING OF THE BOARD OF DIRECTORS;**
- IV. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING BALANCE SHEET & INCOME STATEMENT FOR AUGUST 2025;**
- V. DISCUSS, CONSIDER, AND TAKE ACTION TO APPROVE BILLS PAID IN AUGUST 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 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 PERMANENT EASEMENT AGREEMENT AND ENCROACHMENT AGREEMENT WITH GUADALUPE BLANCO RIVER AUTHORITY FOR LAKE PLACID, PROPERTY ID 0;**
- C. **DISCUSS, CONSIDER, AND TAKE ACTION REGARDING WATERLINE CROSSING AGREEMENT WITH MAGNOLIA SOLAR DEVELOPMENT;**
- D. **DISCUSS, CONSIDER, AND TAKE ACTION TO AMEND THE WATER IMPACT FEES IN THE DISTRICT'S WATER IMPACT FEE SERVICE AREA;**
- E. **DISCUSS, CONSIDER, AND TAKE ACTION TO AMEND THE DISTRICT'S SERVICE POLICY REGARDING WATER IMPACT FEES, DATA LOG**

METER REPORTS, CONTRACTORS METERED WATER, AND METER RELOCATION/NEW SERVICE METER ESTIMATE REQUESTS; AND

F. DISCUSS, CONSIDER, AND TAKE ACTION REGARDING UPCOMING BOARD MEETINGS;

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

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

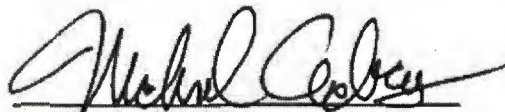
X. ADJOURNMENT.

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.



(SEAL)

Springs Hill Special Utility District


Michael Andrews, General Manager

Dated: _____

9/24/25



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: September 30, 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. **PROCLAMATION(S): Discussion and Possible Motion to Recognize the Following:**

October 2025 as Mediation Awareness Month in Guadalupe County.
[Proclamation - Mediation Awareness Month.pdf](#)

5. PRESENTATION:

- A. Guadalupe County's preliminary financing alternatives with representatives of SAMCO Capital Markets, Inc.
- B. The FY 2025 end-of-year accomplishments by the Road & Bridge Department.
[Road and Bridge Accomplishments FY 2025.pdf](#)

6. DISCUSSION:

The Guadalupe County Salary Grade and Step guidelines and procedures.

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

- A. The Bill List(s).
[Final Commissioners Court Bill List 9-30-25.pdf](#)
[Final Commissioners Court Bill List Other Bank 9-30-25.pdf](#)

SEP 24 2025
3:15pm
TERESA KIEL
Guadalupe County Clerk
By: VDURR

- B. The EBA List.
[EBA List 09.30.2025.pdf](#)
- C. The PCA Bill List and Jury Check Registers.
[PCA Bill List and Juror Registers 09.30.25.pdf](#)
- D. The Auditor's Monthly Report for July 2025.
[Monthly Report - July 2025.pdf](#)
- E. The Treasurer's Monthly and Investment Report for July 2025.
[TMIR July 2025.pdf](#)
- F. The Joint Election Agreements with the following entities and authorize the Elections Administrator to sign the agreements:
 - i. The City of Schertz;
 - ii. The City of Cibolo;
 - iii. Marion ISD;
 - iv. Schertz-Cibolo-Universal City ISD;
 - v. Prairie Lea ISD;
 - vi. Nixon-Smilely CISD; and
 - vii. Crystal Clear SUD.[Combined Joint Election Agreements 11.4.2025.pdf](#)
- G. The Guadalupe Regional Medical Center (GRMC) Board of Managers:
 - i. Accept the resignation of Ronald Humphrey as a County representative;
 - ii. The appointment of Bree Vickers as a County representative, remainder of term, 3/1/2022 to 2/29/2028; and
 - iii. The appointment of Beverly Isaiah-Bermudez as the joint City-County representative.[GRMC.pdf](#)
- H. The Rider for Bond No. 67324848 William Herring, changing from Part-Time to Full-Time Deputy Constable, Precinct 4.
[Herring Bond Rider.pdf](#)
- I. The Excavation Permit Applications for the following County roads:
 - i. 10222 Huber Road, Precinct 2;
 - ii. 7900 Elm Creek Road, Precinct 4;
 - iii. Elm Creek Road, Precinct 4; and
 - iv. South Santa Clara Road, Precinct 4.[Summary & Excavation Permit Applications.pdf](#)
- J. The renewal of the Interlocal Agreement between Guadalupe County and the City of Seguin for the provision of fire investigation services.
[ILA Fire Investigation Services.pdf](#)

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

- A. The purchase agreement with Soch, Inc. for Integra Election Management Software to provide a single management option for asset tracking for the Elections Department.

[ATC Integra Purchase Agreement - signed.pdf](#)

- B. The Order to Advertise and Request for Qualifications specifications for RFQ 26-01, Construction Manager-at-Risk (CMAR) - Animal Control Facility Remodel.
[RFQ 26-01 & Legal Notice CMAR Animal Control Facilities.pdf](#)
- C. The Order to Advertise and Invitation for Bid specifications for IFB 26-02, Stagecoach Road Overlay Project, Phase 1.
[IFB 26-02 & Legal Notice Stagecoach Road Overlay.pdf](#)
- D. The Order for the Disposition of Salvage or Surplus Property in accordance with Section 263.152, Texas Local Government Code.
[Order - Disposition of Salvage or Surplus Property.pdf](#)
[GCSO Online Auction Master List - 9-30-2025.pdf](#)
- E. The Capital Project Fund Bill List.
[Final Capital Project \(Fund 700\) Bill List 9-30-25.pdf](#)
- F. Budget Amendment #25-81: To transfer funds from various personnel and operation lines and fund balance to inmate medical services, prescriptions/medical supplies, overtime, and sign-on bonus.
[25-81-1.pdf](#)
- G. Budget Amendment 25-82: To transfer funds from County Court at Law guardian ad litem to County Court at Law No. 2 court appointed attorneys to cover additional expenses in FY25.
[25-82.pdf](#)

9. Announcement of Upcoming Guadalupe County Public Events.

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

- A. Pursuant to §551.087: 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 §551.074: To deliberate the employment, evaluation, and duties of the following public officers or employees: Environmental Health Director and Road & Bridge Administrator.

11. Motion to Adjourn.

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

Meeting ID: 351 037 7057 Passcode: 638728

Join Zoom Meeting

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

Dial in:

+1 346 248 7799 +1 253 215 8782

+1 720 707 2699 +1 301 715 8592

+1 312 626 6799 +1 646 558 8656

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

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