

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)830-303-3313 Opt.2
(877)254-0888 (Fax)

NOTICE OF MEETING

Notice is hereby given that the Guadalupe Appraisal Review Board will convene at 9:00 a.m. on August 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 24, 25, 26, 27, 28, 31, 2026 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
July 27, 2026, at 5:00 p.m.

POSTED

____ A.M. 1:14 P.M.

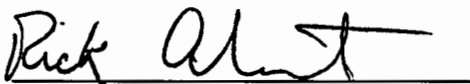
JUL 27 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By *[Signature]* Deputy

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**



Rick Abrameit
Chair, A.R.B.

ORGANIZATIONAL AGENDA
BOLTON ROAD MUNICIPAL UTILITY DISTRICT OF GUADALUPE COUNTY

Notice is hereby given that the Board of Directors of Bolton Road Municipal Utility District of Guadalupe County ("the District") will meet in organizational session, open to the public at 12 p.m., Tuesday, August 4, 2026, at 4221 Haeckerville Rd, Cibolo, TX 78108, at a designated meeting place inside the boundaries of the District, at which meeting, the following items will be considered and acted on:

1. Hear from the Public;
2. Execution of Statements of Appointed Officers and Oaths of Office;
3. Approval of Statements, Oaths of Office and fidelity bonds;
4. Elect officers;
5. Constitute Board of Directors;
6. Consider approving District Registration Form and authorize filing with the Texas Commission on Environmental Quality;
7. Consider approving purchase of directors and officers liability insurance policy;
8. Adopt a district seal;
9. Hear report from Developer and take any action thereon;
10. Consider approving Facilities and Operating Costs Reimbursement Agreements with Developer;
11. Consider entering into a legal fee agreement and contingency legal fee agreement with Sanford Kuhl Hagan Kugle Parker Kahn LLP;
12. Consider entering into an engineering services agreement with Cude Engineers;
13. Consider entering into a financial advisory services agreement with Masterson Advisors, LLC;
14. Consider entering into agreement with Utility Tax Services for services of Tax Assessor and Collector;
15. Consider entering into bookkeeper agreement with District Data Services;
16. Hear Engineer's Report and take any action thereon, including:
 - a. authorize the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer, drainage, and/or road facilities within the District, including:
 - i. approval of advertisement for bids for a construction contract relative to construction of water, sanitary sewer, and drainage facilities;
 - ii. concurrence in the award of a construction contract relative to construction of water, sanitary sewer, drainage facilities;
 - b. status of construction contracts, including the approval of any pay estimates, change orders and/or acceptance of facilities for operation and maintenance purposes; and
 - c. acceptance of site and/or easement conveyance for facilities constructed or to be constructed for the District, and the taking of any action in connection therewith;
17. Consider approving Bookkeeper's Report and take any action thereon, including:
 - a. consider approving Depository Pledge Agreement with Central Bank;
18. Hear Attorney's Report and take any action thereon, including:
 - a. consider approving Resolution Regarding Fees of Office;
 - b. consider adopting Resolution Designating Location in District to Post Notices of Meetings;
 - c. consider adopting Order Designating Administrative Office and Meeting Place(s) Inside and Outside the District and authorize publication of notice;
 - d. consider approving Resolution Adopting Fiscal Year End;
 - e. consider approving Order Authorizing Guadalupe County Appraisal District to Activate District;
 - f. consider adopting Order Adopting Engineering Report;
 - g. consider approving Order Calling Confirmation and Directors Election, Bond Election, Road Bond Election, Operations and Maintenance Tax Election;
 - h. consider approving Joint Election Agreement with Guadalupe County;
 - i. consider appointing SK Law as election agent for November 3, 2026 election.

POSTED

10:24 A.M. _____ P.M.

JUL 28 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By *[Signature]* Deputy

Bolton Road Municipal Utility District of Guadalupe County (the "District") seeks to hire Sanford Kuhl Hagan Kugle Parker Kahn, LLP ("SK Law") to serve as the District's bond counsel. SK Law is

competent, qualified, and employs attorneys with long tenure and years of experience. There is no improper relationship between the District and SK Law. The percentage to be paid to SK Law as bond counsel will be adopted at a public open meeting. The District is not able to prepare the documents or issue the legal opinions required to issue bonds. The District has an inadequate budget, staff, expertise, and equipment, and obtaining such would require a substantial outlay at the expense of the taxpayers within the District. The services provided by SK Law cannot be reasonably performed on an hourly basis. At the time of the issuance of the bonds, SK Law will issue its opinion, on behalf of the District, that the bonds are binding legal obligations of the District enforceable in accordance with their terms and conditions, and that the interest borne by the bonds is exempt from Federal income taxation. It is in the best interest of the District and taxpayers that SK Law be engaged by the District.

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

EXECUTED this 27th day of July, 2026.

**BOLTON ROAD MUNICIPAL UTILITY
DISTRICT OF GUADALUPE COUNTY**

By: 
Julianne B. Kugle
Sanford Kuhl Hagan Kugle Parker Kahn LLP

**VIA VIDEOCONFERENCE
MEADOW LAKE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1**

AGENDA

August 7, 2026

TO: THE BOARD OF DIRECTORS OF MEADOW LAKE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 AND 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 regular meeting on Friday, August 7, 2026 at 3:00 p.m. inside the boundaries of the District, at the Guadalupe-Blanco River Authority River Annex, located at 905 Nolan Street, Seguin, Texas. The following matters may be considered and acted upon during the meeting:

MEETING PACKET

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

PUBLIC COMMENT

1. Citizens' communications.

MEETING MINUTES

2. Discuss, consider and take action regarding approval of the meeting minutes from the May 29, 2026 Board of Directors' meeting.

TAX AND BUDGET MATTERS

3. Consider and take action regarding adoption of proposed tax rate for Tax Year 2026 and schedule public hearing for adoption of final tax for Tax Year 2026.
4. Discussion regarding Budget for Fiscal Year 2027. (*See Attached Taxpayer Impact Statement and Draft Budget*).

AUDIT MATTERS

5. Consider and take action regarding approval of engagement of McCall Gibson Swedlund Barfoot Ellis PLLC for the District's 2026 Fiscal Year Audit.

POSTED

____ A.M. 1:00 P.M.

JUL 28 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By VDWV Deputy

LAKE NOLTE DAM AND HYDROELECTRIC FACILITIES MATTERS

6. 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) Discussion and possible action relating to contract with the Guadalupe-Blanco River Authority for purchase of the Lake Nolte Dam and Hydroelectric Facilities; and
 - (d) Authorize other action relating to the acquisition of, and design and construction of improvements to, the Lake Nolte Dam and Hydroelectric Facilities.

BOOKKEEPER REPORT AND PAYMENT OF BILLS

7. Consider and take action regarding Approval of Bookkeeper's Report and Payment of Bills and Invoices.

PUBLIC COMMUNICATION AND WEBSITE MATTERS

8. Consider and take action relating to Communications Plan to report District information to the public, local property owners associations, other governmental jurisdictions, and other interested parties relating to the Lake Nolte Dam Facilities improvement project and District operations and affairs.
9. Consider and take action relating to the update of, and modifications to, the District's internet website.

OTHER MATTERS

10. Discussion and possible action relating to cybersecurity training requirements applicable to public officials.

FUTURE BOARD MEETING MATTERS

11. Discussion and possible action relating to scheduling future Board of Directors meetings and the location of future meetings.
12. Adjourn.

Anthony S. Corbett
Attorney for the District

(seal)

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

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

Proposed Budget

Meadow Lake WCID 1 - Fiscal Year 09/2027

	Nine Months Actuals	Twelve Months Actuals	Approved 2025 Budget	Proposed 2027 Budget
	10/15-06/30/25	FYE 09/26	2025 Budget	2027 Budget

Revenues

14301 · Maintenance Tax Collections	96,624	96,624	100,655	99,476
14303 · Property Tax Penalties & Int	1,117	1,117	250	1,000
14706 · Delinquent Tax Attorney Collections	469	469	-	500
14801 · Interest Earned on Checking	5	7	25	25
14802 · Interest Earned on Temp Investment	2,797	3,729	1400	4,000
Total Revenues	\$101,012	\$101,946	\$102,330	\$105,001

Expenditures

16703 · Legal Fees	7,834	10,445	15,000	15,000
16705 · Auditing Fees	11,000	11,000	10,000	12,000
16709 · Election Expense	-	-	5,000	-
16710 · Website Hosting	1,875	2,975	1,500	3,000
16712 · Bookkeeping Fees	12,698	16,931	14,000	19,000
16714 · Printing & Office Supplies	39	52	250	250
16715 · Filing Fees	5	5	500	100
16716 · Delivery Expense	-	-	500	100
16717 · Postage	25	33	50	50
16718 · Insurance & Surety Bond	175	2,175	3,000	3,000
16725 · Tax Assessor/Appraisal	1,170	1,560	2,500	2,500
16726 · Delinquent Tax Attorney Expense	469	469	-	500
16728 · Record Storage Fees	344	454	350	500
16738 · Signage	-	-	5,000	5,000
17802 · Miscellaneous Expense	-	-	500	500
Total Expenditures	\$35,634	46,099	58,150	61,500

Net Excess Revenues <Expenditures>	\$65,378	\$55,847	\$44,180	\$43,501
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Certified AV	84,588,491
M&O Tax Rate	0.12
Total Tax Rate	0.12

Exhibit B
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** September 2026	Proposed Budget Fiscal Year Ending** September 2027	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.

NOTICE OF SPECIAL MEETING

000444

DATE: AUGUST 6, 2026

TIME: 8:30 A.M.

NOTICE is hereby given that the District Courts of Guadalupe County (25th Judicial District, 2nd 25th Judicial District (522nd) and 456th Judicial District) will meet at 8:30 o'clock a.m. on Thursday the 6th of August 2026 in the Guadalupe County Justice Center, 211 W. Court, 2nd Floor of the Justice Center, Courtroom No. 203, in the City of Seguin, Texas, or by Zoom with the login information below, for the purpose of:

AGENDA:

1. Call to order.
2. Discuss: PUBLIC HEARING on proposed salaries of the Guadalupe County Auditor, Assistant County Auditors, and the Court Reporters for the 25th, 2nd 25th (522nd) and 456th Judicial Districts.
3. Action: Set salary and appoint Court Reporter for the 25th Judicial District.
4. Action: Set salary and appoint Court Reporter for the 2nd 25th (522nd) Judicial District.
5. Action: Set salary and appoint Court Reporter for the 456th Judicial District.
6. Action: Appoint Guadalupe County Auditor
7. Action: Set salaries of Guadalupe County Auditor and Assistant County Auditors.
8. Action: Approve Fiscal Year 2026-2027 Annual Budget of the County Auditor.
9. Motion to Adjourn.

A copy of this Notice has been placed on the outside bulletin board of the Guadalupe County Justice Center, 211 West Court Street, Seguin, Texas. Said place is readily accessible to the general public at all times and said Notice shall remain posted continuously for at least 72 hours preceding the scheduled time of said meeting. For your convenience, you may visit the county's website at: www.guadalupe.tx.gov title "Public Notices" for notices of special meetings.

TERESA KIEL, GUADALUPE COUNTY CLERK

By: _____
Deputy County Clerk

Date: _____

POSTED

9:15 A.M. _____ P.M.

JUL 29 2026

TERESA KIEL, County Clerk

Guadalupe County Texas

By UDurr Deputy

NOTICE OF CONTRACT FOR CONTINGENT FEE LEGAL SERVICES

Notice is hereby given that, at the organizational meeting of the Board of Directors (the "Board") of Guadalupe County Municipal Utility District No. 16 (the "District"), which will be held at **12:00 noon on Friday, the 7th day of August, 2026**, within the boundaries of the District at **29°44'07.9"N 97°49'41.0"W**, the Board will consider, among other things, a Proposal for Legal Services (the "Proposal") from Armbrust & Brown, PLLC ("A&B"), pursuant to which A&B proposes to act as outside general counsel to the District and provide, among other general counsel legal services, certain general counsel legal services related to the issuance of public securities by the District on a contingent fee basis.

In accordance with Texas Government Code § 2254.1036(a)(1), the District hereby provides public notice of the following:

A. It is anticipated that the District will issue public securities from time-to-time in the future and, due to the complexities of the legal requirements related to the issuance of public securities, there is a substantial need to engage attorneys to provide legal services related to the issuance of public securities by the District.

B. A&B is a well-qualified law firm that has provided and continues to provide general counsel legal services related to the issuance of public securities to over 170 special districts similar to the District.

C. A&B has no relationship with the District or its Board members; however, A&B was engaged by an owner of land within the District to assist in the creation of the District.

D. Legal services related to the issuance of public securities cannot be adequately performed by in-house attorneys or supporting personnel of the District because the District has no in-house attorneys or supporting personnel.

E. Legal services related to the issuance of public securities cannot be reasonably obtained from attorneys under a contract providing only for the payment of hourly fees without contingency because, due to the nature of the issuance of public securities, it is industry standard for competent, qualified, and experienced attorneys providing legal services related to the issuance of public securities to provide such services contingent upon and payable solely out of the proceeds of any public securities issued in the future.

F. It is in the best interests of the District's residents, taxpayers, and/or ratepayers for the District to enter into a contract that provides for legal services related to the issuance of public securities on a contingent fee basis because this will allow the total costs related to each issuance to be known with better certainty before the public securities are issued, it will allow the size of each issuance of public securities to be determined with greater certainty, and it will allow the District to not incur any costs for legal services related to an issuance of public securities if it is discontinued for any reason prior to actual issuance of the public securities.

POSTED

_____ A.M. 12:12 P.M.

JUL 29 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By D. Duck Deputy

NOTICE OF CONTRACT FOR CONTINGENT FEE LEGAL SERVICES

Notice is hereby given that, at the organizational meeting of the Board of Directors (the "Board") of Guadalupe County Municipal Utility District No. 16 (the "District"), which will be held at **12:00 noon on Friday, the 7th day of August, 2026**, within the boundaries of the District at **29°44'07.9"N 97°49'41.0"W**, the Board will consider, among other things, a Proposal for Legal Services (the "Proposal") from McCall, Parkhurst & Horton L.L.P. ("McCall"), pursuant to which McCall proposes to act as outside bond counsel and disclosure counsel to the District and provide certain bond counsel and disclosure counsel legal services related to the issuance of public securities by the District on a contingent fee basis.

In accordance with Texas Government Code § 2254.1036(a)(1), the District hereby provides public notice of the following:

A. It is anticipated that the District will issue public securities from time-to-time in the future and, due to the complexities of the legal requirements related to the issuance of public securities, there is a substantial need to engage attorneys to provide legal services related to the issuance of public securities by the District.

B. McCall is a well-qualified law firm with more than 100 years of experience in public finance that has provided and continues to provide bond counsel, disclosure counsel and/or special tax counsel legal services related to the issuance of public securities to approximately 600 special districts similar to the District.

C. McCall has no relationship with the District or its Board members. The District has not engaged McCall for previous matters.

D. Legal services related to the issuance of public securities cannot be adequately performed by in-house attorneys or supporting personnel of the District because the District has no in-house attorneys or supporting personnel.

E. Legal services related to the issuance of public securities cannot be reasonably obtained from attorneys under a contract providing only for the payment of hourly fees without contingency because, due to the nature of the issuance of public securities, including the state law complexity and federal law intricacies relating to the issuance thereof, it is industry standard for competent, qualified, and experienced attorneys providing legal services related to the issuance of public securities to provide such services contingent upon and payable solely out of the proceeds of any public securities issued in the future.

F. It is in the best interests of the District's residents, taxpayers, and/or ratepayers for the District to enter into a contract that provides for legal services related to the issuance of public securities on a contingent fee basis because this will allow the total costs related to each issuance to be known with better certainty before the public securities are issued, it will allow the size of each issuance of public securities to be determined with greater certainty, and it will allow the District to not incur any costs for legal services related to an issuance of public securities if it is discontinued for any reason prior to actual issuance of the public securities.

POSTED

____ A.M. 12:13 P.M.

JUL 29 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By VDur Deputy

GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 16**AGENDA**

August 7, 2026

TO: THE BOARD OF DIRECTORS OF GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 16 AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 16 will hold its organizational meeting at **12:00 noon on Friday, August 7, 2026 within the boundaries of the District at 29°44'07.9"N 97°49'41.0"W**. The following matters may be considered and acted upon during the meeting:

PUBLIC COMMENT

1. Citizens' communications;

CREATION AND ORGANIZATIONAL MATTERS

2. Report regarding creation and organizational matters, including An Order Granting the Petition for Creation of Guadalupe County Municipal Utility District No. 16 and Appointing Temporary Directors;
3. Sworn statements, oaths of office, and bonds for temporary directors;
4. Texas Open Meetings Act training, Public Access Option Form, and cybersecurity training requirements;
5. Election of officers;
6. Establish Urgent Matters Subcommittee;

POSTEDA.M. 12:14 P.M.**DISCUSSION / ACTION ITEMS**

7. Professional services agreements, including:
 - (a) Outside general counsel legal services, including:
 - (i) Proposal for legal services from Armbrust & Brown, PLLC;
 - (ii) Notice of Contract for Contingent Fee Legal Services required under Texas Government Code §2254.1036(a)(1) and consideration of matters contained in the notice;
 - (iii) Resolution Approving Proposal for Outside General Counsel Services, including Contingent Fee for Legal Services Related to the Issuance of Public Securities, and Making Certain Findings Related Thereto;
 - (b) Bond counsel and disclosure counsel legal services, including:
 - (i) Proposal for bond counsel legal and disclosure counsel legal services from McCall, Parkhurst & Horton, L.L.P.;

JUL 29 2026TERESA KIEL, County Clerk
Guadalupe County TexasBy VDuv Deputy

- (ii) Notice of Contract for Contingent Fee Legal Services required under Texas Government Code §2254.1036(a)(1) and consideration of matters contained in the notice;
 - (iii) Resolution Approving Proposal for Outside Bond Counsel Services and Disclosure Counsel Services, including Contingent Fee for Legal Services Related to the Issuance of Public Securities, and Making Certain Findings Related Thereto;
 - (c) Financial Advisory Contract with Masterson Advisors LLC;
 - (d) Agreement for the Provision of Limited Professional Services with M. W. Cude Engineers, L.L.C. d/b/a Cude Engineers;
 - (e) Bookkeeping Services Agreement with Bott & Douthitt, PLLC;
8. Administrative matters, including:
- (a) District Registration Form;
 - (b) District insurance, including liability and errors and omissions coverage;
 - (c) Resolution Establishing Offices and Meeting Places of the Board of Directors and Establishing Locations for the Posting of Notice of Meetings of the Board;
 - (d) Posting of District identification signs at two primary entryways to the District;
 - (e) District seal;
 - (f) Covered Applications and Prohibited Technology Policy;
9. Financial matters, including:
- (a) Resolution Adopting Certain Financial Management Policies; Adopting Code of Ethics, Financial Investment, Financial Management, Travel, and Professional Services Policy; Adopting Investment Strategies; Designating Investment Officers; and Adopting List of Qualified Brokers;
 - (b) Authorization to obtain a federal tax identification number for the District;
 - (c) Resolution Establishing District Fiscal Year;
 - (d) Resolution Adopting GASB 54 Standards and Applications;
 - (e) Resolution Authorizing and Setting Limits on the Payment of Fees of Office;
 - (f) Establishing District bank accounts, including:
 - (i) Secretary's Certificate and Resolutions Regarding Bookkeeper's Account;
 - (ii) All related signature cards;
 - (g) Resolution Authorizing Transfers of Funds and Payment of Expenses;

10. Records Management, including:

- (a) Order Establishing Records Management Program, Appointing Records Management Officer, and Appointing Public Information Coordinator;
- (b) Declaration of Compliance with Records Scheduling Requirement of the Local Government Records Act;

11. Engineering and development matters, including:

- (a) Order Adopting Minimum Criteria for the Qualification of Bidders on District Construction Projects;
- (b) Order Adopting Rules and Procedures for Electronic Bids for District Projects;
- (c) Resolution Authorizing District Engineer to Sign Approved Pay Estimates and Change Orders on Behalf of District;
- (d) Resolution Authorizing Administrative Acceptance of Facilities;
- (e) Utility improvements and facilities, including Order Adopting Systems Facilities Engineering Report and Approving Plans and Improvements;
- (f) Road improvements and facilities, including Order Adopting Road Facilities Engineering Report and Approving Plans and Improvements;

ELECTION ITEMS

12. ***See supplemental agenda for November 3, 2026 election items;***

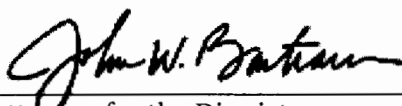
OTHER MATTERS

13. Future meeting schedule, including:

- (a) Scheduling meeting to canvass November 3, 2026 elections;
- (b) Format of packets for future meetings.

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





Attorney for the District

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

GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 16

SUPPLEMENTAL AGENDA

August 7, 2026

TO: THE BOARD OF DIRECTORS OF GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 16 AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 16 will hold its organizational meeting at **12:00 noon on Friday, August 7, 2026 within the boundaries of the District at 29°44'07.9"N 97°49'41.0"W**. The following *additional* matters may be considered and acted upon during the meeting.

1. Order Adopting and Implementing Bilingual Election Requirements;
2. Order Adopting and Implementing the Use of Accessible Voting Systems in Addition to Paper Ballots in District Elections;
3. Resolution Authorizing Secretary's Appointment of Agent to Perform Duties during Election Period and Designating Location for Filing Application for a Place on the Ballot in District Elections;
4. Resolution Approving Contract for Election Services and Joint Election Agreement (Guadalupe County);
5. Order Calling a Confirmation Election, an Operation and Maintenance Tax Election, a System Facilities Bond Election, a Road Bond Election, Refunding Bond Elections and a Permanent Directors Election for Guadalupe County Municipal Utility District No. 16 and Making Provisions for Conducting Such Election and Other Provisions Incidental and Related Thereto;
6. Authorize District's legal counsel to publish notice of November 3, 2026 elections, including Resolution Establishing Locations for Posting Bond Election Order;
7. Any other matters relating to the November 3, 2026 elections;

**EL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS NO. 16
DEL CONDADO DE GUADALUPE**

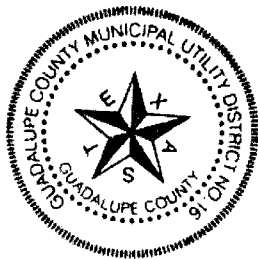
AVISO SUPLEMENTAL A LA AGENDA

7 de agosto 2026

A: LA JUNTA DE DIRECTORES DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS NO. 16 DEL CONDADO DE GUADALUPE Y A TODA PERSONA INTERESADA:

Se pone en conocimiento del público que la Junta Directiva del Distrito Municipal de Servicios Públicos No. 16 del Condado de Guadalupe va a tener una reunión organizativa a las **12 del mediodía, viernes, 7 de agosto de 2026, dentro del límite del Distrito en 29°44'07.9"N 97°49'41.0"W**. Los siguientes propósitos *adicionales* se consideraran y pueden ser llevados a cabo en la junta:

1. Orden adoptando e implementando requerimientos de elección bilingüe;
2. Orden adoptando e implementando el uso de sistemas de votación accesibles en adición a las boletas de papel en las elecciones del Distrito;
3. Resolución autorizando el nombramiento de agente del secretario para realizar sus funciones durante el periodo de elección y designando la ubicación para presentar la solicitud para un lugar en la boleta en las elecciones del Distrito;
4. La resolución aprobando el contrato para los servicios de elección y el acuerdo conjunto de elección (Condado de Guadalupe);
5. Orden convocando una elección de confirmación, una elección de impuestos de operación y mantenimiento, una elección de bonos de instalaciones del sistema, una elección de bonos de carretera, una elección de bonos de reembolso y una elección de Directores permanentes para el Distrito Municipal de Servicios Públicos No. 16 del Condado de Guadalupe y hacer provisiones para llevar a cabo dicha elección y otras provisiones incidentales y relacionadas al mismo;
6. Autorizar al abogado del Distrito a publicar el aviso de las elecciones del día 3 de noviembre de 2026, incluyendo la resolución que establezca el sitio para la publicación de orden de elección de bonos;
7. Cualquier otro asunto relacionado a las elecciones del día 3 de noviembre de 2026;



Attorney for the District
Abogado del Distrito



GUADALUPE COUNTY

Commissioners Court

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County Judge
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Stephen Germann
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Regular Meeting

Date: August 4, 2026
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(S):**
 - A. City of Seguin Cordova Road Project.
5. **DISCUSSION:**
 - A. Logistics of a partnership between Guadalupe County and the Humane Society of the New Braunfels Area.
 - B. The Guadalupe County Subdivision Regulations update and timeline.
6. **PUBLIC HEARING(S):**
 - A. The County Clerk's Records Archive Plan as required by Local Government Code 118.025.
Archive Plan 26-27.pdf
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 EBA List.
Accounts Payable Report 07272026.pdf

POSTED

____ A.M. ~~2:57~~ P.M.

JUL 29 2026

TERESA KIEL, County Clerk

Guadalupe County Texas

By *Nyline* Deputy

- B. The Bill List(s).
Final Commissioners Court Bill List 8-4-26.pdf
- C. The PCA Bill List.
PCA Bill List 08042026.pdf
- D. The Departmental Monthly and Revenue Reports for June 2026.
June Monthly Report.pdf
- E. The Contract Amendment extending the following: RFQ 25-15 Hydrologic & Hydraulic Analysis.
Contract Amendment for Extension -2026 Freeland Turk.pdf
- F. The County Clerk's Records Archive Plan and fee of \$10.00 as required by the Local Government Code 118.025.
Archive Plan 26-27.pdf
- G. The Engagement Letter with 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 2026.pdf
- H. Terminate the Services Agreement between Flock Group, Inc. and the Guadalupe County Sheriff's Department; and authorize Sheriff Joshua Ray to send the notice of termination.
- I. In accordance with the Guadalupe County Travel Policy, the out-of-state travel authorization for the following:
 - i. the 2nd 25th and 456th District Court Judges to attend the American Institute of Justice Realities of Judging Course in Marathon, Florida, October 18-23, 2026; and
 - ii. one Sheriff's Office employee to attend the FBI National Academy in Quantico, Virginia, September 25, 2026 to December 12, 2026.
 Travel Agendas.pdf
- J. The naming of a private lane, Mayra Lane, located off Muehl Road, Precinct 1.
Private lane package - Mayra Ln.pdf
- K. Ratify the renewal of the Subscription and Services Agreement with Granicus, LLC.
Renewal Agreement.pdf

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

- A. The contract with Muckleroy & Falls for RFQ 26-01, Construction Manager at Risk (CMAR) - Animal Control Facility Remodel.
MuckleroyCombinedFiles.pdf
- B. Request from McQueeney Volunteer Fire Department for supplemental funding in the amount of **\$26,850** to purchase replacement tires, portable/mobile radios, fire hose, station repairs, and maintenance of self-contained breathing apparatus (SCBA).
MVFD Request.pdf

- C. The sale of a 2020 White Chevy Tahoe GC # 21259 to Lake Dunlap Volunteer Fire Department.
Agreement Regarding Tahoe for Lake Dunlap Volunteer Fire Department.pdf
- D. The contract with HOK for RFQ 26-06, Guadalupe County Jail Feasibility Study & Site Use Master Plan.
HOK Contract - RFQ 26-06.pdf
HOK CIQ.pdf
- E. The order to advertise and the Invitation to Bid IFB 26-18 Linne Rd Improvements.
IFB 26-18 Linne Road Improvements & Legal Notice.pdf
- F. Pursuant to Texas Local Government Code Section 232.010, the Request for an Exception to Platting to allow the conveyance of a portion of Lots 1-4, and a portion of Lot 5, of the Ernst Alves Subdivision by metes and bounds description without revising the plat, located in Precinct 2.
202 Camp Porter- Exception Request 232.010.pdf
- G. The Contract Renewal with LexisNexis for County Court at Law for a period of three years.
LexisNexis Renewal CCL.pdf
- H. Guadalupe County Sheriff's Office Proposal for Parking Management, Security, and Access Control at County Parking Facilities.
- I. Remove the current Guadalupe County representatives to the Alamo Area Metropolitan Planning Organization (AAMPO) Technical Advisory Committee (TAC), and appoint the John Nowak as primary and Kathryn Woodlee as alternate representatives.
(Bylaws) MPO Policy 5.pdf
- J. Authorization to publish notice and set a date for a Public Hearing to establish the following County Thoroughfare plan.
- K. Budget Amendment #26-83: To transfer funds from contingency to Justice of the Peace, Precinct 2 office supplies and postage for additional expenses.
BA#26-83.pdf
- L. Budget Amendment #26-84: To transfer funds from the Volunteer Fire Department Allocation budget to McQueeney Volunteer Fire Department.
BA#26-84.pdf
- M. The Capital Projects Fund Bill List.
Final Capital Project (Fund 700) Bill List 080426.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 §551.071: 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.

- B. Pursuant to §551.074: To deliberate the appointment, employment, and duties of a public officer or employee, to-wit: Road and Bridge Administrator and County Engineer

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 +1 646 558 8656

+1 720 707 2699 +1 301 715 8592 +1 312 626 6799

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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POSTED

A.M. ~~2:53~~ P.M.

JUL 29 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By *Teresa Kiel* Deputy

Workshop
Date: August 4, 2026
Time: 9:00 AM

AGENDA

Call to Order.

DISCUSSION:

The Commissioners Court of Guadalupe County will conduct a Workshop Session for presentations and discussions on the Fiscal Year 2026-2027 County Budget; requests from officials and department heads; possible future building/remodeling/renovations of county buildings; and estimated costs for the repair and maintenance of building conditions.

1. Additional Information

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