

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 1:00 p.m. on July 1, 2, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 20, 29, 30, 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 font counter.

This notice posted and filed in compliance with the Open Meetings Act on or before
June 23, 2026, at 5:00 p.m.

POSTED

____ A.M. 12:30 P.M.

JUN 23 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By VDW 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 Abraceit
Chair, A.R.B.

GUADALUPE APPRAISAL DISTRICT



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Schertz, Texas 78154
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(877)254-0888 (Fax)

NOTICE OF MEETING

Notice is hereby given that the Guadalupe Appraisal Review Board will convene at 9:00 a.m. on July 1, 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)

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This notice posted and filed in compliance with the Open Meetings Act on or before
June 23, 2026, at 5:00 p.m.

POSTED
____ A.M. 12:37 P.M.

JUN 23 2026

TERESA KIEL, County Clerk
Guadalupe County Texas
By W. Durk Deputy

GUADALUPE APPRAISAL DISTRICT

1. CALL TO ORDER
2. ROLL CALL
3. 2026 2nd Quarter Supplements
4. The Board will examine, equalize, and approve the appraisal records of the Chief Appraiser and will hear and determine taxpayer and taxing unit appeals on all matters permitted by the Texas Property Tax Code. The Appraisal Review Board will be in session other days, notice for which shall be duly posted, until all appeals are heard and resolved. This notice is given pursuant to TEX.CIV.STAT.ANN.Art.6252.17.
5. **Executive Session:** The Appraisal Review Board may retire to Executive Session for the purpose of consulting with the Board's Attorney with respect to pending or contemplated litigation, settlement offers, or on matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, clearly conflicts with this chapter. (Sec.551-071)
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7. **Action:** Appraisal Review Board order determining appeal where joint motion exists and evidence is submitted to Appraisal Review Board in closed session under Sec. 41.66 d-1.
8. **Adjournment**



Rick Abrameit
Chair, A.R.B.

GUADALUPE APPRAISAL DISTRICT



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Schertz, Texas 78154
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(877)254-0888 (Fax)

NOTICE OF MEETING

Notice is hereby given that the Guadalupe Appraisal Review Board will convene at 9:00 a.m. on July 20, 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)

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Agenda on Attached Sheet

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This notice posted and filed in compliance with the Open Meetings Act on or before
June 23, 2026, at 5:00 p.m.

POSTED

____ A.M. 12:38 P.M.

JUN 23 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By VDW Deputy

GUADALUPE APPRAISAL DISTRICT

1. CALL TO ORDER
2. ROLL CALL
3. Approval of 2026 Records
4. The Board will examine, equalize, and approve the appraisal records of the Chief Appraiser and will hear and determine taxpayer and taxing unit appeals on all matters permitted by the Texas Property Tax Code. The Appraisal Review Board will be in session other days, notice for which shall be duly posted, until all appeals are heard and resolved. This notice is given pursuant to TEX.CIV.STAT.ANN.Art.6252.17.
5. **Executive Session:** The Appraisal Review Board may retire to Executive Session for the purpose of consulting with the Board's Attorney with respect to pending or contemplated litigation, settlement offers, or on matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, clearly conflicts with this chapter. (Sec.551-071)
6. **Closed Session:** The Appraisal Review Board may retire to closed session on a joint motion by the property owner or its designated agent and the chief appraiser and her designee, if either party intends to disclose proprietary or confidential information at the hearing that will assist the appraisal review board in determining the protest. (Sec. 41.66 d-1)
7. **Action:** Appraisal Review Board order determining appeal where joint motion exists and evidence is submitted to Appraisal Review Board in closed session under Sec. 41.66 d-1.
8. **Adjournment**



Rick Abrameit
Chair, A.R.B.

GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

July 8, 2026

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

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 4 will hold a regular meeting on **Wednesday, July 8, 2026, at 9:00 a.m.**, outside the boundaries of the District, at the offices outside the boundaries of the District, at 1290 Wonder World Drive, Suite 1240, San Marcos, TX 78666, a designated meeting place for the Board of Directors. The following matters will be considered and may be acted upon at the meeting:

Meeting Packet:

A copy of the meeting packet is available at the following website:

<https://txdistrictinfo.org/>

PUBLIC COMMENT

1. Public comment will be allowed during the Public Comment agenda item. Members of the public that desire to provide public comment may do so.

PRIOR MEETING MINUTES

2. Discuss, consider, and take action regarding approval of minutes of the Board of Directors' April 15, 2026 meeting;

BOARD OF DIRECTOR MATTERS

3. Approve issuance of Certificates of Election to elected directors.
4. Approve Oath of Office, Statement of Officer and Director Bonds for elected directors.
5. Discussion and possible action relating to approval of Officer Positions.
6. Authorize update and filing of District Registration Form.

ENGINEERING REPORT AND RELATED ACTION ITEMS

7. Discussion and possible action relating to construction of public infrastructure improvements serving the District:

POSTEDA.M. **2:15** P.M.

JUN 30 2026

TERESA KIEL, County Clerk

Guadalupe County Texas

By VDWY Deputy

- a. Receive Report from District Engineer regarding public infrastructure improvements;
- b. Approve Award of Contracts for Construction of public infrastructure improvements;
- c. Approve Pay Estimates and Change Orders for public infrastructure improvements;
- d. Accept Completed Public Infrastructure Improvements for ownership, operation and/or maintenance;
- e. Approve action relating to maintenance of public infrastructure improvements; and
- f. Authorize other action relating to construction of public infrastructure improvements serving the District.

FACILITY AND ROAD MAINTENANCE AND REPAIR MATTERS

8. Consider and take action relating to maintenance, repairs and improvements to District Stormwater Drainage Facilities and Roads.

REAL PROPERTY MATTERS

9. Consider and take action regarding the acceptance of conveyance of real property interests by the District for public infrastructure and road improvements.
10. Consider and take action relating to approval of license agreement with homeowners association for use, maintenance and repair of District lands and facilities.

BOND MATTERS

11. Discussion and possible action relating to sale and issuance of \$3,625,000 Guadalupe County Municipal Utility District No. 4 Unlimited Tax Road Bonds, Series 2026 (the "Bonds").
 - a. Receive report from Financial Advisor relating to the potential sale and issuance of the Bonds;
 - b. Discuss Preliminary Official Statement;
 - c. Adopt Resolution Approving the Preliminary Official Statement and authorizing Publication of Notice of Sale of the Bonds; and
 - d. Authorize other action as may be necessary to proceed with the sale of the Bonds.
12. Discussion and possible action relating to adoption of Resolution Requested Estimated Appraised Values from the Guadalupe County Appraisal District.
13. Authorize such action as may be necessary to proceed with the sale and issuance of the Bonds.

TAX RATE MATTERS

14. Discussion and possible action relating to adoption of proposed tax rate for Tax Year 2026 and schedule public hearing for adoption of final tax rate.

BOOKKEEPER REPORT AND PAYMENT OF BILLS

15. Consider and take action regarding Approval of Bookkeeper Report and Payment of Bills and Invoices.

DEVELOPER REPORT

16. Receive report from developer of lands in the District relating to the status of development and home sales activities.

OTHER MATTERS

17. Cybersecurity Training Requirements for Public Officials
18. Discussion and Possible Action regarding Establishment of Future Meeting Dates.



(SEAL)

Anthony S. Corbett

Attorney for the District

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074); discussing security personnel or devices or security audits (Section 551.076); or 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 accommodations and access to communications will be provided upon request. For questions, please call (512) 435-2300. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, (800) 735-2988. All other questions should be directed to Crossroads Utility Services, (512) 246-1400.



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

Jim Wolverton
Commissioner, Pct. 3
(830) 303-8857, Ext. 3
Wolverton@
GuadalupeTX.gov

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

Regular Meeting
Date: July 7, 2026
Time: 10:00 AM

AGENDA

POSTED

____ A.M. 4:46 P.M.

JUN 30 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By TDW Deputy

1. **Call to Order.**
2. **Pledges to U.S. and Texas Flags and Silent Prayer.**
3. **Citizens to be heard.**
4. **PRESENTATION(S):**
 - A. Seguin Area Chamber of Commerce recognizes recipient of the 2026 Guadalupe County Woman of Influence Award.
 - B. The 2026 Bi-Annual Guadalupe County Service Awards.
5. **DISCUSSION:**
 - A. The proposed rate changes for employee benefit premiums.
[Guadalupe County Commissioners Court with Projections 070726.pdf](#)
6. **PUBLIC HEARING(S):**
 - A. Relative to establishing the following proposed Traffic Regulatory Designations and Signage on Guadalupe County Roads:
 - i. Thru Truck restrictions on Youngsford Road;
 - ii. Thru Truck restrictions on Altwein Lane;
 - iii. Thru Truck restrictions on Baker Road;
 - iv. Thru Truck restrictions on Short Cut Road;
 - v. Thru Truck restrictions on Mount Pleasant Road; and
 - vi. Speed Limit on Capote Oaks Drive.

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 7-7-26.pdf](#)
- B. The EBA List.
[Accounts Payable 06_29_2026 .pdf](#)
- C. PCA Bill List.
[PCA Bill List 07.07.2026.pdf](#)
- D. Accept \$1,500.00 gift card(s) from HEB in support of Guadalupe County Juvenile Services Life Skills Cooking Class for Prevention Program.
[HEB Support - 06.16.2026.pdf](#)
- E. In accordance with the Guadalupe County Travel Policy, authorization for out-of-state travel by two members of the Emergency Management Office to travel to the National Homeland Security Conference in Louisville, Kentucky, August 9-13, 2026.
[2026NHSCLouisvilleSchedule.pdf](#)
- F. The renewal of a 36-month contract with Spectrum (Order # 15022657) for Enterprise Fiber Optic and Coax inter-connectivity.
[Guadalupe County - Spectrum Enterprise - WAN Renewal & ELAN Conversion - Service Order.pdf](#)
- G. Accept Texas General Land Office (GLO) funds in the amount of \$69,030.00. For the County Hazard Mitigation Plan update through H2O Partners, and authorize the County Judge to sign.
[\\$69K_Contract_22-130-110-F764_-_Guadalupe_Co.pdf](#)
- H. The Office Space Allocation Request to assign Room 331 in the Justice Center to the County Attorney's Office.
[Office Space Request.pdf](#)
- I. The Order for the Disposition of Salvage or Surplus Property in accordance with Section 263.152, Texas Local Government Code.
[Order & Salvage property list.pdf](#)
- J. The letter from the Navarro ISD regarding the Traffic Impact Analysis for Link Road (CR 118) at Huber Road (CR 105), near the new Navarro High School.
[Traffic Impact Analysis.pdf](#)
- K. The Excavation Permit Applications for the following County Roads, in Precinct 4:
 - i. Stagecoach Road and;
 - ii. Gemblar Road.[Complete 2026-07-07 Excavation Permits.pdf](#)

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

- A. The request for supplemental funding by Lake Dunlap VFD in for the amount of \$4,093 to replace the roof, soffit, and eaves in the training room building.
[station roof repair quote.pdf](#)
- B. The Contracts with Axon Enterprise, Inc., and Turn-Key Mobile, Inc. for RFP 26-10, In-Car & Body Worn Cameras.
[Axon & TKM Contract Docs RFP 26-10.pdf](#)
- C. Pursuant to Texas Local Government Code Section 232.010, the Request for an Exception to Platting to allow the conveyance of a portion of Lot 6 of the Sunset Shadows Subdivision by metes and bounds description without revising the plat.
[Sunset Shadows Lot 6- Property ID 116812.pdf](#)
- D. The final plat of Sandy Elm Ranches Subdivision, establishing lots 1-6, Precinct 4.
[Sandy Elm Ranches Final Plat.pdf](#)
[Tax Certificates.pdf](#)
- E. Texas Association of Counties AI Course Enrollment Form.
[2025-2026_TAC_AI_Training.pdf](#)
- F. The Order Imposing Thru Trucks on Youngsford Road in Precinct 1.
[Thru Truck Restriction Youngsford.pdf](#)
- G. The Order Imposing Thru Trucks Restrictions on Altwein Lane in Precinct 1.
[Thru Truck Restriction Altwein.pdf](#)
- H. The Order Imposing Thru Trucks Restrictions on Baker Road in Precinct 1.
- I. The Order Imposing Thru Trucks Restrictions on Short Cut Road in Precinct 1.
[Thru Truck Restriction Short Cut Rd.pdf](#)
- J. The Order Imposing Thru Trucks Restrictions on Mount Pleasant Road in Precinct 1.
[Thru Truck Restriction Mount Pleasant.pdf](#)
- K. The Order Setting a Speed Limit on Capote Oaks Drive in Precinct 1.
[Speed Limit Capote rd..pdf](#)
- L. Budget Amendment #26-71: To establish the budget for the Tax Anticipation Notes for the cost of issuance, accrued interest income, bond premium, and capital outlay projects of North Guadalupe Street, the Law Enforcement Center Addition/Remodel for the Tax Note, Series 2026, issued May 14, 2026, in the amount of \$20,000,000.
[BA#26-71.pdf](#)
- M. Budget Amendment # 26-77: To transfer funds from the Tax Office temporary employee account to overtime due to additional overtime needs during the conversion process.
[BA#26-77.pdf](#)
- N. Budget Amendment #26-78 To designate seven mobile printers as controlled assets

with 5-year warranties.
[BA#26-78.pdf](#)

- O. Approval of possible employee benefit rate increase for medical and dental coverages.
- P. The Capital Projects Fund Bill List.

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 §551.072: To deliberate the purchase, exchange, lease, or value of real property.
- C. Pursuant to §551.074: To deliberate the appointment, employment, and duties of a public officer or employee, to-wit: Road and Bridge Administrator and Engineering/Project Manager.

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.

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.



GCGCD AGENDAS
GUADALUPE COUNTY GROUNDWATER
CONSERVATION DISTRICT

Thursday, July 9, 2026
200 N. Austin St. Ste. # 301
Seguin, TX 78155
4:30 PM



Webex link:

<https://guadalupecountygroundwaterconservationdistrict-188.my.webex.com/guadalupecountygroundwaterconservationdistrict-188.my/j.php?MTID=m2064d3c1bd285f903d43c4989e6ae93f>

Meeting number: 2631 018 2637 Meeting password: UUm4C7MNzi2
Join by phone +1-650-479-3208 Access code: 26310182637

POSTED

A.M. 12:15 P.M.

JUL 01 2026

TERESA KIEL, County Clerk
 Guadalupe County Texas
 By VDW Deputy

REGULAR MEETING

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

DETERMINE A QUORUM

1. Invitation of citizens or Directors to speak in advance of District's regular business (limited to 3 minutes each – agenda items/non-agenda items)
2. Updates from 4-H Texas Water Ambassadors
3. Approve Minutes of regular meeting held on June 11, 2026
4. Review Palmer Drought Index, current drought maps, and TexMesonet rainfall data in GCGCD area
5. Presentation on Drought Amelioration and NOAA seasonal outlooks – Caroline Hrncir
6. Review GCGCD Drought Management Plan
7. Review production data report for June 2026
8. Discussion and possible action to approve Financial Reports for June 2026
9. Public Funds Investment Report Q3 FY 2025-26 – Kelley Cochran, PFIO
10. Discussion and possible action to engage services of Armstrong, Vaughn &

¹ Additional more detailed notice required by state law and the District's rules was separately issued by the District.

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

Associates, P.C. to conduct financial audit for fiscal year ending September 30, 2026

11. Discussion and possible action to approve renewal of permit IRR-2021-WX-14 Santos Patronos/Ray Thomas for 129.985 AF/YR from the Wilcox Aquifer for an additional five years
12. Discussion and possible action to authorize General Manager to sign 'Monitoring Well Construction, Operation, and Maintenance Agreement' between GCGCD and CRWA
13. Discussion and possible action to authorize General Manager to secure and sign an easement agreement between GCGCD and Hilmar Blumberg for access to site a District owned monitoring well to be drilled and completed in the Carrizo Aquifer
14. Discussion and possible action to authorize the General Manager to solicit competitive bids for the drilling and installation of a monitor well to be completed in the Carrizo Aquifer within GCGCD's boundary that meets the technical and other requirements identified in the District's monitoring well agreement referred to in Agenda Item 12 above, award the bid to the lowest responsible bidder who meets the bid requirements and has relevant experience drilling the type of water well required, and sign contract agreement with this lowest bidder, all in accordance with TWC 36.056 and 49.273
15. Discussion and possible action related to updates to Notice of Intent to Drill form
16. REPORTS

- A. Kelley Cochran: General Manager Report
 - Association updates
 - Other District business
- B. Caroline Hrnecir – Executive Administrator Report
 - Education and Outreach
- C. Carly Peach – Geoscience Report
- D. Amy Bush- Consulting Hydrogeologist
- E. CRWA
- F. SSLGC
- G. SHSUD
- H. CCSUD
- I. CSWR
- J. CLSUD / Region L, Vice-Chair – Humberto Ramos

17. SHOW-CAUSE HEARING on alleged violations of District's rules by Mr. Audie Howell, Sr., Velma Howell, and/or Howell Crane & Rigging, Inc and by EE Water Co. LLC d/b/a McKinley Drilling Co. and/or Mr. Edwin Hatcher, President¹

¹ Additional more detailed notice required by state law and the District's rules was separately issued by the District.

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- a. Call to Order
 - b. Show Cause Hearing
 - c. Adjourn
- 18. Discussion and possible action on alleged violations by Audie Howell, Sr./ Howell Crane & Rigging, Inc., including but not limited to appropriate penalties and/or other enforcement remedies to be imposed and/or pursued in court
 - 19. Discussion and possible action on alleged violations by Edwin Hatcher/McKinley Drilling Co., including but not limited to appropriate penalties and/or other enforcement remedies to be imposed and/or pursued in court
 - 20. Possible items for discussion/consideration at next meeting
 - 21. Lloyd Gosselink law firm/Perales, Allmon & Ice, P.C. (*Executive Session*)
 - 22. ADJOURNMENT

¹ Additional more detailed notice required by state law and the District's rules was separately issued by the District.

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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

Jim Wolverton
Commissioner, Pct. 3
(830) 303-8857, Ext. 3
Wolverton@
GuadalupeTX.gov

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

Workshop
Date: July 14, 2026
Time: 9:00 AM

POSTED

A.M. 2:46 P.M.

AGENDA

JUL 01 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By [Signature] Deputy

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.

Additional Information

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=MkLpOE55b3FHL1ZDUEl2NmNCc0ttZz09>

Dial in:

+1 346 248 7799 +1 253 215 8782 +1 646 558 8656

+1 720 707 2699 +1 301715 8592 +1 312 626 6799

Notice: Any documents linked to the 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 <http://www.gudalupetx.gov> titled Agenda for any official court postings.

POSTED

8:53 A.M. ____ P.M.

000381

JUL 02 2026

TERESA KIEL, County Clerk

Guadalupe County Texas

By JD Deputy



GUADALUPE COUNTY BAIL BOND BOARD
NOTICE OF REGULAR MEETING:

DATE: July 10, 2026

TIME: 8:30 A.M.

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

AGENDA

I. CALL TO ORDER

II. CITIZENS TO BE HEARD

III. ACTION ITEMS: DISCUSSION & POSSIBLE ACTION

- A. Approval of the minutes from the June 5, 2026 meeting of the Guadalupe County Bail Bond Board.
- B. Discussion on enhancing public awareness regarding bonds.
- C. 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.

SKY RANCH MUNICIPAL UTILITY DISTRICT

AGENDA

July 14, 2026

TO: THE BOARD OF DIRECTORS OF SKY RANCH MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Sky Ranch Municipal Utility District will hold a meeting at **12:00 noon on Tuesday, July 14, 2026 at the offices of HMT Engineering & Surveying, 290 S. Castell Avenue, New Braunfels, Texas 78130**. The following matters may be considered and acted upon during the meeting:

PUBLIC COMMENT

1. Citizens' communications and Board member announcements;

POSTED

____ A.M. 12:07 P.M.

DIRECTOR ITEMS

2. Appoint Director to fill vacancy on Board of Directors;
3. Sworn Statement, Oath of Office, and bond for appointed Director;
4. Texas Open Meetings Act training, Public Access Option Form, and cybersecurity training;
5. Election of officers;
6. Revised District Registration Form;
7. Revised account resolutions and bank signature cards, including:
 - (a) Resolution Approving Change in Bank Signatories and Change Certificate (Operating Account);
 - (b) Resolution Approving Change in Bank Signatories and Change Certificate (Bookkeeper's Account);

JUL 06 2026
 TERESA KIEL, County Clerk
 Guadalupe County Texas
 By JDurr Deputy

CONSENT ITEMS

(These items may be considered and acted upon collectively. Any of these items may be pulled for discussion upon the request of any member of the Board.)

8. Minutes of May 27, 2026 Board meeting;
9. Audit services, including:
 - (a) Proposal from McCall Gibson Swedlund Barfoot Ellis PLLC for audit services for fiscal year ending September 30, 2026;
 - (b) Fraud and related party questionnaires;

BOND ITEMS

10. Unlimited Tax Bonds, Series 2027, including:
 - (a) Status of bond application;
 - (b) Schedule of Events;
 - (c) Resolution Authorizing Application to Texas Commission on Environmental Quality for Approval of Project and Bonds;
 - (d) Engagement letter with McCall Gibson Swedlund Barfoot Ellis PLLC for report on reimbursable costs;
 - (e) Authorize Urgent Matters Subcommittee to act on any and all bond-related matters that may be lawfully taken by a subcommittee;
 - (f) Any other matters in connection with the bonds;

BUDGET AND TAX ITEMS

11. Schedule for adopting 2026-2027 budget and 2026 tax rate;
12. 2026 Preliminary / Certified Assessed Values from Guadalupe Appraisal District;
13. 2026 Preliminary / Certified Assessed Values from Comal Appraisal District;
14. District tax rate classification for 2026 tax year, including recommendations from District financial advisor and District engineer;
15. Work session on 2026-2027 budget and 2026 tax rate, including:
 - (a) Financial Advisor's Tax Rate Analysis and recommendation regarding tax rate;
 - (b) Draft budget;
16. Establish and take record vote on proposed 2026 tax rate;
17. Schedule public hearing at which adoption of 2026 tax rate will be considered;
18. Authorize publication of Water District Notice of Public Hearing on Tax Rate;

REPORTS AND RELATED ACTION ITEMS

19. Report from developer, including development map;
20. Report from District's accountant, including:
 - (a) Bills, invoices, and transfers;
21. Report from District's financial advisor;
22. Report from District's engineer, including:

- (a) The Landing Unit 1, including:
 - (i) Status of conditional acceptance of drainage facilities;
- (b) Sky Ranch Unit 1A, including:
 - (i) Any pay estimates and change orders;
- (c) Sky Ranch Unit 1B, including:
 - (i) Review of bid tabulation and recommendation regarding award of contract;
 - (ii) Any pay estimates and change orders;
- (d) Sky Ranch Unit 2A, including:
 - (i) Review of bid tabulation and recommendation regarding award of contract;
 - (ii) Any pay estimates and change orders;
- (e) Sky Ranch Unit 2B, including:
 - (i) Review of bid tabulation and recommendation regarding award of contract;
 - (ii) Any pay estimates and change orders;
- (f) Sky Ranch Offsite Wastewater Facilities / Lift Station, including:
 - (i) Any pay estimates and change orders;
- 23. Report from District's attorney, including:
 - (a) Review of prior developer and consultant directives;

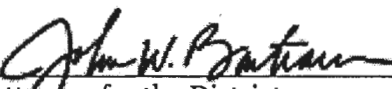
OTHER MATTERS

- 24. Future meeting schedule and agenda items.

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including, 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.

(seal)





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.

SKY RANCH MUNICIPAL UTILITY DISTRICT

TAXPAYER IMPACT STATEMENT PER TEXAS GOV'T CODE §551.043(c)(2)

Property tax bill for the median-valued homestead* for current fiscal year:	\$0
Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if the proposed budget (attached) is adopted:	\$0
Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26 of the Texas Tax Code*** is adopted:	\$0**

*The Appraisal District does not report "median" homestead values. The calculations above are based on "average" homestead values, which are reported.

**The No-New-Revenue Tax Rate, as calculated under Chapter 26 of the Texas Tax Code, may not be capable of funding a balanced budget for the District.

***No-New-Revenue Tax Rate = rate expressed in dollars per \$100 of table value calculated according to the following formula:

$$\text{No-New-Revenue Tax Rate} = \frac{(\text{Last Year's Levy} - \text{Lost Property Levy})}{(\text{Current Total Value} - \text{New Property Value})}$$

Last Year's Levy = the total of the amount of taxes that would be generated by multiplying the total tax rate adopted in the preceding year by the total taxable value of property on the appraisal roll for the preceding year, including taxable value that was reduced in an appeal, all appraisal roll supplements and corrections as of the date of the calculation (other than corrections made under Texas Tax Code § 25.25(d) for errors that resulted in an incorrect appraised value that exceeds more than one-fourth of the correct appraised value for a residence or one-third the correct value in the case of all other property), portions of property involved in an appeal that are not in dispute, and the amount of taxes refunded by the taxing unit in the preceding year for tax years before that year.

Lost Property Levy = amount of taxes levied in the preceding year on property value that was taxable in the preceding year but is not taxable in the current year because the property is exempt in the current year under a provision of the Texas Tax Code other than 11.251 (Tangible Personal Property Exempt), 11.253 (Tangible Personal Property in Transit), and 11.35 (Temporary Exemption for Qualified Property Damaged by Disaster), the property has qualified for special appraisal under Chapter 23 of the Texas Tax Code in the current year, or the property is located in the territory that has ceased to be part of the taxing unit since the preceding year.

Current Total Value = total taxable value of property listed on the appraisal roll for the current year, including all supplements and corrections as of the date of the calculation, less the taxable value of property exempted for the current tax year for the first time under Texas Tax Code § 11.31 (Pollution Control Property) or 11.315 (Energy Storage System in Nonattainment Area).

New Property Value = means the following:

- Total taxable value of property added to the appraisal roll in the current year by annexation and improvements listed on the appraisal roll that were made after January 1st of the preceding tax year, including personal property located in new improvements that was brought into the unit after January 1st of the preceding tax year.
- Property value that is included in the current total value for the tax year succeeding a tax year in which any portion of the value of the property was excluded from the total value because of the application of a tax abatement agreement to all or a portion of the property, less the value of the property that was included in the total value for the preceding tax year.
- For purposes of an entity created under Section 52, Article III, or Section 59, Article XVI of the Constitution, property value that is included in the current total value for the tax year succeeding a tax year in which the following occurs: (a) the subdivision of land by plat; (b) installation of water, sewer, or drainage lines, or (c) the paving of undeveloped land.

Sky Ranch MUD
Proposed Budget
Fiscal Year 2026-2027

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2026-2027 Budget
Revenues:													
Property Tax Revenue	\$ -	\$ -	\$ -	\$ 239,852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 239,852
Developer Advances	25,000	-	-	25,000	-	-	-	-	10,000	-	-	-	60,000
Total Revenues	25,000	-	-	264,852	-	-	-	-	10,000	-	-	-	299,852
Expenses:													
District Facility Expenses													
Pond Maintenance	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
Total District Facility Expenses	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
Administrative Expenses -													
Director Fees	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	13,260
Payroll Taxes	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Mileage Reimbursements	75	75	75	75	75	75	75	75	75	75	75	75	900
Tax Appraisal/Collection Fees	100	-	-	100	-	-	100	-	-	100	-	-	400
Insurance	4,500	-	-	-	-	-	-	-	-	-	-	-	4,500
Miscellaneous	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Total Administrative Expenses	5,980	1,380	1,380	1,480	1,380	1,380	1,480	1,380	1,380	1,480	1,380	1,380	21,460
Professional Fees -													
Legal Fees	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000
Legal Fees - Record Retention Policy Compliance	-	-	-	-	-	-	-	-	-	-	-	1,500	1,500
Financial Advisor Fees	-	-	-	-	-	-	-	-	-	-	-	2,750	2,750
Accounting Fees	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Engineering Fees	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
Auditing Fees	-	-	-	-	15,000	-	-	-	-	-	-	-	15,000
Total Professional Fees	7,000	7,000	7,000	7,000	22,000	7,000	7,000	7,000	7,000	7,000	7,000	11,250	103,250
Total Expenses	15,980	11,380	11,380	11,480	26,380	11,380	11,480	11,380	11,380	11,480	11,380	15,630	160,710
Excess/(Deficiency)	\$ 9,020	\$ (11,380)	\$ (11,380)	\$ 253,372	\$ (26,380)	\$ (11,380)	\$ (11,480)	\$ (11,380)	\$ (1,380)	\$ (11,480)	\$ (11,380)	\$ (15,630)	\$ 139,142

Assumptions:

- * Assessed Valuation of \$25,247,627 (Guadalupe CAD \$6,495,577 and Comal CAD \$18,752,050)
- * Tax Rate of \$0.95 (all O&M)



GUADALUPE COUNTY CHILD WELFARE BOARD

PUBLIC MEETING: JULY 13TH, 2026

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

Connie Sheppard*

Cindy Baker*

Samantha Stevenson*

Denise Smith*

(Open Position)*

(Open Position)*

(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 June Meeting Minutes
 - f. Approval of the June Treasurers Reports
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 August 10th, 2026**
(Meeting is Also Accessible via ZOOM for Guests)
10. **Motion to Adjourn**

POSTED

____ A.M. 4:30 P.M.

JUL 06 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By *Teresa Kiel* Deputy

Join Zoom Meeting

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

Meeting ID: 865 0091 9825 Passcode: WELFARE



Mailing Address: Guadalupe County Child Welfare Board
Guadalupe County Justice Center - 211 West Court Street - Seguin, Texas 78155
Phone: (830) 303-8867 • Email: childwelfareboard@gmail.com • www.gccwb.org

COMAL-GUADALUPE SWCD #306**NOTICE OF MEETING**

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

AGENDA FOR JULY MEETING

TUESDAY, JULY 14, 2026, at 9:00 AM

Call Meeting to Order, Establish a Quorum:

Invocation:

Public Comments (Limited to 3 (Three) Minutes per person)

1. **Reading and possible action on minutes from previous meeting(s)**
2. **Reports from Co-operating agencies & Guests:**

- **USDA/NRCS**
Review/Approve/Sign any Contracts or Conservation Plans Presented
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**
Cris Perez-Approval of Conservation Plans & Cooperator Agreements
- **WQMP Items**
- **Other Agencies**

3. **Review Monthly Correspondence:**

- Thank you note from Mason Lott-Scholarship recipient
- Public Information Request: The Data Breach Team, regarding vendor procurement records
- Region 11 Guadalupe Flood Planning Group Meeting July 14, 2026
- Email Request from Atwell, LLC for hydrologic modeling for York Creek Site #5
- Email Regarding Conservation Assistance Request

4. **Old Business**

- a. Discuss and/or take action on any Flood Control Dam Items
- b. Letter of support for CTA Funding to Congresspersons/Senators
- c. Director Training Manual Requirement Due August 31st, 2026
- d. Update on past or upcoming events-
 - Annual Meeting @ Kalahari Resort Registration Open July 1- Sept 3rd
* One-day ticket available
 - Auxiliary quilt tickets available
 - Items or Donations Requested for Auction
 - South Central Texas Association Meeting, August 20th, 2026, Washington on the Brazos.
Registration is \$35/ person.

POSTED

_____ A.M. 2:05 P.M.

JUL 08 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By VDurr Deputy

5. New Business

- a. Review/Approve Matching Fund Request
- b. Conservation Activity Program (CAP) Payment Request
- c. Discuss/Ratify/Act on FY26 TA &/or TSP Reimbursement Request
- d. Ratify and Act on Geronimo/Alligator Creek Program Reimbursement
- e. 2025 Comal County Budget Request status
- f. Review/Act on Texas Farm Bureau membership renewals
- g. Review/Act on IRS Notice CP134B-Penalty & Abatement
- h. Review/Act on Election for Subdivisions #1 & #2
- i. Cyber Security Training Deadline: Aug 31st, 2026
- j. Review/Act Texas Comptroller Report Due July 31st, 2026
- k. Status of CPA W2's & 941's
- l. Review/ Act IRS Monthly Payment for June
- m. Area 3 Summer Workshop at Lockhart-Registration \$25

6. Review/Act Financial Report for FY 2026 –Sept 2025

7. Approval of Expenditures for June/July and ratification of payments made between meetings.

- AT&T Wireless- (Auto Draft Payment 7/02/26) (State Fund)- \$ 37.99
- Payroll & Mileage Cris Perez-June (State Fund)-Check #1925 - \$2,551.54
- Payroll & Mileage Kenda Grosenbacher- June (State Fund) Check #1926- \$ 2,147.76
- Payroll Kenda Grosenbacher-June 319-(State Fund) Check # 1927-\$176.77
- IRS electronic Payment for June (State Fund)-
- IRS electronic Payment for Penalty (State Fund)-\$ 285.62

8. Set the next meeting date. (Tuesday, August 18, 2026, at 9:00 am at USDA Service Center-999 Fleming Dr., Seguin, TX 78155

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.

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 before the meeting so that appropriate arrangements can be made. ****

GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 11**July 14, 2026**

TO: THE BOARD OF DIRECTORS OF THE GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 11 AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 11 will hold a regular meeting on **Tuesday, July 14, 2026, at 8:00 a.m.**, outside the boundaries of the District, at the McKenna Events Center located at 801 W San Antonio St, New Braunfels, TX 78130, a designated meeting place for the Board of Directors. The following matters will be considered and may be acted upon at the meeting:

Meeting Packet:

A copy of the meeting packet is available at the following website:
<https://txdistrictinfo.org/guadalupe-mud-11>

POSTEDA.M. 4:17 P.M.

JUL 08 2026

TERESA KIEL, County Clerk
Guadalupe County TexasBy: V. Durv Deputy**PUBLIC COMMENT**

1. Public comment will be allowed during the Public Comment agenda item. Members of the public that desire to provide public comment may do so.

PRIOR MEETING MINUTES

2. Discuss, consider, and take action regarding approval of minutes of the Board of Directors' April 13, 2026 meeting;

BOARD OF DIRECTOR MATTERS

3. Approve issuance of Certificates of Election to elected directors.
4. Approve Oath of Office, Statement of Officer and Director Bonds for elected directors.
5. Discussion and possible action relating to approval of Officer Positions.
6. Authorize update and filing of District Registration Form.

ENGINEERING REPORT AND RELATED ACTION ITEMS

7. Discussion and possible action relating to construction of public infrastructure improvements serving the District:
 - a. Receive Report from District Engineer regarding public infrastructure improvements;

- b. Approve Award of Contracts for Construction of public infrastructure improvements;
- c. Approve Pay Estimates and Change Orders for public infrastructure improvements;
- d. Accept Completed Public Infrastructure Improvements for ownership, operation and/or maintenance;
- e. Approve action relating to maintenance of public infrastructure improvements; and
- f. Authorize other action relating to construction of public infrastructure improvements serving the District.

CONSTRUCTION AND REIMBURSEMENT AGREEMENTS

- 8. Discussion and possible action relating to approval of Utility Construction and Reimbursement Agreement with Lennar Homes of Texas Land and Construction, Ltd. providing for the funding and construction of public utility infrastructure improvements, and the reimbursement of costs with the proceeds of District bonds.
- 9. Discussion and possible action relating to approval of Road Improvements Construction and Reimbursement Agreement with Lennar Homes of Texas Land and Construction, Ltd. providing for the funding and construction of roads and improvements in aid of roads, and the reimbursement of costs with the proceeds of District bonds.

BOND MATTERS

- 10. Consider and take action relating to approval of contract for financial advisory services with Masterson Advisors, LLC.
- 11. Receive Report from Financial Advisor relating to potential issuance of Guadalupe County Municipal Utility District No. 11 Unlimited Tax Road Bonds, Series 2026 (the "Bonds").
- 12. Discussion and possible action relating to adoption of Resolution Requested Estimated Appraised Values from the Guadalupe County Appraisal District.
- 13. Authorize such action as may be necessary to proceed with the sale and issuance of the Bonds.

TAX RATE AND BUDGET MATTERS

- 14. Discussion and action relating to adoption of proposed tax rate for Tax Year 2026.
- 15. Discussion and action relating to schedule for tax hearing, adoption of final tax rates, and 2026-2027 budget.

BOOKKEEPER REPORT AND PAYMENT OF BILLS

16. Consider and take action regarding Approval of Bookkeeper Report and Payment of Bills and Invoices.

DEVELOPER'S REPORT

17. Receive Report from Developer Representatives regarding status of entitlement, development and home sales activities within the District.

OTHER MATTERS

18. Cybersecurity Training and Audit Requirements for Special Districts;
19. Discussion and Possible Action regarding Establishment of Regular Meeting Dates.



Anthony S. Corbett

Attorney for the District

(SEAL)

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POSTED

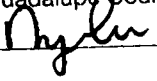
_____ A.M. 3:10 P.M.

000401

JUL 09 2026

TERESA KIEL, County Clerk

Guadalupe County Texas

By  Deputy

NOTICE OF MEETING

PARK PLACE MUNICIPAL UTILITY DISTRICT OF GUADALUPE COUNTY

The Board of Directors of Park Place Municipal Utility District of Guadalupe County will hold a regular meeting on Thursday, July 16, 2026, at 11:00 a.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 and review of investments.
5. Adopt budget for fiscal year end July 31, 2027.
6. Engage auditor to conduct audit for fiscal year end July 31, 2026.
7. Authorize Jones-Heroy & Associates, Inc. to prepare cost summary for Unlimited Tax Road Bonds, Series 2026.
8. Tax assessment and collections matters, including delinquent tax collections, installment agreements, and payment of tax bills.
9. Authorize delinquent tax attorney to proceed with collection of delinquent taxes.
10. 2026 Directors Election, including:
 - a. approve and distribute Certificates of Election; and
 - b. approve Directors' Sworn Statements, Bonds and Oaths of Office.
11. Reorganize Board and elect officers.
12. Authorize execution of District Registration Form.
13. Open Meetings Act and Public Information Act Training Requirements.
14. Conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code, including review of disclosure forms adopted by the Texas Ethics Commission and List of Local Government Officers.
15. Cybersecurity and artificial intelligence training requirements.
16. 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 1B and West Zipp Road- streets, drainage, water, and wastewater;
 - b. Park Place Unit 3B - streets, drainage, water, and wastewater; and
 - c. Park Place Unit 4B - streets, drainage, water, and wastewater.
17. Adopt Resolution Changing Posting Place for Notice of Board of Directors Meetings.

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.

18. Deeds, easements, consents to encroachment, requests for service, out-of-district service agreements, and utility commitment letters.
19. Report on development in the District.
20. Next meeting date.

AVISO DE ASAMBLEA

DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE PARK PLACE DEL CONDADO DE GUADALUPE

La Junta Directiva del Distrito de Servicios Públicos Municipales de Park Place del Condado de Guadalupe llevará a cabo una asamblea ordinaria el jueves 16 de julio de 2026, a las 11:00 a.m., en las oficinas de HMT Engineering & Surveying, 8122 Datapoint Drive, Suite 400, San Antonio, Texas 78229, para discutir, y de ser necesario, actuar sobre los siguientes puntos:

10. Elección de Directores de 2026, incluyendo:
 - a. aprobar y distribuir Certificados de Elección; y
 - b. aprobar Declaraciones Juradas, Fianzas y Juramentos al Cargo de los Directores.



Paul Harle

Attorney for the District
Abogado del Distrito

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

Proposed Budget

Park Place MUD - Fiscal Year Ending 07/27



Revenues				
14301 - Maintenance Tax Collections	45,502	63,565	81,652	81,652
14802 - Interest Earned on Temp. Invest	6	46	0	810
14901 - Developer Advance	105,000	105,000	33,398	78,350
Total Revenues	\$150,508	\$168,611	\$115,050	\$160,812
Expenditures				
16403 - Detention Pond Maintenance	0	0	15,000	15,000
16703 - Legal Fees	77,031	92,437	35,000	60,000
16706 - Engineering Fees	34,995	41,994	30,000	44,093
16709 - Election Expense	852	852	0	0
16712 - Bookkeeping Fees	11,771	14,125	15,000	20,000
16713 - Legal Notices	415	498	500	500
16714 - Printing and Office Supplies	202	242	250	250
16715 - Filing Fees	0	0	210	210
16716 - Delivery Expense	595	714	500	735
16717 Postage	70	84	100	100
16718 - Insurance & Surety Bond	0	0	3,100	3,100
16721 - Meeting Expense	310	310	2,000	2,000
16722 - Bank Service Charge	340	355	160	760
16723 - Travel Expense	405	486	400	510
16724 - Publication Expense (SB 622)	0	347	600	600
16725 - Tax Assessor/Appraisal	1,313	1,576	0	1,623
16728 - Record Storage Fees	633	1,029	1,590	1,590
17101 - Payroll Expenses	5,967	7,160	8,840	8,840
17102 - Payroll Administration	300	360	300	400
17103 - Payroll Tax Expense	456	548	500	500
17802 - Miscellaneous Expense	0	0	1,000	0
Total Expenditures	\$135,654	\$163,116	\$115,050	\$160,812
Net Excess Revenues <Expenditures>	\$14,854	\$5,495	\$0	\$0

Exhibit B
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** 07/26	Proposed Budget Fiscal Year Ending** 07/27	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$2,606.98	\$2,606.98	\$2,606.98

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$1.2 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.

LONE OAK FARM MUNICIPAL UTILITY DISTRICT OF GUADALUPE COUNTY**July 20, 2026**

TO: THE BOARD OF DIRECTORS OF THE LONE OAK FARM MUNICIPAL UTILITY DISTRICT OF GUADALUPE COUNTY 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 regular meeting on **Monday, July 20, 2026, at 12:00 p.m.**, at the Amenity Center, located at amenity center located at 5655 Navarro Ranch, Seguin, Texas 78155, a designated meeting place for the Board of Directors. The following matters will be considered and may be acted upon at the meeting:

Meeting Packet:

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

PUBLIC COMMENT

1. Public comment will be allowed during the Public Comment agenda item. Members of the public that desire to provide public comment may do so.

BOARD OF DIRECTORS' MEETING MATTERS

2. Discuss, consider, and take action regarding approval of minutes of the Board of Directors' May 8, 2026 meeting.

ENGINEERING MATTERS

3. Discuss, consider and take action on pending engineering and construction projects relating to public infrastructure improvements serving the District:
 - (a) Receive Report from District Engineer;
 - (b) Approve Plans and Specifications;
 - (c) Approve Authorization to Bid;
 - (d) Award of Construction Contracts;
 - (e) Approve Construction Pay Estimates;
 - (f) Approve Construction Change Orders; and
 - (g) Accept Completion of Construction of Public Infrastructure Improvements.
4. Consider and take action relating to the acceptance or conveyance of real property interests for public infrastructure improvements.

POSTED____ A.M. 4:04 P.M.**JUL 10 2026**

TERESA KIEL, County Clerk

Guadalupe County Texas

By *[Signature]* Deputy

MAINTENANCE AND OPERATION MATTERS

5. Consider and take action relating to repair and maintenance of District facilities, District real property and road facilities.

BOND MATTERS

6. Discussion and possible action relating to issuance of \$2,700,000 Lone Oak Farm Municipal Utility District Unlimited Tax Bonds, Series 2026 (the "Bonds") and Caldwell County Municipal Utility District No. 2 Unlimited Tax Road Bonds, Series 2026 (the "Road Bonds").
 - (1) Receive Report from Financial Advisor relating to the proposed sale and issuance of the Bonds and Road Bonds;
 - (2) Consider Preliminary Official Statement for the Bonds and Road Bonds;
 - (3) Adopt Resolution Approving Preliminary Official Statement; Authorizing Distribution of Preliminary Official Statement and Publication of Notice of Sale of Bonds; and Approving Other Related Matters;
 - (4) Approve Engagement letter with McCall Gibson Swedlund Barfoot Ellis, PLLC for report on reimbursable costs with the proceeds of the Bonds and Road Bonds;
 - (5) Statement of Auditing Standards No. 133 Official Statement Management Representation Letter; and
 - (6) Authorize any other matters related to the Bonds and Road Bonds.

7.

TAX RATE AND BUDGET MATTERS

8. Schedule Meetings for adoption of a Proposed Tax Rate and Final Tax Rates for Tax Year 2026.

DEVELOPER REPORT

9. Receive Developer Report Relating to Status of Development, Construction and Sales Activities within the District.

FINANCIAL MATTERS

10. Consider and take action regarding approval of Bookkeeper Report and Payment of Bills and Invoices.

OTHER MATTERS

11. Discussion relating to Cybersecurity Training and Audit Requirements for Special Districts.
12. Future meeting schedule and agenda items.



Anthony S. Corbett

Attorney for the District

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074); discussing security personnel or devices or security audits (Section 551.076); or 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 accommodations and access to communications will be provided upon request. For questions, please call (512) 435-2300. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, (800) 735-2988. All other questions should be directed to Crossroads Utility Services, (512) 246-1400.

STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT**July 22, 2026**

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

Notice is hereby given that the Board of Directors of Steelwood Trail Municipal Utility District will hold a regular meeting on **Thursday, July 22, 2026, at 12:00 p.m.**, at the offices of HMT Engineering and Surveying, located at 290 S. Castell Avenue, New Braunfels, Texas 78130, a designated meeting place for the Board of Directors. The following matters will be considered and may be acted upon at the meeting:

PUBLIC COMMENT

1. Receive Public Comment.

BOARD OF DIRECTORS' MEETING MATTERS

2. Discuss, consider, and take action regarding approval of minutes of the Board of Directors' March 26, 2026 meeting.

BOARD OF DIRECTOR MATTERS

3. Approve issuance of Certificates of Election to directors elected at the May 2, 2026 Director Election.
4. Approve Oath of Office, Statement of Officer and Director Bonds for elected directors.
5. Discussion and possible action relating to approval of Officer Positions.
6. Authorize update and filing of District Registration Form.

ENGINEERING MATTERS

7. Discuss, consider and take action on pending engineering and construction projects relating to public infrastructure improvements serving the District:
 - (a) Receive Report from District Engineer;
 - (b) Approve Plans and Specifications;
 - (c) Approve Authorization to Bid;
 - (d) Award of Construction Contracts;
 - (e) Approve Construction Pay Estimates; and
 - (f) Acceptance of Facilities upon final completion.

POSTED**8:18** A.M. _____ P.M.**JUL 15 2026**

TERESA KIEL, County Clerk
Guadalupe County Texas

By *[Signature]* Deputy

FACILITY OPERATION AND MAINTENANCE MATTERS

8. Discussion and possible action relating to approval of maintenance, repairs and improvements to District facilities and real property.

REAL PROPERTY MATTERS

9. Discussion and possible action relating to acceptance of conveyance of real property interests for public infrastructure improvements including water quality pond facilities.
10. Discussion and possible action relating to approval of License Agreement with homeowners association relating to maintenance of District lands.

CONSTRUCTION AND REIMBURSEMENT AGREEMENTS

11. Discussion and possible action relating to approval of Utility Construction and Reimbursement Agreement with Lennar Homes of Texas Land and Construction, Ltd. providing for the funding and construction of public utility infrastructure improvements, and the reimbursement of costs with the proceeds of District bonds.
12. Discussion and possible action relating to approval of Road Improvements Construction and Reimbursement Agreement with Lennar Homes of Texas Land and Construction, Ltd. providing for the funding and construction of roads and improvements in aid of roads, and the reimbursement of costs with the proceeds of District bonds.

TAX RATE MATTERS

13. Discussion and possible action relating to adoption of a Proposed Tax Rate for Tax Year 2026 and schedule a public hearing for adoption of Final Tax Rates

DEVELOPER REPORT

14. Receive Developer Report Relating to Status of Development, Construction and Sales Activities within the District.

FINANCIAL MATTERS

15. Consider and take action regarding approval of Bookkeeper Report and Payment of Bills and Invoices.

OTHER MATTERS

16. Discussion relating to Cybersecurity Training and Audit Requirements for Special Districts.
17. Future meeting schedule and agenda items.



Anthony S. Corbett

Attorney for the District

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074); discussing security personnel or devices or security audits (Section 551.076); or 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 accommodations and access to communications will be provided upon request. For questions, please call (512) 435-2300. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, (800) 735-2988. All other questions should be directed to Crossroads Utility Services, (512) 246-1400.

LAKE DUNLAP WATER CONTROL AND IMPROVEMENT DISTRICT

AGENDA

July 21, 2026

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.

TO: THE BOARD OF DIRECTORS OF LAKE DUNLAP WATER CONTROL AND IMPROVEMENT DISTRICT AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Lake Dunlap Water Control and Improvement District will hold a meeting at 4:00 p.m. on Tuesday, July 21, 2026, within the boundaries of the District at Riverbend Clubhouse, located at 451 River Bend Drive, New Braunfels, Texas 78130. 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://LakeDunlapWCID.org>

PUBLIC COMMENT

1. Citizens' communications.

Public comment will be accepted only during this portion of the meeting or as otherwise allowed by the presiding officer. Citizens wishing to address the Board should do so at this time. Individual speakers will be limited to three minutes of comment. Time is not transferable between speakers and may not be aggregated.

PRIOR MEETING MINUTES

2. Discuss, consider and take action regarding approval of the meeting minutes from prior meeting(s) of the Board of Directors of the District:
 - (a) May 19, 2026 Board of Directors' meeting.

BOOKKEEPER REPORT

3. Consider and take action regarding Approval of Bookkeeper Report and Payment of Bills and Invoices.

POSTED
 _____ A.M. 2:30 P.M.

JUL 15 2026
 TERESA KIEL, County Clerk
 Guadalupe County Texas
 By VDW Deputy

AUDIT MATTERS

4. Discussion and possible action relating to approval of engagement of McCall Gibson Swedlund Barfoot Ellis, PLLC to undertake Fiscal Year 2026 Financial Audit.

TAX MATTERS

5. Discussion and possible action relating to adoption of a Proposed Tax Rate for Tax Year 2026, set a date for the Tax Hearing, and authorize publication of Notice of the Tax Hearing.

LAKE DUNLAP DAM MATTERS

6. Discussion and possible action relating to Guadalupe-Blanco River Authority improvements to the Lake Dunlap Dam hydroelectric facilities and related financing considerations, including any contractual payment obligations of the District relating thereto.

BOARD OF DIRECTORS' COMMITTEE REPORTS AND RELATED ACTION

7. Consider and take action relating to the work of Board Committees, their reports, and/or their recommendations as appropriate:
 - (a) Receive Audit Committee report relating to fiscal year annual audit matters;
 - (b) Receive Finance Committee report and approve action relating to financial matters, including annual contract payments to the Guadalupe-Blanco River Authority, GVEC hydroelectric payments to Guadalupe-Blanco River Authority, tax collections, tax rates, cash flows and budgets, anticipated capital repairs and maintenance, and related financial matters;
 - (c) Receive Technical Committee report and approve action related to Lake Dunlap dam facilities and hydroelectric operations and the maintenance and improvement thereof; and
 - (d) Receive report from the Communications Committee and approve action relating to communications with District residents.

FUTURE BOARD MEETING MATTERS

8. Discussion and possible action relating to scheduling future Board of Directors meetings.
9. Adjourn.



Anthony S. Corbett
Attorney for the District

***** 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.



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

Jim Wolverton
Commissioner, Pct. 3
(830) 303-8857, Ext. 3
Wolverton@
GuadalupeTX.gov

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

Regular Meeting

Date: July 21, 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. **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 7.21.26.pdf

B. The EBA List.
EBA&FSA.pdf

C. PCA Bill List and June Jury Check Register.
PCA Bill List and Jury Registers 07.21.26.pdf

D. Auditor's Monthly Report for March 2026.
Monthly Report - March 2026.pdf

E. The Treasurer's Monthly and Investment Report for March 2026.
TMIR MAR 2026.pdf

F. The Departmental Monthly and Revenue Reports for May 2026.
Departments Report.pdf

G. The Grant Agreement, Authorized Representative Resolution and SB 3 Project Plan

POSTED

_____ A.M. **4:31** P.M.

JUL 15 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By *[Signature]* Deputy

Packet for the Texas Water Development Board for the flood and outdoor warning siren grant for the amount of \$1.25 million.
Grant Agreement.pdf

- H. The Office Space Allocation Request for Veterans Administration Whole Health Coach to occupy Office #7 at the Veteran's Outreach Center each weekday.
VOC Office Space - Whole Health Coach.pdf

- I. The naming of the following private lanes:
 - i. Seaton Lane, located off FM 621, Precinct 2; and
 - ii. Maui Lane, located off FM 1044, Precinct 4.Private lane package - Maui Ln.pdf

- J. The Excavation Permit Applications for the following County Roads:
 - i. Satterfield Road, located in Precinct 1; and
 - ii. Lower Seguin Road, located in Precinct 4.Excavation Permit Requests 7.21.2026.pdf

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

- A. The filing of the proposed FY 2027 Budget for the Juvenile Services Department.
FY27 Requested Budget - CC 7.21.26.pdf
- B. The sale of used equipment between the Lake Dunlap Volunteer Fire Department and Guadalupe County for the sale of a 2020 White Chevy Tahoe GC # 21259.
Agreement Regarding Tahoe for Lake Dunlap Volunteer Fire Department .pdf
- C. UES Proposal No. 120053 for Construction Materials Testing and Special Inspection Services for the North Guadalupe Street Utilities Improvements Project.
Water Sewer Inspection Forms.pdf
- D. Request an amendment to the State Homeland Security Grant Fund to the Governor's Office for the remaining funds for:
 - i. 32-foot Gooseneck Trailer;
 - ii. Starlink Dishes; and
 - iii. Hazmat Monitors.SHSP '24 change.pdf
- E. The Order to Advertise and specifications for RFP 26-16, Drug Testing Services, for the Guadalupe County Veterans Treatment Court.
Legal & RFP 26-16 Drug Testing.pdf
- F. The Development Agreement between Guadalupe County and DMK Land Development.
Lower Seguin Enclave Developer Agreement.pdf
- G. The Performance Bond from Granite RE, INC, for Lower Seguin Enclave Subdivision lots 1-15, Precinct 4.
Granite RE, INC Bond.pdf
- H. The final plat of Lower Seguin Enclave Subdivision, establishing lots 1-15 ,Precinct

4.
Lower Seguin Enclave Plat.pdf

- I. Budget Amendment #26-79: To transfer funds from the Volunteer Fire Department Allocation budget to Lake Dunlap Volunteer Fire Department as approved by Commissioners Court on July 7, 2026 for roof repairs.
BA#26-79.pdf
LDVFD Request.pdf
- J. Budget Amendment #26-80: To transfer funds from Building Maintenance repair building structures to Grounds Maintenance sitework for additional funds needed to repaint Law Enforcement parking spots at the Justice Center.
BA#26-80.pdf
- K. Budget Amendment #26-81: To transfer funds out of the Jail Miscellaneous Expense Line to controlled assets for four handheld camcorders.
BA#26-81.pdf
- L. Budget Amendment #26-82: To transfer funds from Commissioners Precinct 3 training budget to the Building Maintenance repair building structures for a Commissioners Court sign to be placed at the entrance of the courtroom.
BA#26-82.pdf
- M. The Capital Projects Fund Bill List.
Final Capital Project (Fund 700) Bill List 7.21.26.pdf

6. STATUTORY SUBMISSION TO THE COMMISSIONERS COURT: The following items are statutorily required to be submitted to the Commissioners Court. No action will be taken.

- A. The Sheriff's Office budget line designations for State Forfeiture funds.
STATE FORF prepared date July 13 2026.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 §551.074: To deliberate the appointment, employment, and duties of a public officer or employee, to-wit: Road and Bridge Administrator.

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	+1 646 558 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.

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.



000419
KYLE KUTSCHER
GUADALUPE COUNTY JUDGE
101 EAST COURT STREET
SEGUIN, TEXAS 78155
EMAIL: KYLE.KUTSCHER@GUADALUPETX.GOV
OFFICE: (830)303-8867
FAX: (830) 303-0250

NOTICE OF VOLUNTARY EVACUATION

BY THE COUNTY JUDGE OF GUADALUPE COUNTY

Due to the imminent threat of heavy rain fall within the Guadalupe County area and the hazards associated with flooding.

Guadalupe County Judge Kyle Kutscher hereby issues a NOTICE OF VOLUNTARY EVACUATION beginning **8:00 P**M on July 15, 2026, for the following areas of Guadalupe County, Texas.

Area of Voluntary Evacuation:

Cibolo Creek (Homes and Campgrounds)

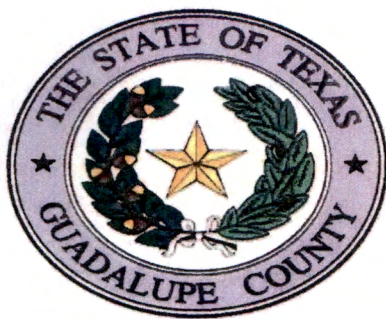
Guadalupe County Judge
Kyle Kutscher

POSTED

9:22 A.M. _____ P.M.

JUL 16 2026

TERESA KIEL, County Clerk
Guadalupe County Texas
By VDW Deputy



KYLE KUTSCHER
GUADALUPE COUNTY JUDGE

101 EAST COURT STREET
 SEGUIN, TEXAS 78155
 EMAIL: KYLE.KUTSCHER@GUADALUPETX.GOV
 OFFICE: (830)303-8857 EXT. 5
 FAX: (830) 303-0250

GUADALUPE COUNTY
DECLARING A LOCAL STATE OF DISASTER

PROCLAMATION

WHEREAS, THE COUNTY OF GUADALUPE BEGINNING ON THE 15TH DAY OF JULY, 2026 HAS SUFFERED WIDESPREAD OR SEVERE DAMAGE, INJURY, AND POSSIBLE LOSS OF LIFE AND PROPERTY RESULTING FROM HEAVY RAINS, AND FLOODING, AND

WHEREAS, THE JUDGE OF GUADALUPE COUNTY HAS DETERMINED THAT EXTRAORDINARY MEASURES MUST BE TAKEN TO ALLEVIATE THE SUFFERING OF PEOPLE AND TO PROTECT OR REHABILITATE PROPERTY;

NOW, THEREFORE, BE IT PROCLAIMED BY THE JUDGE OF GUADALUPE COUNTY:

1. THAT A STATE OF DISASTER IS DECLARED FOR THE COUNTY OF GUADALUPE.
2. THAT THE COUNTY EMERGENCY MANAGEMENT PLAN HAS BEEN IMPLEMENTED.
3. THAT THIS STATE OF DISASTER SHALL CONTINUE FOR A PERIOD OF NOT MORE THAN SEVEN DAYS OF THE DATE HEREOF, UNLESS THE SAME IS CONTINUED BY CONSENT OF THE COMMISSIONERS COURT OF THE COUNTY OF GUADALUPE, TEXAS.
4. THAT THIS DISASTER DECLARATION PROCLAMATION SHALL TAKE EFFECT IMMEDIATELY FROM AND AFTER ITS ISSUANCE.

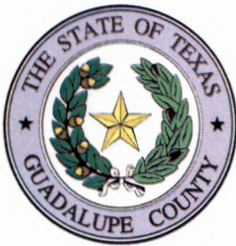
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 15TH DAY OF JULY 2026.

POSTED
 9:20 A.M. _____ P.M.

JUL 16 2026
 TERESA KIEL, County Clerk
 Guadalupe County Texas
 By W. Dur Deputy

GUADALUPE COUNTY:

KYLE KUTSCHER
COUNTY JUDGE



KYLE KUTSCHER
GUADALUPE COUNTY JUDGE

101 EAST COURT STREET
SEGUIN, TEXAS 78155
EMAIL: KYLE.KUTSCHER@CO.GUADALUPE.TX.US
OFFICE: (830)303-8867
FAX: (830) 303-0250

Date: July 15, 2026
The Honorable Greg Abbott
Governor of Texas
C/o State Coordinator
Texas Division of Emergency Management
2883 Highway 71 E
PO Box 285
Del Valle, Texas 78617

Dear Governor Abbott,

The County of Guadalupe is facing significant threats to life, health, and property due to widespread flooding.

The impact of this has damaged local roads and sewer systems as well as flooded several homes and businesses.

I have determined that this incident is of such severity and magnitude that an effective response is beyond the capability of the local jurisdiction to control. Pursuant to §418.108 of the Texas Government Code, I am requesting that you declare a state of emergency for Guadalupe County and issue appropriate directives to deal with the emergency.

Furthermore, I am asking that successive proclamations be issued and remain in effect until the threat of loss of life, injury, or damage to property is contained.

A timely response to this request would be appreciated.

A handwritten signature in blue ink, appearing to read "K. Kutscher", is written over a horizontal line.

Kyle Kutscher

Guadalupe County Judge



Board of Managers Agenda
Central Tower Upstairs Classrooms, 1215 East Court St., Seguin, Texas
July 21, 2026 – 6:00 p.m.

1. Call to order.
2. Invitation to hear citizens and members of the Board of Managers in advance of regular business on items other than those on the current agenda, which shall be limited to five (5) minutes. Discussion shall be on non-agenda items only and shall be limited to:
 - a. Statements of specific factual information given in response to an inquiry.
 - b. A recitation of existing policy in response to an inquiry.Any deliberation or decision about the subject of any inquiry shall be limited to a proposal to place the subject on the agenda of a subsequent meeting (Texas Open Meetings Act, Section 551.042 Vernon's Annotated Texas Civil Statutes).
3. APPROVAL OF THE MINUTES OF THE MEETING OF June 16, 2026.
4. DISCUSSION ITEMS:
 - a. Nursing Report – Daphne Blake, CNO
 - b. Financial and Statistical Reports:
 1. Guadalupe Regional Medical Center – Kody Gann, CFO
 2. Quarterly Investment Report – Kody Gann, CFO
 3. Guadalupe Regional Medical Group – Steve Lara, GRMG CEO
 - c. Quality Report – Rhonda Unruh, VP of Quality
 - d. Administrative Report – Robert G. Haynes, CEO
 1. Foundation – Elaine Bennett, GRMF CEO
 2. Blue Cross Blue Shield update – Kody Gann, CFO
 3. Medical Staff update – Robert G. Haynes CEO
5. EDUCATION ITEM:
 - a. Supplemental Funding QIPP – Kody Gann, CFO and Rhonda Unruh, VP of Quality
 - b. Governing Board Portal – Sheri Williams, COO
6. ACTION ITEM(S):
 - a. Capital Expenditure – Nihon Kohden Project – Daphne Blake, CNO
 - b. Capital Expenditure – Echo System for GRMG – Steve Lara, GRMG CEO
 - c. Approval of revisions to the following clinical privilege forms: Advanced Practice Provider (APP), Certified Registered Nurse Anesthetist (CRNA), Sedation, and Urology – Lauren Carter, VP of Physician Services
 - d. Medical Staff Appointments and Reappointments – Robert Ryan, MD, Chief Medical Officer

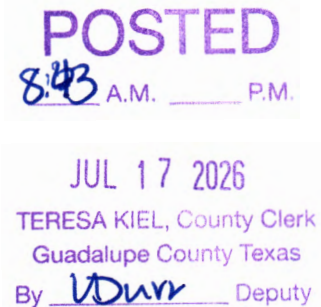
NOTE: Each of these applications were reviewed and approved at the June 10th Credentials Committee and the June 22nd Executive Committee. All required documents including licensures, references, and competency evaluations were reviewed at these meetings.

Clinical privileges for the following Physicians, Advanced Practice Professionals and Allied Health Professionals were reviewed and recommended for Initial Appointment.

Brown, Tashjia D., CST/CSFA
Nasser Julsrud, Sigrid K., MD
Raif, Travis, PA
Sangha, Denisse, MD
Smith, Melanie, NP

CST/CSFA
Emergency Medicine
Physician Assistant
Cardiology
Nurse Practitioner

Allied Health Provider
Emergency Medical Staff
Advanced Practice Provider
Telemedicine
Advanced Practice Provider



Clinical privileges for the following **Physicians, Advanced Practice Professionals and Allied Health Professionals** were reviewed and recommended for **Reappointment**. FPPE/OPPE profiles were reviewed as applicable:

Banks, Heather, MD	Nephrology	Active
Bodar, Vijaykumar, MD	Cardiology	Cross Coverage
Braden, Christopher, DO	Hematology/Oncology	Cross Coverage
Byrne, John, MD	Cardiology	Telemedicine
Daggubati, Sreedevi, MD	Hematology/Oncology	Active
Garcia, Ronnie MD	Cardiology	Active
Garza, James, DO	Anesthesiology	Active
Goodwin, Jason, MD	Otolaryngology	Active
Gurung, Sidhanta, MD	Cardiology	Cross Coverage
Heineck, Susan, MD	Emergency Medicine	Emergency Medical Staff
Hennessee, Jennifer, MD	Otolaryngology	Active
Hill, Christina, MD	Maternal Fetal Medicine	Consultant
Kaur, Maninder P., MD	Neurology	Telemedicine
Kipple, John C., CRNA	CRNA	Advanced Practice Provider
Kuo, Yu-Jie, MD	Internal Medicine	Community Based
Lopez-Glynn, Michele, MD	Pediatrics	Active

7. Adjournment and move into Executive Session under Texas Government Code Sections 551.074 and 551.072:
 - a. to deliberate regarding the purchase, lease or value of certain real property; and
 - b. personnel matters.
8. Adjourn from Executive Session and move into Regular Session for discussion and/or possible action on the executive session items.
9. Motion to Adjourn.

I, Veronica San Miguel, hereby certify that the above Notice is a true and correct copy. A copy of this Notice has been placed on the outside bulletin board of the Guadalupe County Justice Center, 211 West Court Street and at the Seguin City Hall, 205 North River Street. Said places are readily accessible to the general public at all times beginning on the 16th day of July 2026, and said Notice shall remain posted continuously for at least 3 business days preceding the scheduled time of said Meeting. For your convenience, you may visit the Guadalupe Regional Medical Center's website at: www.grmedcenter.com titled "News Updates" for any official Hospital Board postings.

POSTED

10:51 A.M. _____ P.M.

000427

JUL 17 2026

TERESA KIEL, County Clerk

Guadalupe County Texas

By VDW Deputy

GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 6

July 24, 2026

TO: THE BOARD OF DIRECTORS OF THE GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 6 AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 6 will hold a regular meeting on **Friday, July 24, 2026, at 1:00 p.m.**, outside the boundaries of the District, at the offices of Mosaic Land Development located at 6812 West Avenue, Suite 100, San Antonio, Texas 78213, a designated meeting place for the Board of Directors. The following matters will be considered and may be acted upon at the meeting:

PUBLIC COMMENT

1. Receive Public Comment.

PRIOR MEETING MINUTES

2. Discuss, consider, and take action regarding approval of minutes of the Board of Directors' April 8, 2026 meeting;

BOARD OF DIRECTOR MATTERS

3. Approve issuance of Certificates of Election to directors elected at May 2, 2026 Election.
4. Approve Oath of Office, Statement of Officer and Director Bonds for elected directors.
5. Discussion and possible action relating to approval of Officer Positions.
6. Authorize update and filing of District Registration Form.

PUBLIC INFRASTRUCTURE ENGINEERING AND CONSTRUCTION MATTERS

7. Consider and take action Regarding Construction of Public Infrastructure Improvements Serving the District:
 - a. Receive Report from District Engineer Regarding Engineering, Construction and Development Activities;
 - b. Approve Award of Contracts for Construction of Public Infrastructure Improvements;

- c. Approve Pay Estimates and Change Orders for Public Infrastructure construction contracts;
- d. Accept Completed Public Infrastructure Improvements for ownership, operation and/or maintenance; and
- e. Authorize other action relating to construction of Public Infrastructure Improvements serving the District.

REAL PROPERTY MATTERS

- 8. Discussion and possible action relating to acceptance of conveyance of real property interests for public infrastructure improvements.

AND FACILITY OPERATIONS AND MAINTENANCE

- 9. Discussion and possible action relating to operation and maintenance of District real property and infrastructure improvements, including drainage and water quality facilities.

UTILITY AND ROAD CONSTRUCTION AND REIMBURSEMENT AGREEMENTS

- 10. Discussion and possible action relating to approval of Contract Terminating Prior Utility and Road Construction and Reimbursement Agreements.
- 11. Discussion and possible action relating to approval of Utility Construction and Reimbursement Agreement with SA Lightning Bolt, LP and Lennar Homes of Texas Land and Construction, Ltd. providing for the funding and construction of public utility infrastructure improvements, and the reimbursement of costs with the proceeds of District bonds.
- 12. Discussion and possible action relating to approval of Road Improvements Construction and Reimbursement Agreement with SA Lightning Bolt, LP and Lennar Homes of Texas Land and Construction, Ltd. providing for the funding and construction of roads and improvements in aid of roads, and the reimbursement of costs with the proceeds of District bonds.

BOND MATTERS

- 13. Discussion and possible action relating to approval of contract for engineering services relating to the issuance of District bonds, including preparation and prosecution of applications to the Texas Commission on Environmental Quality ("TCEQ") for authorization to issue bonds.

14. Discussion and possible action relating to the potential sale and issuance of Guadalupe County Municipal Utility District No. 6 Unlimited Tax Road Bonds, Series 2026 (the "Bonds"):

- a. Receive report from Financial Advisor relating to the potential sale and issuance of the Bonds;
- b. Adopt Resolution Requesting Estimate of Appraised Values within the District from the Guadalupe County Appraisal District; and
- c. Authorize other action as necessary to proceed with the sale and issuance of the Bonds.

TAX RATE MATTERS

15. Discussion and possible action relating to adoption of a Proposed Tax Rate for Tax Year 2026, set a date for the Tax Hearing, and authorize publication of Notice of the Tax Hearing.

FISCAL YEAR AUDIT MATTERS

16. Consider and take action to engage McCall Gibson Swedlund Barfoot Ellis, PLLC to undertake Fiscal Year 2025 Financial Audit and Fiscal Year 2026 Financial Audit.

BOOKKEEPER REPORT AND PAYMENT OF BILLS

17. Consider and take action regarding Approval of Bookkeeper Report and Payment of Bills and Invoices.

DEVELOPER REPORT

18. Receive Report from Developer Representatives regarding status of entitlement, development and home sales activities within the District.

OTHER MATTERS

19. Cybersecurity Training Requirements for Public Officials.

20. Discussion and Possible Action regarding Establishment of Future Meeting Dates.



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 receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074); discussing security personnel or devices or security audits (Section 551.076); or 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 accommodations and access to communications will be provided upon request. For questions, please call (512) 435-2300. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, (800) 735-2988. All other questions should be directed to Crossroads Utility Services, (512) 246-2400.

POSTED
10:52 A.M. _____ P.M.

000428

JUL 17 2026
TERESA KIEL, County Clerk
Guadalupe County Texas
By JDW Deputy

GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 10

July 24, 2026

TO: THE BOARD OF DIRECTORS OF THE GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 10 AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 10 will hold a regular meeting on **Friday, July 24, 2026, at 12:00 p.m.**, outside the boundaries of the District, at the offices of Mosaic Land Development located at 6812 West Avenue, Suite 100, San Antonio, Texas 78213, a designated meeting place for the Board of Directors. The following matters will be considered and may be acted upon at the meeting:

PUBLIC COMMENT

1. Receive Public Comment.

PRIOR MEETING MINUTES

2. Discuss, consider, and take action regarding approval of minutes of the Board of Directors' April 8, 2026 meeting;

BOARD OF DIRECTOR MATTERS

3. Approve issuance of Certificates of Election to directors elected at May 2, 2026 Election.
4. Approve Oath of Office, Statement of Officer and Director Bonds for elected directors.
5. Discussion and possible action relating to approval of Officer Positions.
6. Authorize update and filing of District Registration Form.

ENGINEERING AND CONSTRUCTION MATTERS

7. Discussion and possible action relating to construction of public infrastructure improvements serving the District:
 - a. Receive Report from District Engineer regarding public infrastructure improvements;
 - b. Approve Award of Contracts for Construction of public infrastructure

- improvements;
- c. Approve Pay Estimates and Change Orders for public infrastructure improvements;
- d. Accept Completed Public Infrastructure Improvements for ownership, operation and/or maintenance;
- e. Approve action relating to maintenance of public infrastructure improvements; and
- f. Authorize other action relating to construction of public infrastructure improvements serving the District.

FACILITIES OPERATION AND MAINTENANCE

- 8. Discussion and possible action relating to operation and maintenance of District real property and infrastructure improvements, including drainage and water quality facilities.

BOND ISSUANCE AND REIMBURSEMENT AGREEMENT MATTERS

- 9. Discussion and possible action relating to approval of contract for engineering services relating to the issuance of District bonds, including preparation and prosecution of applications to the Texas Commission on Environmental Quality for authorization to issue bonds.
- 10. Adopt Resolution Acknowledging and Consenting to the Merger by SA Even Flow, LP into SA Lightning Bolt, LP, and to the assumption by SA Lightning Bolt, LP of all rights, duties and obligations of SA Even Flow, LP under the Construction and Reimbursement Agreements previously executed by SA Even Flow, LP and the District providing for the funding and construction of utility and road improvements within the District, and for the reimbursement of eligible costs related thereto with the proceeds of District Bonds.

TAX RATE MATTERS

- 11. Discussion and possible action relating to adoption of a Proposed Tax Rate for Tax Year 2026, set a date for the Tax Hearing, and authorize publication of Notice of the Tax Hearing.

BOOKKEEPER REPORT AND PAYMENT OF BILLS

- 12. Consider and take action regarding Approval of Bookkeeper Report and Payment of Bills and Invoices.

DEVELOPER'S REPORT

13. Receive Report from Developer Representatives regarding status of entitlement, development and home sales activities within the District.

OTHER MATTERS

14. Cybersecurity Training Requirements for Public Officials.
15. Discussion and Possible Action regarding Establishment of Future Meeting Dates.



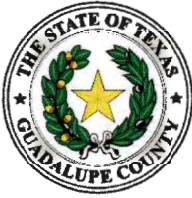
Anthony S. Corbett

Attorney for the District

(SEAL)

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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

Jim Wolverton
Commissioner, Pct. 3
(830) 303-8857, Ext. 3
Wolverton@
GuadalupeTX.gov

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

Emergency Meeting

Date: July 21, 2026

Time: 9:45 AM

AGENDA

1. **Call to Order.**
2. **LOCAL DISASTER DECLARATION: Discussion and possible motion relative to:**

The Order extending the July 15, 2026, Declaration of Local Disaster signed by County Judge Kyle Kutscher for severe storm events in Guadalupe County.

[7-15-2026 - Guadalupe County Disaster Declaration.pdf](#)

[7-14-2026 - Texas Governor's Disaster Declaration.pdf](#)

3. **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, which is readily accessible to the general public at all times.

This Emergency Meeting will be live-streamed on the Guadalupe County website at <https://www.guadalupe.tx.gov/page/commcourt.agendas>. For your convenience, you may visit the county's website at the above address for official court postings.

POSTED
11:28 A.M. _____ P.M.

JUL 17 2026
TERESA KIEL, County Clerk
Guadalupe County Texas
By *[Signature]* Deputy

POSTED

_____ A.M. 3:14 P.M.

JUL 17 2026

TERESA KIEL, County Clerk

Guadalupe County Texas

By AdD Deputy

000430

NOTICE OF MEETING

REGENCY RANCH IMPROVEMENT DISTRICT OF GUADALUPE COUNTY

The Board of Directors of Regency Ranch Improvement District of Guadalupe County will hold a regular meeting on Thursday, July 23, 2026, at 12:00 p.m., at Chesmar Homes, 211 N Loop 1604 E., Suite 179, San Antonio, Texas 78232, to discuss and, if appropriate, act upon the following items:

1. Comments from the public.
2. Approve minutes.
3. Financial and bookkeeping matters, including payment of the bills, and review of investments.
4. Authorize preparation and filing of Annual Financial Report.
5. Terminate Municipal Advisory Services Agreement with Robert W. Baird & Co. Incorporated and Engage Cedar Creek Municipal Advisors, LLC as the District's Financial Advisor.
6. 2026 Directors Election, including:
 - a. approve and distribute Certificates of Election; and
 - b. approve Directors' Sworn Statements, Bonds, and Oaths of Office.
7. Reorganize the Board and elect officers.
8. Authorize filing of District Registration Form with Texas Commission on Environmental Quality.
9. Open Meetings Act and Public Information Act Training Requirements.
10. Conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code, including review of disclosure forms adopted by the Texas Ethics Commission and List of Local Government Officers.
11. Cybersecurity and artificial intelligence training requirements.
12. Engineering matters, including authorize design, approve plans and specifications and authorize advertisement for bids, review bids and award contracts, approve pay estimates, change orders, and final acceptance, and direct engineer to notify insurance company of new facility, as appropriate, including for the following:
 - a. facilities to serve Regency Ranch Unit 2.
13. Deeds, easements, assignment of easements, phase I environmental site assessments, consents to encroachment, requests for service, or utility commitment letters.
14. Annexation matters, including:
 - a. consider and approve feasibility study as appropriate;
 - b. accept petition for addition of certain land; and
 - c. review and consider annexation agreement as applicable.
15. Discuss community message board and take any necessary action.
16. Report on development in the District.
17. Next meeting.

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

AVISO DE ASAMBLEA

**DISTRITO DE MEJORAMIENTO DE RANCHOS REGENCY
DEL CONDADO DE GUADALUPE**

La Junta Directiva del Distrito de Mejoramiento de Ranchos Regency del Condado de Guadalupe celebrará una asamblea ordinaria el jueves, 23 de julio de 2026, a las 12:00 p.m., en Chesmar Homes, 211 N Loop 1604 E., Suite 179, San Antonio, Texas 78232, para discutir y, según corresponda, obrar en los siguientes puntos:

6. Elección de Directores de 2026, incluyendo:
 - a. aprobar y distribuir Certificados de Elección; y
 - b. aprobar Declaraciones Juradas, Fianzas y Juramentos al Cargo de los Directores.



/s/ Paal Harle

Attorney for the District
Abogado del Distrito

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



GUADALUPE COUNTY ELECTION COMMISSION

Notice of Public Meeting

Tuesday, July 28, 2026, at 9:00 A.M.

Location: Guadalupe County Courthouse

101 E Court Street

Suite 207, 2nd Floor Meeting Room

Seguin, Texas 78155,

POSTED

_____ A.M. 2:40 P.M.

JUL 22 2026

TERESA KIEL, County Clerk

Guadalupe County Texas

By [Signature] Deputy

AGENDA

- I. **Call to Order.**
- II. **Public Comment.**
- III. **Overview and recap** of the hiring/search process for the position of Elections Administrator.
- IV. **EXECUTIVE SESSION (DISCUSSION ONLY: CLOSED TO PUBLIC)**
(Pursuant to Chapter 551, Texas Government Code)
EXECUTIVE SESSION ITEMS MAY BE DISCUSSED AND ACTED UPON,
IF APPROPRIATE, IN OPEN SESSION.
§551.074: To deliberate the employment, evaluation, and duties of the
following public officers or employees: Election Administrator.
- V. **Discussion and appropriate action** regarding the selection and appointment
of the Guadalupe County Elections Administrator and approval of an order
evidencing the appointment signed by the number of Commission members
necessary to make the appointment if so made.
- VI. **Motion to Adjourn.**

Guadalupe County Courthouse Accessibility Statement:

This meeting site is accessible. The Accessible Entrance to the Guadalupe County Courthouse is located on East Donegan Street. To access the second floor, individuals must utilize the accessible ramp located at the courthouse off of East Donegan Street (facing Seguin's downtown Central Park) and take the elevator to the second floor, Suite 207.

**SPRINGS HILL SPECIAL UTILITY DISTRICT
NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS**

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

Notice is hereby given pursuant to Texas Government Code, Chapter 551, that the Board of Directors of Springs Hill Special Utility District (the "District") will hold a regular meeting, open to the public, on Tuesday, July 28, 2026, 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 Minutes of the June 23, 2026 regular meeting of the Board of Directors;
- IV. Discuss, consider, and take action regarding the June 2026 Balance Sheet & Income Statement;
- V. Discuss, consider, and take action to approve bills paid in June 2026 (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 matters, including but not limited to, WaterSecure Firm Water Supply Agreement;
 - C. Discuss, consider, and take action regarding applications for production and transport permits at Evergreen Underground Water Conservation District; and
 - D. Discuss, consider, and take action regarding 2026 Capital and Operating Budgets;
- VII. New Business:
 - A. Discuss, consider, and take action on Non-Standard Service Requests and Contracts, including but not limited to:
 - 1. Legacy Village – Genesis Full Life Fellowship Church, Inc.;
 - 2. Huber Rd – MI Homes;
 - 3. Schaefer Commercial Lot 6 – DeZavala Marketplace, LLC;
 - 4. Timber Trails Apartments – Kittle Property Group Inc.;
 - 5. Seguin Exchange – A-L 97 IH 10-SH 46 LP (NewQuest);
 - B. Discuss, consider, and take action to ratify the amendment of the District's Record Retention Policy;

POSTED

8:09 A.M. _____ P.M.

JUL 23 2026

TERESA KIEL, County Clerk

Guadalupe County Texas

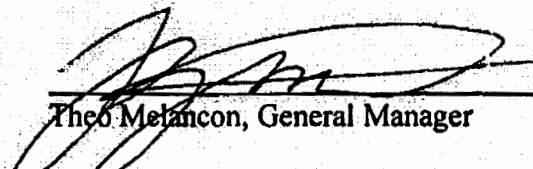
By  Deputy

- C. Discuss, consider, and take action to authorize an application to the Texas Water Development Board for Water Supply and Infrastructure Grant funding;
 - D. Discuss, consider, and take action regarding the Request for Qualifications for External Auditing Services, including, but not limited to, selection of a firm and authorization of contract;
 - E. Discuss, consider, and take action regarding procurement of construction contract services;
 - F. Discuss, consider, and take action to authorize the issuance of a Request for Qualifications for bond counsel services; and
 - G. Discuss, consider, and take action regarding a demand letter from a former employee and anticipated litigation.
- VIII. Standing Agenda Items (The Board of Directors utilizes Standing Agenda Items to address new and ongoing issues for topics that are frequently or periodically discussed.):**
- A. Receive General Manager's Report;
 - B. Receive Engineering Report (Malone/Wheeler) and discuss, consider, and take action on matters related thereto, including but not limited to:
 - 1. Payment Application No. 8 for the Lake Placid and Gamecock WTP GMP 1;
 - 2. Payment Application No. 1 for Country Club Drive Waterline Improvements;
 - 3. Payment Application No. 1 for W. Kingsbury St. (US 90) 16" Water Line Crossing; and
 - 4. Change Order No. 1 for W. Kingsbury St. (US 90) 16" Water Line Crossing;
 - C. Canyon Regional Water Authority Report;
- IX. Springs Hill Special Utility District reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (deliberations regarding economic development negotiations); and**
- X. Adjournment.**

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



Springs Hill Special Utility District



Theo Melancon, General Manager

Dated: 7-22-2026