

NOTICE OF MEETING OF THE COMMISSIONERS COURT OF BANDERA COUNTY, TEXAS

Notice is hereby given that a **REGULAR MEETING** of the above-named Commissioners Court will be held on the **23rd** day of **OCTOBER 2025 at 10:00 A.M.**, in the County Courthouse, 500 Main Street, **Bandera, Texas**, at which time the following subjects will be discussed, to wit;

01.) Public Forum.

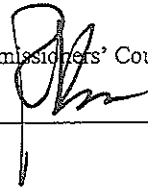
The following items will be discussed, reviewed and considered for possible action:

- 02.) Bridlegate Subdivision Unit 2, Lots 353 and 354 – request to replat into a single Lot: (Pct. #4)
 - a.) Consider a Preliminary plan.
 - b.) Set public hearing date.
- 03.) Oak Ridge Subdivision, Part of Lot 7 and Lots 8-10 – request to replat into a single Lot: (Pct. #3)
 - a.) Consider a Preliminary plan.
 - b.) Set public hearing date.
- 04.) Winans Creek Ranch Subdivision Unit 3, Lots 70, 79 and 1003 – request to replat to eliminate a portion of Lot 1003 and to establish 1003A and 1003B. (Pct. #3)
 - a.) Consider a Preliminary plan.
 - b.) Set public hearing date.
- 05.) Mesa Verde Ranch Subdivision – request to replat to establish private access easements: (Pct. #3)
 - a.) Public Hearing.
- 06.) Consider approval for the collection of delinquent taxes:
 - a.) The adoption/re-adoption of Texas Tax Code, Sections 33.07, 33.08 and 33.11
 - b.) A Resolution to approve a contract with the Law Firm of McCreary, Veselka, Braff and Allen, P.C.; pursuant to Texas Tax Code, Sections 6.24(d) and 6.30.
 - c.) A Resolution to approve Contingent Fee Contract.
- 07.) Consider terminating the contract with the Law Office of Henry Gates Steen, Jr., P.C., for the collection of delinquent taxes.
- 08.) Andrea Jankoski, Election Official – request to approve the acceptance of a HAVA grant and authorize to expend funds for additional security in the Election's Office; expenses to be paid from grant money received and Election Department budget.
- 09.) Consider the 198th Judicial District Attorney Chapter 59 Budget (Asset Forfeiture) for 2025-2026.
- 10.) Consider request from County Auditor for travel outside of the State for Auditor and HR Director.
- 11.) Budget Line Item Transfers.
- 12.) Budget Amendments.
- 13.) Consent Agenda:

Items on consent agenda are considered being of a routine nature and may require only limited discussion. Any Commissioners Court member may request that items be removed from the consent agenda and considered separately for the purpose of discussion and voting.

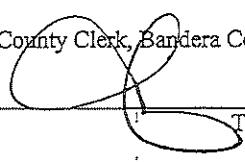
 - A.) County Official's and Department's Reports.
 - a.) Shannon Griffin, EMS Director – monthly activity report.
 - B.) Payment of bills.
 - C.) Schedule of County-wide receipts.
 - D.) Schedule of semi-monthly payroll.
 - E.) Approval of minutes.
 - F.) Deputations.

Dated this the 20th day of October 2025.

Commissioners' Court of Bandera County, Texas
By  _____
Richard A. Evans

I, the undersigned, County Clerk, do hereby certify that the above Notice of Meeting of the above named Commissioners Court is a true and correct copy of said Notice, and that I posted a true and correct copy of said Notice on the bulletin board at the courthouse door of Bandera County, Texas at a place readily accessible to the general public at all times on the 20th day of October 2025, and said Notice remained so posted continuously for at least three business days preceding the scheduled time of said Meeting.

Dated this the 20th day of October 2025.

County Clerk, Bandera County, Texas
By  _____
Tandie Mansfield

**THIS NOTICE IS IN CONJUNCTION WITH COMMISSIONERS COURT MEETING
10.23.25, ITEM #6.b.**

In Accordance with Texas Government Code, section 2254.1036(a)(1), the County of Bandera provides the following written notice to the public in connection with the above agenda item:

- a. The County is pursuing the legal services of McCreary, Veselka, Bragg and Allen, P.C., a delinquent tax collection law firm, to collect delinquent taxes owed to the County of Bandera. The desired outcome of the legal services would be for the County to collect the delinquent taxes that its taxing units are owed in as short a time period as is possible.
- b. McCreary, Veselka, Bragg and Allen, P.C. has competently collected delinquent property taxes for taxing units across the state of Texas for over sixty-years. McCreary, Veselka, Bragg and Allen, P.C. is a competent, qualified, and experienced delinquent tax collection law firm.
- c. McCreary, Veselka, Bragg and Allen, P.C. currently collects municipal fines and fees due to the Bandera County Justices of the Peace, and began that service for Bandera County in June 2004.
- d. The legal services desired by the County that are the subject of the contract cannot be adequately performed by the attorneys and supporting personnel of the County due to the high cost of implementing the appropriate infrastructure and technology and employing sufficient attorneys and staff to perform these activities.
- e. The legal services desired by the County that are the subject of the contract cannot be reasonably obtained from attorneys in private practice under a contract providing for the payment of hourly fees without contingency because the County does not have funds in its budget to pay the estimated hourly fees and other costs incurred to implement an effective delinquent tax collection program under a contract providing only for the payment of hourly fees and costs. Texas Tax Code, sections 6.30; 33.07; 33.08; and 33.11 allow a taxing unit to recover a penalty to defray the costs of collecting delinquent taxes, only if the taxing unit has entered into a contract with a private attorney pursuant to Texas Tax Code Section 6.30.
- f. To defray the cost of collecting delinquent taxes as provided by Texas Tax Code, sections 6.30; 33.07; 33.08; and 33.11, and to save money and ensure that the collection of delinquent taxes is diligently prosecuted throughout the County, a contingent fee contract with McCreary, Veselka, Bragg and Allen, P.C. is in the best interests of the residents of the County.