

NOTICE OF A MEETING OF THE COMMISSIONERS COURT OF CALDWELL COUNTY, TEXAS



Notice is hereby given that an open meeting of the Caldwell County Commissioners Court will be held on Thursday, October 23, 2025 at 9:00 AM in 110 S Main St. 2nd Floor, Lockhart, Texas at which time the following subjects will be discussed, considered, passed or adopted, to wit:

A. CALL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS:

(Texas Pledge: Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.)

D. ANNOUNCEMENTS:

Items or comments from Court members or staff.

E. CITIZENS' COMMENTS:

At this time any person may speak to Commissioners Court if they have filled out a Caldwell County Commissioners Court Participation Form. Comments will be limited to four (4) minutes per person. No action will be taken on these items and no discussion will be had between the speaker(s) and members of the Court. The Court does retain the right to correct factual inaccuracies made by the speakers. (If longer than 30 minutes, then the balance of comments will continue as the last agenda item of the day.) Citizens' Comments may be submitted to the Court by using the form found at: <http://www.co.caldwell.tx/us/page/caldwell.CommissionersCourtForm>

F. CONSENT AGENDA:

(The following consent items may be acted upon in one motion.)

F.1 To approve payments of County Invoices and Purchase Orders in the amount of \$991,467.94.

F.2 To approve County Payroll payment in the amount of \$501,733.46 (09/21/2025 through 10/04/2025).

F.3 To approve County Payroll Tax payment in the amount of \$150,329.39 (09/21/2025 through 10/04/2025).

F.4 To approve Budget Amendment 01-2026 to 001-6510-4118 Employee Acknowledgment for Fiscal Year 2025-2026.

F.5 To accept the September 2025 Young Farmer Assessment Fee payment to the Texas Agricultural Finance Authority totaling \$285.00.

F.6 To accept September 2025 DMV payment to Caldwell County in the amount of \$59,896.85.

F.7 To accept September 2025 DMV Remittance in the amount of \$272,252.88.

F.8 To accept September 2025 Comptroller payment in the amount of \$461,869.53.

F.9 To ratify immediate check request for Miller Autoworx in the amount \$3,377.91.

- F.10 To ratify addendum No.2 to RFP25CC01P for Bank Depository.
- F.11 To accept Tax Assessor-Collector Cash Handling Audit.
- F.12 To accept Fiscal Year 2025 Caldwell County 4th Quarter Investment Report (ending September 30, 2025).
- F.13 To accept the Caldwell County Semi-annual Long-term Debt Report (October 31, 2025).
- F.14 To approve bonds for Deputy Clerks, Tax Assessor-Collector.
- F.15 To accept the September 2025 Tax Collection Report from the Caldwell County Appraisal District.
- F.16 To accept Caldwell County Constable PCT. 1 September 2025 Report.
- F.17 To accept Caldwell County Constable PCT. 4 September 2025 Report.

G. DISCUSSION ONLY:

- G.1 To discuss the Seawillow "Moxie" Development and the county participation in the Tax Increment Reinvestment Zone (TIRZ). Speaker: Judge Haden/Richard Sitton/Drew Slone; Backup: 62; Cost: \$0.00
- G.2 To discuss the development agreement for Edgehill Ranch, a proposed development on approximately 160 acres located just north of Lockhart on Evans Road. Speaker: Commissioner Theriot/Zack Mills/Stephen Minor; Backup: 5; Cost: \$0.00

H. DISCUSSION/ACTION ITEMS:

- H.1 To discuss and take possible action regarding the approval of the Minutes for the October 9, 2025, regular meeting. Speaker: Judge Haden/Teresa Rodriguez; Backup: 12; Cost: \$0.00
- H.2 To consider public streets and drainage in Juniper Springs Phase 9 as complete and ready to begin the two-year performance period as evidenced by a maintenance bond in the amount of \$212,670.13 for maintenance security and release the performance bond for Phases 9 & 10 in the amount of \$807,641.40 back to the developer. Speaker: Judge Haden/Commissioner Westmoreland/Donald Leclerc; Backup: 7; Cost: \$0.00
- H.3 To consider public streets and drainage in Juniper Springs Phase 10 as complete and ready to begin the two-year performance period as evidenced by a maintenance bond in the amount of \$187,613.39 for maintenance security. Speaker: Judge Haden/Commissioner Westmoreland/Donald Leclerc; Backup: 2; Cost: \$0.00
- H.4 To consider public streets and drainage in Juniper Springs Phase 16 as complete and ready to begin the two-year performance period as evidenced by a maintenance bond in the amount of \$163,421.87 for maintenance security and release the performance bond in the amount of \$260,747.65 back to the developer. Speaker: Judge Haden/Commissioner Westmoreland/Donald Leclerc; Backup: 6; Cost: \$0.00
- H.5 To discuss and take possible action on the First Amendment to the 2025 Caldwell County Development Agreement for Technology Park at Caldwell Valley. Speaker: Judge Haden/Commissioner Theriot/Mitch Nelson; Backup: 34; Cost: \$0.00
- H.6 To discuss and take possible action regarding the First Amendment to the Development Agreement for Earthship Corporation, Project Proto-Town Innovation Hub. Speaker: Commissioner Theriot/Kasi Miles; Backup: 28; Cost: \$0.00

- H.7 To discuss and take possible action regarding the Development Agreement for Earthship Corporation concerning Project Irish North. Speaker: Commissioner Theriot/Kasi Miles; Backup: 54; Cost: \$0.00
- H.8 To discuss and take possible action regarding the Development Agreement for Earthship Corporation concerning Project Irish South. Speaker: Commissioner Theriot/Kasi Miles; Backup: 27; Cost: \$0.00
- H.9 To discuss and take possible action regarding the appointment of Omar Tariqe to the ESD #2 Board to replace Tony Collins (filling the unexpired term). Speaker: Commissioner Theriot; Backup: 1; Cost: \$0.00
- H.10 To discuss and take possible action regarding the Right-of-Way License Agreement to allow Centex Drainage District to construct an entrance monument and flag poles in County right-of-way on Lytton Lane for the Luna Rosa Subdivision. Speaker: Commissioner Thomas/Kasi Miles; Backup: 6; Cost: \$0.00
- H.11 To discuss and take possible action regarding a variance request concerning a family land grant for 7429 Highway 142 on approximately 2.5-acre tract of land. Speaker: Judge Haden/Richard Sitton/Kasi Miles; Backup: 38; Cost: \$0.00
- H.12 To discuss and take possible action regarding the Caldwell County Employee Holiday Schedule for Calendar Year 2026. Speaker: Judge Haden/Kristianna Ortiz; Backup: 1; Cost: \$0.00
- H.13 To discuss and take possible action regarding a Caldwell County Burn Ban. Speaker: Judge Haden/Hector Rangel; Backup: 2; Cost: \$0.00
- H.14 To discuss and take possible action regarding an Interlocal Cooperation Agreement (ILA) between the County and Bluebonnet Trails Community Services for the provision of psychiatric services to inmates held in the Caldwell County Jail. Speaker: Judge Haden/James Short; Backup: 5; Cost: \$40,000.00
- H.15 To discuss and take possible action regarding the approval of the award for RFP25CC01P Caldwell County Bank Depository. Speaker: Judge Haden/Dulce Arellano; Backup: 2; Cost: \$0.00
- H.16 To discuss and take possible action regarding updates on Project Tangled Web economic development negotiations. Commissioners Court may provide further instruction or take necessary action as appropriate. Speaker: Commissioner Thomas; Backup: 0; Cost: TBD

I. EXECUTIVE SESSION:

- I.1 Pursuant to Texas Government Code Section 551.087, the discussion of deliberation regarding economic development negotiations associated with Project Tangled Web. Possible action may follow in open court.

J. ADJOURNMENT:

As authorized by Chapter 551 of the Texas Government Code, the Commissioners Court of Caldwell County, Texas, 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. The Court may adjourn for matters that may relate to: Texas Government Code Section 551.071(1) (Consultation with Attorney about Pending or Contemplated Litigation or Settlement Offers); Texas Government Code Section 551.071(2) (Consultation with Attorney when the Attorney's Obligations Under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Conflicts with Chapter 551 of the Texas Government Code); Texas Government Code Section 551.072 (Deliberations about Real Property); Texas Government Code Section 551.073 (Deliberations about Prospective Gift Donations); Texas Government Code Section 551.074 (Deliberations about Personnel Matters); Texas Government Code Section 551.0745 (Deliberations about a County Advisory Body); Texas Government Code Section 551.076 (Deliberations about Security Devices or Security Audits); Texas Government Code Section 551.084 (Exclusion of Witness from Hearing); Texas Government Code Section 551.087 (Deliberations about Economic Development Negotiations); and Texas Government Code Section 551.089 (Deliberations about Security Devices or Security Audits). In the event that the Court adjourns into Executive Session, the Court will announce the section of the Government Code the Commissioners Court is using as its authority to enter into an Executive Session. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the County Judge's Office at 512-398-1808 for further information.

Notice: Any documents linked to an item listed in this Agenda are subject to change both after posting and after discussion and vote during the Commissioners Court meeting. A copy of this Notice has been posted on the outdoor bulletin board located at the Caldwell County Courthouse, 110 S. Main Street, Lockhart, Texas 78644. Said place is readily accessible to the general public at all times, and will remain posted continuously for three business days preceding the scheduled time of the meeting. A copy of this Notice has also been posted online at the County's website at <https://www.co.caldwell.tx.us/page/caldwell.CommissionersCourtAgendaMinutesandVideo>.