

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 Tuesday, December 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: <https://www.co.caldwell.tx.us/page/CommissionersCourtForm>

F. CONSENT AGENDA:

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

F.1 To approve County Invoices and Purchase Orders in the amount of \$693,963.11.

F.2 To approve County Payroll payment in the amount of \$590,001.21 (11/16/2025 through 11/29/2025).

F.3 To approve County Payroll Tax payment in the amount of \$184,288.88 (11/16/2025 through 11/29/2025).

F.4 To accept the November 2025 Young Farmers Assessment Fee payment to the Texas Agricultural Finance Authority totaling \$125.00.

F.5 To accept November 2025 DMV payment to Caldwell County in the amount of \$52,333.60.

F.6 To accept November 2025 DMV Remittance in the amount of \$223,607.89.

F.7 To accept November 2025 Comptroller payment in the amount of \$445,734.80.

F.8 To ratify immediate check request to Bridgecrest Credit Company LLC for \$2,835.00.

F.9 To ratify immediate check request to Century Construction Group, LLC for \$1,045,632.48.

F.10 To ratify immediate check request to Quadient Finance USA, Inc for \$7,293.87.

- F.11 To ratify immediate payment made to Rucker-Ohlendorf Insurance for rental property insurance.
- F.12 To approve bond for Deputy Clerks, Tax Assessor-Collector.
- F.13 To accept the November 2025 Tax Collection Report from the Caldwell County Appraisal District.
- F.14 To accept election services contracts with local political parties to conduct their primary elections.
- F.15 To accept Caldwell County Constable PCT. 1 November 2025 Report.
- F.16 To accept and document Joann Garza-Mayberry, Chief Deputy, Caldwell County Emergency Management, credentials, including confirmed education (Bachelor of Science, Master of Arts, Master of Science) and validated training records (TCOLE, TDEM, TEEX), for official record.

G. DISCUSSION ONLY:

- G.1 Discussion only to consider a development agreement for the Data Center located on Highway 142 - Turner Crest project. Speaker: Commissioner Theriot/Bill Greenwood/Jordan Schaefer with Kimley-Horne; Backup: 4; Cost: \$0.00

H. DISCUSSION/ACTION ITEMS:

- H.1 To discuss and take possible action regarding the approval of the Minutes for the November 25, 2025, regular meeting. Speaker: Judge Haden/Teresa Rodriguez; Backup: 9; Cost: \$0.00
- H.2 To discuss and take possible action regarding a Development Agreement for Luna Rosa. Speaker: Commissioner Thomas/Richard Sitton/Kasi Miles; Backup: 15; Cost: \$0.00
- H.3 To discuss and take possible action to authorize the execution of Work Authorization No. 3 for the SH 142 West project between Caldwell County and American Structurepoint, Inc. as part of their RFQ25CCP01Q Road Bond Contract executed November 25, 2025. Speaker: Judge Haden/Commissioner Westmoreland/Commissioner Theriot/Maria Castanon; Backup: 29; Cost: \$2,924,651.89
- H.4 To discuss and take possible action to authorize the execution of Work Authorization No. 3 for the William Pettus Road (CR 238) project between Caldwell County and Pape-Dawson Consulting Engineers, LLC. as part of their RFQ25CCP01Q Road Bond Contract executed December 11, 2025. Speaker: Judge Haden/Commissioner Theriot/Maria Castanon; Backup: 38; Cost: \$1,868,426.67
- H.5 To discuss and take possible action regarding authorizing American Structurepoint to begin completing the work for the CAMPO application. Speaker: Judge Haden/Commissioner Theriot/Will Conley/Steve Widacki; Backup: 49; Cost: \$0.00
- H.6 To discuss and take possible action regarding the reappointment of Jeremy Driver to the ESD #5 Board of Commissioners to serve from January 1, 2026, through December 31, 2027. Speaker: Judge Haden/Commissioner Thomas; Backup: 3; Cost: \$0.00
- H.7 To discuss and take possible action regarding approval of a Memorandum of Understanding (MOU) between Caldwell County and the Federal Emergency Management Agency (FEMA) for participation in the Integrated Public Alert and Warning System (IPAWS). Speaker: Judge Haden/Hector Rangel/Joann Garza-Mayberry; Backup: 15; Cost: \$0.00
- H.8 To discuss and take possible action regarding a Caldwell County Burn Ban. Speaker: Judge Haden/Hector Rangel; Backup: 2; Cost: \$0.00
- H.9 To discuss and take possible action regarding Budget Transfer 02-2026 moving \$61,000.00 from

Unit Road/Sanitation (001-6520-3620) into JP1/DRC Building - Lockhart (001-6520-3560) to cover bathroom remodel. Speaker: Judge Haden/Danie Teltow; Backup: 1; Cost: \$61,000.00

H.10 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

H.11 To discuss and take possible action regarding updates on Project Bumble Bee economic development negotiations. Commissioners Court may provide further instruction or take necessary action as appropriate. Speaker: Judge Haden; 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.

I.2 Pursuant to Texas Government Code Section 551.087, the discussion of deliberation regarding economic development negotiations associated with Project Bumble Bee. 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/agendas_minutes_2025.