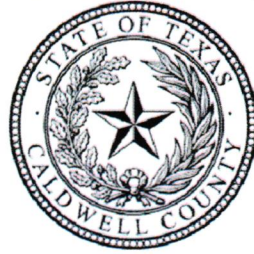


COMMISSIONERS COURT MINUTES
110 S Main St. 2nd Floor, Lockhart, Texas
Commissioners Court October 23, 2025, 9:00 AM



Hoppy Haden	County Judge	B.J. Westmoreland	Commissioner, Pct. 1
Teresa Rodriguez	County Clerk	Rusty Horne	Commissioner, Pct. 2
		Ed Theriot	Commissioner, Pct. 3
		Dyral Thomas	Commissioner, Pct. 4

A. CALL MEETING TO ORDER

Judge Haden called the meeting to order at 9:00 a.m.

B. INVOCATION

Commissioner Thomas opens the meeting in prayer.

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.)

Judge Haden leads all present in the pledge to both flags.

D. ANNOUNCEMENTS:

Items or comments from Court members or staff.

Commissioner Horne reported the Cleanup Tire Event had a good turnout.

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>

Andrew McIish, a Prairie Lea resident, continued his remarks regarding the political all-way stop signs in his neighborhood, referencing information from previous Commissioners Court meetings on the topic.

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

Motion made by Commissioner Horne, seconded by Commissioner Westmoreland to Approve . All voting "Aye."

MOTION APPROVED.

- F.1 To approve payments of County Invoices and Purchase Orders in the amount of \$991,467.94.
10 23 2025 AP Expense Approval Register.pdf
10 23 2025 AP Payment Register.pdf
- F.2 To approve County Payroll payment in the amount of \$501,733.46 (09/21/2025 through 10/04/2025).
Payroll 09212025 thru 10042025.pdf
- F.3 To approve County Payroll Tax payment in the amount of \$150,329.39 (09/21/2025 through 10/04/2025).
Payroll Tax 09212025 thru 10042025.pdf
- F.4 To approve Budget Amendment 01-2026 to 001-6510-4118 Employee Acknowledgment for Fiscal Year 2025-2026.
10.23.2025 BA 01-2026 Employee Recognition and Acknowledgment.pdf
- F.5 To accept the September 2025 Young Farmer Assessment Fee payment to the Texas Agricultural Finance Authority totaling \$285.00.
Tx Ag Finance Authority - Sept.pdf
- F.6 To accept September 2025 DMV payment to Caldwell County in the amount of \$59,896.85. County - Sept.pdf
- F.7 To accept September 2025 DMV Remittance in the amount of \$272,252.88.
DMV - Sept.pdf
- F.8 To accept September 2025 Comptroller payment in the amount of \$461,869.53.
Comptroller - Sept.pdf
- F.9 To ratify immediate check request for Miller Autoworx in the amount \$3,377.91.
Immediate Check Memo Request Miller Autoworx.pdf
- F.10 To ratify addendum No.2 to RFP25CC01P for Bank Depository.
Addendum #2 RFP Bank.pdf
- F.11 To accept Tax Assessor-Collector Cash Handling Audit.
CC Audit Letter.pdf

- F.12 To accept Fiscal Year 2025 Caldwell County 4th Quarter Investment Report (ending September 30, 2025).
Caldwell County Investment Report Qtr 4 July 1 to Sept 30,2025.pdf
- F.13 To accept the Caldwell County Semi-annual Long-term Debt Report (October 31, 2025).
10-2025 County's Long Term Debt Report- Semi-Annual.pdf
- F.14 To approve bonds for Deputy Clerks, Tax Assessor-Collector.
CNA Surety - Oct 2025.pdf
- F.15 To accept the September 2025 Tax Collection Report from the Caldwell County Appraisal District.
CCAD September 2025 Report.pdf
- F.16 To accept Caldwell County Constable PCT. 1 September 2025 Report.
Constable PCT. 1 Sept 2025 Report.pdf
- F.17 To accept Caldwell County Constable PCT. 4 September 2025 Report.
Constable PCT. 4 September 2025 Report.pdf

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

Tom Staub, CEO of Red Oak Development Group, gave a slideshow presentation outlining the community's vision and planning.

(RED OAK) SEAWILLOW PID -- Memo to Caldwell County re TIRZ Participation(715512867.3).pdf
Moxie - Lockhart 10.14.pdf
2025-10-10_LKHT_TIRZ_PFP_V2.0 (1) (002).pdf

- 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

Zach Mills, Developer and Owner of Edgehill, presented a slideshow outlining the proposed residential development on Evans Road.

Proposed subdivision- Edgehill Ranch DA workshop

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
October 9, 2025 Agenda.pdf
October 9, 2025 Minutes.pdf

Motion made by Commissioner Horne, seconded by Commissioner Thomas to Approve . All voting "Aye."

MOTION APPROVED.

- 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
Bond No. PB03016801354.pdf

Motion made by Commissioner Westmoreland, seconded by Commissioner Theriot to Approve. All voting "Aye."

MOTION APPROVED.

- 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
Bond No. PB03016801356.pdf

Motion made by Commissioner Westmoreland, seconded by Commissioner Theriot to Approve. All voting "Aye."

MOTION APPROVED.

- 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

Bond No. PB03016801355.pdf
Bond No. 0849841-Section 16.pdf

Motion made by Commissioner Westmoreland, seconded by Commissioner Horne to Approve. All voting "Aye."

MOTION APPROVED.

- 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

Commissioner Theriot recused himself from the courtroom.

Mitch Nelson, Tract Developer, requests an amendment to the current development agreement to add additional 1,500 acres to the project, without proposing any changes to the terms.

First Amendment to 2025 Caldwell County Development Agreement (vF).pdf

Motion made by Commissioner Westmoreland, seconded by Commissioner Horne to Approve. All voting "Aye."

MOTION APPROVED.

- 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

Commissioner Theriot returns to courtroom.
Proto-Town.First Amendment to DA.Final.pdf

Motion made by Commissioner Theriot, seconded by Commissioner Thomas to Approve. All voting "Aye."

MOTION APPROVED.

- 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

Chris Elizondo, Consulting County Engineer, and Tracy Bratton, Land Development Vice President at Doucett & Associates, provided information and a handout detailing the requirements for water quality and future wastewater plant treatment.

Commissioner Theriot made motion, contingent upon items discussed being included in the agreement. Development agreement for Project Irish North

Motion made by Commissioner Theriot, seconded by Commissioner Horne to Approve. All voting "Aye."

MOTION APPROVED.

- 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

Tracy Bratton, Vice President of Land Development at Doucett & Associates, provided the County Clerk with second copy of the handout for Irish South development, containing the same detailed requirements.

Development agreement for Project Irish South.pdf

Motion made by Commissioner Theriot, seconded by Commissioner Horne to Approve. All voting "Aye."

MOTION APPROVED.

- 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
ESD 2 Appointment - O. Tariqe.pdf

Motion made by Commissioner Theriot, seconded by Commissioner Thomas to Approve. All voting "Aye."

MOTION APPROVED.

- 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

Commissioner Thomas acknowledged concerns regarding the legality of aligning the monument with the public right of way under state law and requested that the matter be tabled at this time.

Right of Way License Agreement.pdf

Motion made by Commissioner Thomas, seconded by Commissioner Theriot to Postpone. All voting "Aye."

MOTION APPROVED.

- 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
Variance request for 7429 Highway 142

Motion made by Commissioner Westmoreland, seconded by Commissioner Thomas to Approve.

All voting "Aye."

MOTION APPROVED.

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

2026 Employee Holiday Calendar.pdf

Motion made by Commissioner Westmoreland, seconded by Commissioner Thomas to Approve.

All voting "Aye."

MOTION APPROVED.

H.13 To discuss and take possible action regarding a Caldwell County Burn Ban. Speaker: Judge Haden/Hector Rangel; Backup: 2; Cost: \$0.00

Hector Rangel, Chief EMC, introduced the new Chief Deputy, Joann Garza-Mayberry, who retired from Texas Parks and Wildlife and a great asset to the County. He also recommended keeping the burn ban on.

Burn Ban Order 10.23.25.pdf

Motion made by Commissioner Horne, seconded by Commissioner Thomas to Approve. All voting "Aye."

MOTION APPROVED.

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

Judge Haden informed the court that the correct cost is \$20,000.00 not \$40,000.00.

Caldwell County Jail ILA FY26 (Final).docx

Motion made by Commissioner Thomas, seconded by Commissioner Theriot to Approve. All voting "Aye."

MOTION APPROVED.

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

Dulce Arellano, Purchasing Assistant, recommended and requested approval of First Lockhart National Bank as the Caldwell County Bank Depository.

Award for FLNB.pdf

Motion made by Commissioner Horne, seconded by Commissioner Westmoreland to Approve. All voting "Aye."

MOTION APPROVED.

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:

Executive Session begins at 9:53 a.m. and closed at 10:11 a.m.

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.

No Action Taken.

J. ADJOURNMENT:

Court adjourns at 10:12 a.m.

Motion made by Commissioner Horne, seconded by Commissioner Thomas to Adjourn. All voting "Aye."

MOTION APPROVED.

I, TERESA RODRIGUEZ, COUNTY CLERK AND EX-OFFICIO CLERK OF THE COMMISSIONERS' COURT do hereby certify that the foregoing contains a true and accurate record of the proceedings held by the Caldwell County Commissioners' Court on October 23, 2025.



Teresa Rodriguez By *Dolores Garcia*
Deputy Clerk

TERESA RODRIGUEZ, COUNTY CLERK AND EX-OFFICIO CLERK OF THE COMMISSIONERS' COURT OF CALDWELL COUNTY, TEXAS.