

COMMISSIONERS COURT MINUTES 110 S Main St. 2nd Floor, Lockhart, Texas

Commissioners Court December 23, 2025, 9:00 AM



Hoppy Haden
Teresa Rodriguez

County Judge
County Clerk

B.J. Westmoreland
Rusty Horne
Ed Theriot
Dyral Thomas

Commissioner, Pct. 1
Commissioner, Pct. 2
Commissioner, Pct. 3
Commissioner, Pct. 4

A. CALL MEETING TO ORDER

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

B. INVOCATION

Timothy Parker 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.

Commissioners Court wishes everyone a Merry Christmas and a Happy New Year, with safe travels.

Commissioner Theriot and Judge Haden expressed their appreciation to Kasi Miles, Stephanie McKee and staff for a successful Employee Awards Banquet.

Debbie Sanders, Tax Assessor-Collector, presented information regarding a new kiosk registration system that will be available to customers.

Ezzy Chan, Executive Assistant, requested approval for cybersecurity training and stated that an email would be sent to all departments to include additional employees.

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>

Claudia Hollern, Lockhart resident, expressed support for the new animal shelter but noted concerns about its size and requested the need for low- to no-cost spay and neuter services.

Virginia Parker, San Marcos River Foundation, requested that developers not use water for data center cooling systems.

Andrew McClish, Prairie Lea resident, reviewed the political all-way stop signs in his neighborhood and indicated he will continue the discussion next year.

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

F.11To. ratify immediate payment made to Rucker-Ohlendorf Insurance for rental property insurance.

F.12To. approve bond for Deputy Clerks, Tax Assessor-Collector.

F.13To. accept the November 2025 Tax Collection Report from the Caldwell County Appraisal District.

F.14To. accept election services contracts with local political parties to conduct their primary elections.

F.15To. accept Caldwell County Constable PCT. 1 November 2025 Report.

F.16To. 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.

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

MOTION APPROVED.

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

12 23 2025 AP Expense Approval Register.pdf

12 23 2025 AP Payment Register.pdf

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

Payroll 11162025 thru 11292025.pdf

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

Payroll Tax 11162025 thru 11292025.pdf

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

Young Farmers Nov. 2025.pdf

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

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

- F.7 To accept November 2025 Comptroller payment in the amount of \$445,734.80.
Comptroller Nov 2025 Granicus.pdf
- F.8 To ratify immediate check request to Bridgecrest Credit Company LLC for \$2,835.00.
12 1 2025 BRGCRST Immediate Check Backup.pdf
- F.9 To ratify immediate check request to Century Construction Group, LLC for \$1,045,632.48. POPKT21292 Century Construction Emergency Check Request.pdf
12_4_2025_QUAFIN_and_CENCNST_Immediate_Check_Expense_Approval.pdf
- F.10 To ratify immediate check request to Quadient Finance USA, Inc for \$7,293.87.
Quadient Emergency Check Request.pdf
12_4_2025_QUAFIN_and_CENCNST_Immediate_Check_Expense_Approval.pdf
- F.11 To ratify immediate payment made to Rucker-Ohlendorf Insurance for rental property insurance.
12 5 2025 RUKRO Immediate Check Payment Register.pdf
12 8 2025 RUKRO Immediate Check Expense Approval.pdf
12 5 2025 RUKRO Immediate Check backup.pdf
- F.12 To approve bond for Deputy Clerks, Tax Assessor-Collector.
Robbin Contreras Surety Bond.pdf
- F.13 To accept the November 2025 Tax Collection Report from the Caldwell County Appraisal District. CCAD November 2025 Report.pdf
- F.14 To accept election services contracts with local political parties to conduct their primary elections. Dem_2026_PrimaryContract_Signed.pdf
Rep_2026_PrimaryContractSigned.pdf
- F.15 To accept Caldwell County Constable PCT. 1 November 2025 Report.
November 2025 Report.docx
- 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

Jordan Schaefer, Kimley-Horn representative for the Highway 142–Turner Crest project, provided a slideshow outlining the on-site plan for the data center location.

Commissioner Theriot spoke on the non-water power system and discussed the development agreement items and recommendations.

Proposed DA for Highway 142- Data Center- Tuner Crest

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

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

MOTION APPROVED.

- 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
Development Agreement for Luna Rosa

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

MOTION APPROVED.

- 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
SH142West-ASI-WA3.pdf

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

MOTION APPROVED.

- 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 CR238(William Pettus)-PapeDawson-WA3-1.pdf

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

MOTION APPROVED.

- 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
CAMPO Call for Projects 2025 - Presentation.pdf
2023.00554.XT.R0.CTR.Caldwell County_CIPP-Bond Assist_Draft_PSA_20230804 v3_Structurepoint signed.pdf
2023.00554.XT.2024-08-27.CTR_Caldwell County_SWA #1 to WA#1 CIPP-Bond Assist_executed.pdf
SUPPLEMENTAL WORK AUTHORIZATION NO 2.docx

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

MOTION APPROVED.

- 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

Commissioner Horne noted a change in board membership, with Nancy Perryman replacing Larry Schautz.

ESD 5 Reappointment - J. Driver.pdf
Order 04-2024 appointing Board of Commissioners.pdf

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

MOTION APPROVED.

- 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

Hector Rangel, Chief EMC, reported that all required training for the Integrated Public Alert and Warning System has been completed and requested approval to activate the system.
For_Caldwell_County_-_IPAWS_COG_MOA_for_Signa.pdf
MOU FEMA IPAWS 2025.docx

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

MOTION APPROVED.

- H.8 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, recommends keeping the burn ban on.
Burn Ban Order 12.23.25.pdf

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

MOTION APPROVED.

- 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 BT 02-2026 6520.pdf

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

MOTION APPROVED.

I. EXECUTIVE SESSION:

Executive Session began at 9:36 a.m. and ended at 9:54 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.
Action will follow in 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.
No action taken.

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
Mike Kamerlander addressed the Court regarding the Tangled Web project.

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

MOTION APPROVED.

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

Judge Haden requested that Item H.11 be tabled.

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

Richard Sitton, Assistant Criminal District Attorney–Civil, requested that Item H.1 be corrected to show December 11th, instead of November 25th, as the date of minutes approval.


Amended motion on H1 Commissioner Westmoreland to approve minutes with the correction showing December 11, 2025, seconded by Commissioner Horne.

Court adjourns at 9:58 a.m.

Motion made by Commissioner Westmoreland, seconded by Commissioner Horne 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 December 23, 2025.



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

