

COMMISSIONERS COURT MINUTES 110 S Main St. 2nd Floor,
Lockhart, Texas Commissioners' Court February 12, 2026, 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

Pastor Lora Hardway of Resurrection Life Church opened the meeting with a 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 led those present in the pledge to both flags.

D. ANNOUNCEMENTS:

Items or comments from Court members or staff.

Ezzy Chan, Executive Assistant, updated the court on Cyber Security Training, stating that compliance is currently at 57% and expressing the goal of reaching 100% completion by July 1st.

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>

Andrew McClish, a Prairie Lea resident, resumed the discussion regarding traffic volume and all-way stop signs in his neighborhood.

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 \$600,052.98.

F.2.To approve County Payroll payment in the amount of \$523,007.85 (12/28/2025 through 01/10/2026).

F.3.To approve County Payroll Tax payment in the amount of \$153,955.82 (12/28/2025 through 01/10/2026).

F.4.To approve County Payroll payment in the amount of \$528,942.81 (01/11/2026 through 01/24/2026).

F.5.To approve County Payroll Tax payment in the amount of \$155,564.79 (01/11/2026 through 01/24/2026).

F.6.To accept August 2025 Amended Comptroller payment in the amount of \$65.00.

F.7.To accept September 2025 Amended Comptroller payment in the amount of \$1,350.00.

- F.8.To accept October 2025 Amended Comptroller payment in the amount of \$1,710.00.**
- F.9.To accept November 2025 Amended Comptroller payment in the amount of \$845.00.**
- F.10To. accept December 2025 Amended Comptroller payment in the amount of \$1,265.00.**
- F.11To. ratify Immediate Check for Home Renovations LLC for veterans assistance in the amount of \$2,475.00.**
- F.12To. accept the January 2026 Indigent Burial Report.**
- F.13To. accept Caldwell County Constable PCT. 1 January 2026 Report.**
- F.14To. accept Caldwell County Constable PCT. 4 January 2026 Report.**
- F.15To. accept the Caldwell County Sheriff's 2025 Racial Profiling Report (January 1, 2025, through December 31, 2025).**
- F.16To. accept the Caldwell County Constable PCT. 3 2025 Racial Profiling Report.**

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 \$600,052.98.
2 12 2026 AP Expense Approval Register.pdf
2 12 2026 AP Payment Register.pdf
- F.2 To approve County Payroll payment in the amount of \$523,007.85 (12/28/2025 through 01/10/2026).
Payroll 12.28.2025 thru 01.10.2026.pdf
- F.3 To approve County Payroll Tax payment in the amount of \$153,955.82 (12/28/2025 through 01/10/2026).
Payroll Tax 12.28.2025 thru 01.10.2026.pdf
- F.4 To approve County Payroll payment in the amount of \$528,942.81 (01/11/2026 through 01/24/2026).
Payroll 01.11.2026 thru 01.24.2026.pdf
- F.5 To approve County Payroll Tax payment in the amount of \$155,564.79 (01/11/2026 through 01/24/2026).
Payroll Tax 01.11.2026 thru 01.24.2026.pdf
- F.6 To accept August 2025 Amended Comptroller payment in the amount of \$65.00.
August 2025 Amendment Comptroller.pdf
- F.7 To accept September 2025 Amended Comptroller payment in the amount of \$1,350.00.
September 2025 Amendment Comptroller.pdf
- F.8 To accept October 2025 Amended Comptroller payment in the amount of \$1,710.00.
October 2025 Amendment.pdf
- F.9 To accept November 2025 Amended Comptroller payment in the amount of \$845.00.
November 2025 Amendment Comptroller.pdf
- F.10 To accept December 2025 Amended Comptroller payment in the amount of \$1,265.00.
Dec 2025 Amendment Comptroller.pdf
- F.11 To ratify Immediate Check for Home Renovations LLC for veterans assistance in the amount of \$2,475.00.
1 22 2026 Home Renovations Immediate Check Request REQ04289.pdf

- F.12 To accept the January 2026 Indigent Burial Report.
Jan 2026 Indigent Burial Report.pdf
- F.13 To accept Caldwell County Constable PCT. 1 January 2026 Report.
Constable PCT. 1 January 2026 Report.pdf
- F.14 To accept Caldwell County Constable PCT. 4 January 2026 Report.
Constable PCT. 4 Monthly Report January 2026.pdf
- F.15 To accept the Caldwell County Sheriff's 2025 Racial Profiling Report (January 1, 2025, through December 31, 2025).
CCSO_Racial Profiling Report 2025.pdf
- F.16 To accept the Caldwell County Constable PCT. 3 2025 Racial Profiling Report.
2025 Caldwell Co Pct #3 Racial Profiling Report.pdf

G. DISCUSSION ONLY:

- G.1 To discuss the proposed development agreement for Wild Roots Getaways & Gatherings Event Venue located at 10201 FM 86 in Luling, Texas on approximately 44.75 acres. Speaker: Commissioner Horne/Rachel Hartzler/Joe and Mona Elliott/Tracy Bratton; Backup: 2; Cost: \$0.00

Joe Elliott, owner of Wild Roots Getaways & Gathering Event Venue, provided project details. Tracy Bratton, Land Development Vice President with Doucett & Associates, requested further review and discussion of the development agreement.
DA Workshop- Wild Roots Getaway and Gathering

- I.1 To discuss and take possible action regarding the approval of the Minutes for January 22, 2026, regular meeting. Speaker: Judge Haden/Teresa Rodriguez; Backup: 13; Cost: \$0.00 01_22_2026 Agenda.pdf
01_22_2026 Commissioner Court Minutes.pdf

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

MOTION APPROVED.

- I.3 To discuss and take possible action regarding the approval of a Second Amendment to Development Agreement for Juniper Springs, Phau -Lockhart 450, LLC pertaining to approximately 22.42 acre tract of land situated in the J.B. Gray Survey, Abstract 116, and W. House Survey, Abstract 15, Caldwell County, Texas. Speaker: Commissioner Westmoreland/Tracy Bratton; Backup: 10; Cost: \$0.00

Tracy Bratton, Land Development Vice President with Doucett & Associates, provided details regarding the amendment to the Development Agreement for Juniper Springs. Development Agreement- Second Amendment for Juniper Springs

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

MOTION APPROVED.

- I.4 To discuss and take possible action regarding the Preliminary Plat for Tenney Creek Estates consisting of seven lots on approximately 13.083 acres located at FM 86 and Tenney Creek Road. Speaker: Commissioner Horne/Kasi Miles; Backup: 2; Cost: \$0.00
Preliminary Plat- Tenney Creek Estates

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

MOTION APPROVED.

- I.6 To discuss and take possible action regarding the Final Plat for Sunset Acres consisting of six lots on approximately 11.507 acres located on Sunset Trail and Union Hill Road. Speaker: Commissioner Horne/Kasi Miles; Backup: 2; Cost: \$0.00
Final Plat: Sunset Acres

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

MOTION APPROVED.

- I.7 To discuss and take possible action regarding the Short Form Plat for Bob White Subdivision consisting of two lots on approximately 93.3479 acres located at 1026 Bob White Road in Lockhart, Texas. Speaker: Commissioner Theriot/Kasi Miles; Backup: 3; Cost: \$0.00
Short Form Plat- Bob White Subdivision

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

MOTION APPROVED.

- I.8 To discuss and take possible action regarding a Proclamation designating February 2026 as Black History Month in Caldwell County. Speaker: Judge Haden/Commissioner Thomas; Backup: 1; Cost: \$0.00
Commissioner Thomas read the Proclamation.

2.12.26 Proclamation - Black History Month FEB 2026.pdf

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

MOTION APPROVED.

H. PUBLIC HEARING:

Public Hearing opens at 9:30 a.m. and closes at 9:32 a.m.

No speakers

- H.1 Concerning the designation of the Caldwell 142 Reinvestment Zone #1, located within the following area - North Corner: W 97° 49' 19.16"; N 29° 51' 34.36"; East Corner: W 97° 48' 09.03"; N 29° 51' 13.37"; South Corner: W 97° 48' 40.09"; N 29° 50' 55.37"; West Corner: W 97° 48' 48.38"; N 29° 51' 56.86"

Public Hearing opened at 9:30 a.m. and closed at 9:32 a.m.

2.5.26 PH Notice - Reinvestment Zone #1 - Caldwell 142.jpg
Ordinance Designating Caldwell 142 Reinvestment Zone 1.pdf

I. DISCUSSION/ACTION ITEMS:

- I.2 To discuss and take possible action regarding Order 03-2026 designating by ordinance an area as the Caldwell 142 Reinvestment Zone #1, located within the following area - North Corner: W 97° 49' 19.16"; N 29° 51' 34.36"; East Corner: W 97° 48' 09.03"; N 29° 51' 13.37"; South Corner: W 97° 48' 40.09"; N 29° 50' 55.37"; West Corner: W 97° 48' 48.38"; N 29° 51' 56.86" Speaker: Judge Haden/Richard Sitton; Backup: 5; Cost: \$0.00

2.5.26 PH Notice - Reinvestment Zone #1 - Caldwell 142.jpg
Ordinance Designating Caldwell 142 Reinvestment Zone 1.pdf

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

MOTION APPROVED.

- I.5 To discuss and take possible action regarding a variance request concerning an 80.072-acre tract located on FM 713, which was denied an exemption approval due to adjacent flags which are not allowed under the requirements outlined in the Caldwell County's Development Ordinance section A.6 (C). Speaker: Commissioner Horne/James Garon/Ben Williams/Tracy Bratton; Backup: 13; Cost: \$0.00

Commissioner Horne makes a motion to Table Item I.5.

Variance Request- Gavin Boyd- FM 713

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

MOTION APPROVED.

- I.9 To discuss and take possible action regarding a Proclamation for the Caldwell County Progressive Club. Speaker: Judge Haden/Commissioner Thomas; Backup: 1; Cost: \$0.00

Commissioner Thomas read the Proclamation.

2.12.26 Progressive Club Proclamation.pdf

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

MOTION APPROVED.

- I.10 To discuss and take possible action regarding a Proclamation and Certificate of Acknowledgment for Vessie Davis Tutt's 100th Birthday. Speaker: Judge Haden/Commissioner Thomas; Backup: 2; Cost: \$0.00

Commissioner Thomas read the Proclamation.

2.12.26 Proclamation - Legacy Proclamation for Vessie Davis Tutt
Day.pdf Certificate of Acknowledgment - V. Tutt.pdf

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

MOTION APPROVED.

- I.11 To discuss and take possible action regarding Resolution 21-2026 supporting legislation to exempt Texas counties from the State of Texas Hotel Occupancy Tax. Speaker: Judge Haden/Richard Sitton; Backup: 2; Cost: \$0.00

Judge Haden read Resolution 21-2026.

Resolution 21-2026 Supporting HOT Exemption for TX Counties.pdf

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

MOTION APPROVED.

I.12 To discuss and take possible action regarding authorizing the Caldwell County Constable Office, PCT. 2 to impose and collect a fee, as permitted by law for FORM VTR-68-A vehicle inspections pursuant to Texas Transportation Code §501.0321(d), and to establish parameters for implementation. Speaker: Judge Haden/Paul Easterling; Backup: 6; Cost: TBD

Constable Paul Easterling, Precinct 2, provided an overview of the vehicle auto theft inspection process and stated that there will be no charge for local county residents, while commercial vehicles may be charged up to \$40.00.

Commissioner Horne amends his motion to approve of the amendment of a cost fee list.

Prosecutor Agreement Caldwell PCT 2.pdf

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

MOTION APPROVED.

I.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, recommends keeping the burn ban on.

Burn Ban Order 2.12.26.pdf

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

MOTION APPROVED.

I.14 To discuss and take possible action regarding Budget Amendment 04-2026 moving \$5,739.25 from 001-6510-4860 Contingency to 001-6510-4850 Miscellaneous. Speaker: Judge Haden/Danie Teltow; Backup: 1; Cost: \$5,739.25
BA 04-2026 Contingency to Misc \$5, 739.25.pdf

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

MOTION APPROVED.

I.15 To discuss and take possible action regarding the immediate payment of outstanding Card Service balance in the amount of \$5,739.25. Speaker: Judge Haden/Dominique Esquivel; Backup: 1; Cost: \$5,739.25
Card Service Center Pay Off.pdf

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

MOTION APPROVED.

I.16 To discuss and take possible action regarding Final Draft for RFB 26CCP01B Restroom/Lavatory Remodel. Speaker: Judge Haden/Dominique Esquivel; Backup: 34; Cost: \$0.00
RFB 26CCP01B Restroom Lavatory Remodel Final.pdf

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

MOTION APPROVED.

I.17 To discuss and take possible action to adopt Resolution 07-2026 authorizing the submittal of a grant application to the Office of the Governor (OOG), Public Safety Office (PSO) for the FY 2027 Body-Worn Camera Grant Program. Speaker: Judge Haden/Amber Quinley; Backup: 10; Cost: \$24,836.60

Amber Quinley, Grants Administrator, provided details on the FY 2027 Body-Worn Camera Grant Program, which requires a 25% match and will fund a total of 45 cameras.

Body-Worn Camera Grant Program, FY2027 _ eGrants.pdf
Resolution 07-2026, draft.pdf
OOG PSO- CEO-Law Enforcement Certifications and Assurances Form.pdf
QUOTE-MATCH BREAKDOWN.pdf

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

MOTION APPROVED.

- I.18 To discuss and take possible action to adopt Resolution 19-2026 authorizing participation in the Guadalupe County Drainage Plan under the Texas Water Development Board Flood Infrastructure Fund (FIF), Flood Management Evaluation (FME) Program. Speaker: Judge Haden/Amber Quinley; Backup: 1; Cost: \$0.00
Resolution 19-2026.pdf

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

MOTION APPROVED.

- I.19 To discuss and take possible action to adopt Resolution 20-2026 authorizing the submittal of a grant application to the Office of the Governor (OOG), Public Safety Office (PSO) for the FY 2027 Rifle-Resistant Body Armor Grant Program. Speaker: Judge Haden/Amber Quinley; Backup: 15; Cost: \$0.00

Amy Quinley, Grants Administrator, stated that the FY 2027 Rifle-Resistant Body Armor Grant Program does not require a match and will cover the requested 52 vests.

FY27 RIFLE-RESISTANT BODY ARMOR GRANT PROGRAM
RFA.pdf Resolution 20-2026, draft.pdf
OOG PSO- CEO-Law Enforcement Certifications and Assurances
Form.pdf ANGEL ARMOR QUOTE PACKAGE.pdf

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

MOTION APPROVED.

- I.20 To discuss and take possible action to ratify the submission of a grant application to the Texas Comptroller of Public Accounts for the HB 3000 Rural Ambulance Service Grant Program and the execution of a Letter of Agreement with Caldwell County ESD No. 5. Speaker: Judge Haden/Amber Quinley/Cean Charles; Backup: 9; Cost: \$0.00
RURAL AMBULANCE SERVICE GRANTS HB3000.pdf
RURAL AMBULANCE SERVICE GRANT
PROGRAM.pdf 2026.01.29 APPLICATION CONF..pdf
Letter of Agreement- ESD No. 5, fully executed.pdf

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

MOTION APPROVED.

J. EXECUTIVE SESSION:

Executive Session opened at 10:19 a.m. and closed at 10:35 a.m.

J.1 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 in open court.

I.21 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

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

MOTION APPROVED.

K. ADJOURNMENT:

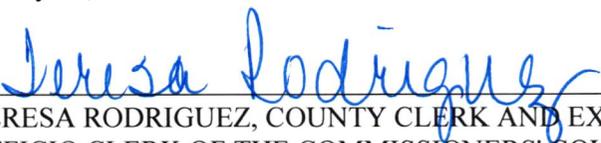
Court adjourns at 10:36 a.m.

Motion made by Commissioner Westmoreland, seconded by Commissioner Theriot 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 February 12, 2026.




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