

**STATE OF TEXAS
COUNTY OF LEON**

**IN THE COMMISSIONERS COURT
OF LEON COUNTY, TEXAS**

On this the 23rd day of February 2026, the Commissioners Court of Leon County, Texas, met for a regularly scheduled meeting that was rescheduled from Jan. 26, 2026, due to inclement weather at 9:30 a.m. with the following members present:

Byron Ryder – County Judge
Joey Sullivan – Commissioner Pct. No. 1
Paul Bing – Commissioner Pct. No. 2
Kyle Workman – Commissioner Pct. 3
T. J. Foley – Commissioner Pct. No. 4

Together with County Clerk Amy Kaiser, serving as an ex-officio member of the Commissioners Court, County Auditor Melissa Abney, County Treasurer Brandi Hill, County Attorney Keith Cook, EOC Director Bob Hickman and Sheriff Kevin Ellis.

1. OPEN MEETING WITH PRAYER AND PLEDGES.

Pastor Allen Crosby with First Baptist Church of Jewett opened the meeting with prayer; pledges to the American flag and Texas flag were rendered.

2. DISCUSS AND POSSIBLY TAKE ACTION ON CLAIMS DUE.

Commissioner Sullivan made a motion, seconded by Commissioner Workman to approve the claims due.

MOTION CARRIED.

(COPY FOLLOWS)

3. DISCUSS AND POSSIBLY TAKE ACTION ON MINUTES FROM THE PREVIOUS MEETING.

Commissioner Sullivan made the motion, seconded by Commissioner Workman to approve the minutes from the previous session.

MOTION CARRIED.

4. REVIEW AND APPROVE PAYROLL TO BE ISSUED.

Commissioner Bing made a motion, seconded by Commissioner Foley to approve Feb. 20, 2026, payroll.

MOTION CARRIED.

(COPY FOLLOWS)

5. PUBLIC COMMENTS #1.

Leon County Republican Party Chair Carol Milder gave a brief update on early voting, and the upcoming Republican Party precinct and county convention on March 28, 2026.

(COPY FOLLOWS)

6. DISCUSS AND POSSIBLY TAKE ACTION ON WEB SERVICES CONTRACT.

Commissioner Workman made a motion, seconded by Commissioner Bing to table this agenda item.

MOTION CARRIED; ITEM TABLED.

7. DISCUSS AND POSSIBLY TAKE ACTION ON A VARIANCE REQUEST TO NOT REQUIRE INSTALLATION OF WATER METERS, A TAP FEE, MEMBERSHIP FEE AS REQUIRED IN TAC RULE 364.32(A)(1). THIS VARIANCE ITEM WILL BE PAID FOR WHEN THE NEW HOMES ARE BUILT. (NOT A DELETE OF THESE ITEMS, BUT DELAY PAYMENT.)

Commissioner Workman made a motion, seconded by Commissioner Foley to grant a variance to allow the subdivision to install the meter at the time the lot is sold and developed with Concord Robbins Water Supply Corporation and Coastal Meadows Subdivision.

MOTION CARRIED.

(COPY FOLLOWS)

**8. DISCUSS AND POSSIBLY TAKE ACTION ON APPROVAL OF COASTAL
MEADOWS SUBDIVISION (5 TRACTS).**

Commissioner Foley made a motion, seconded by Commissioner Workman to approve the plat only, no roads.

MOTION CARRIED.

(COPY FOLLOWS)

9. DISCUSS AND POSSIBLY TAKE ACTION ROAD USE AGREEMENT FOR REPSOL SOLAR FOR CR 468 IN PCT. 4.

Commissioner Foley made a motion, seconded by Commissioner Workman to approve the 2 ½ year agreement, including CR 442, contingent upon agreed changes in the new agreement upon review by the County Attorney.

MOTION CARRIED.

(COPY FOLLOWS)

10. DISCUSS AND POSSIBLY TAKE ACTION ON POSSIBILITY OF WIDENING CR 468 AND IMPROVEMENTS TO ROADWAY BY REPSOL SOLAR.

Commissioner Foley made a motion, seconded by Commissioner Workman to approve the 2 ½ year agreement, including CR 442, contingent upon agreed changes in the new agreement upon review by the County Attorney.

MOTION CARRIED.

11. DISCUSS AND POSSIBLY TAKE ACTION ON ROAD USE AGREEMENT FOR REPSOL SOLAR FOR CR 469 IN PCT. 4.

Commissioner Foley made a motion, seconded by Commissioner Workman to approve the 2 ½ year agreement, including CR 442, contingent upon agreed changes in the new agreement upon review by the County Attorney.

MOTION CARRIED.

(COPY FOLLOWS)

**12. DISCUSS AND POSSIBLY TAKE ACTION ON POSSIBLY WIDENING OF CR 469
AND IMPROVEMENTS TO ROADWAY BY REPSOL SOLAR.**

Commissioner Foley made a motion, seconded by Commissioner Workman to take no action.

MOTION CARRIED.

**13. DISCUSS AND POSSIBLY TAKE ACTION ON ROAD USE AGREEMENT FOR CR
347 AND 348 IN PCT. 3 (COMSTOCK).**

Commissioner Workman made a motion, seconded by Commissioner Foley to approve the 180-day agreement.

MOTION CARRIED.

(COPY FOLLOWS)

14. DISCUSS AND POSSIBLY TAKE ACTION ON THE WIDENING OF CR 347 TO ACCOMMODATE OILFIELD ACTIVITIES (PCT. 3).

Commissioner Workman made a motion, seconded by Commissioner Foley to widen the road.

MOTION CARRIED.

15. DISCUSS AND POSSIBLY TAKE ACTION ON ROAD USE AGREEMENT FOR CR 355 AND 353 (MITSUI) PCT. 3.

Commissioner Workman made a motion, seconded by Commissioner Foley to table this agenda item.

MOTION CARRIED; ITEM TABLED.

16. DISCUSS AND POSSIBLY TAKE ACTION ON ROAD USE AGREEMENT FOR CR 221 AND 222 (MITSUI) PCT. 2.

Commissioner Bing made a motion, seconded by Commissioner Foley to approve the 180-day agreement.

MOTION CARRIED.

(COPY FOLLOWS)

**17. DISCUSS AND POSSIBLY TAKE ACTION ON PURCHASE/LEASE AGREEMENT
WITH HILLTOP LAKE POA FOR LOT 30, BLOCK 2 SECTION 50B FOR TOWER
SITE.**

Commissioner Foley made a motion, seconded by Commissioner Workman to purchase the lot for \$10,000 for a free-standing tower.

MOTION CARRIED.

(COPY FOLLOWS)

**18. DISCUSS AND POSSIBLY TAKE ACTION ON ACCEPTING THE FY 2025
JUVENILE PROBATION AUDIT.**

Commissioner Workman made a motion, seconded by Commissioner Bing to accept the audit into the minutes.

VOTE BREAKDOWN:

Yes: Ryder, Sullivan, Bing, Workman

Abstain: Foley

MOTION CARRIED.

(COPY FOLLOWS)

**19. DISCUSS AND POSSIBLY TAKE ACTION ON SHSP APPLICATION FROM
FEMA.**

Commissioner Workman made a motion, seconded by Commissioner Foley to complete the letter of intent and to pursue the grant.

MOTION CARRIED.

(COPY FOLLOWS)

20. DISCUSS AND POSSIBLY TAKE ACTION ON THE ELECTRONIC RECORDING MEMO OF UNDERSTANDING BETWEEN THE LEON COUNTY CLERK AND CSC.

Based on the recommendations of County Clerk Amy Kaiser, Commissioner Workman made a motion, seconded by Commissioner Foley to approve the MOU.

MOTION CARRIED.

(COPY FOLLOWS)

21. DISCUSS AND POSSIBLY TAKE ACTION ON ADDING “BURNING HAY MEADOWS” AS AN ALLOWABLE AGRICULTURAL BURN DURING A BURN BAN.

Commissioner Foley made a motion, seconded by Commissioner Sullivan to approve the additions.

MOTION CARRIED.

(COPY FOLLOWS)

22. DISCUSS AND POSSIBLY TAKE ACTION ON DATA CENTERS IN LEON COUNTY.

None submitted.

23. DISCUSS AND POSSIBLY TAKE ACTION ON A MORATORIUM ON HIGH-ENERGY, HIGH-WATER CONSUMPTION COMMERCIAL PROJECTS AND HEALTH CONCERNS UNTIL SUCH A TIME AS RESEARCH CAN BE DONE TO PROVE SUFFICIENT RESOURCES FOR SUCH DEVELOPMENT.

Based on County Attorney Keith Cook's recommendation, Commissioner Workman made a motion, seconded by Commissioner Bing to take no action.

VOTE BREAKDOWN:

Yes: Sullivan, Bing, Workman, Foley

No: Ryder

MOTION CARRIED.

(COPY FOLLOWS)

24. PRESENTATION BY CITIZENS FOR RESPONSIBLE GROWTH IN LEON COUNTY AND TAKE ANY ACTION NECESSARY.

Ms. Ann McCoslin gave a brief update.

(COPY FOLLOWS)

25. DISCUSS AND POSSIBLY TAKE ACTION ON ESD AUDITS.

Commissioner Sullivan made a motion, seconded by Commissioner Workman to table this agenda item.

MOTION CARRIED; ITEM TABLED.

26. COUNTY ATTORNEY KEITH COOK TO UPDATE THE COMMISSIONERS ON BUILDING COMMITTEE AND IT COMMITTEE.

Discussion only.

27. DISCUSS AND POSSIBLY TAKE ACTION ON BUDGET ADJUSTMENTS AND TAKE ANY ACTION NECESSARY.

Commissioner Foley made a motion, seconded by Commissioner Workman to approve budget amendments in the amount of \$846,007.72.

MOTION CARRIED.

(COPY FOLLOWS)

**28. DISCUSS AND POSSIBLY TAKE ACTION ON THE FOLLOWING MONTHLY
REPORTS (COUNTY AUDITOR) PER THE LOCAL GOVERNMENT CODE,
SECTION 114.044.**

Commissioner Bing made a motion, seconded by Commissioner Sullivan to approve the following reports:

January 2026: County Clerk, District Clerk

MOTION CARRIED.

(COPY FOLLOWS)

29. DISCUSS AND- POSSIBLY TAKE ACTION ON APPROVAL OF THE COUNTY TREASURER’S MONTHLY REPORT AND AUTHORIZE AFFIDAVIT OF SAME, IN ACCORDANCE WITH LOCAL GOVERNMENT CODE 114.026.

None submitted.

30. DISCUSS AND POSSIBLY TAKE ACTION ON DONATION(S) AND/OR REIMBURSEMENT(S).

None submitted.

31. PURCHASE AND/OR SELLING REQUESTS AND TAKE ANY ACTION NECESSARY.

A. DISCUSS AND POSSIBLY TAKE ACTION ON SOLICITING CMAR PROPOSALS FOR BUILDING UTILIZATION AND EFFICIENCY IMPROVEMENT PROJECT.

Commissioner Workman made a motion, seconded by Commissioner Foley to approve the proposal.

MOTION CARRIED.

(COPY FOLLOWS)

32. CLOSE REGULAR SESSION AND OPEN EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE 551.071 (CONSULTATION WITH ATTORNEY) AND 551.074 (PERSONNEL).

Regular session closed at 11:17 a.m. on Monday, Feb. 23, 2026.

33. OPEN EXECUTIVE SESSION.

34. DISCUSS ANY COUNTY ISSUES WITH COUNTY ATTORNEY.

35. DISCUSS ACQUISITION OF LAND IN LEON COUNTY

36. CLOSE EXECUTIVE SESSION.

37. RESUME REGULAR SESSION.

Regular session resumed at 11:30 a.m. on Monday, Feb. 23, 2026.

37. DISCUSS AND POSSIBLY TAKE ACTION ON ANY COUNTY ISSUES WITH THE COUNTY ATTORNEY.

Commissioner Foley made a motion, seconded by Commissioner Workman to increase the salary as required to cover the move of the employee to the vacant bailiff position and to move the longevity over to cover as needed.

MOTION CARRIED.

38. DISCUSS EXECUTIVE SESSION ISSUE(S) AND TAKE ANY ACTION NECESSARY.

None submitted.

39. DISCUSS AND POSSIBLY TAKE ACTION ON ACQUISITION OF LAND IN LEON COUNTY.

Commissioner Workman made a motion, seconded by Commissioner Foley to acquire the land near the Leon County DPS weight station for \$24,000 plus closing costs, contingent upon the discussion with DPS and a MOU in place detailing the expectations for both parties with funds to be taken from DPS special fund with any shortcomings to be taken from Contingency.

MOTION CARRIED.

40. PUBLIC COMMENTS #2.

None submitted.

41. COMMISSIONERS OPEN FORUM.

None submitted.

42. ADJOURN.

Commissioner Workman made a motion, seconded by Commissioner Sullivan to adjourn.

MOTION CARRIED; MEETING ADJOURNED.

SIGNED AND APPROVED this the _____ day of _____, 2026.

Byron Ryder, County Judge

Joey Sullivan, Commissioner Pct. No. 1

Paul Bing, Commissioner Pct. No. 2

Kyle Workman, Commissioner Pct. No. 3

T.J. Foley, Commissioner Pct. No. 4

ATTEST:

Amy Kaiser, Leon County Clerk