



LEON COUNTY PRECINCT 3
Commissioner Kyle Workman

11332 Hwy. 79 West, Jewett, Texas 75846 903.626.4656

September 4, 2026

Mrs. Ann McCoslin
CFRGLC
Via Email: amccoslin@gmail.com

Re: "PIA Request" Dated August 27, 2026

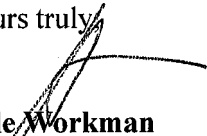
Mrs. McCoslin,

This letter is in response to the referenced request for public information.

The documents responsive to your request within my custody or control are enclosed with this letter. No exception to disclosure under Chapter 552 is being asserted with respect to any responsive record in my custody.

Thank you.

Yours truly,


Kyle Workman
Precinct 3 Commissioner – Leon County

Attachments – Responsive Documents – Ann McCoslin PIA dated August 27, 2026 (submitted via email)

Cc: Keith Cook – Leon County Attorney



Outlook

Fw: Proposed Minutes - July 13 Reg and Budget Sessions

From Kyle Workman <kyle.workman@co.leon.tx.us>**Date** Tue 7/14/2026 5:09 PM**To** pct3 <pct3@co.leon.tx.us> 2 attachments (297 KB)

JULY 13 2026 SPEC BUDGET WKSHF.pdf; JULY 13 2026 930 AM COMMISSIONERS COURT.pdf;

Kyle Workman
Leon County Precinct 3 Commissioner
903.512.2316 Cell
903.626.4656 Office

From: Amy Kaiser <amy.kaiser@co.leon.tx.us>**Sent:** Tuesday, 14 July 2026 15:23:16**To:** Tammy Pittman <tammy.pittman@co.leon.tx.us>**Subject:** Proposed Minutes - July 13 Reg and Budget Sessions

Please see attached for review/approval. Thanks.

Hon. Amy L. Kaiser
Leon County Clerk
PO Box 98
155 N. Cass St., First Floor
Centerville, TX 75833
903-536-2352 phone Option 4
903-536-7581 fax

This message has been prepared or disseminated using resources owned by Leon County and is subject to the County's policies on the use of County-provided technology. Email created or received through the County's computer system by any County employee or official may be considered a public record, subject to public inspection under the laws of the State of Texas. AI DISCLOSURE: This message and/or attachment(s) may have been drafted with the assistance of AI technology and have been reviewed by the sender.



Outlook

Fw: Proposed Minutes - July 13 Reg and Budget Sessions

From Kyle Workman <kyle.workman@co.leon.tx.us>**Date** Tue 7/14/2026 5:17 PM**To** pct3 <pct3@co.leon.tx.us> 2 attachments (297 KB)

JULY 13 2026 SPEC BUDGET WKSHP.pdf; JULY 13 2026 930 AM COMMISSIONERS COURT.pdf;

Kyle Workman
Leon County Precinct 3 Commissioner
903.512.2316 Cell
903.626.4656 Office

From: Amy Kaiser <amy.kaiser@co.leon.tx.us>**Sent:** Tuesday, 14 July 2026 15:23:16**To:** Tammy Pittman <tammy.pittman@co.leon.tx.us>**Subject:** Proposed Minutes - July 13 Reg and Budget Sessions

Please see attached for review/approval. Thanks.

Hon. Amy L. Kaiser
Leon County Clerk
PO Box 98
155 N. Cass St., First Floor
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Outlook

Proposed Minutes - July 13 Reg and Budget Sessions

From Amy Kaiser <amy.kaiser@co.leon.tx.us>**Date** Tue 7/14/2026 3:23 PM**To** Tammy Pittman <tammy.pittman@co.leon.tx.us> 2 attachments (297 KB)

JULY 13 2026 SPEC BUDGET WKSHP.pdf; JULY 13 2026 930 AM COMMISSIONERS COURT.pdf;

Please see attached for review/approval. Thanks.

Hon. Amy L. Kaiser
Leon County Clerk
PO Box 98
155 N. Cass St., First Floor
Centerville, TX 75833
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Outlook

Thank You & Follow Up

From Jack Winn <jwinn@crusoe.ai>**Date** Thu 7/16/2026 12:52 PM**To** Joey Sullivan <joe.sullivan@co.leon.tx.us>; Paul Bing <paul.bing@co.leon.tx.us>; Kyle Workman <kyle.workman@co.leon.tx.us>; Thomas Foley <thomas.foley@co.leon.tx.us>; Byron Ryder <bryder@co.leon.tx.us>; Keith Cook <keith.cook@co.leon.tx.us>**Cc** Heather Tazalla <htazalla@crusoe.ai>; Morgan Alu <malu@crusoe.ai>; Reid Aronstein <raronstein@crusoe.ai>

Dear Judge Ryder; Commissioners Sullivan, Bing, Workman, and Foley; and County Attorney Keith Cook,

Thank you for the opportunity to attend and present at Monday's Commissioners Court meeting. We appreciated the opportunity to introduce Crusoe, our project and team to all of you and the broader community.

As we mentioned, Crusoe prides itself on taking a community-focused approach, and we hope that our presentation reflected our desire to follow this approach in Leon County. We appreciated the opportunity to better understand some of the major concerns from the Leon County community.

We viewed Monday as the beginning of an ongoing relationship and dialogue with Leon County, and we look forward to further engaging with the Court, key stakeholders, and the broader community. We look forward to working with you to identify the key areas where we can collaborate to make the project mutually beneficial for Leon County and Crusoe. We believe our project's design and technology minimize potential impacts while creating opportunities for positive impact across Leon County, including water and road infrastructure improvements and job creation for local residents, contractors, and vendors.

We would value the opportunity to revise our application and make sure we are aligned with the your expectations and the updated application guidelines. Can you please provide us with the updated abatement application guidelines & criteria that were approved on Monday?

Thank you again for your time and consideration. We look forward to continuing the conversations and building a lasting relationship with you and Leon County.

Best regards,
Jack Winn

Jack Winn

Real Estate Strategy Manager

Phone: (949) 244-4451



Email: jwinn@crusoe.ai

crusoe.ai



Outlook

Thank You

From Jack Winn <jwinn@crusoe.ai>**Date** Thu 7/16/2026 4:00 PM**To** Kyle Workman <kyle.workman@co.leon.tx.us>

Hi Kyle,

I hope you are doing well. I wanted to follow up with you directly and reiterate our appreciation for allowing us to attend Monday's meeting. As I mentioned in my previous email, we are committed to working with you and Leon County and ensuring our project reflects a community-focused approach and delivers real benefit to the County.

Could you please provide us with the updated application guidelines and criteria? We would value the opportunity to revise our application and make sure we are following the new guidelines.

Please let me know if you would be open to a call to discuss the process and the project and if there is a time that works for you. I would also value the chance to come to Leon County to meet in person at your convenience.

Thank you for your time and consideration and I look forward to hearing from you.

Best,
Jack

**Jack Winn**

Real Estate Strategy Manager

Phone: (949) 244-4451

Email: jwinn@crusoe.aicrusoe.ai



Outlook

DRAFT - Checklist

From Kyle Workman <kyle.workman@co.leon.tx.us>**Date** Tue 7/21/2026 3:08 PM**To** jwinn@crusoe.ai <jwinn@crusoe.ai> 1 attachment (150 KB)

DRAFT_2026 Tax Abatement Checklist_NOT APPROVED.pdf;

Mr. Winn,

Please see the attached DRAFT Checklist which remains under review by the County Attorney. To be clear, this is just a DRAFT and subject to substantive modifications as the final review/approval is completed.

Thank you.

Kyle Workman
Leon County Precinct 3 Commissioner
903.512.2316 Cell
903.626.4656 Office



DRAFT Exhibit: County Road 387 - Special Road Use Indemnity Agreement and Permit

From Jack Winn <jwinn@crusoe.ai>

Date Thu 7/30/2026 11:22 AM

To Kyle Workman <kyle.workman@co.leon.tx.us>

Cc Heather Tazalla <htazalla@crusoe.ai>

 1 attachment (508 KB)

CR-387 Road Exhibit.pdf;

Dear Commissioner Workman,

I hope you are doing well. I wanted to provide you with a preliminary draft exhibit outlining the improvements we would like to submit for CR 387. We look forward to working with you and delivering a strong, improved road within the County.

As shown on the attached exhibit, we're proposing to hot top and surface-seal approximately 5,700 linear feet of CR 387 at its existing width. The exhibit also marks construction crossing areas for our project traffic.

Please let us know if you have any questions and if you have any feedback for our permit application. Thank you and we look forward to hearing from you.

Best regards,
Jack Winn



Jack Winn

Real Estate Strategy Manager

Email: jwinn@crusoe.ai

crusoe.ai



Outlook

Re: DRAFT Exhibit: County Road 387 - Special Road Use Indemnity Agreement and Permit

From Kyle Workman <kyle.workman@co.leon.tx.us>**Date** Fri 7/31/2026 8:04 AM**To** Jack Winn <jwinn@crusoe.ai>**Cc** Heather Tazalla <htazalla@crusoe.ai>

Received. I will review today and respond accordingly. Thank you.

Kyle Workman
Leon County Precinct 3 Commissioner
903.512.2316 Cell
903.626.4656 Office

From: Jack Winn <jwinn@crusoe.ai>**Sent:** Thursday, 30 July 2026 11:21:11**To:** Kyle Workman <kyle.workman@co.leon.tx.us>**Cc:** Heather Tazalla <htazalla@crusoe.ai>**Subject:** DRAFT Exhibit: County Road 387 - Special Road Use Indemnity Agreement and Permit

Dear Commissioner Workman,

I hope you are doing well. I wanted to provide you with a preliminary draft exhibit outlining the improvements we would like to submit for CR 387. We look forward to working with you and delivering a strong, improved road within the County.

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Please let us know if you have any questions and if you have any feedback for our permit application. Thank you and we look forward to hearing from you.

Best regards,
Jack Winn

**Jack Winn**

Real Estate Strategy Manager

Email: jwinn@crusoe.ai

crusoe.ai



Re: DRAFT Exhibit: County Road 387 - Special Road Use Indemnity Agreement and Permit

From Kyle Workman <kyle.workman@co.leon.tx.us>

Date Fri 7/31/2026 1:19 PM

To Jack Winn <jwinn@crusoe.ai>

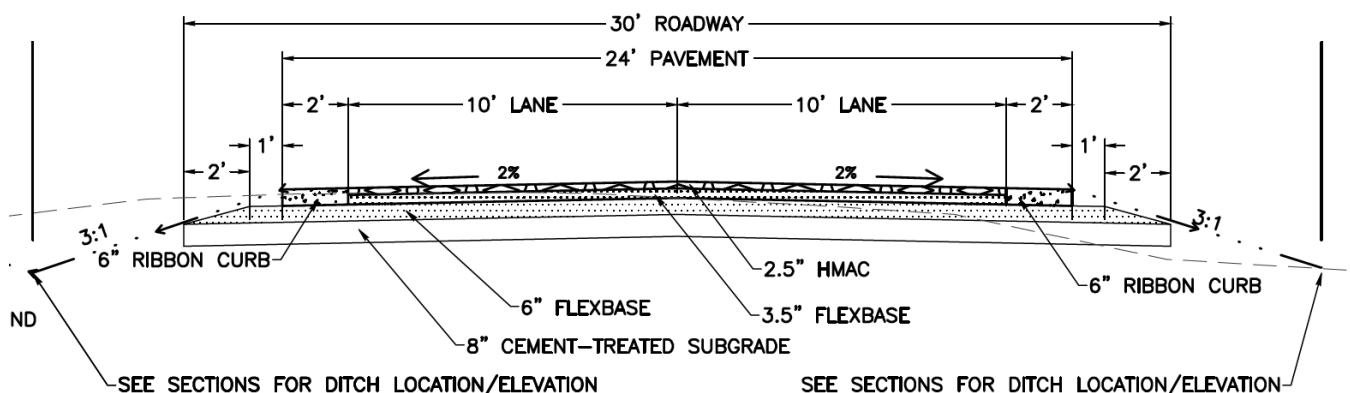
Cc Heather Tazalla <htazalla@crusoe.ai>

Mr. Winn,

Thank you for submitting this exhibit outlining the extents of your proposed road improvements to CR 387. As you know, this road is a narrow gravel country road which will need to be upgraded to serve your probable needs.

I have reviewed and offer the following:

1. I believe the 5700 ft is generally correct.
2. The actual road use permit application can be found at - <https://www.co.leon.tx.us/upload/page/9310/New%20Road%20Use%20Agreement%20AUG%202025.docx>
3. I need you to address the following:
 - a. Portion of CR387 from the highway to the railroad tracks
 - b. The RR Crossing - have you coordinated with Union Pacific? I suspect this will need to be upgraded as well.
4. The "Construction Crossing" section needs to receive additional subgrade and surface improvements to ensure durability. I suggest 8" reinforced concrete (detailed specifications can be provided).
5. It is highly likely that the road will need to be raised, at least in part, to provide adequate drainage; culverts may be needed at driveways and/or crossings.
6. There will need to be reinforced concrete (min 6") approaches at all adjoining driveways.
7. You will provide the necessary testing to ensure compliance.
8. All concrete to be properly reinforced.
9. Below is an example of the minimum road section I would expect for the road (including the section between the HWY/RR), exclusive of the concrete discussed above.



I will expect the final agreement(s) to be referenced and memorialized in an attachment to the road use agreement/permit. It likely goes without saying, but I will need you to include, within the agreement, that you will maintain the road during your construction activities and repair it as necessary at the completion of the work.

I am happy to meet out there to discuss.

Thank you.

Kyle Workman
Leon County Precinct 3 Commissioner
903.512.2316 Cell
903.626.4656 Office

From: Jack Winn <jwinn@crusoe.ai>
Sent: Thursday, July 30, 2026 11:21 AM
To: Kyle Workman <kyle.workman@co.leon.tx.us>
Cc: Heather Tazalla <htazalla@crusoe.ai>
Subject: DRAFT Exhibit: County Road 387 - Special Road Use Indemnity Agreement and Permit

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Please let us know if you have any questions and if you have any feedback for our permit application. Thank you and we look forward to hearing from you.

Best regards,
Jack Winn



Jack Winn

Real Estate Strategy Manager

Email: jwinn@crusoe.ai

crusoe.ai



Outlook

Re: DRAFT Exhibit: County Road 387 - Special Road Use Indemnity Agreement and Permit

From Kyle Workman <kyle.workman@co.leon.tx.us>

Date Fri 7/31/2026 2:35 PM

To Jack Winn <jwinn@crusoe.ai>

Cc Heather Tazalla <htazalla@crusoe.ai>

My apologies, I forgot to mention that if you need clarification, feel free to email or call.
Thank you.

Kyle Workman
Leon County Precinct 3 Commissioner
903.512.2316 Cell
903.626.4656 Office

From: Kyle Workman <kyle.workman@co.leon.tx.us>

Sent: Friday, 31 July 2026 13:19:46

To: Jack Winn <jwinn@crusoe.ai>

Cc: Heather Tazalla <htazalla@crusoe.ai>

Subject: Re: DRAFT Exhibit: County Road 387 - Special Road Use Indemnity Agreement and Permit

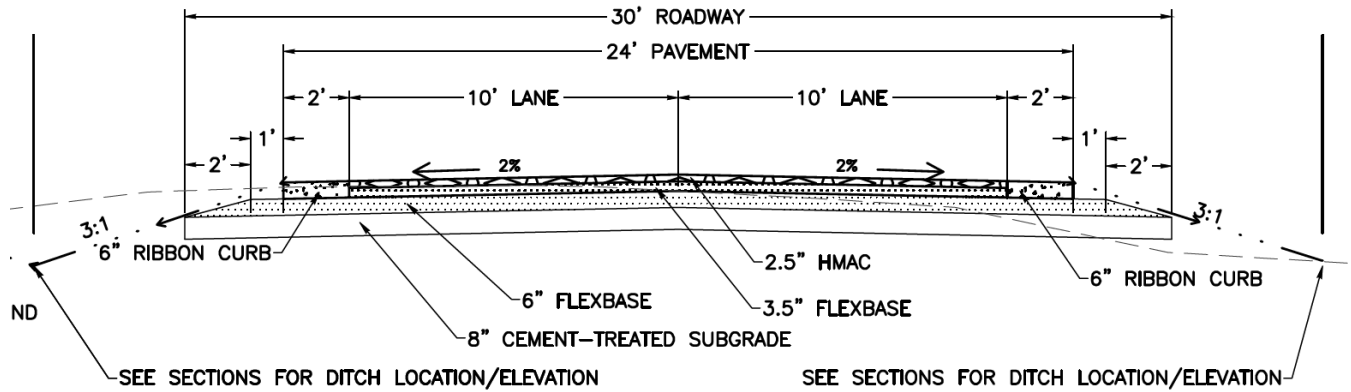
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I have reviewed and offer the following:

1. I believe the 5700 ft is generally correct.
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5. It is highly likely that the road will need to be raised, at least in part, to provide adequate drainage; culverts may be needed at driveways and/or crossings.
6. There will need to be reinforced concrete (min 6") approaches at all adjoining driveways.
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I am happy to meet out there to discuss.

Thank you.

Kyle Workman
 Leon County Precinct 3 Commissioner
 903.512.2316 Cell
 903.626.4656 Office

From: Jack Winn <jwinn@crusoe.ai>
Sent: Thursday, July 30, 2026 11:21 AM
To: Kyle Workman <kyle.workman@co.leon.tx.us>
Cc: Heather Tazalla <htazalla@crusoe.ai>
Subject: DRAFT Exhibit: County Road 387 - Special Road Use Indemnity Agreement and Permit

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Please let us know if you have any questions and if you have any feedback for our permit application. Thank you and we look forward to hearing from you.

Best regards,

Jack Winn



Jack Winn

Real Estate Strategy Manager

Email: jwinn@crusoe.ai

crusoe.ai



CR 387 - Road Use Additional Thoughts

From Kyle Workman <kyle.workman@co.leon.tx.us>

Date Sat 8/1/2026 2:15 PM

To Jack Winn <jwinn@crusoe.ai>

Mr. Winn,

As I continue to evaluate your request, the following were identified as concerns that need to be addressed:

1. Traffic Control for your crossing of CR387 - as you know, this is a dead-end active County Road, thus must remain open at all times. Consequently, I look forward to hearing how you propose to maintain safe passage and unfettered access, while executing your work.
2. At the crossing, it seems parallel culverts and approaches adjacent to the roadbed may be necessary to allow for drainage, while facilitating your ability to cross. I am open to discuss this further with you.
3. During construction of the road and the project site, dust control may be necessary.
4. Revegetation may be required adjacent to the road, depending on the time of year. On past projects, a combination of hydroseed and erosion control matting has proven effective to reduce erosion.
5. Can you confirm the type of traffic that will utilize this road from your work? It may actually be prudent to perform the subgrade, drainage, approaches, and road base work, then execute the curbs and paving near completion of your work. Ongoing dust control would be required, until paving is finalized.
6. I would like to discuss replacing the fencing to achieve a 60' ROW. During these types of projects, I try to widen the ROW to the prescribed width to allow for future utilities and ongoing maintenance (such as mowing and drainage work). Admittedly, some adjacent landowners may not want their fences moved and we will work with them to ensure they are agreeable to the final plan.

Feel free to give me a call to discuss if you have any questions. I reserve the right to continue my evaluation.

Kyle Workman
Leon County Precinct 3 Commissioner
903.512.2316 Cell
903.626.4656 Office



Outlook

Jewett Fall Frolic

From Kyle Workman <kyle.workman@co.leon.tx.us>**Date** Tue 8/11/2026 9:13 AM**To** Jack Winn <jwinn@crusoe.ai>

1 attachment (225 KB)

Jewett Fall Frolic Flyer_2026.pdf;

Kyle Workman
Leon County Precinct 3 Commissioner
903.512.2316 Cell
903.626.4656 Office



Re: PIA Request

From Kyle Workman <kyle.workman@co.leon.tx.us>

Date Thu 8/27/2026 2:44 PM

To Ann McCoslin <amccoslin@gmail.com>

Cc Keith Cook <keith.cook@co.leon.tx.us>

Mrs. McCoslin,

I am in receipt of your request below and will respond in accordance with the Texas Government Code.

Kyle Workman
Leon County Precinct 3 Commissioner
903.512.2316 Cell
903.626.4656 Office

From: Ann McCoslin <amccoslin@gmail.com>

Sent: Thursday, August 27, 2026 11:36 AM

To: Kyle Workman <kyle.workman@co.leon.tx.us>

Subject: PIA Request

Judge Ryder and Commissioner Workman:

This is a request for public information under Chapter 552 of the Texas Government Code. It is directed to the Leon County Judge in his capacity as officer for public information under § 552.201(a), and to Commissioner Workman with respect to public information in his personal custody or control under § 552.203 and § 552.002(a-2).

Please treat this letter as a request for existing records only. I am not asking that any new record be created, that any question be answered, or that information be compiled that does not already exist in some form.

I. Definitions

"Crusoe" means Crusoe Energy Systems Inc., Crusoe Energy Systems LLC, Crusoe Cloud, Crusoe AI, and any parent, subsidiary, affiliate, successor, predecessor, joint venture, or special-purpose entity of the foregoing; and any officer, director, employee, agent, attorney, lobbyist, consultant, engineer, land agent, site-selection representative, public-relations representative, or other person acting on behalf of any of them.

"Related Entities" means Black Mountain Energy and any parent, subsidiary, affiliate, agent,

attorney, lobbyist, consultant, or representative of the foregoing, to the extent the communication concerns or references Crusoe or the proposed data center or power generation facility in Leon County.

"Communication" means any transmission or record of a transmission of information, in any medium, including but not limited to: email (including attachments); text messages, SMS, MMS, iMessage, and messages sent through WhatsApp, Signal, Telegram, Messenger, or any other messaging application; direct messages on any social media platform; voicemail messages and voicemail transcriptions; telephone call logs and billing records reflecting call detail; calendar entries, meeting invitations, and meeting notes; letters and other correspondence; memoranda; and drafts of any of the foregoing.

"Public information" carries the meaning given in § 552.002, including information collected, assembled, or maintained by or for a governmental body, and information on a privately owned device or in a privately held account that relates to the transaction of official business, as provided in § 552.002(a-2).

II. Records Requested

For the period July 13, 2026 through the date this request is fulfilled, please produce:

All Communications between Crusoe and Leon County, the Leon County Commissioners Court, the Office of the County Judge, or any Leon County official, employee, department, or agent.

All Communications between Crusoe and Commissioner Workman, in either his official or personal capacity, that relate to the transaction of official business, including Communications sent from or received on any personal device, personal email account, or personal messaging or social media account.

All Communications between Crusoe and Judge Ryder, in either his official or personal capacity, that relate to the transaction of official business, including Communications sent from or received on any personal device, personal email account, or personal messaging or social media account.

All telephone call logs, call detail records, and billing statements — for county-issued devices and lines, and for personal devices to the extent the calls relate to the transaction of official business — reflecting calls to or from Crusoe.

All Communications between Leon County officials or employees and any Related Entity that reference, discuss, or forward Communications with Crusoe.

All internal Leon County Communications that forward, attach, summarize, or discuss any Communication with Crusoe.

All calendar entries, meeting invitations, sign-in sheets, agendas, and notes reflecting any meeting, call, site visit, tour, or scheduled contact between any Leon County official or employee and Crusoe.

All non-disclosure agreements, confidentiality agreements, letters of intent, term sheets, memoranda of understanding, draft agreements, or draft tax abatement or PILOT documents transmitted between Crusoe and Leon County.

All records reflecting any gift, meal, travel, lodging, entertainment, honorarium, or thing of value provided by Crusoe to any Leon County official or employee, and any related disclosure filings.

III. Format, Metadata, and Delivery

Please produce responsive records in electronic format under § 552.228. For email, please produce native files or PDFs that retain full header information, including sender, all recipients (To, CC, BCC),

date and time stamps, and attachments. For text and application messages, please produce a complete threaded export including all participants and timestamps, rather than screenshots of selected messages.

Please deliver records by email to the address below as they become available, on a rolling basis, rather than withholding all production until the request is complete.

IV. Costs

Please waive or reduce charges under § 552.267, as this request is made in the public interest and access primarily benefits the general public. If charges are nevertheless assessed, please provide a written itemized estimate before incurring costs if the estimate will exceed \$40.00, as required by § 552.2615, and contact me before proceeding. I do not authorize charges in excess of \$100.00 without my prior written approval. I am willing to narrow the scope of this request to reduce cost and burden — please contact me rather than treating the request as withdrawn.

V. Duty to Preserve

Please take immediate steps to preserve all records potentially responsive to this request, including records on personal devices and in personal accounts, and to suspend any automatic deletion, retention-period purge, or disappearing-message setting that would affect them. Destruction, alteration, or concealment of public information subject to a pending request is a criminal offense under § 552.351, and failure to preserve records may also implicate Chapter 203 of the Local Government Code.

VI. Statutory Deadlines and Exceptions

Please produce responsive information promptly under § 552.221. If Leon County believes any responsive information is excepted from disclosure, it must request an Attorney General decision not later than the 10th business day after receipt of this request, and provide me the notice required by § 552.301(d) within that same period.

Note that under § 552.022(a), certain categories of information are expressly public and may not be withheld absent an express confidentiality statute or a court order. If any exception is asserted, please produce all non-excepted portions and provide a redaction log identifying each withheld record by date, author, recipients, and the specific exception claimed.

If any responsive record does not exist, or no longer exists, please state that in writing rather than remaining silent as to that item.

VII. Contact

Please direct all correspondence regarding this request to:

Ann McCoslin
CFRGLC
amccoslin@gmail.com

Thank you for your attention to this request. I am available to discuss narrowing or clarifying any portion of it.

Respectfully,
Ann McCoslin



Outlook

Re: Jewett Fall Frolic

From Jack Winn <jwinn@crusoe.ai>**Date** Thu 8/27/2026 5:55 PM**To** Kyle Workman <kyle.workman@co.leon.tx.us>

Hi Commissioner Workman,

Thank you again for bringing this to our attention. We are planning to support and will reach out directly to the Jewett Area Chamber of Commerce.

Best regards,
Jack

**Jack Winn**

Real Estate Strategy Manager

Email: jwinn@crusoe.aicrusoe.ai

On Tue, Aug 11, 2026 at 7:14AM Kyle Workman <kyle.workman@co.leon.tx.us> wrote:

Kyle Workman
Leon County Precinct 3 Commissioner
903.512.2316 Cell
903.626.4656 Office



Outlook

Re: Jewett Fall Frolic

From Kyle Workman <kyle.workman@co.leon.tx.us>**Date** Fri 8/28/2026 10:48 AM**To** Jack Winn <jwinn@crusoe.ai>

Thank you.

Kyle Workman
Leon County Precinct 3 Commissioner
903.512.2316 Cell
903.626.4656 Office

From: Jack Winn <jwinn@crusoe.ai>**Sent:** Thursday, August 27, 2026 5:55 PM**To:** Kyle Workman <kyle.workman@co.leon.tx.us>**Subject:** Re: Jewett Fall Frolic

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Best regards,
Jack

**Jack Winn**

Real Estate Strategy Manager

Email: jwinn@crusoe.aicrusoe.ai

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Kyle Workman
Leon County Precinct 3 Commissioner
903.512.2316 Cell
903.626.4656 Office

LEON COUNTY TAX ABATEMENT CHECKLIST (2026)

As a part of the Tax Abatement Application, the following shall be provided:

Section A - Project Identification

- Legal entity and parent company disclosures;
- Registered agent information;
- Site control documentation, including deeds, purchase agreements, lease agreements, and easements;
- Project description;
- Campus master plan;
- Phasing schedule;
- Expected construction timeline;
- Estimated operational lifespan;
- Decommissioning plan; and
- Expected acreage disturbance.

Section B - Site Mapping

- Boundary survey;
- Existing conditions survey;
- FEMA floodplain map;
- Topographic survey;
- Wetlands delineation;
- Current Drainage map;
- Utility corridor map;

- Existing residences and schools map;
- Adjacent land use map;
- Transmission infrastructure map;
- Detailed improvement plan(s) including:
 - all setbacks clearly outlined; and
 - all proposed improvements;
- Pipeline map; and
- Railroad map.

Section C – Land Use & Road Impacts

- Preliminary Plat;
- Final plat;
- Replat;
- Development agreement;
- Utility easements;
- Drainage easements;
- Public right-of-way dedication, if any;
- Traffic Impact Analysis (TIA);
- Heavy haul route study;
- Construction traffic plan;
- Bridge capacity analysis;
- Pavement degradation study;
- Road maintenance agreement;
- TxDOT driveway or access permit; and
- Emergency access analysis

Section D – Water Use

- Total projected water demand;
- Peak water demand;
- Annual water consumption estimate;
- Cooling technology description;
- Closed-loop versus evaporative cooling analysis;
- Water recycling plan;
- Backup water supply plan; and
- Drought contingency plan.

Section E – Water Service Provider Coordination

- Water utility commitment letter;
- Groundwater district approvals;
- Any applicable water transport agreements; and
- Surface water rights documentation, if applicable.

The applicant shall identify all coordination conducted with the Texas Water Development Board, applicable Groundwater Conservation Districts, River Authorities, and Water Supply Corporations.

Section F - Wastewater

- Estimated wastewater generation;
- Industrial wastewater characterization;
- Pretreatment analysis;
- Sanitary sewer engineering plans;
- Septic feasibility study, if applicable; and
- Package plant permit documentation.
- TPDES wastewater permits;
- Industrial discharge authorizations; and

Documentation shall identify coordination with the Texas Commission on Environmental Quality.

Section G - Stormwater

- Natural Resources Conservation Service (“NCRS”) letter of cooperation;
- One hundred (100) year flood analysis;
- Increased runoff analysis;
- Erosion and sediment control plan;
- Detention and Retention Design(s);
- Downstream impact study;

- Stormwater Pollution Prevention Plan (SWP3);
- Notice of Intent filing documentation; and
- Evidence of compliance with applicable Construction General Permits.

Section H - Floodplain Review

- FEMA compliance certification;
- No-rise certification;
- CLOMR or LOMR documentation, if applicable; and
- Floodplain development permit information.

Section I – Electrical Services

- Electrical Provider commitment letter;
- ERCOT interconnection status;
- Transmission availability study;
- Power demand forecast;
- Peak load analysis;
- Backup generation plan;
- Blackstart or islanding capability analysis; and
- Reliability assessment.

If gas turbines, reciprocating engines, or other generators are proposed, the applicant shall provide:

- Air emissions inventory;
- Fuel storage plan;
- Stack analysis;
- Emergency generator operating hours;
- Noise study; and
- Air permit applicability analysis.

Section J – Air Quality & Noise Impacts

- TCEQ air permit applicability determinations;
- Minor source permits;
- Standard permits;

- Prevention of Significant Deterioration permits; and
- Generator emissions modeling;
- Baseline ambient noise study;
- Daytime and nighttime decibel analysis;
- Property-line noise modeling;
- Low-frequency noise analysis;
- Generator testing noise analysis;
- Transformer noise analysis; and
- Cooling fan noise analysis.
- Noise mitigation plan;
 - Acoustic wall design;
 - Berm plan; and
 - Vegetative screening plan.

Section K – Light Impacts

- Photometric study;
- Night sky impact analysis;
- FAA lighting analysis;
- Glare study;
- Shielded fixture design; and
- Operational lighting plan.

The applicant shall identify proposed compliance measures related to dark-sky practices, downward-directed lighting, property-line illumination levels, and security lighting controls.

Section L – Environmental & Ecological Impacts

- National Environmental Policy Act review, if applicable;
- Environmental Assessments; and
- Environmental Impact Statements.
- Threatened and endangered species survey;
- Migratory bird analysis;
- Habitat assessment;
- Wetlands delineation;
- Stream impact study
- Section 404 permits; and
- Section 401 Water Quality Certifications

Section M – Fire Protection & Hazard Mitigation

- Memorandum of Understanding with the applicable Emergency Services District(s) (“ESDs”) and Volunteer Fire Department (“VFDs”)
- Emergency Management Coordinator.
- Emergency Operations Plan;
- Evacuation route analysis;
- Hazard mitigation analysis;
- Disaster recovery plan; and
- Severe weather continuity plan.

Section N – Other

The applicant shall provide any additional information requested by Leon County Commissioners Court necessary to evaluate the potential impacts of the proposed development.

There's No Place Like Jewett

45TH ANNUAL JEWETT FALL FROLIC

OCTOBER 10, 2026 * 9AM-4PM

Jewett Civic Center

111 N. Robinson, Jewett, TX 75846

Call or text 903.626.4202 for more info

*Parade, Shopping, Kids Korner,
Vendors, Auction, Food Trucks,
Contests, Entertainment & More!*

JACC SPONSORSHIP INFORMATION

The Jewett Area Chamber of Commerce is proud to present the upcoming Fall Frolic, one of our community's most anticipated events of the season! This event draws thousands of people to Jewett for a day of amazing activities.

Your sponsorship allows us to provide financial support to local organizations, scholarships to seniors in the tri-county area, and promotion and training for local businesses.

We look forward to creating a fun and engaging experience that also showcases your business as a community-minded supporter of local events.

\$6,000 Emerald City Sponsor

- Logo on all advertisement
- Banner displayed during Fall events
- Social Media Shout-outs
- One of a Kind Thank You Gift
- Website promo for one year

\$3,000 Munchkin Land Sponsor

- Banner displayed during Fall events at Kid's Zone
- Logo on Flyers
- Social Media Shout-outs
- One of a Kind Thank You Gift

\$2,000 Over the Rainbow Sponsor

- Banner displayed during Fall events
- Logo on Flyers
- Social Media Shout-outs
- One of a Kind Thank You Gift

\$1,000 The Wizard Sponsor

- Logo on Fall Frolic Shirts
- Banner displayed during Fall Frolic
- Social Media Shout-out
- One of a Kind Thank You Gift

\$750 Yellow Brick Road Sponsor

- Logo on all Car Show advertisement
- Banner displayed at Car Show
- Social Media Shout-outs
- Thank You Gift

\$500 Tin Man Sponsor

- Banner displayed during Fall Frolic
- Social Media Shout-outs
- Thank You Gift

\$250 Cowardly Lion Sponsor

- Signage displayed during Fall Frolic
- Social Media Shout-outs
- Thank You Gift

\$100 Scarecrow Sponsor

- Signage displayed during Fall Frolic
- Social Media Shout-outs

Dorothy & Toto Auction Item Sponsor

- Listed at Silent Auction Table
- Social Media Shout-out



Thank you for considering this request. We appreciate your support and hope to see you at the 45th Annual Jewett Fall Frolic.
Sincerely,

*Kristy Vandegriff
Jewett Fall Frolic Sponsorship
Chair*

**Jewett Area Chamber of Commerce
Sponsorship/Donation Receipt
2026 Jewett Fall Frolic**

Donor Name: _____

Address: _____

City/State: _____

Phone: _____

Email: _____

Sponsorship Level:

- | | |
|----------------------------------|---------------------------|
| ☐ \$6,000.00 | Emerald City Sponsor |
| ☐ \$3,000.00 | Munchkin Land Sponsor |
| ☐ \$2,000.00 | Over the Rainbow Sponsor |
| ☐ \$1,000.00 | The Wizard Sponsor |
| ☐ \$750.00 | Yellow Brick Road Sponsor |
| ☐ \$500.00 | Tin Man Sponsor |
| ☐ \$250.00 | Cowardly Lion Sponsor |
| ☐ \$100.00 | Scarecrow Sponsor |

Dorothy & Toto Auction Item Sponsor - Description of Donated Item

Estimated Fair Market Value \$_____

If you would like a Chamber representative to pick up your donated item, please call the Chamber office between 9:00 am-3:00 pm Monday-Friday. Thank you for supporting the Jewett Area Chamber of Commerce.

Thank You. Your support is greatly appreciated!

Deadline- August 28, 2026

The Jewett Area Chamber of Commerce is a non-profit organization.

For additional information contact: Kristy Vandegriff

Jewett Area Chamber of Commerce

P.O. Box 220, 111 N. Robinson, Jewett, Texas 75846

Call or Text: 903.626.4202 or Email jewettchamber@sbcglobal.net

Follow us on Facebook at www.facebook.com/JewettChamber or www.facebook.com/jewettfallfrolic

**STATE OF TEXAS
COUNTY OF LEON**

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

On this the 13th day of July 2026, the Commissioners' Court of Leon County, Texas, met for a regularly scheduled meeting 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 Attorney Keith Cook, County Auditor Melissa Abney, County Treasurer Brandi Hill, Tax Assessor Collector Victoria Willis and Sheriff Kevin Ellis.

1. OPEN MEETING WITH PRAYER AND PLEDGES.

Judge Ryder 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)

a. DISCUSS AND POSSIBLY TAKE ACTION ON CLAIMS DUE (LGC 130.908, “LAME DUCK”

-COUNTY JUDGE

- 10-401 COMISSIONERS COURT**
- 10-409 NON-DEPARTAMENTAL**
- 10-415 KEEP TEXAS BEAUTIFUL**
- 10-420 JANITORIAL**
- 10-426 COUNTY COURT**
- 10-510 COURTHOUSE & BUILDINGS**
- 10-630 HEALTH & WELFARE**
- 12-400 TAX NOTE**
- 12-417 TAX NOTE ‘24**
- 12-418 TAX NOTE ‘25**
- 13-422 DEBT SERVICES**
- 21-400 HOTEL TAX**
- 21-455 HOTEL OCCUPANCY**
- 24-498 VETERANS SERVICE FUND**
- 25-455 EXPO**
- 52-427 EOC**
- 55-402 911 MAPPING**
- 56-400 GRANTS**
- 56-468 GRANT FUND**
- 58-415 CAPITAL PROJECTS**
- 60-406 TOWERS**

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

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 June 26, 2026, and July 10, 2026, payrolls.

MOTION CARRIED.

(COPIES FOLLOW)

5. PUBLIC COMMENTS #1.

The following people submitted a request to speak regarding the planned data centers, water use, and tax abatement considerations:

Floyd Fobbs, Tinya Holifield, Carly Hickman, T. F. Stein, Janet Dunbar, Daniel McCoslin, Debbie Frank, Carol Milder, Michael Rice, Sylvia Guzman, Lisa Williford, Donna Hull, Kat Wall, Ann McCoslin, Larry Cox, Jaime Naquin, Jessica Dawn Nelson, Zant Tatum, Paul Lutteringer, Robbie Peterson, Mike Glick, Rachel Streater, Jay Winn (spoke, no form),

Judy Jackson (spoke, no form) addressed the Court regarding lack of space for the present meeting.

(COPIES FOLLOW)

****RECESS****

Commissioner Workman made a motion, seconded by Commissioner Foley to recess for 5 minutes before resuming.

MOTION CARRIED.**6. DISCUSS AND POSSIBLY TAKE ACTION ON APPLICATION BY CRUSOE TECHNOLOGIES, LLC, FOR A TAX ABATEMENT AND DESIGNATION OF REINVESTMENT ZONE.**

Presentation, and discussion. Commissioner Workman made a motion, seconded by Commissioner Foley to reject the application as submitted.

MOTION CARRIED.

(COPY FOLLOWS)

****RECESS****

Commissioner Workman made a motion, seconded by Commissioner Foley to recess for 10 minutes before resuming.

MOTION CARRIED.**7. DISCUSS AND POSSIBLY TAKE ACTION ON UPDATING LEON COUNTY'S GUIDELINES AND CRITERIA AND RELATED RESOLUTION FOR GRANTING TAX ABATEMENTS.**

Commissioner Workman presented his draft of the new guidelines and criteria. Commissioner Workman made a motion, seconded by Commissioner Foley to approve the presented guidelines and criteria, contingent upon review and approval by County Attorney Keith Cook, effective immediately.

VOTE BREAKDOWN:

Yes: Ryder, Bing, Workman, Foley

No: Sullivan

MOTION CARRIED.

(COPY FOLLOWS)

**8. PRESENTATION BY TRAVIS TREADWAY (CONCORD ROBBINS WATER) AND
TAKE ANY ACTION NECESSARY.**

Presentation only; no action taken.

**9. DISCUSS AND POSSIBLY TAKE ANY ACTION ON LETTER DISCUSSING
PERMITS STRUCTURE IN LEON COUNTY.**

Commissioner Workman made a motion, seconded by Commissioner Foley to reject the proposed letter presented by Black Mountain, Carolyn Cumber, permitting and entitlement.

MOTION CARRIED.

(COPY FOLLOWS)

**10. PRESENTATION OF LETTER OF LIABILITY NOTICE REGARDING
INDUSTRIAL PROJECTS IN LEON COUNTY.**

Mr. Red Shinedling presented his letter of liability; Commissioner Workman made a motion, seconded by Commissioner Foley to include the letter in the Commissioner Court minutes.

MOTION CARRIED.

(COPY FOLLOWS)

11. DISCUSS AND POSSIBLY TAKE ACTION ON GOLD STAR SERVICES FOR SEISMIC SURVEYS ON LEON COUNTY CITIZENS.

Commissioner Workman made a motion, seconded by Commissioner Foley to conditionally approve the agreement, with the stipulation that once the post plan source map is submitted, the County may submit reasonable objections to be addressed before final approval is made.

VOTE BREAKDOWN:

Yes: Ryder, Bing, Workman, Foley

No: Sullivan

MOTION CARRIED.

12. DISCUSS AND POSSIBLY TAKE ANY ACTION ON .GOV DOMAIN CHANGE IN LEON COUNTY.

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

MOTION CARRIED.

13. DISCUSS AND POSSIBLY TAKE ACTION ON IT COMMITTEE'S RECOMMENDATION TO MIGRATE TO .GOV DOMAIN.

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

MOTION CARRIED.

14. DISCUSS AND POSSIBLY TAKE ACTION ON THE IT COMMITTEE'S RECOMMENDATION ON A STANDARDIZED SIGNATURE BLOCK FOR COUNTY EMAILS.

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

MOTION CARRIED.

15. DISCUSS AND POSSIBLY TAKE ACTION ON APPROVING A BID FROM STEVE AND SADIE KLINE ON LOTS 13, 14, AND 15, BLOCK 13, HILLTOP LAKES, SECTION 2 IN THE AMOUNT OF \$4,500 (\$1,500 PER LOT)

Based on Linebarger, Goggan, Blair & Sampson, LLC's recommendation, Commissioner Foley made a motion, seconded by Commissioner Bing to approve the bid.

MOTION CARRIED.

16. DISCUSS AND POSSIBLY TAKE ACTION ON APPROVING A BID FROM CLAYTON AND HAILEY HALLIBURTON ON LOTS 26 AND 27, BLOCK 9, HILLTOP LAKES, SECTION 15 IN THE AMOUNT OF \$4,000 (\$2,000 PER LOT).

Based on Linebarger, Goggan, Blair & Sampson, LLC's recommendation, Commissioner Foley made a motion, seconded by Commissioner Bing to approve the bid.

MOTION CARRIED.

17. DISCUSS AND POSSIBLY TAKE ACTION ON APPROVING A BID FROM RONALD AND KRISTAL ELLETT ON LOTS 9 BLOCK 12, HILLTOP LAKES, SECTION 2 IN THE AMOUNT OF \$2,000.

Based on Linebarger, Goggan, Blair & Sampson, LLC's recommendation, Commissioner Foley made a motion, seconded by Commissioner Bing to approve the bid.

MOTION CARRIED.

18. DISCUSS AND POSSIBLY TAKE ACTION ON BUDGET AMENDMENT REQUEST. 2026 MASS MAILING OF VOTER REGISTRATION CERTIFICATES (VOTER ID CARDS).

Commissioner Workman made a motion, seconded by Commissioner Bing to move what funds are needed (once Election's budget is depleted first) from Contingency.

MOTION CARRIED.

(COPY FOLLOWS)

**19. DISCUSS AND POSSIBLY TAKE ACTION ON BUDGET AMENDMENT REQUEST
2026 ELECTION SALARIES AND OVERTIME FY 2026.**

Commissioner Workman made a motion, seconded by Commissioner Foley to approve moving funds from Contingency to fund the deficit.

MOTION CARRIED.

(COPY FOLLOWS)

**20. DISCUSS LEGISLATIVE TIMELINE AND IMPACT ON COUNTY ELECTION
OFFICES TEXAS RISK-LIMITING AUDIT (RLA) & POST-ELECTION HAND
COUNT AUDIT (PEHCA).**

Presentation only.

(COPY FOLLOWS)

21. DISCUSS AND POSSIBLY TAKE ACTION ON ROAD USE AGREEMENT AND/OR PIPELINE AGREEMENT FOR CR 156 IN PCT. 1 (SPECTRUM).

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

MOTION CARRIED; ITEM TABLED.

22. DISCUSS AND POSSIBLY TAKE ACTION ON ROAD USE AGREEMENT AND/OR PIPELINE AGREEMENT FOR CR 220, 221, AND 222 PCT. 2 (COMSTOCK).

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

MOTION CARRIED.

(COPY FOLLOWS)

**23. DISCUSS AND POSSIBLY TAKE ACTION ON THE ESTABLISHMENT OF THE
PRECINCT 3 COMMUNITY RESPONSE TEAM (CRT).**

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

MOTION CARRIED.

**24. DISCUSS AND POSSIBLY TAKE ACTION ON UPDATING THE LEON COUNTY
VOLUNTEER AGREEMENT FORM TO ADDRESS SUGGESTIONS MADE BY TAC.**

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

MOTION CARRIED; ITEM TABLED.

**25. DISCUSS AND POSSIBLY TAKE ACTION ON ACCEPTING ROADS FROM
WILDWOOD SUBDIVISION INTO COUNTY MAINTENANCE (PCT. 3)**

Commissioner Workman made a motion, seconded by Commissioner Foley to accept the two new roads into county maintenance: CR 4941 and CR 4942.

MOTION CARRIED.

**26. DISCUSS AND POSSIBLY TAKE ACTION ON APPROVING THE LEON COUNTY
FERAL HOG ABATEMENT ANTI-BREEDING POLICY.**

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

MOTION CARRIED.

(COPY FOLLOWS)

27. DISCUSS AND POSSIBLY TAKE ACTION ON APPOINTING THE TAX ASSESSOR/COLLECTOR TO CALCULATE THE NO NEW TAX RATE (EFFECTIVE) AND VOTER APPROVAL RATE (ROLL BACK) FOR THE TAX YEAR 2026.

Commissioner Foley made a motion, seconded by Commissioner Workman to appoint Tax Assessor/Collector Victoria Willis to calculate the no new tax rate and voter approval rate for the tax year 2026.

MOTION CARRIED.

28. REVIEW AND ANNOUNCE PROPOSED PRELIMINARY BUDGET TO BE SUBMITTED ON AUGUST 10, 2026, AT COMMISSIONERS COURT; FILE WITH COUNTY CLERK (FIRST FILING) AND PLACE ON WEBSITE.

Announcement only.

29. PRESENT PROPOSED TAX ROLL VALUE FROM LEON COUNTY APPRAISAL DISTRICT.

(COPY FOLLOWS)

30. DISCUSS AND POSSIBLY TAKE ACTION ON REAPPOINTING HON. JOEY SULLIVAN, HON. BOBBY WALTERS, AND JIM SCOTT TO THE BRAZOS VALLEY COUNCIL OF GOVERNMENTS (BVCOG) AND APPOINT JUDGE BYRON RYDER TO A NEW TERM BEGINNING OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2029.

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

MOTION CARRIED; ITEM TABLED.

(COPY FOLLOWS)

31. DISCUSS AND POSSIBLY TAKE ACTION ON THE RESIGNATION OF TERRY JOHNSON AND THE APPOINTMENT OF JENNIFER MCKENZIE TO THE ESD #4 BOARD.

Commissioner Bing made a motion, seconded by Commissioner Sullivan to approve the resignation and appointment.

MOTION CARRIED.

(COPY FOLLOWS)

32. DISCUSS AND POSSIBLY TAKE ACTION ON INTERLOCAL AGREEMENT BETWEEN LEON COUNTY AND JEWETT EMS FOR AN AMBULANCE USING THE H.B. 3000 GRANT FUNDS.

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

MOTION CARRIED; ITEM TABLED.

33. DISCUSS AND POSSIBLY TAKE ACTION ON SIGNAGE FOR NEW PARKING LOT AND RESEVED PARKING SIGN FOR COUNTY ATTORNEY.

Commissioner Workman made a motion, seconded by Commissioner Foley to appoint the County Attorney's office to work with the EOC and Maintenance to create signs for Annex 2 directing parking traffic to the new lot on the southeast side of Annex 2.

MOTION CARRIED.

34. DISCUSS AND POSSIBLY TAKE ACTION ON PERMIT # 46146 (WINDSTREAM/KINETIC) FOR CR 307, 315E, AND 329.

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

MOTION CARRIED; ITEM TABLED.

35. DISCUSS AND POSSIBLY TAKE ACTION ON PERMIT (WINDSTREAM/KINETIC) FOR CR 416, 432, 430, 388, 424

The Court clarified that it is CR 488, not CR 388. Commissioner Foley made a motion, seconded by Commissioner Sullivan to take no action.

MOTION CARRIED.

36. DISCUSS AND POSSIBLY TAKE ACTION ON THE ACCEPTANCE OF THE FY 2025 AUDIT.

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

MOTION CARRIED; ITEM TABLED.

37. COUNTY ATTORNEY KEITH COOK TO UPDATE THE COMMISSIONERS ON BUILDING COMMITTEE AND IT COMMITTEE IF NECESSARY.

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

MOTION CARRIED; ITEM TABLED.

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

None submitted.

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

None submitted.

40. 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.

Commissioner Foley made a motion, seconded by Commissioner Workman to approve the following report:

July 2026

MOTION CARRIED.

(COPY FOLLOWS)

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

Commissioner Foley made a motion, seconded by Commissioner Workman to approve the following donations:

Senior Nutrition: June 2026 - \$748

MOTION CARRIED.

A. DISCUSS AND POSSIBLY TAKE ACTION ON DONATION OF TABLES AND CHAIRS TO THE LEON COUNTY EXPO FROM TWO RIVERS WILDLIFE ALLIANCE.

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

MOTION CARRIED.

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

A. DISCUSS AND POSSIBLY TAKE ACTION ON PURCHASING FANS AT THE EXPO CENTER.

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

MOTION CARRIED.

B. DISCUSS AND POSSIBLY TAKE ACTION ON TERM CONTRACT RENEWALS.

Commissioner Workman made a motion, seconded by Commissioner Foley to renew all contracts presented except SunCoast.

MOTION CARRIED.

Commissioner Bing made a motion, seconded by Commissioner Workman to renew SunCoast.

VOTE BREAKDOWN:

Yes: Sullivan, Bing, Workman, Foley

Abstain: Ryder

MOTION CARRIED.

(COPY FOLLOWS)

C. DISCUSS AND POSSIBLY TAKE ACTION ON BVCOG CONSTRUCTION COSTS FOR DPS AND JUSTICE OF THE PEACE PCT. 4 (INTERNET).

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

MOTION CARRIED; ITEM TABLED.

(COPY FOLLOWS)

D. DISCUSS AND POSSIBLY TAKE ACTION ON PURCHASING A NEW TRUCK FOR 911 ADDRESSING.

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

MOTION CARRIED; ITEM TABLED.

E. DISCUSS AND POSSIBLY TAKE ACTION ON GENERAL PROCUREMENT TERMS AND CONDITIONS.

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

MOTION CARRIED; ITEM TABLED.

43. PUBLIC COMMENTS #2.

The following people submitted a request to speak regarding the planned data centers, water use, and tax abatement considerations:

Michael Rice

Lisa Williford

Carly Hickman

(COPY FOLLOWS)

44. COMMISSIONERS OPEN FORUM.

Commissioner Workman submitted a copy of a letter to Senator Schwertner and Representative Orr requesting the state provide increased county control and influence over data center, BESS and solar projects.

(COPY FOLLOWS)

45. ADJOURN.

Commissioner Sullivan made a motion, seconded by Commissioner Bing 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

**STATE OF TEXAS
COUNTY OF LEON**

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

On this the 13th day of July 2026, the Commissioners Court of Leon County, Texas, met for special called budget meeting immediately following regular session 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. No. 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, Elections Administrator Donna Kominczik.

1. OPEN COURT.

The meeting opened informally without prayer or pledges.

2. DISCUSS AND POSSIBLY TAKE ACTION ON CLAMS DUE.

None submitted.

**a. DISCUSS AND POSSIBLY TAKE ACTION ON CLAIMS DUE (LGC 130.908,
“LAME DUCK”**

-COUNTY JUDGE

-10-401 COMISSIONERS COURT

-10-409 NON-DEPARTAMENTAL

-10-415 KEEP TEXAS BEAUTIFUL

-10-420 JANITORIAL

-10-426 COUNTY COURT

-10-510 COURTHOUSE & BUILDINGS

-10-630 HEALTH & WELFARE

-12-400 TAX NOTE

-12-417 TAX NOTE ‘24

-12-418 TAX NOTE ‘25

- 13-422 DEBT SERVICES**
- 21-400 HOTEL TAX**
- 21-455 HOTEL OCCUPANCY**
- 24-498 VETERANS SERVICE FUND**
- 25-455 EXPO**
- 52-427 EOC**
- 55-402 911 MAPPING**
- 56-400 GRANTS**
- 56-468 GRANT FUND**
- 58-415 CAPITAL PROJECTS**
- 60-406 TOWERS**

None submitted.

3. DISCUSS AND POSSIBLY TAKE ACTION ON MINUTES FROM PREVIOUS MEETING(S).

None submitted.

4. REVIEW AND APPROVE PAYROLL TO BE ISSUED.

None submitted.

5. DISCUSS AND POSSIBLY TAKE ACTION ON ANY BUDGET ISSUE.

Judge Ryder made a motion, seconded by Commissioner Workman to increase the hourly wage for all part time employees and waste station employees by \$1 each.

MOTION CARRIED.

Commissioner Workman made a motion, seconded by Commissioner Foley to give all full-time employees employed by the county by 7/13/26 a \$3,000 allocation per employee, at the manager's discretion.

MOTION CARRIED.

Commissioner Sullivan made a motion, seconded by Commissioner Bing to give elected officials a \$3,000 raise.

VOTE BREAKDOWN:

Yes: Bing, Sullivan

No: Ryder, Workman, Foley

MOTION FAILED.

Commissioner Workman made a motion, seconded by Judge Ryder to give appointed officials, who are employed by the County by 7/13/26 a \$3,000 raise.

VOTE BREAKDOWN:

No:

Yes: Workman, Ryder

Abstain: Foley

MOTION CARRIED.

Commissioner Workman made a motion, seconded by Commissioner Foley to give a \$3,000 raise to all elected officials except to the members of Commissioners Court.

VOTE BREAKDOWN:

Yes: Ryder, Workman, Foley

No: Sullivan, Bing

MOTION CARRIED.

6. PUBLIC COMMENTS.

None submitted.

7. ADJOURN.

Commissioner Sullivan made a motion, seconded by Commissioner Workman 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