

47. Discuss, consider, and take appropriate action on approving a reallocation of position budgets for Emergency Management. This would result in an increased budget to Position Control Number (PCN) 0776, (Deputy Director Emergency Management).
48. Discuss, consider, and take appropriate action on the issuance of a county-wide burn ban for a period not to exceed 90 days and to authorize the Commissioners Court, and/or the County Judge the authority to lift the order banning outdoor burning if conditions improve.
49. Discuss, consider, and take appropriate action on approval of a Goods Contract #2026-150 with Netsync Network Solutions, Inc. for the purchase of replacement network switches, in the amount of \$352,510.25, pursuant to DIR Cooperative Contract #DIR-CPO-5347, and authorizing the approval of this agreement.
50. Discuss, consider, and take appropriate action on the Artificial Intelligence Policy.
51. Discuss, consider, and take appropriate action on the Technology Assigned Asset Policy
52. Discuss, consider, and take appropriate action on the revised Acceptable Use - Technology Policy.
53. Discuss, consider, and take appropriate action on the revised Cybersecurity Awareness Training Policy.
54. Discuss, consider, and take appropriate action on approving Change Order No. 1 in the amount of \$204,217.89 for the Jester Annex RTU Replacement project - 25RFCSP50 (Trimbuilt Construction, Inc)
55. Discuss, consider, and take appropriate action on approving the Combined Guaranteed Maximum Price Proposal (GMP) Bid Package #3 - Master Plan - Phases 1,2,3,4 and 5 with awarded RFP #22RFP135 Construction Manager at Risk (CMAR) for the Williamson County Juvenile Justice Center Addition to SpawGlass Contractors, Inc., in the amount of Ninety-Eight Million Three Hundred Forty-One Thousand Four Hundred Twenty-Four Dollars (\$98,341,424.00) and authorize the execution of the GMP between SpawGlass Contractors, Inc., and Williamson County.
56. Discuss, consider, and take appropriate action on a Consent and Development Agreement between Williamson County, JTX Land Holdings, LLC, and the proposed Williamson County Municipal Utility District No. 42.
57. Discuss, consider and take appropriate action on Supplemental Work Authorization No. 4 to Work Authorization No. 1 under the Williamson County Contract between Garver, LLC and Williamson County dated March 5, 2024, for Development Review Services.
58. Receive the February 2026 Road Construction Summary Report and PowerPoint Presentation
59. Discuss, consider, and take appropriate action on Contract Amendment No. 11 to the Corridor A1 and A2 contract executed March 13, 2017, between Williamson County and Johnson, Mirmiran & Thompson, Inc. (JMT) relating to the LTP/Corridor Program.

60. Discuss, consider, and take appropriate action on Work Authorization No. 8 to the East Wilco Highway (Southeast Loop), Segment 2, Phase 1 Intersections contract, dated March 13, 2017, between Williamson County and Johnson, Mirmiran & Thompson, Inc. (JMT) relating to the 2019 Road Bond Program.
61. Discuss, consider, and take appropriate action on Contract Amendment No. 8 to the CR 314 contract executed April 23, 2020, between Williamson County and Seiler Lankes Group, LLC relating to the 2019 Road Bond Program.
62. Discuss, consider, and take appropriate action on Supplemental No. 10 to Work Authorization No. 4 to the CR 314 contract, dated April 23, 2020, between Williamson County and Seiler Lankes Group, LLC relating to the 2019 Road Bond Program.
63. Discuss, consider, and take appropriate action on Contract Amendment No. 2 to the Freedom River Parkway East (Liberty Hill Bypass, Segment 3) contract executed March 19, 2024, between Williamson County and LJA Engineering, Inc. relating to the 2023 Road Bond Program.
64. Discuss, consider, and take appropriate action on Supplemental No. 4 to Work Authorization No. 1 to the Freedom River Parkway East (Liberty Hill Bypass, Segment 3) contract, dated March 19, 2024, between Williamson County and LJA Engineering, Inc. relating to the 2023 Road Bond Program.
65. Discuss, consider, and take appropriate action on awarding IFB #26IFB11 to Joe Bland Construction LLC for the CR 258 Project for Road Bonds/HNTB in the amount of \$1,379,079.45 and authorize execution of this agreement.
66. Discuss, consider, and take appropriate action regarding a Notice of Intent (NOI) for Stormwater Discharge associated with the Construction Activity under TPDES Construction General Permit (TXR150000) for CR 258 (Turn bays and overlay) project.
67. Discuss, consider, and take appropriate action regarding Change Order No. 1 for Hero Way (RM 2243 Phase 1A) (Chasco Constructors).
68. Discuss, consider, and take appropriate action regarding Change Order No. 7 for Project East Wilco Hwy Segment 2 Phase 1 (Capital Excavation).
69. Discuss, consider and take appropriate action on a Right of Entry Access Agreement with 372 Terra Verde TX, LLC for survey needs on the CR 305 project.
70. Discuss, consider and take appropriate action on a possession and use agreement for transportation purposes with KR2VS, LLC for 1.787 AC needed as right of way on the Ronald Reagan Segment C project (Parcel 29).
71. Discuss, consider and take appropriate action on a development agreement by and between Williamson County, Texas, and Skalmor, Inc., a Delaware corporation, regarding the sale of certain property owned by the County.

Commissioners Court - Regular Session**56.****Meeting Date:** 02/24/2026

Consent and Development Agreement for Williamson County MUD No 42

Submitted For: Adam Boatright**Submitted By:** Misti Schulz, Infrastructure**Department:** Infrastructure**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider, and take appropriate action on a Consent and Development Agreement between Williamson County, JTX Land Holdings, LLC, and the proposed Williamson County Municipal Utility District No. 42.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Consent and Development Agreement – MUD No 42

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Misti Schulz

Final Approval Date: 02/18/2026

Reviewed By

Delia Colon

Date

02/18/2026 09:54 AM

Started On: 02/17/2026 04:04 PM

CONSENT AND DEVELOPMENT AGREEMENT

AMONG

WILLIAMSON COUNTY, TEXAS;

JTX LAND HOLDINGS, LLC;

AND

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 42

CONSENT AND DEVELOPMENT AGREEMENT

This **CONSENT AND DEVELOPMENT AGREEMENT** (this “Agreement”) is entered into by **Williamson County, Texas**, a Texas political subdivision (the “County”), and **JTX Land Holdings LLC**, a Texas limited liability company (the “Owner”). Subsequent to its organization, **Williamson County Municipal Utility District No. 42**, a municipal utility district, created pursuant to Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54, Texas Water Code (the “District”), will become a party to this Agreement. The County, the Developer and the District are sometimes referred to individually herein as a “Party” and collectively as the “Parties”.

RECITALS

WHEREAS, the Owner owns approximately 518.62 acres of land located within the boundaries of the County (the “Land”); and

WHEREAS, the Land is more particularly described by metes and bounds and map depiction on the attached **Exhibit A**; and

WHEREAS, the Owner intends that the Land will be developed in phases as a master-planned, residential community that will include park and recreational facilities to serve the Land; and

WHEREAS, the Owner and the County wish to enter into this Agreement to encourage innovative and comprehensive master-planning of the Land, provide certainty of regulatory requirements throughout the term of this Agreement, and result in a high-quality development for the benefit of the present and future residents of the County and the Land; and

WHEREAS, the District was created by the duly adopted Order Dividing District dated February 5, 2025, of Atlas Ranch Municipal Utility District; and

WHEREAS, the purposes of the District include designing, constructing, acquiring, installing, and financing, water, wastewater, and drainage utilities, roads and improvements in aid of roads, park and recreational facilities, and other public improvements as authorized by the Texas Constitution and Texas Water Code to serve the area within the District (collectively, the “District Improvements”); and

WHEREAS, construction of the District Improvements will occur in phases, as determined by the District and the Owner, and in accordance with this Agreement; the applicable regulations of the County; Chapters 49 and 54, Texas Water Code, as amended; the rules and regulations of the TCEQ, as amended; and applicable state and federal regulations (collectively, the “Applicable Regulations”); and

WHEREAS, the District will be authorized, following its organization, to enter into this Agreement pursuant to the provisions of Texas law, including but not limited to,

Chapters 49 and 54, Texas Water Code, as amended; and Chapter 791, Texas Government Code, as amended; and

WHEREAS, the County is a political subdivision of the State of Texas and the County has the authority to enter into this Agreement;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the agreements set forth below, the Parties contract as follows:

ARTICLE I DEFINITIONS

Section 1.01. Definitions. In addition to the terms defined elsewhere in this Agreement or in the County's regulations, the following terms and phrases used in this Agreement will have the meanings set out below:

Applicable Rules means the Subdivision Regulations (as defined herein), and the County's rules and regulations in effect as of the Vesting Date, including the LRTP (as defined herein), as amended by: (i) any amendments authorized by Chapter 245, Texas Local Government Code; (ii) any variances, waivers, and exceptions to such rules that are approved by the County; (iii) any applicable interlocal agreement to which the County is a party; and (iv) any additional restrictions or regulations agreed to by Owner in writing.

Agreement means this Consent and Development Agreement.

Commission or TCEQ means the Texas Commission on Environmental Quality or its successor agency.

County means Williamson County, Texas.

District means Williamson County Municipal Utility District No. 42, a political subdivision of the State of Texas.

District Improvements means the water, wastewater, and drainage utilities, roads and improvements in aid of roads, park and recreational facilities, and other public improvements, as authorized by the Texas Constitution and Texas Water Code, to serve the District.

Land means approximately 518.62 acres of land located in Williamson County, Texas, as described by metes and bounds on **Exhibit A**.

LRTP means the Williamson County Long Range Transportation Plan in effect as of the Vesting Date.

Owner means the owner of the Land, identified herein-above, its company or its successors and assigns under this Agreement.

Commissioners Court - Regular Session**71.****Meeting Date:** 02/24/2026

Development Agreement

Submitted For: Don Childs**Submitted By:** Don Childs, Road Bond**Department:** Road Bond**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider and take appropriate action on a development agreement by and between Williamson County, Texas, and Skalmor, Inc., a Delaware corporation, regarding the sale of certain property owned by the County.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Don Childs

Final Approval Date: 02/18/2026

Reviewed By

Delia Colon

Date

02/18/2026 09:53 AM

Started On: 02/17/2026 03:10 PM

Commissioners Court - Regular Session**74.****Meeting Date:** 02/24/2026

Oncor damage claim

Submitted By: Shannon Francis, General Counsel**Department:** General Counsel**Agenda Category:** Regular Agenda Items

Information**Agenda Item**

Discuss, consider, and take appropriate action regarding Claim No. 09162024-210-344, a damage claim by Oncor Electric Delivery, LLC for an incident occurring on or about 09/16/2024.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Shannon Francis

Final Approval Date: 02/18/2026

Reviewed By

Delia Colon

Date

02/18/2026 09:54 AM

Started On: 02/17/2026 07:23 PM

Agreement

Funding

70.

Discuss, consider and take appropriate action on a possession and use agreement for transportation purposes with KR2VS, LLC for 1.787 AC needed as right of way on the Ronald Reagan Segment C project (Parcel 29).

Motion by: Commissioner Precinct 4 Russ Boles

Second by: Commissioner Precinct 1 Terry Cook

Motion: To approve a possession and use agreement for transportation purposes with KR2VS, LLC for 1.787 AC needed as right of way on the Ronald Reagan Segment C project (Parcel 29).

Aye: County Judge Steven Snell
Commissioner Precinct 1 Terry Cook
Commissioner Precinct 2 Cynthia Long
Commissioner Precinct 3 Valerie Covey
Commissioner Precinct 4 Russ Boles

Attachments:

Agreement

Funding

71.

Discuss, consider and take appropriate action on a development agreement by and between Williamson County, Texas, and Skalmor, Inc., a Delaware corporation, regarding the sale of certain property owned by the County.

Motion by: Commissioner Precinct 4 Russ Boles

Second by: Commissioner Precinct 1 Terry Cook

Motion: To approve a development agreement by and between Williamson County, Texas, and Skalmor, Inc., a Delaware corporation, regarding the sale of certain property owned by the County.

Aye: County Judge Steven Snell
Commissioner Precinct 1 Terry Cook
Commissioner Precinct 2 Cynthia Long
Commissioner Precinct 3 Valerie Covey
Commissioner Precinct 4 Russ Boles

Attachments:

Agreement

Funding