

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON APRIL 6, 2023 AT 9:00 A.M. THE COUNTY JUDGE CINDY THERWHANGER PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

BRIAN ROSSON
JOSH ELDER
DAVID MURPHREE
BIZ HOUSTON

COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

TERRI BERRY

COUNTY CLERK

9:00 am

Special Meeting:

1. Call to order, invocation, pledge
Judge Therwhanger called the meeting to order with the invocation and pledges of allegiance.
2. Public Comment: Anyone wishing to address the Court during Public Comments is required to register your name on the registry prior to the meeting. Speakers may only address items listed on the current agenda and are limited to three (3) minutes speaking time. The Court cannot deliberate or act on matters not listed on the agenda.
None
3. Discuss, consider and/or act on an Interlocal Agreement with Seminole ISD for the Perry Weather System at the Gaines County Golf Course.
Commissioner Rosson made a motion to approve the Interlocal Agreement with the Seminole ISD for the Perry Weather System at the Gaines County Golf Course, as read aloud by Judge Therwhanger. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)
4. Discuss, consider and/or act on bids received 3/29/23 for cart paths at the Gaines County Golf Course.
Commissioner Rosson made a motion to approved the bid received by Walco Builders in the amount of \$495,000.00 for the cart paths at the Gaines County Golf Course. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)
5. Discuss, consider and/or act on revisions to the Baseball/Softball Field contract.
Commissioner Rosson made a motion to approve the revisions to the Seagraves Baseball/Softball Field contract as follows: The fields are not available for rent the months of February-April while under Seagraves ISD maintenance. . Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)
6. Discuss, consider and/or act on plans for the use of ARPA funds.
Following much discussion on projects using ARPA funds are as follows:
 - EOC building
 - 4-H remodeling or new facility, Commissioner Elder will meet with Terry Millican when he returns for further information
 - Scanner in District and County Clerk's offices
 - Software update in the Auditors office
 - Senior Citizens-new sink & dishwasher
 - South cemetery storage water tanks, sprinkler systems
 - Fencing at Haley Park
 - Parking lot at library, which is in the process of heing done
 - Cold seal parking lots possibly go out for bids for contractors

- Put up fencing at Precinct 3
- Precinct 1 having a dozer rebuild with a company that will rebuild machines to be like new
- Building at museum needing new fencing and underpinning

Judge Therwhanger stated for each commissioner to request each item on the agenda with pricing for further approval and she would start the process of for request for qualifications for architects and contractors. Esmeralda Felan, Auditor stated there was \$7,000,000.00 in the Capital Project Fund to use for infrastructures. All Commissioner stated it would be best to use the ARPA funds before using the Capital Project funds for certain projects. No action taken.

7. EXECUTIVE SESSION: Pursuant to Texas Government Code, Chapter 551. May be acted upon, if appropriate, in open session:
- a. Texas Government Code 551.129(2): Consultation with Attorney

Executive session began at 10:37a.m.

Open session began at 11:20a.m. with no action taken.

8. Adjourn;
Commissioner Rosson made a motion for the meeting to adjourn. Commissioner Elder seconded the motion. Motion carried unanimously.

The meeting adjourned at 11:25a.m.

I, Terri Berry, Gaines County Clerk, attest that the foregoing is a true and accurate accounting of the Commissioners Court's authorized proceedings for April 6, 2023.



Terri Berry

Terri Berry, County Clerk
Clerk of Commissioner's Court
Gaines County, Texas



Persons who do not wish to attend the Gaines County Commissioners' Court Meeting in person may join by telephone by calling 1-346-248-7799 and entering Meeting ID No. 734-496-7222.

Or a member of the public may join the meeting online by going to www.zoom.us and entering the Meeting ID No. 734-496-7722.

In accordance with Title III of the American with Disabilities Act, we invite all attendees to advise us of any special accommodations due to disability. Please submit your request as far as possible in advance of the meeting you wish to attend.

As authorized by the Texas Government Code, the Commissioners' Court of Gaines County, Texas reserves the right to adjourn into Executive Session for any purpose authorized by Chapter 551 of the Texas Government Code or other authority.

- Texas Government Code Section 551.07(1). Consultation with Attorney about pending and contemplated litigation or settlement offers.
- Texas Government Code Section 551.129(2) (Consultation with attorney)
- Texas Government Code 551.072 (Deliberations about Real Property)
- Texas Government Code 551.073 (Deliberations about Gifts and Donations)
- Texas Government Code 551.074 (Personnel Matters)
- Texas Government Code 551.076 (Deliberations about Security Devices)
- Texas Government Code 551.087 (Economic Negotiations)

In the event that the court adjourns into Executive Session unless otherwise specified on the agenda, the Court will announce what section of the Texas Government Code the Commissioners Court is using as its authority to inter to Executive Session.

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON APRIL 12, 2023 AT 9:00 A.M. THE COUNTY JUDGE CINDY THERWHANGER PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

BRIAN ROSSON
JOSH ELDER
DAVID MURPHREE
BIZ HOUSTON

COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

TERRI BERRY

COUNTY CLERK

9:00 am

Regular Meeting:

1. Call to order, invocation, pledge
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None
3. Discuss routine administrative items: take action as needed;
 - a. Discuss, consider and/or approval payroll payables
 - b. Discuss, consider and/or act regarding accounts payable, fund transfers and budget amendments.
 - c. Discuss, consider and/or take action on non-capital surplus or salvage
 - i. Pct. 2 – Panel Trailers with Panels
Commissioner Elder made a motion to approve the selling of the old 4-H panels, Unit #'s 2903, 2904, 2905 & 2906 on GovDeals and the routine administrative items as presented. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)
4. Meet with TAC representative Kathy Davenport and Stacy Bruington to receive mid-year review on insurance claims.
TAC representatives Kathy Davenport, Employee Benefits Consultant & Stacey Bruington, Wellness Consultant reviewed the mid-year report on the progress and statistics of Gaines County insurance claims. Following much discussion they stated the county is running very well with over all cost and percentages low. No action taken (see attached)
5. Meet with Kayla Pipkin Wellness Coordinator to receive wellness update.
Kayle Pipkin, Wellness Coordinator stated there is a decrease of participation in the programs offered by TAC. She stated she wanted to set up meetings with TAC representatives and employees to boost participation. No action taken
6. Discuss, consider and/or act on approving applying a fee for use of debit/credit cards at the Gaines County Golf Course.
Commissioner Houston made a motion to approve applying for a fee for use of debit/credit cards at the Golf Course, beginning May 2023. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)
7. Discuss, consider and/or act on accepting a contract with Track Group that provides ankle monitoring devices and monitoring services.

Commissioner Elder made a motion to approve a contract with Track Group for ankle monitoring devices as presented by Delia Grisham, Juvenile Probation. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

8. Announce Public Notice meeting date (May 3, 2023 – 9:00am) for the public comment and possible adoption of the Subdivision Regulations.

Judge Therwanger stated there would be a Public Notice meeting May 3rd at 9:00a.m. for public comment and possible adoption of the Subdivision Regulations.

9. Discuss, consider and/or act on purchasing twelve (12) scanners from CDW-G for the District and County Clerk office's using ARPA funds. Cost is \$999.99 each

Commissioner Rosson made a motion to authorize the purchase of 12 scanners from CDW-G for the District and County Clerks office using the ARPA funds at a cost of \$999.99 each. Commissioner Houston seconded the motion. Motion carried unanimously.

10. Discuss, consider and/or act on relocating the Veteran's Service Office to Room 102 in the courthouse.

Judge Therwanger stated moving Johnny Hernandez, Veterans Director from his 3rd floor office to room #102 in the basement would allow Veterans easier access to his office with the handicap access on that floor. Johnny Hernandez stated he has been in the office for 16 years and has had no problem with veterans having access to him with an elevator being available and requested to stay in his current office. Delia Grisham, Juvenile Probation stated the current office has been the Veterans Service office for at least 28 years and is known as the veterans office and Johnny Hernandez being in the military and on the same floor as her has helped her out with some of her clients. Commissioner Rosson and Commissioner Elder stated they wanted this item tabled until they could meet and discuss this issue with all involved.

11. Discuss, consider and/or act on a request to put up a fence at Hailey Park using ARPA funds.

Commissioner Rosson made a motion to approve the purchase of metal and supplies needed to put up a fence at Haley Park in the amount of approximately \$19,896.92 with funds from ARPA and that labor will be done by Precinct 4. Commissioner Elder seconded the motion. Motion carried unanimously.

12. Discuss, consider and/or approve the purchase of oak wood to build a new table for the Jury Room in District Court. Approximate cost is \$1,500

Commissioner Rosson made a motion to approve the purchase of oak wood to build a new table for the Jury Room in District Court by the maintenance department at an approximate cost of \$1,500.00. Commissioner Houston seconded the motion. Motion carried unanimously.

13. Discuss, consider and/or approve the purchase of new ceiling tiles for the MHMR offices. Approximate cost is \$2,600

Commissioner Rosson made a motion to approve the purchase of new ceiling tiles for the MHMR office at an approximate cost of \$2,600.00. Commissioner Elder seconded the motion. Motion carried unanimously.

14. Discuss, consider and/or approve applying with IPAWS for an emergency notification system.

Commissioner Rosson made a motion to approve applying with IPAWS for an emergency notification system that would alert all residents that have a phone. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

15. Consider approving subdivision application(s), take note of known exceptions, consider any requests for variances; act as appropriate.

Commissioner Elder made a motion to approve Lot 130 and Lot 131 of the Subdivision of the NE part of Section 194, Block G, WTRR Co Survey as a replat from West Texas Gas. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

16. Consider approving road crossing request(s); take action as appropriate.

Commissioner Houston made a motion to approve a road crossing on CR 428 by Basin Oil & Gas Operating LLC. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

17. EXECUTIVE SESSION: Pursuant to Texas Government Code, Chapter 551.

May be acted upon, if appropriate, in open session:

- a. Texas Government Code 551.129(2): Consultation with Attorney
 - b. Texas Government Code 551.072: Deliberations about Real Property
- Executive session began at 10:10a.m.

Open session began at 10:31a.m. no action taken

18. Discuss any other items pertaining to County Business; for information purposes only, no action may be taken on these items except to schedule them for a future agenda,

Judge Therwhanger stated there was a meeting at the school at 11:00a.m. for anyone wanting to attend regarding a new Career Tech wing.

Judge Therwhanger reminded anyone wanting an item on the Agenda needs to get the information to her by Wednesday the week before with a quote if it applied.

Commissioner Rosson stated he had talks with Warren Cat regarding the rebuilding of equipment as to buying new equipment.

19. Adjourn;

Commissioner Rosson made a motion for the meeting to adjourn. Commissioner Houston seconded the motion. Motion carried unanimously.

The meeting adjourned at 10:35a.m.

I, Terri Berry, Gaines County Clerk, attest that the foregoing is a true and accurate accounting of the Commissioners Court's authorized proceedings for April 12, 2023.



A handwritten signature in cursive script that reads "Terri Berry".

Terri Berry, County Clerk
Clerk of Commissioner's Court
Gaines County, Texas



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- Texas Government Code 551.073 (Deliberations about Gifts and Donations)
- Texas Government Code 551.074 (Personnel Matters)

- Texas Government Code 551.076 (Deliberations about Security Devices)
- Texas Government Code 551.087 (Economic Negotiations)

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STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON APRIL 24, 2023 AT 9:00 A.M. THE COUNTY JUDGE CINDY THERWHANGER PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

BRIAN ROSSON
JOSH ELDER
DAVID MURPHREE
BIZ HOUSTON

COMMISSIONER PRECINCT #1
COMMISSIONER PRECINCT #2
COMMISSIONER PRECINCT #3
COMMISSIONER PRECINCT #4

TERRI BERRY

COUNTY CLERK

Regular Meeting:

1. Call to order, invocation, pledge
Judge Therwhanger called the meeting to order with the invocation by Scott Shortes and pledges of allegiance by herself.
2. Public Comment: Anyone wishing to address the Court during Public Comments is required to register your name on the registry prior to the meeting. Speakers may only address items listed on the current agenda and are limited to three (3) minutes speaking time. The Court cannot deliberate or act on matters not listed on the agenda.
None
3. Discuss, consider and/or take action on routine administrative items:
 - a. Discuss consider and/or approve the minutes from last month's meetings (March 1st, March 15th, & March 29th)
 - b. Discuss, consider and/or approve payroll payables.
 - c. Discuss, consider and/or act regarding accounts payable, fund transfers and budget amendments.
 - d. Discuss, consider and/or approve the officer's report reporting all fines imposed and collected for the month of March pursuant to Local Government Code 114.004 and Texas Government Code 51.042.

Commissioner Rosson made a motion to approve the routine administrative items as presented. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

4. Discuss, consider and/or act on a request for golf tournaments.
Commissioner Rosson made a motion to approve the golf tournament request as presented by Shaun McDonald, Golf Pro. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)
5. Discuss, consider, and/or act on an interlocal agreement with TDEM for a County Liaison Officer.
Dude Speed, TDEM Coordinator, stated the need for a liaison officer in Gaines county to assist in duties during disasters and working with the EOC with a salary of \$50,000.00. He also stated there would be a need for office space provided by the county and provided a copy of the Interlocal agreement that the county would sign if this was approved. This item was tabled until further information is gathered and the Interlocal agreement is reviewed by Joe Nagy, County Attorney.
6. Discuss, consider and/or act on relocating the Veteran's Service Office to Room 102 in the courthouse to provide easier access for veterans.
Commissioner Rosson made a motion to approve relocating the Veteran's Service Office to Room 102 in the courthouse with a proposed date of May 10, 2023 and Judge Therwhanger will place an article in the newspaper explaining the Veteran's Service and the move. Commissioner Elder seconded the motion. Motion carried unanimously.

7. Discuss, consider and/or approve for county employees to opt out of medical cards with a waiver from DOT.

Commissioner Murphree stated medical cards for DOT was not a requirement unless you traveled out of state and the \$80 reimbursement to employees did not cover the cost as some places charged a higher fee. Therefore, he stated he wanted his employees to sign a waiver with DOT as he does not travel to out of state to purchase rocks.. Commissioner Elder stated he does go to Hobbs, NM to purchase rocks and his employees would need to have this. Following much discussion this item was tabled for further information regarding cost and to possibly increase the reimbursement to employees. (see attached)

8. Discuss, consider and/or act on purchasing an additional irrigation system for the south cemetery. Total cost: \$96,070.00

Commissioner Houston stated he had an individual wanting to donate mony for this project, however he was concerned they would try to state as what and when things are to be done. Commissioner Rosson stated a contract need to be done for the individual to sign and state once the donation is received it is the counties and they do not have authorization regarding any decisions on the cemetery. This item was tabled until a contract can be prepared and presented to court. (see attached)

9. Discuss, consider and/or act on purchasing four tanks to hold water for the south cemetery. Total Cost: \$38,720.00

Commissioner Houston stated purchasing four tanks to hold water for the south cemetery are for the Rainbird system and this price does not include the pump and fence. He stated the \$38,720.00 are for used tanks that have been steamed, cleaned and will be hauled to the south cemetery. Commissioner Houston made a motion to approve the purchase of four tanks from Pate Trucking in the amount of \$38,270.00 to be paid out of the ARPA funds. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

10. Discuss, consider and/or act on approval to purchase a new commercial dishwasher, custom dish table with double sink for the Seagraves Senior Citizen Center. Bid from A-Tex Restaurant Supply – Total Cost: \$34,124.03

Commissioner Rosson made a motion to approve the purchase of a new commercial dishwasher, custom dish table with double sink for the Seagraves Sr. Citizen Center in the amount of \$34,124.03 from A-Tex Restaurant Supply and to be paid with the insurance money. Commissioner Houston seconded them motion. Motion carried unanimously. (see attached)

11. Discuss, consider and/or authorize approval of a contract for juvenile residential care with New Horizons Audrey Grace House in Abilene.

Commissioner Houston made a motion to approve the juvenile residential care contract with New Horizons Audrey Grace House in Abilene. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

12. Consider approving subdivision application(s), take note of known exceptions, consider any requests for variances; act as appropriate.

None

13. Consider current road crossing request(s); act as appropriate,

None

14. EXECUTIVE SESSION: Pursuant to Texas Government Code, Chapter 551.

May be acted upon, if appropriate, in open session:

- a. Texas Government Code 551.129(2): Consultation with Attorney
- b. Texas Government Code 551.072 Deliberations about Real Property

Executive session began at 9:45a.m..

Open session began at 10:15. Commissioner Rosson made a motion to approve the purchase of real property at 1208 N. Main for the EOC building and 1210 N. Main for future annex for the county. Commissioner Murphree seconded the motion. Motion carried unanimously.

15. Discuss any other items pertaining to County Business; for information purposes only, no action may be taken on these items except to schedule them for a future agenda,

Judge Therwhanger stated the next commissioners court day was set for Tuesday, May 9th.

Commissioner Murphree suggested a need to contact oil companies and farmers regarding possibly charging a fee for road bores. He stated that most counties charge a fee for this and he would contact various counties and present their plans to commissioners court.

Esmeralda Felan, Auditor stated she would be handing out the budget folders today.

Commissioner Elder stated the back stop at the Walker field was rusted out and he would be replacing it for safety reasons. He stated he would be replacing the doors at Precinct 2 shop and using the insurance money for the project.

Commissioner Houston stated he received rocks from JD King, who's bid was approved. However he was charged full price not the bid price, he has tried several times to contact them with no response. Therefore, he is using RE James for rocks at this time.

Commissioner Elder stated the had the crosses lit up, and the pole and sign would be completed soon with an approximate cost of \$5,000.00 at the North Cemetery.

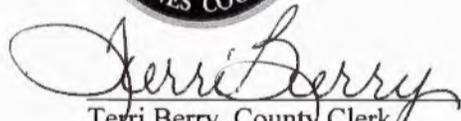
16. Adjourn;

Commissioner Rosson made a motion for the meeting to adjourn. Commissioner Houston seconded the motion. Motion carried unanimously.

The meeting adjourned at 10:24a.m.

I, Terri Berry, Gaines County Clerk, attest that the foregoing is a true and accurate accounting of the Commissioners Court's authorized proceedings for April 24, 2023.




Terri Berry, County Clerk
Clerk of Commissioner's Court
Gaines County, Texas



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