

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON MAY 3, 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 pledges of allegiance and the invocation.
2. Open Public Meeting to provide an overview of proposed Subdivision Regulations.
None
3. 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 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.
Public comments opened at 9:05a.m. with subdivision owners in attendance (see attached) No comments
4. Close Public Meeting
Public meeting closed at 9:06a.m.
5. Discuss, consider and/or act on repealing previous Subdivision Regulations.
Commissioner Murphree made a motion to repeal previous Subdivision Regulations. Commissioner Houston seconded the motion. Motion carried unanimously.
6. Discuss, consider and/or act on Subdivision Regulations.
Commissioner Rosson made a motion to approve the Subdivision Regulations as presented. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)
7. Adjourn.
Commissioner Elder made a motion for the meeting to adjourn. Commissioner Rosson seconded the motion. Motion carried unanimously.
The meeting adjourned at 9:07a.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 May 3, 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. 734-496-7222.

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 MAY 9, 2023 AT 9:00 A.M. THE COUNTY JUDGE CINDY THERWHANGER PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

BRIAN ROSSON	COMMISSIONER PRECINCT #1
JOSH ELDER	COMMISSIONER PRECINCT #2
DAVID MURPHREE	COMMISSIONER PRECINCT #3
<u>BIZ HOUSTON</u>	<u>COMMISSIONER PRECINCT #4</u>

<u>TERRI BERRY</u>	<u>COUNTY CLERK</u>
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9:00 am Regular Meeting:

1. Call to order, invocation, pledge
Judge Therwhanger called the meeting to order with the pledges of allegiance and the invocation.
2. Public Comment – should be related to a listed agenda item, if not on the agenda the Court will be unable to respond to the issue in any way other than scheduling for the agenda of a future meeting
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
Commissioner Rosson made a motion to approve the routine administrative items as presented. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)
4. Discuss, consider and/or approve the quarterly investment report.
Commissioner Rosson made a motion to approve the quarterly investment report as presented by Michael Lord, Treasurer. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)
5. Discuss, consider and/or approve a quote from Harold's Fences of Today for a backstop for baseball field total cost \$7500.00
Commissioner Murphree made a motion to approve a quote from Harold's Fences of Today for the backstop for a the baseball field in the amount of \$7,500.00 and prepare a new Interlocal Agreement with the School as they own the property. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)
6. Discuss, consider and/or approve the transfer of the old EMS building from Gaines County to the City of Seminole.
Commissioner Houston made a motion to transfer the old EMS building from Gaines County to the City of Seminole, as the building will not be used for the EOC project as previously approved. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)
7. Discuss, consider and/or approve the request for out of state travel for Terry Millican.
Terry Millican, Ag/Extension, requested the following: A blanket authorization to take the county vehicle out of state to Lea county, Eddie county & Roosevelt county and to take the county vehicle out of state to Des Moines, Iowa August 11-18, 2023.
Commissioner Houston made a motion to allow Terry Millican to use the county vehicle for out of state use as stated above. Commissioner Murphree seconded the motion. Motion carried unanimously.

8. Discuss, consider and/or act on a request from Seminole Fire Department for the purchase of a Pumper Tanker Truck using \$181,000.00 of fund 46 (Fire Truck fund) then remainder \$252,669.00 out of the capital projects fund. Total Cost: \$433,669.00
 D A Dagley, Fire Chief, requested the purchase of a Pumper Tanker Truck in the amount of \$433,669.00 to be used to multitask, as the current truck is 17 years old. Following much discussion stating the City should pay some cost and more research needs to be completed this item was tabled.
9. Discuss, consider and/or approve the replacement of door access control at the Gaines County Community Building. Total Cost \$10,488.63
 Commissioner Houston made a motion to approve the replacement of door access control at the Gaines County Community Building in the amount of \$10,488.63 by JL3 Integrated Solutions, as presented by Scott Shortes, IT Director and to pay with the insurance funds. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)
10. Discuss, consider and/or approve the purchase of three decked drawer toolbox systems for the Maintenance Department. Total cost: \$5,800.00
 Commissioner Elder made a motion to approve the purchase of 4 decked drawer toolbox systems for the Maintenance Department from Raskull Supply Co. and to be paid out of their budget at a cost of \$5,800.00. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)
11. Discuss, consider and/or approve the purchase of 36 computers from Dell Technologies with ARPA funds. Total Cost: \$29,951.64
 Commissioner Rosson made a motion to approve the purchase of 36 computers from Dell Technologies with ARPA funds as presented by Scott Shorter, IT Director, with rotation starting as soon as computers are delivered. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)
12. Discuss, consider and/or approve accepting an estimate for a rebuild of a D6R Cat dozer for Precinct 1. Total Cost: \$250,087.51
 Commissioner Rosson made a motion to approve the bid for rebuilding of a D6R Cat dozer for Precinct 1 from Warren Cat in the amount of \$250,087.51 using ARPA funds. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)
13. Discuss, consider and/or act on approval of the purchase of overhead doors for Precinct 2 shop using insurance funds. Total cost: \$30,871.00
 Commissioner Elder made a motion to approve the purchase of overhead doors for Precinct 2 shop from Triple P Overhead Doors LLC. in the amount of \$30,871.00 to pay with the insurance funds. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)
14. Consider approving subdivision application(s), take note of known exceptions, consider any requests for variances; take action as appropriate
 Commissioner Houston made a motion to approve the Meadow Vista Subdivision in Precinct 4 as presented. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)
15. Consider current road crossing request(s); take action as appropriate,
 None
16. Discuss any other items pertaining to County Business; for information purposes only, no action will be taken on these items except to schedule them for a future agenda,
 Commissioner Elder stated the roof was in good shape with 2 davits needing re-patched and the stain on the North wall is not repairable and we would receive a credit however he at this time did not have the refund amount.
 Judge Therwhanger stated the Veterans office had been moved to the first floor Monday with no issued. She also stated that the closing for the property purchased would be May 15, 2023
 Commissioner Houston requested the sprinkler system at the cemetery be place on the next agenda. He also stated that at some point the Pro Shop refurbishing will need to be discussed. He stated the cemetery tanks will be moved and installed on Thursday by Pate Trucking.

Commissioner Rosson stated the Seagraves Sr. Citizen kitchen needs updated as to floor, wall, etc. This will be done in sections when the sink and other things are installed.

Esmeralda Felan, Auditor, stated all budget packets have been turned in she will hand out prior to next court for review. She also stated she had received an estimate from the Appraisal District and there is a possible increase of 19% and several bills are out and not passed as to homestead and other items that could affect the budget.

Commissioner Murphree stated he will be pouring cement and the old jail for the fence Wednesday.

Michael Lord, Treasurer, stated at the local financial institutes local CD's and investments are renewed every 6 months due to Covid however, once they are up for renewal he will renew at 3 years as the rate is up and we will make 5% on CD's over that period.

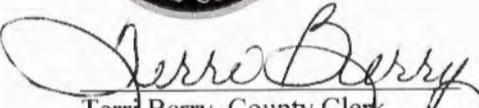
17. Adjourn;

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

The meeting adjourned at 9:59a.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 May 9, 2023.




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

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STATE OF TEXAS

COUNTY OF GAINES

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

BRIAN ROSSON	COMMISSIONER PRECINCT #1
JOSH ELDER	COMMISSIONER PRECINCT #2
DAVID MURPHREE	COMMISSIONER PRECINCT #3
BIZ HOUSTON	COMMISSIONER PRECINCT #4

<u>TERRI BERRY</u>	<u>COUNTY CLERK</u>
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Regular Meeting:

1. Call to order, invocation, pledge
Judge Therwhanger called the meeting to order with the pledges of allegiance and the invocation.
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.
David Funk with Zion was present and asked to speak on item # 14
3. Discuss, consider and/or act on routine administrative items:
 - a. Discuss consider and/or approve the minutes from last month's meetings April 12, 2023 and April 24, 2023.
 - 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 Houston made a motion to approve the routine administrative items as presented. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)
4. Discuss, consider and/or act on request for golf tournaments.
Commissioner Rosson made a motion to approve the changes for the golf tournaments as presented by Shaun McDonald, Golf Pro. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)
5. Discuss, consider and/or act request from Coach Danley to use Gaines County Park for a cross country race September 30, 2023.
Commissioner Rosson made a motion to approved the request from Coach Danley to use the Gaines County Park for a cross country race on September 30, 2023 with the hours approximately 6:00a.m. – 12:00 p.m., at no cost. Commissioner Elder seconded the motion. Motion carried unanimously.
6. Discuss, consider and/or act on an Interlocal Cooperation Contract with Failure to Appear Program.
Commissioner Murphree made a motion to approve the Interlocal Cooperation Contract with The Department of Public Safety of the State of Texas for the Failure to Appear Program as presented by Packy Kissick, JP 1. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)



Terra Berry

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



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Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached for all CR crossings)

17. 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 insurance company was assessing the roof of the Library, Mausoleum & Sr. Citizens.

Commissioner Murphree stated the 100 year old school building that was near the library needs moved towards the front as to be more visible to the public and put on a slab to be protected. This item will be placed on the next agenda.

Susan Murphree, District Clerk stated she was not present in court on item #13 and request guidance in what she was to do. Judge Therwhanger stated she would need to do a grand jury pool and present it to the next commissioners court so that a Salary Grievance committee could be picked.

Commissioner Elder stated there is a problem regarding the well at the Civic Building and Judge Therwhanger stated the side booked had an overflow of people and that could be the issue.

18. Budget workshop

- a) Introductory presentation by Auditor concerning projected revenues and budget requests.

Esmeralda Felan, Auditor stated she could not give an accurate revenue amount until she receives totals from all entities. She stated after taking a census of surrounding counties that we are under the percentage of matching retirement and providing health insurance to retirees. Commissioners stated providing health insurance to retirees on this budget would not be feasible as there needs further research and a plan put in place. She also stated the national percentage of raises as of May 10th would be 4% and this could change with each month.

- b) Discussion on budget requests.

Esmeralda Felan, Auditor stated that at the next commissioners court she would go further in depth with each office's budget request once she receives all totals required.

- c) Discuss and hear an update on the American Rescue Plan funds and determine a course of action for the county.

The following was discussed regard the ARPA funds:

Library parking lot

Pro Shop and where carts are parked at the Golf Course

Financial Software for the Auditor and Treasurer offices

New 4-H facility, Commissioners Court approved this a priority and authorized Cindy Therwhanger, County Judge to prepare a request for qualification for an architect to start the process for the 4-H facility project and this item will be placed on the next agenda.

19. Adjourn;

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

The meeting adjourned at 10:15a.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 May 24, 2023.