

STATE OF TEXAS

**COUNTY OF GAINES
SEMINOLE, TEXAS**

COUNTY OF GAINES

**THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY
MET IN A REGULAR MEETING ON MARCH 12, 2025 AT 9:00A.M. THE
COUNTY JUDGE 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

TERRI BERRY	COUNTY CLERK
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9:00 am Regular Meeting:

Call to Order - Judge Cindy Therwhanger

Invocation

Pledge - United States and Texas

1. 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

2. To consider, discuss, and take any necessary action on routine administrative items:
 - a. Minutes from last month's meetings:
 - i. February 12, 2025 and February 26, 2025
 - b. Payroll payables
 - c. Accounts payable, fund transfers and budget amendments
 - d. Transfer, sale or destruction of Gaines County Surplus property under Local Government Code §263.152:
 - i. Salvage:
 1. Precinct 1 - Drill Press
 - e. Contract Renewals:

Commissioner Elder made a motion to approve the routine administrative items, salvage of a drill press for Precinct 1 and a 3 year contract with CDW in the amount of \$34,924.00. Commissioner Murphree seconded the Motin. Motion carried unanimously. (see attached)

3. To consider, discuss and take any necessary action on approving the current Gaines County voting precinct boundaries.

Commissioner Houston made a motion to approve the current Gaines County voting precinct boundaries as is. Commissioner Rosson seconded the motion. Motion carried unanimously.

4. To consider and discuss an update from Sabra Hall with the Gaines County Library about the Seagraves Library branch manager.

Sabra Hall, Library Director, stated Tony Polyak was retiring and Mindy Rodriguez would be the branch manager. She stated that after a 30 day period Tony Polyak would return as a part time employee for the Segraves Library. No action taken.

5. To consider, discuss and approve a request from Gaines County Library to use the Unclaimed Capital Credit funds to promote their Annual Summer Reading Program.

Commissioner Rosson made a motion to approve a request from the Sabra Hall, Director of Gaines County Library to use \$16,624.00 of the Unclaimed Capital Credit funds to promote their Annual Summer Reading Program. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

6. To consider, discuss and take any necessary action on approving the Gaines County Library Annual Report.

Commissioner Rosson made a motion to approve the Gaines County Library Annual Report as presented by Sabra Hall, Library Director. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

7. To consider, discuss and take any necessary action on requests for golf tournaments at Gaines County Golf Course.

This item was tabled until Commissioner Murphree talks with Mitch Shain, Golf Pro.

8. To consider, discuss and take any necessary action on a quote from TerraLogic for the electronic scanning of District Court records using County Clerk preservation funds.

Commissioner Rosson made a motion to approve a quote in the amount of \$108,869.57 from TerraLogic to scan and index Civil case files in the District Clerks office, using the County Clerks Records Preservation Fund. Commissioner Elder seconded the motion. Motion carried unanimously with Commissioner Murphree abstaining. (see attached)

9. To consider, discuss and take any necessary action on a request for Maintenance to assist with new lighting and painting at the Golf Pro Shop.

Commissioner Rosson made a motion to approve a request for Maintenance to assist with new lighting and painting at the Golf Pro Shop with an estimated cost of \$1,500.00. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

10. To consider, discuss and take any necessary action on approving a request from Charlie Wiebe to renovate and repair Hangar D-1 at the Gaines County Airport.

Commissioner Elder made a motion to approve a request from Charlie Wiebe to renovate and repair Hangar D-1 at the Gaines County Airport. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

11. To consider, discuss and take any necessary action on the sale of Gaines County Airport Hangar A-5 from Margaret Banman to Cornelus Wall and John Wall.

Commissioner Rosson made a motion to approve the sale of Gaines County Airport Hangar A-5 from Margaret Banman to Cornelus & John Wall. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

12. To consider, discuss and take any necessary action on approving a request from Precinct 3 to purchase two 2026 MACK P164 Dump Trucks. BuyBoard Purchase: \$357,130.00

Commissioner Murphree made a motion to approve a BuyBoard purchase of 2-2026 MACK P164 Dump Trucks from Volvo & Mack Trucks of Waco for Precinct 3 in the amount of \$357,130.00. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

13. To consider, discuss and take any necessary action on a request for Precinct 1 rebuild the Seagraves Museum fence.

Commissioner Houston made a motion to approve a request for Precinct 1 to rebuild the Seagraves Museum fence at an approximate cost of \$1,500.00. Commissioner Elder seconded the motion. Motion carried unanimously.

14. To consider, discuss and take any necessary action on a request for a donation from Gaines County to the Gaines County Soil and Water Conservation District #166 for services provided to local agriculture producers.

Commissioner Elder made a motion to approve a donation in the amount of \$4,000.00 to the Gaines County Soil and Water Conservation District #166 as presented by Lee Jameson. Commissioner Murphree seconded the motion with Commissioner Houst abstaining. Motion carried unanimously.

15. To consider, discuss and take any necessary action on individual contracts for juvenile residential services.

a. Samuel F. Santana Challenge Academy (SFSCA) El Paso

Commissioner Houston made a motion to approve the contract Samuel F. Santana Challenge Academy El Paso for juvenile residential services. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

16. To consider, discuss and take any necessary action on an agreement for aggregate with Novation.

Commissioner Rosson made a motion to approve an agreement for aggregate with Novation as presented by Esmerelda Felan, Auditor. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

17. To consider, discuss and take any necessary action on accepting a donation to Gaines County Sr. Citizens from West Texas National Bank. Total amount: \$5,000.00

Commissioner Houston made a motion to approve a donation to the Gaines County Sr. Citizens from West Texas National Bank in the amount of \$5,000.00. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

18. To consider, discuss and take any necessary action on internet services provided to the Gaines County Jail.

Commissioner Elder made a motion to approve internet services with Zion Broadband for 26 months and monthly payments of \$1,250 for the jail as presented by Scott Shortes, IT Director. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

19. To consider, discuss and take any necessary action on Precinct 4 installing a sprinkler system for the South Cemetery.

Commissioner Houston made a motion to approve for Precinct 4 to install a sprinkler system for the South Cemetery at an estimated cost of \$32,622.00 from the Capital Project Fund. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

20. To consider, discuss and take any necessary action on the Affordable Care Act Reporting and Tracking Services renewal with Texas Association of Counties.

Commissioner Houston made a motion to approve renewal of the Affordable Care Act Reporting and Tracking Services with TAC. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

21. To consider, discuss, and take any necessary action on a request from the Ag Extension Department to purchase two laptops and one desktop on a cost share program.

Commissioner Rosson made a motion to approve a request from the Ag Extension Department to purchase two laptops and one desktop on a cost share program at a cost of \$3,590.20, as presented by Scott Shorter, IT Director. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

22. To consider, discuss, and take any necessary action on subdivision application(s), take note of known exceptions, consider any requests for variances.

None

23. To consider, discuss, and take any action on current road crossing request(s).

- a. Altice DBA Optimum (RC 25-0004) - Precinct 3: S CR 303, W CR 304, E CR 304 / S Park Dr, W CR 304 D, W CR 303 F
- b. Altice DBA Optimum (RC 25-0006) - Precinct 3: 302 L, 302 K, 303 I, 303 L, 302 M, 304, 306, 304 J, 307
- c. Altice DBA Optimum (RC 25-0007) - Precinct 3: 304 C, 304 F, 304 B, 304 E, 301 A, 300 J, 306 G, 306 H, 301 C, 301 B, 318 C, 301 K, 318 F
- d. Altice DBA Optimum (RC 25-0008) - Precinct 3: 306, 301 Q, 306 J, 306 M, 303 H, 303 F, 304 N, 306 D, 303 G, 303 E

Commissioner Murphree made a motion to approved the following road crossings and propose that work on any road crossing only be done on Monday – Thursday.

- a. Altice DBA Optimum (RC 25-0004) - Precinct 3: S CR 303, W CR 304, E CR 304 / S Park Dr, W CR 304 D, W CR 303 F
- b. Altice DBA Optimum (RC 25-0006) - Precinct 3: 302 L, 302 K, 303 I, 303 L, 302 M, 304, 306, 304 J, 307
- c. Altice DBA Optimum (RC 25-0007) - Precinct 3: 304 C, 304 F, 304 B, 304 E, 301 A, 300 J, 306 G, 306 H, 301 C, 301 B, 318 C, 301 K, 318 F
- d. Altice DBA Optimum (RC 25-0008) - Precinct 3: 306, 301 Q, 306 J, 306 M, 303 H, 303 F, 304 N, 306 D, 303 G, 303 E

Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

24. 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:

The Chamber Banquet is Friday, March 28th. RSVP's are due March 20th

The old phone system is down due to recent events and purchasing a new phone system will be placed on the next agenda.

Document Shredding – 42 barrels (about 252 boxes) were shredded and 6 burned

TxDot speed study will be in and possibly be in place by the end of the month

She talked with Jody Arrington regarding post office issues and will send help to monitor and possibly help with issues the post office is facing.

The Trailer at the Golf Course will be vacant soon as Eric is moving out.

There has been a request for a fund raiser at the Seagraves Sr. Citizens with the use of the kitchen and dining room however it will be placed on the next agenda to discuss further.

Commissioner Rosson:

Stated he is still hauling caliche

Commissioner Elder:

Nick Castillo and staff have built and placed 2 new desk and the cleaning ladies cleaned the floors in Precinct 2.

Commissioner Murphree:

Construction will begin at the Golf Course May 1st.

He stated he had concerns and issues with the soil and grass at the Golf Course and golf carts staying off the cart paths. He stated this would be discussed further at the next Commissioners court meeting.

25. 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 closed at 10:20a.m.

Executive Session opened at 10:58a.m.

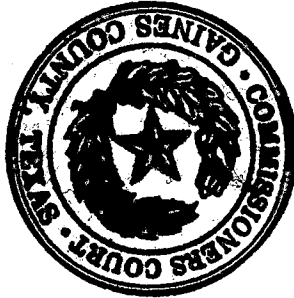
No action taken

26. Adjourn;

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

The meeting adjourned at 10:59a.m.

I, Terri Berry, Gaines County Clerk, attest that the foregoing is a true and accurate accounting of the Commissions Court proceedings March 12, 2025.



Terri Berry

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

STATE OF TEXAS

COUNTY OF GAINES

SEMINOLE, TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET
IN A REGULAR MEETING ON MARCH 24, 2025 AT 9:00A.M. THE COUNTY
JUDGE 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:

Call to Order - Judge Cindy Therwhanger

Invocation

Pledge - United States and Texas

1. 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

2. To consider, discuss, and take any necessary action on routine administrative items:
 - a. Discuss, consider, and/or approve payroll payables.
 - b. Discuss, consider, and/or act on accounts payable, fund transfers and budget amendments.
 - c. Discuss, consider and/or approve annual renewal contracts.
 - d. Discuss, consider and/or approve the transfer, sale or destruction of Gaines County Surplus property under Local Government Code 263.152.
 - i. Salvage - Precinct 2 - Belt Drum Sander
 - ii. Salvage - Precinct 2 - Wood Planer

Commissioner Houston made a motion to approve the routine administrative items and declare as salvage Unit #3269, Belt drum Sander and wood planer in Precinct 2. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

3. To consider, discuss and take any necessary action on the roads in Rain's End Addition Subdivision.

Commissioner Murphree made a motion declare the roads listed in Rain's End Addition Subdivision as Private Roads and not listed as County Roads in the county inventory. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

4. To consider, discuss and take any necessary action on a request from the Gaines County Library to pay travel expenses for storyteller Mrs. Dispworth prior to the event. Total cost: \$2,000

Commissioner Elder made a motion to approve a request from Sabra Hall, Library Director to pay travel expenses for Mrs. Dispworth prior to the storyteller event at a cost of \$2,00.00. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

5. To consider, discuss and take any necessary action on a request from the LMEC Motorcycle Club to use the Seagraves Sr. Citizen kitchen and dining area for a fundraiser.

Commissioner Elder made a motion to table this item until further information is obtained. Commissioner Murphree seconded the motion. Motion carried unanimously.

6. To consider, discuss and take any necessary action on requests for golf tournaments at Gaines County Golf Course.

Commissioner Rosson made a motion to approve the golf course tournament request as presented by Mitch Shain, Golf Pro. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

7. To consider, discuss and take any necessary action on the Gaines County Golf Course Rules and Regulations.

Commissioner Rosson made a motion to change certain items to the Gaines County Golf Course Rules and Resignations as follows: remove the Planning Task Force statement, annual fees will be paid in one annual payment, private cart rental fee payers must receive a registration sticker as evidence of payment and ownership of cart, remove there is a suggestion and compliant box available. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached) Judge Therwhanger stated prices and fees of out of town residents would be placed on the next agenda for discussion.

8. To consider, discuss and take any necessary action on updates to the Rodeo Rental Agreement.

Commissioner Rosson made a motion to update the Rodeo Rental Agreement to state, Gaines County residents will be charged the rental fee and all out of county residents will be charged double the rental fee and be required to be presented in Commissioners Court for approval. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

9. To consider, discuss and take any necessary action on a quote from Motorola Solutions for the system reconfiguration. Total Cost: \$12,036.72

Commissioner Elder made a motion to approve a quote from Motorola Solutions for system reconfiguration at the jail in the amount of \$12,036.72 and will be paid by insurance funds once the claim has been received. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

10. To consider, discuss and take any necessary action on the replacement of the phone system for the Gaines County Courthouse and Jail.

Commissioner Rosson made a motion to approve replacing the phone system at the Gaines County Jail to Global Data Solutions in the amount of \$2,090.00 monthly. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

11. To consider, discuss and take any necessary action on a quote from CDW-G for servers at the Gaines County Jail. BuyBoard Purchase: \$54,882.68

Commissioner Elder made a motion to approve a quote from CDW-G for the servers at the Gaines County Jail with a BuyBoard purchase of \$54,882.68 to be paid out of Capital Project Funds. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

12. To consider, discuss and take any necessary action on a request from the County Treasurer to go out for bids for the County's depository bank, set a date of April 23, 2025 for opening bids.

Commissioner Rosson made a motion to approve a request from Michael Lord, Treasurer to go out for bids for the County's depository bank and a date of April 23, 2025 to open bids. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

13. To consider, discuss and take any necessary action on an individual contract for a juvenile service provider.

- a. Matthew M. Davis, PLLC

Commissioner Houston made a motion to approve the juvenile counseling contract from Matthew M Davis PLLC. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

14. To consider, discuss and take any necessary action on resolution 25-003 in support of SB 1377 and HB 3000 for providing funding for EMS services.

Commissioner Rosson made a motion to approve a resolution 25-003 in support of SB 1377 and HB 3000 as presented. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

15. To consider, discuss and take any necessary action on a quote for replacement of a table top for the District Court Jury Room. Total Cost: \$2,767.48

Commissioner Houston made a motion to approve a quote from Cornie Teichroeb, Millwork to replace the jury room table top for the District Coury Jury Room in the amount of \$2,767.48. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

16. To consider, discuss and take any necessary action on a resignation from Gaines County Sheriff, Ronny Pipkin effective March 28, 2025.

Commissioner Rosson made a motion to approve the resignation letter from Gaines County Sheriff, Ronny Pipkin effective March 28, 2025. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

17. To consider, discuss and take any necessary action on road crossings request(s).

None

18. To consider, discuss and take any necessary action on approval of subdivision application(s), take note of known exceptions, consider any requests for variances.

None

19. 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:

Spring Judicial Session: March 26-28

Friday March 28th-Chamber Banquet 7:00pm

Monday March 31st -PBRPC Safe Roads Community Day

Measels and Vaccinations still available 10:00-6:00 7 days a week..

Precinct 1:

He received the metal fencing material to start on the fence at the Seagraves Museum.

Precinct 2:

Routine maintenance

Precinct 3:

Routine maintenance

Precinct 4:

Routine maintenance

20. 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 §551.074: Personnel Matters

Executive session closed at 10:35a.m.

Executive session opened at 10:49a.m.

21. To consider, discuss and take any necessary action on the options for replacement of the Gaines County Sheriff position according to Local Government Code §87.041.

Commissioner Houston made a motion to approve the appointment of a Gaines County Sheriff upon the resignation of Ronny Pipkin, Sheriff as of March 28, 2025. Commissioner Rosson seconded the motion. Motion carried unanimously.

22. To consider, discuss and take any necessary action on the position of Gaines County Sheriff.

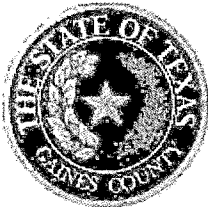
Commissioner Rosson made a motion to appoint Joe Vest as Gaines County Sheriff as of March 29, 2025. Commissioner Houston seconded the motion. Motion carried unanimously.

23. Adjourn;

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

The meeting adjourned at 10:51a.m.

I, Terri Berry, Gaines County Clerk, attest that the foregoing is a true and accurate accounting of the Commissioners Court's authorized proceedings March 24, 2025.



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

Terri Berry, County Clerk

Clerk of the Commissioners' Court

Gaines County, Texas

