

STATE OF TEXAS

COUNTY OF GAINES  
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COUNTY OF GAINES

THE HONORABLE COMMISSIONERS’ COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON JUNE 4,2025 AT 9:00 A.M. THE COUNTY JUDGE CINDY THERWHANGER PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

BRIAN ROSSEN	ABSENT	COMMISSIONER PRECINCT #1
JOSH ELDER	ABSENT	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:**

**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. May 6, 2025 and May 19, 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:
  - e. Contract Renewals:
    - i. District Clerk - Adobe Creative Cloud

Commissioner Murphree made a motion to approve the routine administrative items and a contract from Adobe Creative Cloud for the District Clerks office at an approximate cost of \$1,250.00. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)
3. To consider, discuss and take any necessary action on the Healthy County Incentive Program with Stacey Bruington.  

Stacey Bruington, Wellness Consultant, with TAC presented the Wellness Strategy County Specific Incentive Presentation and discussed ways to improve employee participation. She stated the Gaines County plan is performing well.

Commissioner Murphree made a motion to approve implementing a Wellness Incentive Program. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)
4. To consider, discuss and take any necessary action on a request from Sheriff Vest to send one jailer to the Midland College Police Academy for certification as a deputy.  

Commissioner Houston made a motion to approve sending Catherine Trevino to the Midland College Police Academy for certification as a deputy with her signing a 3 year contract. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

5. To consider, discuss and take any necessary action on accepting a donation to Gaines County Veterans from the Seminole Junior High School History Club.  
Total donation: \$470.85  
  
Commissioner Houston made a motion to accept a donation of \$470.85 to the Gaines County Veterans from the Seminole Junior High School History Club which will be used in adding names to the Veteran Memorial. Commissioner Murphree seconded the motion. Motion carried unanimously.
6. To consider, discuss and take any necessary action on an invoice from TxDOT regarding underpayment in the amount of \$2,286 for the project at the Gaines County Airport.  
  
Commissioner Murphree made a motion to approve an invoice from TxDOT regarding an underpayment in the amount of \$2,286.00 for a project at the Gaines County Airport. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)
7. To consider, discuss and take any necessary action on individual contracts for juvenile services.
  - a) Lubbock County Juvenile Justice Center - detention and residential services  
  
Commissioner Houston made a motion to approve a contract with Lubbock County Juvenile Justice Center for detention and residential services for juvenile probation. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)
8. To consider, discuss and take any necessary action on a quote from Scoggin-Dickey Chevrolet for Precinct 4 to purchase a 2025 Chevrolet Silverado 1500 pickup truck with the trade-in of two pickup trucks. Total cost with trade-in: \$38,113.00  
  
Commissioner Houston made a motion to approve the purchase of a 2025 Chevrolet Silverado 1500 pickup truck in the amount of \$38,113.00 from Scoggin-Dickey with the trade-in of Unit#4112, 2006 Chevrolet Silverado and Unit#4104, 2003 Chevrolet Silverado for Precinct 4. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)
9. To consider, discuss and take any necessary action on a request from Precinct 2 to renovate the old schoolhouse at the Gaines County Museum. Approx cost: \$3,000  
  
This item was tabled until Commissioner Elder was in attendance to explain the renovation.
10. To consider, discuss and take any necessary action on the purchase of irrigation supplies needed for the relocation of hole 5 project at the Gaines County Golf Course. Total Cost: \$47,392.76  
  
Commissioner Houston made a motion to approve the purchase of irrigation supplies from Winsupply in the amount of \$47,392.76 as needed for the relocation of hole 5 project at the Gaines County Golf Course. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)
11. Discuss, consider and/or approve subdivision application(s), take note of known exceptions, consider any requests for variances.  
  
None
12. Discuss, consider and/or approve current road crossing request(s).  
  
None
13. 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  
Library's summer reading program has started.  
Tuesday, June 3<sup>rd</sup> Local Emergency Planning Committee meeting  
Next meeting will be a special budget meeting, Wednesday June 11<sup>th</sup> at 9:00a.m.  
Next regular meeting is June 18<sup>th</sup>, deadline for agenda items is Wednesday June 11<sup>th</sup>.

Commissioner Murphree

The pine trees at the airport are in bad shape and he removes some each year that have died. He stated he will possibly take them all down and replant new trees.

Commissioner Houston

He is getting ready to pave. He possibly may be absent on the June 18<sup>th</sup> commissioner's court.

Auditor, Esmeralda Felan

She stated she will be at a conference and will be absent on the June 18<sup>th</sup> commissioner's court.

Treasurer, Michael Lord

He stated he has an ICS account with Capra Bank and is wanting to pull \$4,000,000.000 from a non-performing account that we currently have and deposit at Capra Bank. He stated he will be absent on the June 18<sup>th</sup> commissioner's court and will be attending a conference.

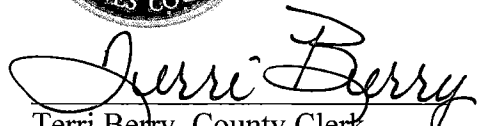
14. Adjourn

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

The meeting adjourned at 10:02a.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 June 4, 2025.



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



STATE OF TEXAS

COUNTY OF GAINES  
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COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON JUNE 11, 2025 AT 9:00 A.M. THE COUNTY JUDGE CINDY THERWHANGER PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

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

TERRI BERRY ABSENT	COUNTY CLERK
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9:00 AM      **Special 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/or take any necessary action on the cart paths for the renovation project at the Gaines County Golf Course.

Commissioner Rosson made a motion to go out for Bids to renovate the cart paths at the Golf Course with bids turned in July 1, 2025 and opened July 2, 2025. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

3. Information from Gaines County Treasurer, Michael Lord, on opening an account with Capra Bank ICS.

Michael Lord, Treasurer stated he opened a bank account in Lubbock with Capra Bank ICS in the amount of \$4,000,000.00.

4. Budget Workshop: the following items provide a framework for discussions but should not be considered to limit discussions that may arise.
  - a. Introductory presentation by Auditor concerning projected revenues and budget requests.
  - b. Review individual departmental budget requests for FY26
  - c. Discuss proposed holiday schedule for FY26

Estimated values show an expected decrease of just under \$200 million. All department budget request were reviewed and will be considered at the next meeting.

5. Discuss, consider and/or approve renewal rates for 2026 Gaines County health insurance with Texas Association of Counties Health and Benefit Pool.

Commissioner Elder made a motion to approve the 2.2% increase in renewal rates for the 2026 Gaines County health insurance with TAC and Benefit Pool. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

6. EXECUTIVE SESSION: Pursuant to Texas Government Code, Chapter 551. May be acted upon, if appropriate, in open session:
- a. Pursuant to Texas Government Code §551.074 (Personnel Matters)

Executive session closed at 9:52a.m.

Executive session opened at 11:15a.m.

Commissioner Elder made a motion that no action was taken in Executive session.  
Commissioner Rosson seconded the motion. Motion carried unanimously.

7. Adjourn.

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

The meeting adjourned at 11:16a.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 June 11, 2025.



A handwritten signature in cursive script, reading "Terri Berry".

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



STATE OF TEXAS

COUNTY OF GAINES  
STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON JUNE 18, 2025 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
ABSENT	

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. Payroll payables
  - b. Accounts payable, fund transfers and budget amendments
  - c. Transfer, sale or destruction of Gaines County Surplus property under Local Government Code §263.152:
  - d. Contract Renewals:
    - i. Cemeteries – Pontem Software – Total Cost: \$2,290.00

Commissioner Elder made a motion to approve the routine administrative items and annual renewal contract with Pontem Software in the amount of \$2,290.00 for the cemeteries. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

3. To consider, discuss and take any necessary action on a request from Precinct 2 to renovate the old schoolhouse at the Gaines County Museum. Approximate cost: \$3,000.

Commissioner Elder made a motion to approve the renovation of the old schoolhouse at the Gaines County Museum in Precinct 2 as presented by Sally Davis, Museum Director and using an anonymous donation of \$3,000.00 given to the Friends of the Museum for supplies. Commissioner Murphree seconded the motion. Motion carried unanimously.

4. Discussion and potential action may occur pursuant to the County's successful participation in the 2020 Texas Department of Transportation ("TXDOT") County Transportation Infrastructure Fund grant project ("Project") regarding the following Project matters:
  - a. Approval of the acceptance of all road construction work performed (by a third-party contractor or County forces) on the designated County public roads repaired in part with state grant funds received from TXDOT regarding the Project;

- b. Approval of a finding by the Commissioners Court that all of said Project road construction work was performed in substantial compliance with the plans, specifications, and quality assurance requirements developed by the County for the roads repaired during the Project;
- c. Approval of the execution by the County Judge of a TXDOT Project Certification Form 3 (with supporting statement) for each such road construction matter completed during the Project, and approval of the delivery of said documents to TXDOT to properly conclude and complete the Project; and
- d. all related matters.

Commissioner Rosson made a motion to authorize Judge Therwhanger to sign the Cert 3 form to close out the 2020 Texas Department of Transportation ("TXDOT") County Transportation Infrastructure Fund grant project. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

- 5. To consider, discuss and take any necessary action on a donation to Gaines County Veterans from the Veterans Cornhole Tournament. Total donation: \$610.00

Commissioner Elder made motion to approve a donation to the Gaines County Veterans from the Veterans Cornhole Tournament in the amount of \$610.00  
Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

- 6. To consider, discuss and take any necessary action on a waiver form for the Gaines County Shooting Range.

This item is tabled until Sheriff Vest adds additional wording to the waiver regarding a \$200 cleaning deposit be required.

- 7. To consider, discuss and take any necessary action on the mobile home at Gaines County Park.

Commissioner Elder made a motion for the mobile home at the Gaines County Park to remain at the Park as is and not to be used. Commissioner Murphree seconded the motion. Commissioner Rosson voted nay to the motion.

- 8. To consider, discuss and take any necessary action on requests for a golf tournament at Gaines County Golf Course

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

- 9. To consider, discuss and take any necessary action on the sod needed for the renovation of hole 5 at the Gaines County Golf Course.

Commissioner Rosson made a motion to go out for bids for 6 acres of sod with delivery at the Gaines County Golf Course, with bids turned in by July 1, 2025 and opened July 2, 2025. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

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

- a) El Paso County Juvenile Justice Center - residential services

Commissioner Rosson made a motion to approve the juvenile contract with El Paso County Juvenile Justice Center as presented. Commissioner Elder seconded the motion. Motion carried unanimously.

- 11. Update on Comprehensive Safety Action Plan for Gaines County and the Permian Basin Regional Planning Commission.

Judge Therwhanger updated commissioners on the Comprehensive Safety Plan for Gaines County and the Permian Basin Regional Planning Commission.

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

Commissioner Rosson made a motion to approve The Hills Estate Subdivision in Precinct 4. Commissioner Elder seconded the motion. Motion carried unanimously.

13. To consider, discuss, and take any necessary action on current road crossing request(s).  
None

14. 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

Presented the Stockpile Reports

The Courthouse will be closed Thursday, June 19<sup>th</sup> for Juneteenth

Seminole EMS Conference this weekend

Freedom Fest is June 28<sup>th</sup> at the Gaines County Park

Toni Polyak with Seagraves Library is retiring June 30<sup>th</sup>

TCEQ follow up-June 26<sup>th</sup> she asked for a water sample at the pro shop

Commissioner Rosson

Patching and getting ready to pave

Commissioner Elder

Getting ready to pave. He has installed a Flashing light for the Stop Sign on CR 219

Commissioner Murphree

Engineers are drilling core samples on the east and west runways at the airport

15. EXECUTIVE SESSION: Pursuant to Texas Government Code, Chapter 551. May be acted upon, if appropriate, in open session:

- a. Pursuant to Texas Government Code §551.074 (Personnel Matters)

Executive Session closed at 10:15a.m.

Executive Session opened at 11:06a.m.

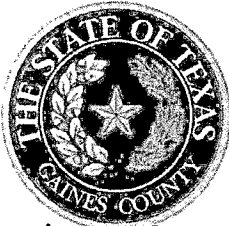
No action taken

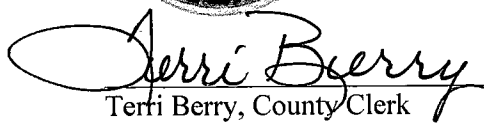
16. Adjourn

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

The meeting adjourned at 11:07a.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 June 18, 2025.



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

