

STATE OF TEXAS

COUNTY OF GAINES
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THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON OCTOBER 8, 2025 AT 9:00 A.M. THE COUNTY JUDGE CINDY THERWHANGER PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

BRIAN ROSSEN
JOSH ELDER
DAVID MURPHREE
BIZ HOUSTON

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

TERRI BERRY

COUNTY CLERK

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.

Terry Millican, Ag Director presented an update on the summer projects.

2. Introduce a new employee for the Justice of the Peace 1 office.

Judge Therwhanger introduced Aliya Aldape as the part time employee in JP 1.

3. To consider, discuss, and take any necessary action on routine administrative items:
 - a. Officer's report reporting all fines imposed and collected for the month of August pursuant to Local Government Code §114.004 and Texas Government Code §51.042.
 - 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:
 - f. Fire Department Reports
 - i. September 2025
 - ii. FY25

Commissioner Houston made a motion to approve the routine administrative items as presented. Commissioner Murphree seconded the motion. Motion carried unanimously.

4. To consider, discuss and take any necessary action on purchasing "Stop the Bleed" kits out of courthouse security funds.

Commissioner Murphree made a motion to approve purchasing 24 stop the bleed kits from the Courthouse Security funds in the amount of \$2,482.00. Commissioner Elder seconded the motion. Motion carried unanimously.

5. To consider, discuss and take any necessary action on a donation of H2S monitors to the Gaines County Sheriff's Department.

Commissioner Rosson made a motion to approve the donation of 12 H2S monitors for the Sheriff's department from John Sawatzky from Target Heating & Air. Commissioner Elder seconded the motion. Motion carried unanimously.

6. To consider, discuss and take any necessary action to purchase identifying numbers for the inside of doors in the courthouse using the courthouse security funds.

Commissioner Elder made a motion to approve the purchase of identifying numbers for the inside of doors in the courthouse using courthouse security funds. Commissioner Houston seconded the motion. Motion carried unanimously.

7. To consider, discuss and take any necessary action on a Notice of Special Election for November 4, 2025.

Commissioner Houston made a motion to approve the Notice of Special Constitutional Election for November 4, 2025 as presented. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

8. To consider, discuss and take any necessary action on a request from the Seminole High School Speech and Debate team to use the front of the Courthouse for their Pumpkin Painting Fundraiser on October 18, 2025.

Commissioner Elder made a motion to approve a request from the Seminole High School Speech and Debate team to use the front of the Courthouse for their Pumpkin Painting Fundraiser on October 18, 2025. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

9. To consider, discuss and take any necessary action on a \$20.00 donation from an individual to the Cemetery fund.

Commissioner Rosson made a motion to approve a \$20 donation for the Cemetery fund from Ryan Richards. Commissioner Houston seconded the motion. Motion carried unanimously.

10. To consider, discuss and take any necessary action on the proposed revisions to the Interlocal Agreement with City of Seminole for Gaines County Park and Golf Course for affluent water.

Commissioner Murphree made a motion to approve the revised Interlocal Agreement with the City of Seminole for the Gaines County Park and Golf Course for affluent water as presented. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

11. To consider, discuss and take any necessary action on paying full final payment to the City of Seminole for the affluent water pipeline.

No action. Mary Furlow, City Administrator, is in the process of getting a pay off amount from the bank and this will be put on the November 5th agenda.

12. To consider, discuss and take any necessary action on nominating individuals to serve on the Gaines County Appraisal District Board of Directors.

Commissioner Houston made a motion to approve the nomination for the following to serve on the Gaines County Appraisal District Board of Directors:

- Aldolfo Cortez
- Jon Enns
- Ty Froman
- Blair Tharp

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

13. To consider, discuss and take any necessary action on a request from Precinct 3 for a warranty deed for Lot 32 of Southridge La Tierra subdivision.

Commissioner Rosson made a motion to approve a Warranty Deed in Lot 32 Southridge La Tierra subdivision in Precinct 3 as presented by Commissioner Murphree. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

14. To consider, discuss and take any necessary action on requesting bids for playground equipment at Gaines County Park.

No Action taken, Judge Therwhanger stated she will 4 or 5 quotes from various companies that are on BuyBoard and present quotes on to Commissioners court for approval.

15. To consider, discuss and take any necessary action on the service agreement with DBT Transportation for AWOS maintenance and NADIN Data Service (weather reports) for the Gaines County Airport.

Commissioner Rosson made a motion to approve a service agreement with DBT Transportation for AWOS maintenance and NADIN Date Service for the Gaines County Airport as presented. Commissioner Houston seconded the notion. Motion carried unanimously. (see attached)

16. To consider, discuss and take any necessary action on a request from Precinct 3 to purchase an ice machine. Total \$5,328.00

Commissioner Houston made a motion to approve the purchase of an ice machine for Precinct 3 in the amount of \$5,328.00. Commissioner Rosson seconded the notion. Motion carried unanimously. (see attached)

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

a. Sunset Plains, Henry Fehr - Precinct 2, CR 208

b. Desert Springs, Peter Ginter – Precinct 2

Commissioner Murphree made a motion to approve Sunset Plains and Desert Springs Subdivisions in Precinct 2 as presented. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

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

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

Holiday- Monday October 13th Columbus Day, the Courthouse will be closed

Courthouse lights are pink in honor of Breast Cancer Awareness

Meet & greet with John Browning at 4:00pm on October 9th, running for Texas House Representative District 88

Active Shooter Training- 2nd floor-Friday October 10th-8:00-9:30

PBRPC's Annual Meeting is October 16th a 11:30

The 2028 Civic remodeling inspection was completed with no findings.

It was discussed having Kyle Abbott to attend a class to get certified for communication for the tower being put in by PBRPC and he will be given the day off with pay to attend. The estimated cost is \$600 for flights, motel and food. This will be placed on the next agenda for approval.

The next regular meeting is Monday, Oct. 20th, the deadline for agenda items is Wed. Oct. 15th

Commissioner Rosson

Stated he appreciated Michael Lord, Treasurer getting the cones for Precinct 1.

Continuing with patching and doing building repairs from the previous storm

Commissioner Elder

Patching roads and routine maintenance

Commissioner Murphree

Patching roads and routine maintenance

Commissioner Houston

Patching roads and routine maintenance

Auditor

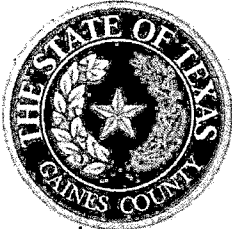
She stated her and Nadine Gonzales would be out next week for a conference. She stated that her office and the Treasurer's office have balanced been balancing on spreadsheets and FundView, has found the errors on their end and are in the process of making corrections to their system so it functions correctly.

20. Adjourn;

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

The meeting adjourned at 9:50a.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 October 8, 2025.



Terri Berry

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



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THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON OCTOBER 20, 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

<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 meetings: September 10, 2025, and September 24, 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. Impact Fire - \$600.00
 - ii. DebtBook - \$10,000

Commissioner Rosson made a motion to approve the routine administrative items and the following contracts with Impact Fire in the amount of \$600 and DebtBook in the amount of \$10,000.00 as presented. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

3. To consider, discuss and take any necessary action on an invoice from the City of Seminole for the repair and maintenance of the discharge water line. Total Cost: \$ 22,904.73

Commissioner Elder made a motion to approve an invoice from City of Seminole for the repair and maintenance of the discharge water line at a cost of \$22,904.73. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

4. To consider, discuss and take any necessary action on a travel request for Kyle Abbott to attend a training for communications and radio programing for emergency services in Houston.

Commissioner Rosson made a motion to approve motel and flight expenses for Kyle Abbott to attend a training in Houston for communications and radio programming

for emergency services in the amount of \$553.57. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

5. To consider, discuss and take any necessary action on the 2026 Gaines County Resolution Indigent Defense Grant Program.

Commissioner Rosson made a motion to approve a Resolution for the 2026 Gaines County Indigent Defense Grant Program. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

6. To consider, discuss and take any necessary action on an addendum to the service agreement with LGS for an additional user at a cost of \$100.00.

Commissioner Elder made a motion to approve an addendum to the service agreement with LGS for an additional user in Justice of the Peace #1 with a \$100 a month increase bring the total to \$660.00. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

7. To consider, discuss and take any necessary action a resolution for Gaines County to join the National Association of Counties in Operation Green Light by displaying green light at the courthouse from November 4-28, 2025.

Commissioner Houston made a motion to approve a Resolution for Gaines County to join the Nation Association of Counties in Operation Green Light for November 4th-28th, 2025. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

8. To consider, discuss and take any necessary action on a request from Precinct 2 to rent a Caterpillar Dozer D8 Track Type Tractor from Warren CAT Rental. Total Cost: \$30,528.57

Commissioner Rosson made a motion to approve the rental agreement between Precinct 2 and Warren CAT for the rental of a Caterpillar Dozer D8 Tract Type Tractor in the amount of \$30,528.57. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

9. To consider, discuss and take any necessary action on a request from Precinct 3 to Purchase Mack 2026 Truck . Total cost with trade-ins: \$58,148.00

Trade in: Unit 3083, 2001 Mack Truck

- a) Trade in: Unit 3084, 2001 Mack Truck
- b) Trade in: Unit 3074, 1999 Mack Truck
- c) Trade in: Unit 3146 2007 International Truck

Commissioner Rosson made a motion to approve a request from Precinct 2 to purchase a Mack 2026 Truck from Bruckners Truck & Equipment with the following trade-ins: Unit 3083-2001 Mack Truck, Unit 3084-2001 Mack Truck, Unit 3074-1999 Mack Truck, Unit 3146-2007 International Truck with a total cost of \$58,148.00. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

10. Discuss and consider authorizing Davis, Ray & Co., PC to perform the annual audit for the Seagraves Senior Citizens Center, Inc. for the year ending September 30, 2025.

Commissioner Rosson made a motion to authorize Davis, Ray & Co. to perform the annual audit for the Seagraves Senior Citizens Center for the year ending September 30, 2025. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

11. Update on communication with Congressman Arrington's office on issues with our local post office.

Judge Therwhanger stated she had several citizens call and voice their concerns with the unlevel concrete by the outside mailboxes and met with a representative from Congressman Arrington's office regarding this issue and the size of the facility and the long lines for service. No Action taken.

12. Update on TxDot traffic study results.

Judge Therwhanger reviewed the report from TxDot regarding traffic study results.
No Action taken.

13. Open bids for road related materials, road maintenance, road construction and road services; take action as appropriate.

- a. Martin Marietta
- b. Constructors, Inc.
- c. HF Sinclair
- d. Tex-Mex Construction

Commissioner Rosson made a motion to approve the following bids as presented:

- a. Martin Marietta-gravel
- b. Constructors, Inc.-gravel
- c. HF Sinclair-oil
- d. Tex-Mex Construction-hauling
- e. Ergon-oil

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

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

None

15. To consider, discuss, and take any action on current road crossing request

None

16. 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

TAC Leadership Oct. 21-24

Civic/Barn events: Oct 26-First Baptist Church, Oct 31st-Transformation Church, Elections-Oct. 20th-Oct 31st,

Active Shooter Training 3rd and 1st floor-Oct. 23rd

Texas A & M South Plains Judges/Commissioners meeting-Lubbock-Oct. 29th

Airport Layout Plan update: Oct 15th meet with TxDot Aviation RFQ opens in November, ALP consultant contract expected to begin May 2026.

Gaines County Gold Course drone footage of the new hole is available.

Commissioner Rosson

Continuing to service trucks and getting ready to haul caliche

Commissioner Elder

In the process of shredding ball parks and getting ready to haul caliche

Commissioner Murphree

Routine maintenance

Commissioner Houston

Routine maintenance and getting ready for the Barrell races on November 2nd

17. Adjourn;

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

The meeting adjourned at 9:27a.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 October 20, 2025.



Terri Berry

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

