

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 DECEMBER 3, 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.

None

2. **To consider, discuss, and take any necessary action on routine administrative items:**

- a. Minutes from last month's meetings:
  - i. November 5, 2025
  - ii. November 13, 2025 Special Canvass
  - iii. November 18, 2025
- b. Payroll payables.
- c. Accounts payable, fund transfers and budget amendment
- d. Transfer, sale or destruction of Gaines County Surplus property under Local Government Code §263.152:
  - i. Surplus:
    1. Library - miscellaneous technology items
- e. Contract Renewals:

Commissioner Rosson made a motion to approve the routine administrative items and surplus miscellaneous technology items for the Segraves Library. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

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

Commissioner Elder made a motion to approve the final payment of \$292,271.66 (payoff from Bank of New York) to the City of Seminole for the affluent water pipeline from Capital Golf Course Fund. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

4. **To consider, discuss and take any necessary action on a Communications Service Agreement with City Tele-Coin Company, Inc. for video visit tablets at Gaines County Jail.**

Commissioner Elder made a motion to approve a Communications Service Agreement with City Tele-Coin Company, Inc for video visit tablets at the Gaines County jail at no cost to the county as presented by Joe Vest, Sheriff and Brandon Cotton with Tele-Coin. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

5. To consider, discuss and take any necessary action on a request from Sabra Hall for the Seagraves Library to use the Unclaimed Capital Funds to purchase incentive prizes and a grand prize for the Seagraves Library Winter Adult Reading Program.  
Commissioner Rosson made a motion to approve a request from Sabra Hall, Library Director to use the Unclaimed Capital Funds to purchase incentive prizes in the amount of \$500 and a grand prize of \$200 for the Seagrave Library Winter Adult Reading Program. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)
6. To consider, discuss and take any necessary action on a request from Precinct 2 Commissioner to place a stop sign at the intersection of CR 219 & CR 208. The stop sign will be on CR 219 Northbound, coming off FM 1757.  
Commissioner Houston made a motion to approve a request from Precinct 2 to place a stop sign with flashing lights at the intersection of CR 219 & CR 208 coming off of FM 1757. Commissioner Rosson seconded the motion. Motion carried unanimously.
7. Discussion on updating the Gaines County Procurement Policy.  
Judge Therwhanger stated all the requirements that are to be included in the policy for the Hazard Mitigation Grant and will be updated and presented at December 17<sup>th</sup> Commissioner Court for approval. No action taken
8. To consider, discuss and take any action on having an employee attend the Grant Writer Class December 18-19 in Lubbock, TX. Cost: \$495.00  
Commissioner Elder made a motion to approve Margaret Hiebert to attend the Grant Writer Class, December 18<sup>th</sup> & 19<sup>th</sup> at a cost of \$495.00. Commissioner Rosson seconded the motion. Motion carried unanimously.
9. Legislative Update  
Judge Therwhanger reviewed HB 3000-grant for rural funding of ambulance services, SB 868-assist rural fire departments and HB18-grant rural healthcare. No action taken
10. To consider, discuss, and take any necessary action on subdivision application(s), take note of known exceptions, consider any requests for variances.  
None
11. To consider, discuss, and take any action on current road crossing request(s).  
Precinct 2 had a road crossing but requires further reviewing. No action taken
12. 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

Dec 4<sup>th</sup>-Museum Christmas Open House

TxDot Regional Safety Meeting

Hospital CEO meet & greet

Dec 5<sup>th</sup>-PBRPC Cadet Graduation

Dec. 6<sup>th</sup>-Jingle Mingle

Christmas Tree Lighting

Dec 9<sup>th</sup>-Employee Appreciation luncheon

Dec 10<sup>th</sup>-Town Hall Meeting with ken King

Dec 11<sup>th</sup>-Gaubes County 4-H Christmas Parade

Commissioner Rosson

Putting caliche on roads

Commissioner Elder

Putting caliche on roads

Completing CR 209

Commissioner Murphree

Putting caliche on roads

Commissioner Houston

Putting caliche on roads

Auditor

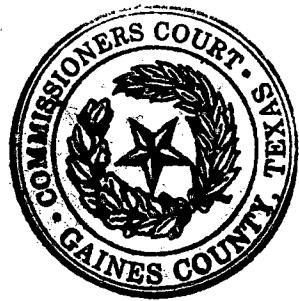
Fundview software update- Esmeralda Felan spoke with them Monday and they stated they had a problem and not sure the issue but would contact her this next Monday.

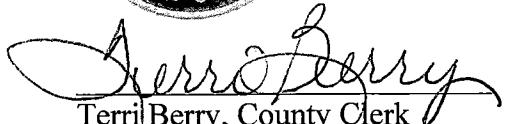
13. Adjourn;

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

The meeting adjourned at 9:45a.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 December 3, 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 DECEMBER 17, 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

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TERRI BERRY

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COUNTY CLERK

**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. Officer's report reporting all fines imposed and collected for the month of October and November 2025 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:

- i. CSI - \$658.00

- ii. OverDrive – Library - \$3,000.00

- f. Fire Department Update

Commissioner Rosson made a motion to approve the routine administrative items, contracts with OverDrive (Library) in the amount of \$3,000.00, Civic Plus in the amount of \$4,678.83 and will not be renewing the contract with CSI. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

3. To consider, discuss and take any necessary action on approving a Joint Elections Services Contract for Democratic and Republic Chairs

Commissioner Elder made a motion to approve a Joint Elections Services Contract for Democratic and Republic Chairs as presented. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

4. To consider, discuss and take any necessary action on the request from the Sheriff's Office for the purchase of two Chevrolet Silverado pickup trucks from Lawrence Hall Chevrolet using SB22 funds. Total cost: \$55,139.99 each

Commissioner Murphree made a motion to approve the purchase of 2 Chevrolet Silverado Pickups in the amount of \$55,139.99 each from Lawrence Hall Chevrolet

for the Sheriff's office. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

5. To consider, discuss and take any necessary action on a quote from Dana Safety Supply for outfitting equipment on the two new Sheriff's Office Chevrolet pickups. Total cost: \$21061.41 each

Commissioner Elder made a motion to approve a quote from Dana Safety Supply for outfitting equipment on the 2 new Sheriff's Office Chevrolet pickups in the amount of \$21,061.41 each to be paid out of SB22 funds. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

6. To consider, discuss and take any necessary action on a request from JP 1 for a quote from Peace Maker Technologies for the E-Citation integration system. Total Cost: \$1,295.00

Commissioner Rosson made a motion to approve a quote from Peace Maker Technologies for the E-Citation integration system for JP 1 to be paid out of technology funds. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

7. To consider, discuss and take any necessary action on the Certificate of Appointment for a Health Authority for Gaines County.

Commissioner Elder made a motion to approve the Certificate of Appointment of Dr. Alyssa Tochtermann as the Health Authority for Gaines County. Commissioner Rosson seconded the motion. Motion carried unanimously.

8. To consider, discuss and take any necessary action on Procurement Policy for Gaines County.

Commissioner Rosson made a motion to approve adding an addendum for Federal Grant Programs and a Resolution to the Procurement Policy as presented. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

9. To consider, discuss and take any necessary action on increasing the cyber security limits with TAC Insurance.

Commissioner Elder made a motion to approve increasing the cyber security limits with TAC Insurance from \$500,000.00 to \$1,000,000.00 at an additional cost of \$2,500.00. Commissioner Rosson seconded the motion. Motion carried unanimously.

10. To consider, discuss and take any necessary action on a quote from Seminole Trailer Sales for a 2026 Dump Trailer for Precinct 2. Total cost: \$10,145.25

Commissioner Murphree made a motion to approve the purchase of a 2026 Dump Trailer for Precinct 2 in the amount of \$10,145.25 from Seminole Trailer Sales. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

11. To consider, discuss and take any necessary action on a quote from Texas Patcher for a 2025 DuraPatcher for Precinct 2. Total cost: \$363,100.00

Commissioner Murphree made a motion to approve the purchase of 2025 DuraPatcher for Precinct 2 in the amount of \$363,100.00 from Texas Patcher LLC. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

12. To consider, discuss and take any necessary action on authorizing Gaines County Judge to submit a written plan addressing nitrate levels on water well at the Gaines County Golf Course Pro Shop for Texas Commission of Environment Quality.

Commissioner Rosson made a motion to authorize Judge Therwhanger to submit a written plan addressing nitrate levels on the water well at the Gaines County Golf Pro Shop for Texas Commission of Environment Quality which is due by December 26<sup>th</sup>. Commissioner Elder seconded the motion. Motion carried unanimously.

13. To consider, discuss and take any necessary action on purchasing a Google Workspace subscription for the Judge's Office. Total cost: \$252.00 annual

Commissioner Elder made a motion to approve the purchase of a Google Workshop subscription for the Judge's office at an annual cost of \$252.00 to be paid out of the software line. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

14. To consider, discuss and take any necessary action on authorizing the County Judge to issue a letter for participation in TxDOT Fiscal Year 2026 County Assistance Program.

Commissioner Rosson made a motion to authorize Judge Therwhanger to issue a letter for participation in the TxDOT FY 2026 County Assistance Program with the county being allotted \$24,719.00. Commissioner Elder seconded the motion. Motion carried unanimously.

15. To consider, discuss and take any necessary action on the AT&T Data Incident Settlement.

Commissioner Murphree made a motion to not participate in the AT&T Data Incident Settlement. Commissioner Rosson seconded the motion. Motion carried unanimously.

16. To consider, discuss and take any necessary action on the next Commissioner Court meeting date, December 31, 2025.

Commissioner Elder made a motion to keep the next Commissioner Court meeting for December 31<sup>st</sup> as is. Commissioner Murphree seconded the motion. Motion carried unanimously.

17. To consider, discuss and take any necessary action on a request from the County Judge to close the Courthouse at 2:00 p.m. on December 31, 2025 for New Year's Eve.

Commissioner Elder made a motion to approve the closing of the Courthouse at 2:00 p.m. on December 31<sup>st</sup> for the New Year's Eve Holiday. Commissioner Rosson seconded the motion. Motion carried unanimously.

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

None

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

None

20. 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

Friday December 19<sup>th</sup>-Library closes early

Courthouse closed December 24th-26th and January 1<sup>st</sup>

TCEQ follow-up due December 26<sup>th</sup>

NOTAM renewal due January 1, 2026

She was contacted by the Railroad Commission stating they would like to do a 30 minute presentation to the court in January 2026.

There has been a warning email regarding the Avian "bird flu" being in Yoakum and Terry County with testing being done. She has provided a copy of the warning and email to court.

Commissioner Rosson

Hauling caliche

Commissioner Elder

The stock show starts January 5<sup>th</sup> and he appreciates all precincts with the assistance from their staff. Nick Caastillo, Maintenance Director is looking into the cost of a continuous hot water heater at the show barn.

Commissioner Murphree

He stated he had been approached by the volunteer fire department regarding a fund raiser to build a facility behind the library to house old fire trucks, PD units etc and to keep some history within the building. They stated they would like to have the support of the commissioner court regarding this matter.

Commissioner Houston

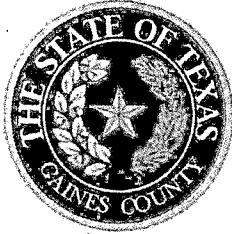
Putting caliche on roads. He stated he is wanting to put a concrete on the barn floor and will present to court for approval.

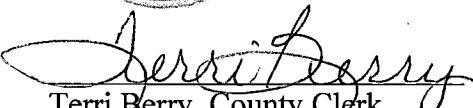
21. Adjourn:

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 December 17, 2025.



  
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 DECEMBER 31, 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

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COMMISSIONER PRECINCT #3

BIZ HOUSTON

COMMISSIONER PRECINCT #4

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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.

Guy Guffey signed up to speak but chose not to at this time due to item #6 being tabled

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:

Commissioner Houston made a motion to approve the routine administrative items as presented. Commissioner Rosson seconded the motion. Motion carried unanimously.(see attached0

3. To consider, discuss and take any necessary action on the Airport Project Participation Agreement for Project 26ALSEMNL, the Airport Layout Plan.

Commissioner Elder made a motion to approve the Airport Project Participation Agreement for Project 26 ALSEMNL ( the Airport Layout Plan) as presented. Commissioner Rosson seconded the motion. Motion carried unanimously.

4. To consider, discuss and take any necessary action on a Precinct 4 shop building rebuild project and a sidewalk at South Cemetery.

- a. JG Concrete - concrete and labor. Total cost: \$36,400.00

Commissioner Rosson made a motion to approve the shop building rebuild project (concrete \$28,000.00 out of Precinct 4 funds) and sidewalk (concrete \$8,400.00 out of Capital Project Funds) at the South Cemetery in Precinct 4 by JG Concrete at a total cost of \$36,400.00 Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

5. To consider, discuss and take any necessary action on a quote from JNL Steel for metal to be used at the Precinct 4 shop yard. Total cost: \$32,000.00

Commissioner Rosson made a motion to approve a quote from JNL Steel for metal to be used at the Precinct 4 shop yard at a cost of \$32,000.00 to be taken out of Precinct 4 funds. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

6. Discuss the donation of land to the Seminole Fire Department for the purpose of a historical museum for equipment.

This item is table until Commissioner Murphree and Joe Nagy, County Attorney can be in attendance.

7. To consider, discuss and take any necessary action on Senior Citizens Donations as submitted by County Treasurer Michael Lord, Jr.

Commissioner Elder made a motion to approve a donation from \$5,000.00 from West Texas National Bank to the Senior Citizens. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

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

None

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

None

10. 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 Courthouse is closing at 2:00pm today and Thursday the 1<sup>st</sup>, New Year's Day TxDot project meeting in Brownfield is January 7<sup>th</sup>

Stock Show is the week of January 12<sup>th</sup>

Meet & greet for Evelyn Brooks-Candidate for Texas Governor is Jan. 13<sup>th</sup> at 4:00 in the Commissioner Courtroom

The Playground grant is ready to be submitted.

TxDot speed study is complete and will be presented in January.

Michael Lord, Treasurer sent out an email regarding Federal withholdings will be different on payroll checks starting January 2026.

Commissioner Rosson

Road maintenance

Commissioner Elder

Continuing to get ready for the stock show. Received bids for the Hot water heaters (3- 100 gallon \$58,000, 3-175 gallon \$45,000) and will continue to find a less expensive option

Commissioner Murphree

absent

Commissioner Houston

Routine maintenance

11. Adjourn

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

The meeting adjourned at 9:16a.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 December 31, 2025.



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