

STATE OF TEXAS

COUNTY OF GAINES
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THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON MARCH 11, 2026 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. February 11, 2026 and February 25, 2026
 - 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. Update from Auditor's Department
 - i. Fundview Update
 - ii. Surplus Sale with GovDeals

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

3. To consider, discuss and take any necessary action on a request from Seminole Chamber of Commerce to place sponsored banners of award winners from a student artwork contest on the poles surrounding the Courthouse for Independence Day.

Commissioner Murphree made a motion to approve the use of the poles around the courthouse to display students 4th of July theme artwork commemorating 250 year anniversary. Commissioner Rosson seconded the motion. Motion carried unanimously.

4. To consider, discuss and take any necessary action on an updated schedule for golf tournaments from Mitch Shain.

Commissioner Elder made a motion to approve the updated schedule for golf tournaments at the Gaines County Golf Course as presented by Mitch Shain, Golf Pro. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

5. To consider, discuss and take any necessary action on the Gaines County Library annual report.

Commissioner Rosson made a motion to authorize Sabra Hall, Library Director to submit the Gaines County Library annual report. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

6. Presentation from WeBuildFun on playground equipment, take any necessary action.

Dominic Yearego, New Mexico and West Texas Territory Manager gave a presentation and slide show describing the layout of the playground equipment and surface. Commissioners requested a quote using turf or pour in place, take out the swings and place 4 benches. This item was tabled until next court, March 24th and will be placed on the agenda. (see attached)

7. Presentation from Playgrounds, Etc. on playground equipment, take any necessary action.

This item was table as she does not have the quote prepared and it will be place on the March 24th agenda.

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

Commissioner Murphree made a motion to authorize TAC to send out notices for the Affordable Care Act Reporting and Tracking Services on the county's behalf. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

9. To consider, discuss and take any necessary action on authorizing the County Judge to sign a warranty deed for land in Precinct 3.

Commissioner Houston made a motion authorizing Judge Therwhanger to sign a Warranty Deed to Jacob Kroeker with a legal description of 1.27 acres tract of land out of N/part of Sec 18 Blk C-44, PSL in Precinct 3. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

10. To consider, discuss and take any necessary action on contract changes with CMC Business Systems for copier leases.

- a. 24 month lease extensions on two units. Total cost: \$6,343.32 annually

- b. New contracts for replacement of 13 units. Total cost: \$36,456.84 annually

Commissioner Rosson made a motion to approve a contract change with CMC Business System to extend a 24 month lease on the Golf Course and County Clerks contracts (\$6,343.32 annually) and a new contract on 13 units (\$36,456.84 annually). Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

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

None

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

- a. Shalom Equipment LLC for Poka Lambro (RC 26-004) - Precinct 3: County Roads 347/306/308

Commissioner Rosson made a motion to approve the road crossing on CR 347, 306 & 308 by Shalom Equipment LLC for Poka Lambro (RC 26-004) in Precinct 3. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

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

Chamber Banquet is Friday March 27th at 7:00pm-RSVP by March 19th

There is a change in Commissioner Court to Tuesday March 24th

There is a special meeting in the morning at 8:30a.m. to canvas votes from the Election

Next meeting is Tuesday March 24th and the deadline for agenda items is Wednesday March 18th.

Commissioner Rosson

He is trading in a blade and will put it on the next agenda.

Commissioner Elder

Hauling caliche and routine maintenance

Commissioner Murphree

Handed out photos for review and will be placed on an upcoming agenda.

Commissioner Houston

Hauling caliche and routine maintenance

He has received a quote for stand covers at the rodeo arena and it will be placed on the agenda for review.

Will be removing an island out at the cemetery & got a quote for 2 "rocks to be placed

14. 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 §551.072 (Deliberations about Real Property)

Executive session closed at 10:20a.m.

Executive session opened at 11:31a.m.

No action taken

15. Adjourn;

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

The meeting adjourned at 11:32a.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 March 11, 2026.



Terri Berry

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 SPECIAL MEETING ON MARCH 12, 2026 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

Special Meeting:

Call to Order - Judge Cindy Therwhanger

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 the canvass of the election on March 3, 2026.

Commissioner Rosson made a motion to approve the canvass of the election on March 3, 2026 as presented by Kayla Pipkin, Election Administrator. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

3. Adjourn.

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

The meeting adjourned at 8:37a.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 March 12, 2026.



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 MARCH 24, 2026 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. Payroll payables.
- b. Accounts payable, fund transfers and budget amendments.
- c. Officer's report reporting all fines imposed and collected for the month of February pursuant to Local Government Code 114.004 and Texas Government Code 51.042.
- d. Contract Renewals:
 - i. Local Government Solutions, LP
 - Justice of the Peace Pct 1 - \$6720.00
 - Justice of the Peace Pct 2 - \$4800.00
- e. Transfer, sale or destruction of Gaines County Surplus property under Local Government Code 263.152.
- f. Fire Department Update
 - i. February 2026

Commissioner Murphree made a motion to approve the routine administrative items, renewal contracts with LGS software for JP1 (\$7920.00), JP2 (\$4,800.00) and an update from the Fire Department. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

3. Presentation from Playgrounds, Etc. on playground equipment, take any necessary action.

Amber Graham did a presentation regarding the new playground equipment at the Gaines County Park playground. She gave various option of equipment and ground surfacing with quotes and deadlines. This item was tabled for further discussion and reviewing quotes. (see attached)

4. Presentation from WeBuildFun on playground equipment, take any necessary action.

Dominic Yearego reviewed previous quotes and recommendations from the previous commissioners court and gave a quote on benches at \$736.00 each. He also reviewed

the price of pour in place ground cover as requested from commissioners court. He presented quotes and a time line of completion. This item was tabled for further discussion and reviewing of quotes.

5. To consider, discuss and take any necessary action on a request from Home Tribe Academy to host a homeschool robotics camp at the Civic building the week of July 6th.

Commissioner Elder made a motion to approve the use of the Civic Center at no cost and deposit only required for the Home Tribe Academy to host a homeschool robotics camp the week of July 6th as presented by Lena Neudorf & Vickie Taylor. Commissioner Murphree seconded the motion. Motion carried unanimously.

6. To consider, discuss and take any necessary action on quotes for concrete and full arena cover for stands at the Gaines County Rodeo Arena.
 - a. Ecko Express Concrete \$4,270.00
 - b. FIM Fabrication \$51,081.48

Commissioner Murphree made a motion to approve a quote from Ecko Express Concrete (\$4,270.00) and FIM Fabrication (\$51,081.48) for a cover over the stands at the Gaines County Rodeo Arena as presented and to be the funds to be taken from the rodeo arena line and funds to be moved if necessary to pay the total cost of \$55,351.48. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

7. To consider, discuss and take any necessary action on an updated schedule for golf tournaments from Mitch Shain.

Commissioner Elder made a motion to approve the following golf course additions: 4/16 Pero Letkeman, 10/1 West Texas Gas and a date and time to be determined by Johnny Teichroeb. Commissioner Houston seconded the motion. Motion carried unanimously.

8. To consider, discuss and take any necessary action on xeriscaping the South Cemetery island on the north side of the Mausoleum.
 - a. 2" Rock. Total \$9,735.00
 - b. Chemical to sterilize ground before rock. Total \$1,641.25

Commissioner Rosson made a motion to approve purchasing rock from JF Welding (\$9,735.00) and chemicals from TRI Chemicals, LLC (\$400.00) for the xeriscaping project at the South Cemetery island on the north side of the Mausoleum using funds from the Cemetery line and moving money if necessary. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

9. To consider, discuss and take any necessary action on the trade-in of motor grader for a 2025 Caterpillar Motor Grader from Warren Cat for Precinct 1. Total cost with trade-in: \$230,000.00
 - a. Trade in: Unit 1274, 2019 Caterpillar Motor Grader

Commissioner Houston made a motion to approve the purchase of a 2025 Caterpillar Motor Grader in Precinct 1, from Warren Cat, the total cost after the trade in of Unit#1274 (2019 Caterpillar is \$153,500.00. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

10. To consider, discuss and take any necessary action on a quote for Lorex Security Cameras for the Seagraves JP2 office. Total Cost: \$1700.00

Commissioner Houston made a motion to approve a quote for Lorex Security Cameras for the Seagraves JP2 office at a cost of \$1,700.00 using the safety & security line. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

11. To consider, discuss and take any necessary action on road crossings request(s).
 - a. D&D Construction for Optimum (RC 26-005) - Precinct 3: CR 300-J

Commissioner Houston made a motion to approve the road crossing from D & D Construction of Optimum (RC 26-005) on CR 300J in Precinct 3. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

12. 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

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

IN honor of World Down Syndrome Day the courthouse lights are blue
She stated she will be out for spring Judicial conference March 25-27
Road Safety Coalition Meeting is Thursday March 26th at 10:30-1:00
Seminole Chamber of Commerce Banquet is Friday March 27th at 7:00pm
Gaines County Republican Party Precinct and County Conventions meeting is March 28th at 2:00 at Dickey's BBQ
IT will be out for a conference April 6-10
Capital Appraisals predicting a 20% drop in values
Next regular meeting is Wednesday April 28th and the deadline for agenda items is Wednesday April 1st

Commissioner Rosson

Discussed Solar Farm using ROW but are willing to work with commissioners

Commissioner Elder

Hauling caliche, patching holes and yard maintenance

Commissioner Murphree

Hauling caliche, patching holes and yard maintenance

Commissioner Houston

Projects at the rodeo and cemetery, patching holes and rock hauling

Auditor

There will be a GovDeal training April 9th if there are any changes or suggestions they are to be turned into her office by April 8th

IT Department

Tommy Gonzales worked on 60 911 addresses last week. HE stated his officed will have the Law Enforcement Center down to install firewall tomorrow, March 25th. He stated The Courthouse will be down Wednesday March 25th 5:00pm-10:00pm to install firewall and this will enable a faster internet connection.

Michael Lord

Moved \$2,000,000.00 to Cresta last Friday at 4 .5 interest rate for 12 months.

14. 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 §551.072: Deliberations about Real Property
- c. Texas Government Code §551.076 and §551.089: Deliberations about Security Devices and/or Security Audits

Executive Session closed at 10:35a.m.

Executive session opened at 11:25a.m.

No action taken.

15. Adjourn;

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

The meeting adjourned at 11:26a.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 March 24, 2026.



Terri Berry

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

