

COMMISSIONERS COURT MINUTES, SPECIAL SESSION, FEBRUARY 18, 2025

The Terrell County Commissioners Court met on Tuesday, February 18th, 2025, at 2:00 p.m. in the commissioner's courtroom of the county courthouse in Sanderson, Texas. Notices of the meeting place were posted on a site readily accessible to the general public at all times. They remained posted for at least seventy-two hours preceding the scheduled time of this meeting, in compliance with the Open Meetings Act.

The Hon. Dale Carruthers, County Judge, by zoom called the meeting to order immediately following the Regular Session. The following members of this Court and Officers of the County were present:

Hon. Adam Johnson	Commissioner Pct. 1
Hon. Lupe Garza	Commissioner Pct. 2
Hon. Ele Hagelstein	Commissioner Pct. 3
Hon. Gene Chavez	Commissioner Pct. 4

Hon. Raeline Thompson	County and District Clerk
Hon. Pamela Blaylock	County Treasurer
Deputy Jesus Perez / Bailiff	Sheriff Department
Hon. Kenneth Bellah – Zoom/Phone	County Attorney
Carl Esser	Esser & Company Consulting, LLC
Davis Powell - Zoom	Architect

Commissioner Garza gave the Invocation and led the commissioner’s court in the Pledge of Allegiance to the United States flag, followed by the Pledge of Allegiance to the Republic of Texas Flag.

Open and Review Bids for the Terrell County Colonia Fund Construction CDBG CFC 23-0094 – No Action.

Accept, award, or reject bids for the Terrell County Colonia Fund Construction CDBG CFC 23-0094 – Commissioner Johnson motioned to accept the bid from Verfurth Electric LLC for the three Generators and Electrical Improvements for \$425,763.00 and to accept the bid for the bid proposal Bid A for the water line and tank improvements from Alvin E. Stock Contractor, LLC for \$622,696.50 with a modification reducing the bid by \$193,459.50 making the total \$429,237.00. Commissioner Chavez seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

BID PROPOSAL

Place SANDERSON, TX
Date February 14, 2025

Proposal of VERFURTH ELECTRIC LLC, (hereinafter called "Bidder", organized and existing under the laws of the State of TX doing business as a/an VERFURTH ELECTRIC,
To TERRELL COUNTY (hereinafter called the "Owner").

In compliance with the Advertisement for Bids, Bidder hereby proposes to perform all work for: TERRELL COUNTY CDBG COLONIA WATER DISTRIBUTION SYSTEM IMPROVEMENTS CFC23-0094, in strict accordance with the Plans and Specifications, these Contract Documents, and Bid Proposal, within the time set forth therein and at the total price of Four hundred twenty-five thousand seven hundred and sixty-three dollars Dollars, and zero Cents (\$ 425,763.00) for Total Base Bid Items. Amounts are to be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.

By submission of the Bid, each Bidder certifies, and in the case of a joint Bid, each party certifies as to his own organization, that this Bid has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this Bid with any other Bidder or with any competitor.

Bidder hereby agrees to commence work under this Contract on or before a date to be specified in the Notice to Proceed and to fully complete the project within 210 consecutive calendar days thereafter for the Base Bid Items. Bidder further agrees to pay as liquidated damages the sum of \$200.00 for each consecutive calendar day thereafter as provided herein.

Bidder acknowledges receipt of the following Addendum:

RECIEVED ADDENDUM 1 1/29/2025 JD VERFURTH

BID PROPOSAL

Place SANDERSON, TX

Date 02/18/2025

Proposal of Alvin E. Stock Contractor, LLC, (hereinafter called "Bidder", organized and existing under the laws of the State of Texas doing business as a/an Corporation.

To TERRELL COUNTY (hereinafter called the "Owner").

By submission of the Bid, each Bidder certifies, and in the case of a joint Bid, each party certifies as to his own organization, that this Bid has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this Bid with any other Bidder or with any competitor.

Bidder hereby agrees to commence work under this Contract on or before a date to be specified in the Notice to Proceed and to fully complete the project within 210 consecutive calendar days thereafter for the Base Bid Items. Bidder further agrees to pay as liquidated damages the sum of \$200.00 for each consecutive calendar day thereafter as provided herein.

Bidder acknowledges receipt of the following Addendum:

Addendum No. 1- January 29th, 2025

BID PROPOSAL

Bidder agrees to perform all work for TERRELL COUNTY CDBG COLONIA WATER DISTRIBUTION SYSTEM IMPROVEMENTS CFC23-0094, described in the Specifications and shown on the Plans, for the following unit prices.

BID A – WATER LINE & TANK IMPROVEMENTS

ITEM NO.	DESCRIPTION AND UNIT PRICE IN WORDS	UNIT	QUANT.	UNIT PRICE IN FIGURES	AMOUNT
A-1	Furnish insurance, performance bond and payment bond for the sum of <u>Seventeen Thousand Five Hundred Fifty</u> dollars and <u>Zero</u> cents	L.S.	1	17,550.00	17,550.00
A-2	Furnish and install 2-inch HDPE pipe including all fittings , restrained joints, and detector tape for the sum of <u>Twenty Four</u> dollars and <u>Seventy Five</u> cents	L.F.	7800	24.75	193,050.00
A-3	Furnish and install 4-inch steel encasement pipe for the sum of <u>Eighty Two</u> dollars and <u>Zero</u> cents	L.F.	1320	82.00	108,240.00

A-4	Tie-in to existing 2-inch waterline for the sum of pipe for the sum of <u>Two Thousand Eight Hundred Twelve</u> dollars and <u>Zero</u> cents	EACH	2	2,812.00	5,624.00
A-5	Furnish and install 3/4-inch water sample tap including tapping saddle & valve along waterline for the sum of <u>Two Thousand Eighty Six</u> dollars and <u>Zero</u> cents	EACH	8	2,086.00	16,688.00
A-6	Furnish and install 1/2-inch air-release valve for the sum of pipe for the sum of <u>Twelve Thousand Two Hundred Fourteen</u> dollars and <u>Zero</u> cents	EACH	6	12,214.00	73,284.00
A-7	Furnish & install water line marker, complete in place, for the sum of <u>Three Hundred Eleven</u> dollars and <u>Zero</u> cents	EACH	20	311.00	6,220.0
A-8	Furnish and install ductile iron fittings for the sum of <u>Fourteen Thousand Seven Hundred Thirty Four</u> dollars and <u>Zero</u> cents	TON	0.75	14,734.00	11,050.50

C-2

ITEM NO.	DESCRIPTION AND UNIT PRICE IN WORDS	UNIT	QUANT.	UNIT PRICE IN FIGURES	AMOUNT
A-9	Relocate existing 6-inch valves for the sum of pipe for the sum of <u>Three Thousand Nine Hundred Twenty</u> dollars and <u>Zero</u> cents	EACH	3	3,920.00	11,760.00
A-10	Furnish and install 6-inch ductile iron gate valve for the sum of <u>Six Thousand Four Hundred Thirty</u> dollars and <u>Zero</u> cents.	EACH	7	6,430.00	45,010.00
A-11	Furnish and install 6-inch ductile iron plant piping for the sum of <u>Two Hundred Ninety One</u> dollars and <u>Zero</u> cents	L.F.	200	291.00	58,200.00
A-12	Plug & seal existing tank outlet connection for the sum of <u>Two Thousand Eight Hundred</u> dollars and <u>Zero</u> cents	EACH	1	2,800.00	2,800.00
A-13	Cut new pipe connection through wall of existing tank for the sum of <u>Seven Thousand</u> dollars and <u>Zero</u> cents	EACH	2	7,000.00	14,000.00
A-14	Provide trench safety for pipe installation deeper than 5 feet for the sum of <u>Four</u> dollars and <u>Twenty</u> cents	L.F.	5,000	4.20	\$21,000.00
A-15	Furnish & install full depth cold mix paving patch for trench cuts, complete in place, for the sum of <u>Three Hundred Fifty</u> dollars and <u>Zero</u> cents	C.Y.	50	350.00	17,500.00

A-16	Removal and replacement of gravel driveway for the sum of One Hundred Ninety Six _____ dollars and <u>Zero</u> cents	C.Y.	50	196.00	9,800.00
A-17	Conduct and enforce traffic control plan as needed for the sum of Ten Thousand Nine Hundred Twenty _____ dollars and <u>Zero</u> cents	L.S.	1	10,920.00	10,920.00

BID A – WATER LINE IMPROVEMENTS

SUBTOTAL BID A

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Open and Review Bids Terrell County Senior Citizen Center CDBG CV 23-0095 – No Action.

Accept, award, or reject bids for the Terrell County Senior Citizen Center CDBG CV 23-0095 – Commissioner Johnson motioned to accept the Sadie Burke bid for \$495,000.00. Commissioner Hagelstein voted nay. Judge Carruthers abstained. Commissioner Chavez seconded the motion, calling for a vote; three members answered “aye,” and the motion carried.

dpa

Terrell County
 Proposed Senior Center
 Bid Tabulation Form
 12/16/2024

Sadie Burke	495,000.00	✓	160	✓	✓
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1/13/25
 Terrell County Senior Center
 Change Order #1 Value Engineering

Original Proposal:	\$	495,000.00
Budget:	\$	435,000.00
Difference	\$	60,000.00

VE Item #	Description:	Cost:	Comments:
1	Delete \$7,000 of \$10,000 Betterment All	\$ (7,000.00)	
2	Delete \$7,000 Testing Allowance. Any testing shall be paid directly by owner	\$ (7,000.00)	
3	Delete \$2,000 of the \$3,000 allowance for the Entry door and frame.	\$ (2,000.00)	Provide Exterior prehung Shaker Type door with paint finish.
4	Fill to be brought in, placed, and tested by county	\$ (27,000.00)	Owner shall provide a prepared pad for new construction. Pad shall be tested for compliance with engineers recommendations for preparation. No haul off will be required by GC. GC Scope of work will begin with digging foundation footings on pad. Spoil from foundation footings may be spread around site.
5	Reduce cost of kitchen equipment from \$32,000 to \$10,000. Kitchen Equipment Bid: \$27,969.61	\$ (17,000.00) \$ (12,969.61)	Kitchen equipment currently costs \$32,000 when all items are provided as specified. Specs shall be changed to include \$15,000 of kitchen equipment only. Other equipment beyond allowance shall be by owner.
6	Window shape and type	\$ (2,063.64)	Revise shape and type of window to less expensive type.
7	Owner provided paper dispensers		Delete paper towel, soap and toilet paper dispensers.
8	Replace two 3 ton units with one 5 ton unit.		
9	Verify Romex wiring being priced w/ plastic boxes	Confirmed	Please confirm or see if EC can offer price difference
10	Verify PEX is being used for plumbing	\$ (4,950.00)	Please confirm or see if PC can offer price difference
11	Replace gyp ceiling with kitchen grade lay-in ceiling and grid	\$ (1,200.00)	Item suggested by Oscar w SB
12	Delete finish of 1 restroom and install only rough-ins with paint finish	\$ (1,050.00)	Use will be storage until fixtures installed.

VE Total : \$65,233.25

Scheduling Final Public Hearing for the CDBG CFA 22-0033 FAST Fund Fire Truck Grant –

Commissioner Johnson motioned to schedule the Final Public Hearing for the CDBG CFA 22-0033 FAST Fund Fire Truck Grant on March 10, 2025, at 5:15 p.m. Commissioner Garza seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

**TERRELL COUNTY CDBG CONTRACT NO. CFA 22-0033
NOTICE OF FINAL PUBLIC HEARING**

Terrell County has completed their Texas Community Development Program TxCDBG Contract No. CFA 22-0033 which was funded by the Texas Department of Agriculture. This contract in the amount of \$688,388.00 and a Cash Match of \$7,500.00 by Terrell County provided for a new Pumper and Brush Fire Truck for the Sanderson Volunteer Fire Department. Terrell County will conduct a final public hearing to review and comment on the program performance including the actual use of funds for CDBG CFA 22-0033 at 5:15 p.m. March 10, 2025 at the Terrell County Courthouse, 105 E. Hackberry Street Sanderson, Texas 79848. Both the Pumper and Brush Truck are in operation at this time and serving the residents of Sanderson. All citizens and interested groups are invited to attend and comment on this matter. Those persons unable to attend the final public hearing may submit their views and comments to Dale Carruthers Terrell County Judge, from 8:00 a.m. to 5:00 p.m., Monday through Friday or mail them to Dale Carruthers Terrell County Judge 105 E. Hackberry Street Sanderson, Texas 79848. Accommodations are available for handicapped persons and an interpreter will be provided should one be required for non-English speaking persons by contacting (425) 345-2421 at least three days prior to the final public hearing.

**CONTRATO CDBG DEL CONDADO DE TERRELL NO. CFA 22-0033
AVISO DE AUDIENCIA PÚBLICA FINAL**

El Condado de Terrell ha completado su Programa de Desarrollo Comunitario de Texas Contrato TxCDBG No. CFA 22-0033 que fue financiado por el Departamento de Agricultura de Texas. Este contrato por la cantidad de \$688,388.00 y una contrapartida en efectivo de \$7,500.00 por parte del Condado de Terrell proporcionó un nuevo camión de bomberos Pumper and Brush para el Departamento de Bomberos Voluntarios de Sanderson. El Condado de Terrell llevará a cabo una audiencia pública final para revisar y comentar sobre el desempeño del programa, incluido el uso real de los fondos para CDBG CFA 22-0033 a las 5:15 p.m. 10 de marzo de 2025 en el Palacio de Justicia del Condado de Terrell, 105 E. Hackberry Street Sanderson, Texas 79848. Tanto el Pumper como el Brush Truck están en funcionamiento en este momento y sirviendo a los residentes de Sanderson. Todos los ciudadanos y grupos interesados están invitados a asistir y comentar sobre este asunto. Aquellas personas que no puedan asistir a la audiencia pública final pueden enviar sus opiniones y comentarios al Juez del Condado de Dale Carruthers Terrell, de 8:00 a.m. a 5:00 p.m., de lunes a viernes, o enviarlos por correo a Dale Carruthers, Juez del Condado de Terrell, 105 E. Hackberry Street, Sanderson, Texas 79848. Hay adaptaciones disponibles para personas discapacitadas y se proporcionará un intérprete en caso de que sea necesario para las personas que no hablan inglés comunicándose al (425) 345-2421 al menos tres días antes de la audiencia pública final.

Review status on Final Scores of Applicants for the Program Year 2025 CDBG Colonia Fund Construction Program – No Action.

Review status of Final Scores of Applicants from Permian Basin Region for CDBG Community Development 2025 2026 Program years – No Action.

Request proposals for grant writing and grant project delivery for the CDBG Community Development Fund, Program Years 2027 -2028. Commissioner Johnson motioned to request proposals for grant writing and grant project delivery for the CDBG Community Development Fund, Program Years 2027 -2028. Commissioner Chavez seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

Request proposals for grant writing and grant project delivery for the CDBG Colonia Fund Construction Program Years 2026 -2027 – Commissioner Chavez motioned to request proposals for grant writing and grant project delivery for the CDBG Colonia Fund Construction Program Years 2026 -2027.

Commissioner Hagelstein seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

Purchasing lights for the Terrell County Heritage Garden and solar lights for the outside restrooms at the convention center in the amount of \$1,513.95 – Commissioner Chavez motioned to purchase lights for the Terrell County Heritage Garden and solar lights for the outside restrooms at the convention center in the amount of \$1,513.95 out of the Venue line item. Commissioner Hagelstein seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

February 18,2025

Estimated cost for lighting repairs and replacement

Convention Center- Garden \$1513.95 15 light bulbs for porch

4 solar lights for rear entrance/ restrooms

12 sidewalks for garden replacements due to storm damage, 12 for trees replacement due to storm damage

Purchasing solar lights for the outside restrooms on Courthouse property for \$249.99 and lights at the Bicentennial Park for the basketball court and the swimming pool bathrooms for \$439.99 – Commissioner Chavez motioned to purchase solar lights from the building maintenance line item for the outside restrooms on Courthouse property for \$249.99 and purchase lights from the parks and recreation line item for the Bicentennial Park for the basketball court and the swimming pool bathrooms for \$439.99. Commissioner Hagelstein seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

February 18,2025

Estimated cost for lighting repairs

Bicentennial Park \$439.99 2 pool restrooms

2 basketball courts

Restroom on Courthouse grounds \$249.99


Adjourn - Commissioner Chavez motioned to adjourn. Commissioner Johnson seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

/s/ Raeline Thompson


Raeline Thompson, County Clerk and Ex-officio Clerk
Terrell County Commissioners Court

ORDER TO APPROVE MINUTES OF SPECIAL SESSION

The above and preceding minutes of the meeting held on February 18TH, 2025, are now approved (as amended this _____ day of _____, 2025) as presented IN OPEN COURT this 10TH day of March, AD, 2025.



Presiding Officer



Attest, Raeline Thompson County Clerk

