

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON JANUARY 09, 2019 AT 9:00 A.M. THE COUNTY JUDGE TOM N. KEYES PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

BRIAN ROSSON
CRAIG BELT
DAVID MURPHREE
BIZ HOUSTON

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

TERRI BERRY

COUNTY CLERK

Court observed a moment of silence followed by the opening invocation given by Judge Keyes, who then led the pledge to the flags. The meeting was called to order at 9:00 a.m.

8:00 A.M. Work Session

1. Discuss routine administrative items: take action needed:

- a. Payroll
- b. Budget amendments and fund transfers
- c. Accounts payable
- d. Auditor's report
- e. Officer's report
- f. Surplus/salvage

Commissioner Rosson made a motion approving the routine administrative items as presented. Commissioner Houston seconded the motion. Motion carried unanimously.

2. Consider issuance of a County Credit Card to newly elected officials; take action as appropriate

Judge Keyes requested court approval to issue County Credit Cards to newly elected officials Terri Berry, County Clerk, Susan Murphree, District Clerk and Jeff James Justice of the Peace Precinct 1. Commissioner Rosson made a motion to approve the issuance of county credit cards. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

3. Consider authorizing payment to Fehr's for the stainless steel plate to mount the new shelves to the wall in the kitchen of the Civic Center; take action as appropriate

Commissioner Belt requested court approval to pay Fehrs Industrial Manufacturing \$834.97 for stainless steel plate to mount shelves in the kitchen of the Civic Center. Commissioner Belt made a motion to approve the payment to Fehrs Industrial Manufacturing. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

4. Consider adjusting policies, procedures, and fees for the renovated Civic Center / Show Barn; take action as appropriate

Judge Keyes presented the current policies and procedures to the court. (see attached) Commissioner Belt stated that big fryers should not be allowed inside the kitchen due to the fact of splattering grease on the new floor and could only be used in the Barn with a tarp under the fryers. Commissioner Belt suggested adding to current policy item #10, decorations could not be hung on walls or doors, only on cables provided or free standing. Commissioner Murphree stated that the court needed to add to policies that anyone renting the building would be responsible for paying for cleanup of the building, and any damaged occurred that was not accidental and not covered by deposit. Judge Keyes presented the current fees for all buildings being rented. Following a discussion on increasing the fees, the court made a decision to table this issue for 2 weeks and the fees be presented to the court in writing for approval. Commissioner Murphree made a

motion to table approving the policies, procedures and fees. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

5. Consider authorizing Pct. 1 to purchase materials to repair the windmill at the Seagraves Museum; take action as appropriate

Commissioner Rosson requested approval to purchase the lumber to repair the windmill at the Seagraves Museum. Commissioner Murphree made a motion at approve the purchase. Commissioner Belt seconded the motion. Motion carried unanimously.

6. Consider actions to move forward on the Library project in Seagraves, as well as the Old Jail project, and other Capital Project priorities; take action as appropriate

Judge Keyes stated he met with an architect yesterday from Fort Worth and took him to see the Library in Seagraves and the Old Jail in Seminole. Judge Keyes suggested that the court hire a firm that would be our go to firm for all projects in the future. Auditor Rick Dollahan suggested the court should open RFQ's on the February 6th or 19th. Commissioner Houston made a motion for RFQ's to be opened and delivered by noon February 19th and awarded on February 20th. Commissioner Murphree seconded the motion. Motion carried unanimously.

Commissioner Rosson suggested purchasing the old school in Seagraves and renovating this building to replace the Library building. Commissioner Rosson stated he would call the Superintendent of the school and talk with him regarding this matter. Commissioner Murphree stated that more options needed explored regarding the Old Jail before 2,000,000.00 was spent on the project. Commissioner Rosson made a motion to approve actions to move forward on Library and Old Jail projects. Commissioner Murphree seconded both the motions. Motion carried unanimously.

7. Consider appointing Judge Pro-tem; take action as appropriate

Judge Keyes stated the senior Commissioner would be appointed as Judge Pro-tem, which would be Commissioner Belt. Commissioner Houston made a motion to approve the Judge Pro-tem. Commissioner Murphree seconded the motion. Motion Carried unanimously.

8. Consider approving subdivision application(s);

None

9. Consider approving road crossing request(s);

Commissioner Belt requested approval of a road crossing from Pitts Energy Co. to cross County Road 112 with a 24" flowline. Commissioner Rosson made a motion to approve the road crossing as presented.. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

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,

- a. Commissioner Belt requested that a special meeting be held Monday, January 14, 2019 for the court to take a tour of the Barn at the Civic Building.
- b. Commissioner Belt stated that he would be rolling out the carpet on the Barn floor and requested assistance from other commissioners employees. Commissioner Murphree stated he had employees that would be sent to help.
- c. Commissioner Houston stated that the projects at the cemetery would be completed in 2 – 2 ½ weeks

11. Adjourn;

Commissioner Belt made a motion to adjourn. Commissioner Murphree seconded the motion. Motion carried unanimously.

Meeting adjourned at 10:30am

I, Terri Berry, Gaines County Clerk, attest that the foregoing is a true and accurate accounting of the Commissioners Court's authorized proceedings for January 09, 2019.



Terri Berry

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

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A SPECIAL MEETING ON JANUARY 14, 2019 AT 9:00 A.M. THE COUNTY JUDGE TOM N. KEYES PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

BRIAN ROSSON	COMMISSIONER PRECINCT #1
CRAIG BELT	COMMISSIONER PRECINCT #2
DAVID MURPHREE	COMMISSIONER PRECINCT #3
<u>BIZ HOUSTON</u>	<u>COMMISSIONER PRECINCT #4</u>

<u>TERRI BERRY (ABESNT)</u>	<u>COUNTY CLERK</u>
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The Court observed a moment of silence followed by the opening invocation given by Commissioner Belt, Judge Pro Tem. The meeting was called to order at 9:03a.m.

1. Tour the Civic Center and Show Barn, discuss the status of the renovation project; take action as appropriate

Members of the Court as well as members of the Public toured the renovated Civic Building and Stock Show Barn discussing any issues that still needed worked on. Scott Shortes, IT Director, gave an overview on PA system as well as heating and cooling systems.

2. Adjourn:

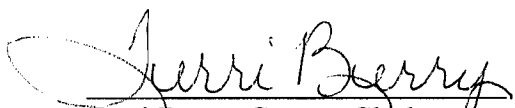
Commissioner Houston made a motion to adjourn, followed by a second from Commissioner Rosson. Motion carried unanimously.

Meeting adjourned at 9:41 a.m.

STATE OF TEXAS §
COUNTY OF GAINES §

I, Terri Berry, Gaines County Clerk, attest that the foregoing is a true and accurate accounting of the Commissioners Court's authorized proceedings for January 24, 2019




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

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON JANUARY 23, 2019 AT 9:00 A.M. THE COUNTY JUDGE TOM N. KEYES PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

BRIAN ROSSON
CRAIG BELT
DAVID MURPHREE
BIZ HOUSTON

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

TERRI BERRY

COUNTY CLERK

Court observed a moment of silence followed by the opening invocation given by Judge Keyes, who then led the pledge to the flags. The meeting was called to order at 9:00 a.m.
9:00 A.M. Work Session

1. Discuss routine administrative items: take action needed;
 - a. Payroll
 - b. Budget amendments and fund transfers
 - c. Accounts payable
 - d. Auditor's report
 - e. Officer's report
 - f. Surplus/salvage

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

2. Consider approving quarterly investment report; take action as appropriate

Michael Lord, Treasurer requested approval of the quarterly investment report, stating that the total of all funds held by the County Treasurer is \$29,562,081.08 which is \$700,000.00 less that this time last year. Commissioner Rosson made a motion to approve the quarterly investment report. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

3. Discuss possible changes to medical reimbursement card; take action as appropriate

Michael Lord, Treasurer stated that at the time he requested this be on the agenda he had several employees that were not in compliance with rules agreed to when they signed up for the Flex Plan. However, he has talked to the employees and resolved the issues. He requested that no action be taken at this time regarding this matter.

4. Consider approving the Racial Profiling report from the Sherriff; take action as appropriate

Sheriff Ronny Pipkin requested approval of the Racial Profiling report. Sheriff Pipkin stated that this was a new report requested by the state and that it had been filed with the Texas Commission on January 22, 2019. Commissioner Rosson made a motion to approve the report. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

5. Consider approving Inter-local agreement with DPS; take action as appropriate

Sheriff Ronny Pipkin requested approval of the Interlocal Cooperation Contract. Commissioner Belt made a motion to approve the contract. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

6. Consider authorizing the re-routing of the water pipeline for the Gaines County Park, to go around the subdivision that is currently being developed; take action as appropriate

Commissioner Belt requested authorizing the re-routing of the water pipeline for the Gaines County park to avoid hitting existing pipelines in the subdivision. Commissioner

Murphree made a motion to approved re-routing the water pipeline as presented. Commissioner Rosson seconded the motion. Motion carried unanimously.

7. Receive an update on the status of the Civic Center project, approve payment of any late/ incidental charges; take action as appropriate

Commissioner Belt stated that the Civic Building was basically completed with only a few issues unresolved, the emergency lighting was not in but would be installed as soon as possible. Commissioner Belt also stated the need for additional cameras to be installed in the hall and kitchen area. Rick Dollahan, County Auditor reported that Pay Order #10 remains unreconciled but was in the process of being reconciled. Judge Keyes stated that the delivery for new chairs and tables has been delayed several times by the company. Benette McDonald, Administrative Assistant stated that the old chairs and tables being used now are available to entities within the County to have. Commissioner Murphree suggested donating the old chairs and tables to churches if there is a need. No action taken.

8. Consider amendments to rules, procedures, fees, and/or rent for the Civic Center / Show Barn, and any other county facility that is available for rent; take action as appropriate

Commissioner Belt stated that there needed to be a way when renting either the Show Barn only or Civic Building only to not have access to the other side. Commissioner Rosson discussed the need to lower the rental fees for the public. Commissioner Houston stated we are providing this for tax payers and these facilities would never pay for themselves and we are doing an injustice to the community to have the prices so high that the buildings are not rented. Commissioner Belt stated that the rules should state no vaping. Benette McDonald, Administrative Assistant stated the need for a no sunflower seeds permitted at any facility inside or outside on the porches or patio. Commissioner Murphree stated that the adjustment in rent could be addressed each year at budget and increased if the need was appropriate. Commissioner Rosson made a motion to approve adding no vaping, no sunflower seeds on the patio or porches to the rules and change the rental fees as per attached Building Rental Policy. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached Rules and Building Rental Policy)

9. Consider amending a purchase order to A-Tex for the venti hood in the kitchen at the Civic Center; take action as appropriate

Commissioner Belt stated that a controller needed to be added to the purchase order for A-Tex. Rick Dollahan, County Auditor stated the original purchase order combined 3 items and if the court approved the purchase order would be amended. Commissioner Murphree made a motion to approve the amendment to the purchase order as presented. Commissioner Houston seconded the motion. Motion carried unanimously.

10. Consider accepting a gift from JNL of metal to build the new restrooms at the Gaines County Golf Course; take action as appropriate

Commissioner Murphree stated that JNL wanted to donate all metal for the structures for the bathrooms at the Gaines County Golf Course with the agreement that the county will purchase and display a sign that the metal was donated by JNL. Commissioner Murphree made a motion to accept the gift as presented. Commissioner Rosson seconded the motion. Motion carried unanimously.

11. Meet with JW&T to begin discussions/negotiations for the construction of another FBO at the Gaines County Airport; take action as appropriate

Commissioner Murphree stated he had received a letter of interest from John Siemens, JW & T to open a facility at the Gaines County Airport. John Siemen's son, Jonathan Siemens addressed the court regarding his experience in aviation and that he was moving back to Seminole and would be moving and opening his current business here. Mr. Siemens stated he wanted to build a full service facility at the Gaines County Airport for fuel, restrooms and new jobs for the community. Commissioner Murphree made a motion to continue discussions/negotiations with JW & T as presented. Commissioner Rosson seconded the motion. Motion carried unanimously.

12. Consider approving the construction of a 47 X 80 hangar at the Gaines County Airport; take action as appropriate

Commissioner Murphree requested this item be tabled and stated he had no response from parties regarding the construction of the hangar. No action taken.

13. Consider appropriate response for Golf Course staff if golfers trespass on the course to play on Tuesday when the course is closed; take action as appropriate

Judge Keyes stated there had been multiple times adults were trespassing when the Golf Course was closed on Tuesdays. Commissioner Belt suggested that a letter be sent each time for the following offenses:

- a. 1st offense, asked to leave
- b. 2nd offense, 30 day suspension from the Golf Course
- c. 3rd offense, 60 day suspension from the Golf Course
- d. 4th offense, report to Sherriff's office as a trespass offense

Commissioner Belt made a motion to approve the response to the offenders as presented. Commissioner Rosson seconded the motion., Motion carried unanimously.

14. Consider sending a letter of intent to repair/replace the fencing and the apron and expand taxiways at the Gaines County Airport; the letter to be addressed to TXDoT Aviation, seeking consideration for a 90/10 grant; take action as appropriate

Commissioner Murphree stated he had researched grants and spoke with Greg Miller regarding NPE grant. This grant is \$150,000 per year for maintenance. Greg Miller reported to Commissioner Murphree that the balance available to Gaines County was \$600,000. Commissioner Murphree stated if our letter of intent for the 90/10 grant was approved that TXDoT Aviation would furnish their own engineers, materials etc and all that is required by Gaines County was to pay 10%. Auditor, Rick Dollahan stated that the funds for the 10% could be taken from money in the funds previously set aside. Commissioner Murphree made a motion to approve sending a letter of intent to TxDotT Aviation. Commissioner Rosson seconded the motion. Motion carried unanimously.

15. Consider the following resolutions to send to our representatives in the Texas Legislature; take action as appropriate

Judge Keyes read aloud each resolution to the court. Commissioner Belt made a motion to approve all resolutions. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

- a. Opposition to Unfunded Mandates
- b. Support for Local Decision-Making and Opposition to Revenue Caps
- c. County Local Option Revenue Sources
- d. Indigent Health Care
- e. State Funds for Indigent Criminal Defense
- f. Juvenile Probation Funding
- g. Mental Health Patients in Jails
- h. Opposition to Diversion of Dedicated Funds
- i. Emergency Services Program
- j. Support for County Road Grant Fund
- k. Fireworks Regulations
- l. Oil and Gas Waste Disposal Facilities
- m. Rural Public Transit
- n. Opposition to Rules Adopted by the Texas Department of Motor Vehicles That Decrease County Revenues, Increase County Costs, and Reduce Local Control and Local Services
- o. Full Funding of DPS Labs
- p. County Homestead Exemption
- q. Texas Department of Criminal Justice Inmates
- r. Optional County Road and Bridge Fee

- s. Voting Machine Costs
- t. Limitations on Registered Sex Offenders in Counties

16. Consider approving surplus/salvage for Precinct 1, 3 & 4; take action as appropriate

Commissioner Rosson, Precinct 1 requested approval to trade in unit#1227, Motor Grader. Commissioner Murphree, Precinct 3 requested approval to trade in unit#3110, Vibratory, unit #3080, Compactor and unit#3138, Grader. Commissioner Houston requested approval to trade in unit#4089, Roller. Commissioner Belt made a motion to approve surplus/salvage items as presented. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

17. Consider approving a buy board purchase for Precinct 1; take action as appropriate

Commissioner Rosson made a motion to approve a buy board purchase of a Caterpillar motor grader with trade in from Warren Cat for Precinct 1. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

18. Consider approving a buy board purchase for Precinct 3; take action as appropriate

Commissioner Murphree made a motion to approve a buy board purchase of a Caterpillar motor CS56B & CW34NN paving products from Warren Cat for Precinct 3. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

19. Consider approving a buy board purchase for Precinct 4; take action as appropriate

Commissioner Houston made a motion to approve a buy board purchase of a roller for Precinct 4. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

20. Consider approving an equipment purchase for Precinct 4; take action as appropriate

Commissioner Houston requested approval to purchase new equipment to maintain the parks and softball fields. Commissioner Houston made a motion to approve the equipment purchase for Precinct 4. Commissioner Belt seconded the motion. Motion carried unanimously

21. Consider accepting bids for the following road requirements; take action as appropriate

- a. Rock
- b. Sand
- c. Hauling for Rock and Sand

Commissioner Rosson made a motion to approve all bids received from Pro Aggregate; R.E. Janes Gravel; Constructors Inc; Statewide Transport LLC & Latch Trucking

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

22. CLOSED MEETING: in accordance with Sec. 551.072.of the Government Code to deliberate the purchase, lease, or the value of real property in Precincts 2 and 4;

Closed Meeting Began: 11:05 a.m.
Session Ended: 11:15 a.m.

23. Return to OPEN MEETING: consider actions to take concerning real property in Precincts 2 and 4; take actions as appropriate

Reconvene Open Meeting: 11:16 a.m.

Commissioner Belt stated there were 11 lots in the north part of the SW/4 of Section 188 Blk G he wanted to have Bids on. Rick Dollhan, Auditor stated the bids could be turned in no later than noon on February 19th and the Court could review the Bids on February 20th. Commissioner Houston stated the need to sell a small corner lot on Highway 1788. Commissioner Houston stated the land was owned by 2 individuals and he would approach each individual regarding making an offer on purchasing the land.

Commissioner Houston made a motion to advertise for bids for real property in Precinct 2 as presented. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

24. Consider formalizing the procedure to be used for signing contracts through the Commissioners Court; take action as appropriate

Commissioner Murphree requested all contracts for Gaines County be presented to County Attorney Joe Nagy for review and then presented to Commissioners Court for approval. Commissioner Murphree stated that all Commissioners signature be attached to all contracts for approval. Commissioner Murphree made a motion to approve the procedure for signing contracts as presented. Commissioner Belt seconded the motion. Motion carried unanimously.

25. Consider approving residential juvenile contracts; take action as appropriate

Delia Grisham, Probation requested approval of the renewal contract with Pegasus Schools Inc. For Residential Services. Commissioner Houston made a motion authorizing the County Judge, Tom Keyes to sign the contract for approval. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

26. Consider approving subdivision application(s);

Commissioner Belt made a motion to approve 1st reading of Indian Hills Subdivision lots 53-58. Commissioner Murphree seconded the motion. Motion carried unanimously.

27. Consider approving road crossing request(s);

None

28. Announcements / Discussion: for information purposes only, while there may be discussion for clarification purposes, no action may be taken on these items except to schedule them for a future agenda.

a. Counties at the Capital Legislative Day, February 5th – Judge Keyes

Judge Keyes stated that is presented by TAC and he was possibly attending

b. AEDs for the Golf Course and Park Community Center – Judge Keyes

Judge Keyes stated that the Emergency management in Seagraves applied for grants requested for AED.

c. Potential provider for water treatment at the Park – Commissioner Murphree

Commissioner Murphree stated he was contacted by B W Primoris to be considered to treat the water at the Park. Commissioner Murphree stated that he said he could possibly do this at a cheaper rate than is currently being paid.

29. Adjourn;

Commissioner Belt made a motion to adjourn. Commissioner Murphree seconded the motion. Motion carried unanimously.

Meeting adjourned at 11:45 a.m.

STATE OF TEXAS §
COUNTY OF GAINES §

I, Terri Berry, Gaines County Clerk, attest that the foregoing is a true and accurate accounting of the Commissioners Court's authorized proceedings for January 23, 2018.



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

