

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON JUNE 9, 2021 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</u>	<u>COUNTY CLERK</u>
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Teleconference:

In recognition of the public health emergency presented by the pending coronavirus-19 (“COVID-19”) pandemic, and pursuant to an emergency order issued by the Governor of the State of Texas to temporarily suspend certain provisions of TOMA in view of said emergency, a quorum of the Commissioners Court will hold this meeting by telephonic conference call. **Members of the public may call in to this meeting by telephone by calling 1-346-248-7799 and entering the Meeting ID No. 938 956 816**

Members of the public who desire to make public comment during the meeting must register by e-mailing their identity to the following Gaines County (“County”) representative one (1) hour before the meeting start time on the day of the posted meeting: Benette McDonald, Administrative Assistant, Commissioners Court at benette.mcdonald@co.gaines.tx.us.

This meeting will be recorded, and the audio recording will be available on the County’s internet website after the meeting. A copy of the agenda packet for the meeting will be available on the County’s internet website at the time of the meeting at www.co.gaines.tx.us.

During this meeting, the Commissioners Court reserves the right to conduct an executive session/closed meeting session for any purpose authorized by Chapter 551 of the Texas Government Code or other authority, including without limitation sections 551.071 and 551.129, Texas Government Code (consultation with attorney).

9:00 A.M. Regular Meeting

1. Call to order, prayer, pledge
The Judge called the meeting to order with a prayer and pledges of allegiance.
2. Public Comment on scheduled agenda items
None
3. Discuss routine administrative items: take action as appropriate;
 - a. Payroll
 - b. Budget amendments and fund transfers
 - c. Accounts payable
 - d. Auditor’s report

Commissioner Houston made a motion to authorize Forza to supply the cool down stations, porta potties, hand washing stations and trash trailers at the Gaines County Park for the 4th of July Celebration as presented Morgan Guffy. Commissioner Belt seconded the motion. Motion carried unanimously.

5. Consider approving tournament requests for the Golf Course; take action as appropriate

None

6. Consider approving replacement of flooring at the Health Dept and Mental Health Building; take action as appropriate

Commissioner Murphree made a motion to approve 4T Industry to replace the flooring at the Health Department and Mental Health Building in the amount of \$34,500.00. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

7. Hear from the County Treasurer to discuss information concerning the 457 Roth IRA plan conversion and update from First Basin Credit Union; take action as appropriate

Michael Lord, Treasurer, discussed investments with a better rate of return, streamlining and updates regarding the 457 Roth IRA plan and update from First Basin Credit Union. No action taken.

8. Consider accepting a gift of 500 gallons of confiscated diesel from the Comptroller's Office and the City of Seminole; take action as appropriate

Commissioner Murphree made a motion to accept a gift of 500 gallons of diesel that was fraudulently obtained from Allsups 2106, WTG Fuels, Inc as they cannot accept fuel back into their inventory. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

9. Consider authorizing Precinct 3 to purchase a loader off Buy Board listing; take action as appropriate

Commissioner Murphree made a motion to authorize the purchase of a 2021 Loader from Warren Cat in the amount of \$224,550.00 for Precinct 3. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

10. Consider making a gift of a bobtail water truck from Precinct 3 to the Seminole Volunteer Fire Department; take action as appropriate

Commissioner Murphree made a motion transfer a 1994 Mack water truck, Unit #3088, from Precinct 3 to the Seminole Volunteer Fire Department. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

11. Consider going out for bids to purchase a new pickup for the Agri-Life Extension Office, take action as appropriate

Commissioner Belt made motion to go out for bids on a 2021/2022 Pickup for Terry Millican, Extension office. All bids are to be turned in by July 6, 2021 and opened July 7, 2021. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

12. Consider accepting a bid from N.D. White Engineering Services, Inc. to provide NEBB Certified testing and balancing to rebalance the VAVs in the Courthouse to provide better air balance, consider authorizing the Maintenance Supervisor to have Trane participate in this process to enhance the efficiency and effectiveness of the HVAC system in the Courthouse, take action as appropriate

Commissioner Murphree made a motion to accept the bid from N.D. White Engineering Services, Inc. in the amount of \$21,500.00 to provide NEBB certified testing and rebalancing to rebalance

14. Discussion and consider taking potential action regarding all issues deemed necessary or desired at this time by the Commissioners Court for the County response to the pending COVID-19 emergency, including:
- a. approving or amending a declaration of a disaster #24, as authorized by law, due to a public health emergency;
 - b. approving or amending policies and operating procedures for controlling public access (including the limitation of public access) to the Gaines County Courthouse and all other buildings, structures, offices, or properties owned, leased, or operated by the County;
 - c. approving or amending policies and operating procedures (including public health protocols) for the protection of the public, County employees, and County officials;
 - d. approving or amending policies and operating procedures for protecting County infrastructure (including public health measures and procedures designed to clean and make safer properties, buildings, structures, business offices and work spaces);
 - e. approving or amending policies and operating procedures for the provision of on-going essential or desired services of the County and other public offices and agencies, including without limitation the continued work and functioning of the (i) Commissioners Court, (ii) the County's local court, financial, tax, and administrative systems, including without limitation the District Court, County Court, Justice of the Peace Courts District Attorney, County Attorney, District Clerk, County Clerk, County Sheriff's Department and County Jail, Texas Department of Public Safety, County Treasurer, County Tax Assessor-Collector, County Auditor, Adult and Juvenile Probation Departments, Veterans Services Officer, County library system, County museums, (iii) the County public road system and airport, and (iv) the County emergency management system, including fire, ambulance, and local law enforcement service and coordination; and
 - f. approving or amending employment policies and procedures for the County's employees and officials.

Judge Keyes stated there were changes in the Governors Order#34-open up the state 100% and Order#36-end face mask mandates. Commissioner Belt made a motion to approve Disaster Declaration #24 and Order#21-0609-01 as presented. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

15. Consider changing language in the Subdivision Regulations concerning requirements for validated water supply; take action as appropriate

Following much discussion this item was tabled for the Judge and County Attorney to meet and reword the subdivision language for approval from commissioners court.

16. Consider approving subdivision application(s), take note of known exceptions, consider any requests for variances; take action as appropriate

Commissioner Murphree made a motion to approve Variance application forms on W//2 of Sec 14 Blk A10 and W/1319' of Sec 17 Blk A10 and waive the fee due to exception rule of 10 acres or greater. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

17. Consider current road crossing request(s); take action as appropriate

Commissioner Murphree asked if the old post office appraisal had been completed, Judge Keyes stated not at this time.

19. Adjourn;

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

Meeting adjourned at 10:30a.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 June 9, 2021.



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 REGULAR MEETING ON JUNE 23, 2021 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
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During this meeting, the Commissioners Court reserves the right to conduct an executive session/closed meeting session for any purpose authorized by Chapter 551 of the Texas Government Code or other authority, including without limitation sections 551.071 and 551.129, Texas Government Code (consultation with attorney).

9:00 A.M. Regular Meeting

1. Call to order, prayer, pledge

Judge Keyes called the meeting to order with a prayer and pledges of allegiance.

2. Public Comment

None

3. Discuss routine administrative items: take action as appropriate;

- a. Payroll
- b. Budget amendments and fund transfers
- c. Accounts payable
- d. Auditor’s report
- e. Officer’s report

4. Meet with Sheriff to receive update on purchase of replacement fleet vehicles; take action as appropriate

Ronny Pipkin, Sheriff, stated the new Dodge Rams for \$32,000 per vehicle that had previously been approved by court to purchase for the deputies are no longer available. He stated he had found 5 Ford Interceptors at Holiday Ford with a cost of \$34,900 per vehicle. Commissioner Belt made a motion to approve the purchase of the 5 Ford Interceptors for the Sheriff's office. Commissioner Houston seconded the notion. Motion carried unanimously.

5. Meet with Sheriff to consider approving an intragovernmental agreement with Garza County for inmate housing; take action as appropriate

Ronny Pipkin, Sheriff, stated Garza County Law Enforcement Center had increased their rate to house prisoners for Gaines County from \$45 to \$55. Commissioner Murphree made a motion to approve the Intergovernmental Agreement with Garza County as presented by Ronny Pipkin, Sheriff. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

6. Receive update on purchase of John Deere utility tractor for Precinct 1; take action as appropriate

This item is tabled, Commissioner Rosson stated they sent a 4 wheel drive and he was purchasing a 2 wheel drive.

7. Consider authorizing the transfer of a pickup from Precinct 3 to the Maintenance Department with transfer of funds from Maintenance to Precinct 3; take action as appropriate

Commissioner Murphree, Precinct 3 stated Nick Castillo, Maintenance, had requested the purchase of a 2021 Pickup on next years budget. Commissioner Murphree made a motion to approve the transfer a 2021 Chev. 4 door pickup to maintenance and take their older pickup for Precinct 3 and transfer funds from maintenance to Precinct 3. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

8. Consider approving switching all AT&T phone service and most of Windstream service to Spectrum; take action as appropriate

Commissioner Belt made a motion to approve Scott Shortes, IT Director, to switch all AT&T phone service to Spectrum for \$1,700.13 a month with the first 3 months free. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

9. Consider approving a request by the SPPHD to update their IT services with AT&T in their Seminole clinic

Commissioner Belt made a motion to approve the SPPHD to update their IT services with AT&T in the Seminole clinic. Commissioner Rosson seconded the motion. Motion carried unanimously.

10. Consider approving issuing Delia Grisham a county credit card; take action as appropriate

Judge Keyes stated Delia Grisham requested a county credit card to purchase items for the Juvenile Probation Character Camp. Commissioner Belt made a motion to approve issuing Delia Grisham, Juvenile Probation, a county credit card. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

11. Consider approving renewal of the service agreement for the generators at the jail; take action as appropriate

Commissioner Rosson made a motion to approve the renewal of the service agreement from Clifford Power for the generators at the jail in the amount of \$2,182.00. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

12. Consider modifying the lease conditions on the Gaines County Jail to address the same

Marrow, Attorney at Law. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

14. Consider changes to the current Subdivision Regulations, discuss and consider process to formally make changes if approved; take action as appropriate

No action taken. Following much discussion Judge Keyes stated he had researched and talked with Chuck Kimbrough, Attorney, regarding the proper language needed to change our policy of guaranteeing 30 years of water supply. He stated once he has the proper language and the paperwork prepared he would present to the court for approval.

15. Consider approving subdivision application(s), take note of known exceptions, consider any requests for variances; take action as appropriate

Commissioner Murphree made a motion to approve a variance less than 1 acre on 112 CR 318M from Aaron Thiessen to Peter Neufeld. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

16. Consider current road crossing request(s); take action as appropriate,

Commissioner Houston made a motion to approve a road crossing on CR 421 for Suddenlink in Precinct 4. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

17. 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 Keyes stated he met with a Vendor regarding replacing all the window coverings in the courthouse. They recommended not using miniblinds and going with Roller Shades with a cost of \$24,762.05. Judge Keyes stated he would put on the next agenda for approval.

Michael Lord, Treasurer, stated he needed to get approval to accept the rate increase on insurance from Blue Cross & BlueShield and requested this item to be placed on the next agenda.

Scott Shortes, IT Director, stated the upgrade from Serra to Office 365 would take place in August.

18. Budget workshop – the following items provide a framework for discussions, but should not be considered to limit discussions that may arise

- a. Review individual departmental budget requests for FY 22

Susan Murphree, District Clerk, stated the need to have her part time employee become fulltime. Following much discussion this item was tabled until the next budget session.

Patricia Robertson, Elections Administrator, stated the Governor had signed a Bill requiring a paper trail on all election equipment. Therefore, she requested \$135,953.00 for Hart Intercivic to come in and upgrade all equipment. Commissioner Rosson made a motion to approve to pay Hart \$135,953.00 to upgrade election equipment out of reserve funds. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

Erin Snodgrass, Agrilife/Extension, stated she would not require the budget item requiring the purchase of a new Tahoe.

- b. Discuss proposed holiday schedule for FY 22

Commissioner Belt made a motion to approve the 2022 Holiday Schedule as presented.

I, Terri Berry, Gaines County Clerk, attest that the foregoing is a true and accurate accounting of the Commissioners Court's authorized proceedings for June 23, 2021.



Terri Berry

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

