

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A SPECIAL MEETING ON DECEMBER 6, 2021 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

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.

1. Call to order, prayer, and pledges of allegiance.
Judge Keyes called the meeting to order with a prayer and pledges of allegiance.
2. Organize any public comment(s) requested on agenda item listed;
None
3. Consider accepting the resignation of Judge Jeff James, Justice of the Peace, Precinct 1, further discuss any action(s) required to fill the office if necessary; take action(s) as appropriate
Commissioner Murphree made a motion to accept the resignation letter of Judge Jeff James, Justice of the Peace, Precinct 1 as presented by Judge Keyes. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)
4. EXECUTIVE SESSION: closed session as authorized by Chapter 551.074 of the Texas Government Code, to discuss personnel issues related to the appointment of a replacement Justice of the Peace; no action may be taken in Executive Session
Judge Keyes stated he contacted TAC regarding the appoint of a temporary Justice of the Peace, Precinct 1 and they stated that were no guidelines and the determination would be at the discretion of the Commissioners. Executive session begin at 9:20a.m.
5. OPEN SESSION: Consider appointment of an individual to fill the position of Justice of the Peace, Precinct 1; take action as appropriate

Open session began at 10:12a.m. Judge Keyes stated following discussion they would not recommend any candidate running for the Justice of the Peace, Precinct 1 in the upcoming election as to not give advantage to any one person. Commissioner Murphree made a motion to appoint Bonnie Ericson as Justice of the Peace, Precinct 1 until as such time the public has elected a Justice of the Peace in the upcoming election. Bonnie Ericson will step down as Justice of the Peace once a Justice of the Peace has been elected by the public. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

6. Adjourn.

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

The meeting adjourned at 10:16a.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 6, 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 DECEMBER 8, 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
BIZ HOUSTON	COMMISSIONER PRECINCT #4

<u>TERRI BERRY</u>	<u>COUNTY CLERK</u>
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Teleconference:

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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 – comments should be related to agenda items, otherwise the members of the Commissioners Court will not be able to take any action but to schedule for a future meeting
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
 - f. Surplus equipment (non-capitol)
 - g. Annual renewals of service and other contracts

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

4. Meet with City of Seagraves Mayor Rick Dollahan to discuss community building in Seagraves and a set of bleachers; take action as appropriate

Commissioner Houston made a motion to enter into negotiations with the City of Seagraves to transfer the Community Building in Seagraves to the City of Seagraves once a survey has been

completed and an Interlocal Agreement has been presented to court. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

5. Consider authorizing Texas Ranger Dominic Zuniga to utilize office 315; take action as appropriate

Commissioner Belt made a motion to authorize Texas Ranger Dominic Zuniga to utilize room #315 in the Courthouse. Commissioner Murphree seconded the motion. Motion carried unanimously.

6. Consider allowing Sabra Hall to make policy changes concerning fines; take action as appropriate

Commissioner Murphree made a motion to authorize Sabra Hall, Library Director, to make policy changes for Senior Citizens to be exempt from fines at the Library. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

7. Consider allowing Sabra Hall to apply for a grant to replace library software; take action as appropriate

Sabra Hall, Library Director, stated she was considering changing the Library software and the Tocker Foundation Grant would pay for the next 5 years cost and after that time it would be approximately \$3,500 yearly cost as opposed to \$2,197.12 the county currently pays for the current software. Commissioner Murphree made a motion authorizing Sabra Hall to apply for the Tocker Foundation grant to replace the library software. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

8. Consider allowing Sabra Hall to use Unclaimed Capital Credit fund ; take action as appropriate

Commissioner Rosson made a motion to authorize Sabra Hall, Library Director, to use the Unclaimed Capital Credit funds to pay for various programs at the Library. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

9. Consider participating with the City of Seminole to apply for two grants for the Seminole Volunteer Fire Department, one grant for a new truck, the second grant for replacement firefighting equipment, the grants are 10% matching grants which would be split between the City and the County; take action as appropriate

D.A. Dagley, Fire Department, stated he requested assistance in purchasing a new ladder truck (approximately 1.3-1.6 million dollars) and firefighting equipment (approximately \$5,000) 5% cost to the county and 5% for the city which would be \$80,000 for the truck and \$5,000 equipment) and the grant money would pay for the remaining balance. Commissioner Houston made a motion to approve funding 5% of the cost of the truck and firefighting equipment. Commissioner Murphree seconded the motion. Motion carried unanimously.

10. Consider funding an exercise program for the Senior Citizens Centers in Seagraves and Seminole, take action as appropriate

This item is tabled until further information can be gathered by Commissioner Belt.

11. Consider replacing a Board Member on the Northeast Gaines Emergency Services District; take action as appropriate

Commissioner Belt made a motion to appoint Glenda Bagwell as a board member on the Northeast Gaines Emergency Services District board. Commissioner Houston seconded the motion. Motion carried unanimously.

12. Consider approving a buy board purchase for road widener for Precinct 3; take action as appropriate

This item was tabled until Commissioner Murphree receives further information.

13. Consider approving the use of insurance money to purchase a gate closer for Precinct 2; take action as appropriate

Commissioner Belt made a motion to approve using \$8,196.46 of the insurance money to purchase a gate closer from Premier Fence for Precinct 2. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

14. Consider modifying the work plan to replace the roll-up doors on the Precinct 4 barn to reinforce the tracks; take action as appropriate

Commissioner Houston made a motion to modify the work plan to replace the roll-up doors by JNL Steel Components Inc in the amount of \$1,138.50 on the Precinct 4 barn. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

15. Receive a report on the roof on the Courthouse and recommendations from Wayne Gondeck with DRG Architects; take action as appropriate

Commissioner Belt made a motion to go out for bids on the courthouse roof per guidelines from Wayne Gondeck, DRG Architects, with Bids turned in by February 1, 2022 and opened February 2, 2022. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

16. Open bids for roof repairs on county buildings; take action as appropriate

None

17. Open bids for the old Seminole Post Office; take action as appropriate

Commissioner Belt made a motion to reject Bids from the City of Seminole and West Star Lands Inc and go out once again for Bids on purchasing the old Seminole Post Office, with Bids being turned in by February 1, 2022 and opened on February 2, 2022. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

18. Consider approving placing an ad in the Christmas Greeting section of the newspaper; take action as appropriate

Commissioner Houston made a motion to approved placing an ad in the Christmas Greeting section of the newspaper. Commissioner Rosson seconded the motion. Motion carried unanimously.

19. Consider and discuss current plans for the scheduled closing of the Courthouse for the Christmas Holiday; take action as appropriate

Commissioner Rosson made a motion to close the Courthouse at noon on December 23, 2021 for the Christmas Holiday in addition to the preciously approved date of December 24, 2021. Commissioner Houston seconded the motion. Motion carried unanimously.

20. Consider authorizing the County Treasurer, Michael Lord to contract with Covenant to do annual health assessment for County Employees; take action as appropriate

Michael Lord, Treasurer, stated he needed to contact Covenant at this early date to get on their Calendar for September 2022. Commissioner Rosson made a motion to authorize Michael Lord, Treasurer, to contract with Covenant for the annual health assessment for County Employees. Commissioner Houston seconded the motion. Motion carried unanimously.

21. Consider approving appointment to the office of Justice of Peace Prec. 1; take action as appropriate

This item was approved on Special Commissioners Court Monday, December 6, 2021 and after Commissioners Court Bonnie Ericson will be sworn in my Judge Keyes.

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

None

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

None

24. 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 would be out of the office the next 2 days.

Judge Keyes stated he had discussed with Zion regarding construction of new towers and raising the current radio tower as to help with broadband.

Commissioner Houston stated he was in contact with Diedrich Thiessen who stated he would haul the stands to the rodeo grounds and he wanted this placed on the next agenda for approval.

Esmeralda Felan, Auditor, stated she had received the title on the Firetruck that was to go to Seagraves.

Commissioner Belt stated that the 1st week after Christmas he would need help from the other Precincts to help prepare for the stock show.

Michael Lord, Treasurer, stated he had moved funds to West Texas National bank and First United bank and discussed the amount of interest these accounts would accrue along with other investments. He stated the interest income for this year would be better than the previous year.

Commissioner Rosson stated all precincts would build a caliche road behind the Maintenance Barn for better access.

25. Adjourn;

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

The meeting adjourned at 10:05a.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 8, 2021.



A handwritten signature in cursive script that reads "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 DECEMBER 22, 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
BIZ HOUSTON	COMMISSIONER PRECINCT #4

<u>TERRI BERRY</u>	<u>COUNTY CLERK</u>
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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 – should be related to a listed agenda item if the Court is to be able to respond to the issue in any way other than scheduling for the agenda of a future meeting
None
3. Discuss routine administrative items: take action needed;
 - a. Last month's minutes
 - b. Payroll
 - c. Budget amendments and fund transfers
 - d. Accounts payable
 - e. Auditor's report
 - f. Officer's report
 - g. Renewal of routine annual service and similar agreement(s)
 - h. Non-capital surplus or salvage

Commissioner Belt made a motion to approve the annual contract with OverDrive in the amount of \$3,000 as presented by Esmeralda Felan, Auditor. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

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

4. Meet with Marlin Carter concerning fees paid to attorneys appointed to represent indigent defendants, consider potential action(s); take action as appropriate

This item is table until a proposal is prepared by Marlin Carter and presented to court on the next agenda, January 5, 2022.

5. Consider approving the 2022 Indigent Defense Grant Program Resolution; take action as appropriate

Commissioner Belt made a motion to approve the 2022 Indigent Defense Grant Program Resolution as read aloud by Judge Keyes. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

6. Consider approving a grant in kind for new roofing on the breezeways at the Mausoleum; take action as appropriate

Commissioner Rosson made a motion to approve the M.S. Doss Foundation Inc. grant contract for new roofing on the breezeways at the Mausoleum as presented. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

7. Consider approving the adoption of the SART; take action as appropriate

Commissioner Belt made a motion to approve an adoption of the Sexual Assault Response Team (SART) as presented and read aloud by Judge Keyes. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

8. Consider approving a contract to send a jailer to the Law Enforcement Academy; take action as appropriate

Ronnie Pipkin, Sheriff, stated he wanted to send Savannah Penson, jailer, to the Law Enforcement Academy that starts January 1, 2022. He also stated the county would pay tuition, salary and anything she would need for the academy and therefore, she would work for Gaines County Sheriff's department for 3 years following graduation. Commissioner Belt made a motion to approve sending Savannah Penson to the Law Enforcement Academy. Commissioner Murphree seconded the motion. Motion carried unanimously.

9. Consider approving surplus for the Sheriff's Office; take action as appropriate

Commissioner Belt made a motion to approve the following as surplus and placed on Gov Deals:

- a. Unit S-105, 2015 Chevrolet Silverado
- b. Unit S-104, 2017 Chevrolet Silverado
- c. Unit S-105, 2017 Chevrolet Silverado

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

10. Consider approving an Inter-local Agreement for the Assignment of Re-Sale Properties with the City of Seagraves; take action as appropriate

Commissioner Rosson made a motion to approve an Inter-local Agreement for the assignment of re-sale properties with the City of Seagraves as presented. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

11. Discuss an Inter-local Agreement with the City of Seagraves concerning the Seagraves Community Building; take action as appropriate

This item is tabled until a survey is complete and the final price is established.

12. Discuss replacing heating and air conditioner on the County Office Building in Seagraves; take action as appropriate

Commissioner Rosson made a motion to replace the heating and air conditioner on the County office building (old Post Office) in Seagraves. Commissioner Belt seconded the motion. Motion carried unanimously.

13. Consider approving proposal to move bleachers from Seagraves to Seminole; take action as appropriate

This item is tabled

14. Consider approving the purchase of a road widening machine for Precinct 3; take action as appropriate

Commissioner Murphree made a motion to approve the purchase of a road widening machine for Precinct 3 in the amount of \$69,880.00 from Warren Cat. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

15. Consider approving the purchase of a new John Deere shredder for Precinct 3; take action as appropriate

Commissioner Murphree made a motion to trade-in Unit#3123 shredder for \$6,500.00 to purchase a 2008 John Deere Rotary Cutter in the amount of \$24,516.24 less trade in to equal \$19,016.24. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

16. Discuss and consider options to address the closing of the crossover on US 385 at CR 106, immediately north of the Memorial Cemetery; take action as appropriate

Commissioner Belt made a motion to approve the closing of the crossover on US 385 at CR 106. Commissioner Rosson seconded the motion. Motion carried unanimously.

17. Consider casting votes for TCDRS Board of Directors; take action as appropriate

Commissioner Murphree made a motion to approve casting votes for the TCDRS Board of Directors as follows: Charlie Bradley, Ronnie Gordon, Mary Horton and Terrie Neuville. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

18. Consider approving juvenile contracts; take action as appropriate

Commissioner Rosson made a motion to approve the juvenile contract with Father Flanagan's Boys' Home as presented. Commissioner Murphree seconded the motion. Motion carried unanimously.

Commissioner Rosson made a motion to approve the juvenile ankle monitor contract with Ominia Partners as presented. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

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

None

20. Consider approving road crossing request(s); take action as appropriate

None

21. 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 had received the names of the appointed board members for the Appraisal District as follows: Blair Tharp, Bradley Palmer, Tye Froman, Adolfo Cortez.

Esmeralda Felan, Auditor, stated to add to the next agenda approval for new fee lines per the Legislative session that changes fines and court costs for the County Clerk, District Clerk and Justice of the Peace offices. She also stated Davis Ray & Company was waiting on Chuck Kimbrough to present findings of the audit and they had stated everything looked find and they wanted to present to court their findings in January.

Commissioner Belt stated he was going to contact Premier fencing to possible put a fence around the water tank at the cemetery. Judge Keyes the stated old school house at the museum needed a fence around it also.

Commissioner Murphree stated the State would have bid packets out for the construction of the fence project in January.

Commissioner Belt stated at the North Cemetery there were a lot of markers that had faded and rusted and needed replaced. He wants this item on the next agenda to get the cost for surveying and replacing these markers,

22. Adjourn;

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

The meeting adjourned at 10:45a.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 22, 2021.



A handwritten signature in cursive script that reads "Terri Berry".

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