

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON SEPTEMBER 14, 2022 AT 9:00 A.M. THE COUNTY JUDGE TOM N. KEYES PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

BRIAN ROSSON (ABSENT)	COMMISSIONER PRECINCT #1
CRAIG BELT	COMMISSIONER PRECINCT #2
DAVID MURPHREE	COMMISSIONER PRECINCT #3
BIZ HOUSTON (ABSENT)	COMMISSIONER PRECINCT #4

TERRI BERRY (ABSENT)	COUNTY CLERK
ANITA GRADA	CHIEF DEPUTY (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](mailto: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](http://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 – should be related to a listed agenda item, if not on the agenda the Court will be unable 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. Renew annual service and similar contracts
- h. Non-capital surplus/salvage

g) Commissioner Belt made a motion to approve the contract with Pontem Software in the amount of \$1,380.0 for maintenance. Commissioner Murphree seconded the motion. Motion

carried unanimously. (see attached)

Commissioner Belt made a motion to approve the routine administrative items as presented.

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

4. Meet with Robert Barrett to discuss the burn ban; take action as appropriate

Robert Barrett, EMC, stated the public has been calling in controlled burns, trash and grass fires are down. He suggested lifting the burn ban. Commissioner Murphree made a motion to approve lifting the burn ban. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

5. Meet with Scott Nichols, Superintendent for the Gaines County Golf Course, to hear an update on the current the water situation at the course and begin to develop a long-term plan to address an apparent long term water shortage; take action as appropriate

Scott Nichols, Golf Course Superintendent, stated the need to make the irrigation system more efficient, fitting leaks are happening more often, continuing problems with the pump station and average lifespan of a irrigation system is 25 years and the Golf Course system is 40 years old. Commissioner Murphree made a motion to approve developing a long-term plan to address above items and the long term water shortage at the Golf Course. Commissioner Belt seconded the motion. Motion carried unanimously.

6. Consider declaring Golf Course tractor as surplus for purpose of using it as a trade-in for the golf course; take action as appropriate

Commissioner Murphree made a motion to declare Unit# GC-1010 (tractor) as surplus for trade in for a new tractor Unit #'s GC-1067 & GC1067A. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

7. Consider declaring certain equipment as surplus for Memorial Cemetery; take action as appropriate

Commissioner Belt made a motion to declare Unit #CM200, 1997 Truck as salvage in Precinct 2, Memorial Cemetery, to sell for parts. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

8. Consider accepting the bid for the purchase of Lots Four (4) and Five (5), Block K, of the Original Town of Seagraves, Gaines County, Texas (R60935), by Alvaro and Petra B Gonzalez for the sum of \$15,000.00, and the issuance of a Trust Deed to that effect; take action as appropriate

Commissioner Belt made a motion to accept the bid for the purchase of Lots 4 & 5 Blk K, OT Seagraves by Alvaro & Petra B Gonzales in the sum of \$15,000.00. This sum will be divided between City of Seagraves, Seagraves ISD and Gaines County. Gaines County will pay the back property taxes due. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

9. Meet with Jonathan Lentz to discuss the possibility of using Lytle Field to shoot off fireworks or a cannon during Friday night Indian football; take action as appropriate

Commissioner Murphree made a motion to approve using Lytle Field, unless a tournament is being held, therefore, the parking lot behind the Civic Center Building will be used, to shoot off fireworks and a cannon during Friday night Indian football as presented by Jonathan Lentz. Commissioner Belt seconded the motion. Motion carried unanimously.

10. Consider approving a 50 x 70 hangar for Chip Wicker; take action as appropriate

This item was tabled until drawing can be presented.

11. Consider approving a 50 x 80 hangar for Tim Neufeld ; take action as appropriate

This item was tabled until drawing can be presented.

12. Consider going out for bids to extend the taxiway at the Gaines County Airport; take action as appropriate

Commissioner Murphree made a motion to go out for bids to extend the taxiway at the Gaines County Airport for Precinct 3 to be turned in by October 25, 2022 and opened October 26, 2022. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

13. Consider nominating up to four new board members for the Gaines County Appraisal District; take action as appropriate



This item was tabled until names can be presented for nomination

14. Consider reviewing and renewing the golf professionals contract; take action as appropriate

Commissioner Murphree made a motion to approve the contract with Shaun McDonald, Golf Professional as presented with no changes. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

15. Consider approving tournament requests; take action as appropriate

This item was tabled

16. Consider approving medical services contract for the Sherriff's Office; take action as appropriate

Commissioner Belt made a motion to approve the renewal contract on Dr. Michael Watson for medical services for inmates in the amount of \$350. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

17. Consider approving Sheriff's forfeiture fund budget; take action as appropriate

Commissioner Belt made a motion to approve the Sheriff's forfeiture fund budget with a balance of \$9,957.68 as presented by Ronny Pipkin, Sheriff. Commissioner Murphree seconded the motion. Motion carried unanimously.

18. Consider approving contract for grant payments for senior meal for FY 2023; take action as appropriate

This item was tabled.

19. Open bids for fuel contract; take action as appropriate

The following bids were received for fuel contracts:

- Seminole Butane
- Walker Sims

Commissioner Belt made a motion to approve the bid for fuel to Seminole Butane as presented. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

20. Open bids for Asphalt and related products; take action as appropriate

This item was table because it was put on the agenda early and bids are to be opened September 28<sup>th</sup>.

21. Open bids for Sand; take action as appropriate

This item was table because it was put on the agenda early and bids are to be opened September 28<sup>th</sup>.

22. Open bids for Gravel hauling; take action as appropriate

This item was table because it was put on the agenda early and bids are to be opened September 28<sup>th</sup>.

23. Open bids for MC-30; take action as appropriate

This item was table because it was put on the agenda early and bids are to be opened September 28<sup>th</sup>.

24. Open bids for all Aggregate; take action as appropriate

This item was table because it was put on the agenda early and bids are to be opened September 28<sup>th</sup>.

25. Discuss the status of Request for Qualifications for Engineering support for the Subdivision approval process; take action as appropriate

This item was table for rewording of the language on the bid

26. Consider approving additional lots for Four Corners Estates, lots 99 through 215; take action as appropriate

Commissioner Murphree made a motion to approve the additional lots for Four Corners Estates, lots 99-215 as presented. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

27. Consider approving additional lots for West Gate, lots 92 through 100; take action as appropriate

Commissioner Murphree made a motion to approve additional lots for West Gate Phase 3 lots 92-100 and West Gate Phase 4 lots 101-210 as presented. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

28. Consider approving subdivision application(s) and/or requests for exceptions or variances; take action as appropriate

None

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

None

30. 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,

None

31. Adjourn;

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

The meeting adjourned at 10:06a.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 September 14, 2022.



*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 SEPTEMBER 28, 2022 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**

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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 – should be related to a listed agenda item, if not on the agenda the Court will be unable 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, salvage or transfers

3(g) Commissioner Murphree made a motion to approve the renewal contract with Archive Social in the amount of \$2,988.00 as presented. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)



3(h) Commissioner Belt made a motion to approve declaring the lawn mowers in the maintenance department as salvage and transfer LanAir waste oil heater Unit #4917 from Precinct 4 to Precinct 2. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

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

4. Consider authorizing the application of a new flooring system in the holding cell on the 3<sup>rd</sup> floor of the Courthouse; take action as appropriate

Commissioner Murphree made a motion to approve the new flooring system in the holding cell on the 3<sup>rd</sup> floor of the Courthouse by Dynamic Coatings, LLC in the amount of \$1,936.00. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

5. Consider and discuss authorizing the Gaines County Museum to participate with the Texas Historical Commission in developing a new mobile app which will include historical resources in Gaines County, participation will allow pictures of our museum(s) and other resource(s) to be shown by the app; take action as appropriate

Commissioner Rosson made a motion to authorize Gaines County Museum to participate with the Texas Historical Commission in developing a new mobile app which will enable travelers with site specific information for historic resources in Gaines County. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

6. Discuss and consider updating the Gaines County Cemetery Rules and Regulations, dated June 24, 2013, especially concerning the use of concrete or wooden vaults to be placed in the bottom of each grave; take action as appropriate

This item is tabled for Judge Keyes to prepare proper wording for the Rules and Regulations.

7. Discuss the possibility of approving AirMedCare for county employees; take action as appropriate

Michael Lord, Treasurer, stated he was contacted by Rebecca Ratliff asking if the county wanted to participate and sign up employees in the AirMedCare. He stated this would enable each employee and anyone that lived at their address to be a part of this program. He stated this would be a cost of \$60.00 per employee (unless the county provided this as a benefit) and for all part time and full time employees it would be an estimated cost to the county of \$10,350.00 annually. Commissioner Murphree made a motion to approve signing up all part time and full time employees with the cost provided by the county as a provided benefit for each employee. Commissioner Rosson seconded the motion. Motion carried unanimously.

8. Consider approving Inter-local agreement with the City of Seminole for Gaines County Park and Golf Course for affluent water; take action as appropriate

Commissioner Belt made a motion to approve the Inter-local agreement with the City of Seminole for the Gaines County Park and Golf Course for affluent water as read aloud by Judge Keyes. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

9. Discuss transfer of the old EMS building from the City of Seminole to Gaines County; take action as appropriate

Commissioner Murphree made a motion to approve the transfer of the old EMS building from the City of Seminole to Gaines County. Commissioner Belt seconded the motion. Motion carried unanimously.

10. Discuss a change of vendor on a tractor purchased by Scott Nichols for the Golf Course; take action as appropriate

Commissioner Rosson made a motion to change the vendor on a tractor for the Golf Course to United Ag & Turf. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

11. Consider replacing the windows in the Seagraves Museum; take action as appropriate

Commissioner Rosson made a motion to approve replacing the windows at the Seagraves Museum with Glass Ops LLC as follows: side windows \$9,119.00, front windows \$7,641.13 and art room windows \$11,961.71. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)

12. Consider nominating up to four new board members for the Gaines County Appraisal District; take action as appropriate  
Commissioner Belt made a motion to nominate Tom Keyes as a new board member for the Gaines County Appraisal District. Commissioner Rosson seconded the motion. Motion carried unanimously.
13. Consider approving contract for grant payments for senior meal for FY 2023; take action as appropriate  
Commissioner Belt made a motion to approve the contract for grant payments with Area Agency on Aging for grant payments for senior meal for FY 2023. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)
14. Consider an order setting the regular term of the Gaines County Commissioners Court for FY 2023, IAW LGC 81.005; take action as appropriate  
Commissioner Rosson made a motion to approve an order setting the regular term for Gaines County Commissioners Court for FY 2023 every other Wednesday before payday and to adjust dates as conflicts arise. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)
15. Consider changing the date of the Commissioners Court meeting scheduled for Wednesday, October 26<sup>th</sup>, to Tuesday, October 25<sup>th</sup>, so that members of the Commissioners Court may attend the AgriLife Extension Regional County Commissioners Court Conference in Lubbock on October 26<sup>th</sup> and Wednesday, November 23<sup>rd</sup>, to Tuesday, November 22<sup>nd</sup> due to the Thanksgiving Holiday; take action as appropriate  
Commissioner Murphree made a motion to change the dates of Commissioner Court meetings as follows: Wednesday, October 26<sup>th</sup>, to Tuesday, October 25<sup>th</sup>, so that members of the Commissioners Court may attend the AgriLife Extension Regional County Commissioners Court Conference in Lubbock on October 26<sup>th</sup> and Wednesday, November 23<sup>rd</sup>, to Tuesday, November 22<sup>nd</sup> due to the Thanksgiving Holiday. Commissioner Rosson seconded the motion. Motion carried unanimously.
16. Open bids for Asphalt and related products; take action as appropriate  
Commissioner Houston made a motion to approve all bids received for asphalt from Holly Frontier and Ergon as presented. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)
17. Open bids for Sand; take action as appropriate  
Commissioner Houston made a motion to approve all bids received for sand from R.E. Janes Gravel Co. as presented. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)
18. Open bids for Gravel hauling; take action as appropriate  
Commissioner Houston made a motion to approve all bids received for hauling gravel from Statewide Transport LLC and Tex-Mex Construction Inc. as presented. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)
19. Open bids for MC-30; take action as appropriate  
No bids received will go out for bids in a few months.
20. Open bids for all Aggregate; take action as appropriate  
Commissioner Houston made a motion to approve all bids received for aggregate from Constructors, Inc. and 4K Materials as presented. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)
21. Open bids for lighting at Lytle Field; take action as appropriate  
Commissioner Belt made a motion to approve Big Starr Electric LLC bid for the lighting at Lytle Field. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)
22. Consider approving the Indigent Defense Grant; take action as appropriate  
Commissioner Houston made a motion to approve the Indigent Defense Grant Resolution as read aloud by Judge Keyes. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)



23. Consider approving the new meal prices for Gaines County Jail as proposed by Trinity Services Group; take action as appropriate  
Commissioner Rosson made a motion to approve the new meal prices for Gaines County Jail as proposed by Trinity Services Group. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)
24. Consider approving a service agreement with CCSI for the air conditioning at the Gaines County Law Enforcement Center; take action as appropriate  
Commissioner Belt made a motion to approve a service agreement with CCSI in the amount of \$2,165 annually with a one time \$1,400.00 upgrade fee, for the air conditioning at the Law Enforcement Center as presented. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)
25. Consider going out for bids for hauling county owned caliche to county roads; take action as appropriate  
Commissioner Houston made a motion to go out for Bids for hauling and loading caliche with bids turned in by October 25<sup>th</sup> and opened October 26, 2022. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)
26. Consider going out for bids to lay caliche in on county roads; take action as appropriate  
Commissioner Houston made a motion to go out for bids to laying and pushing caliche with bids being turned in by October 25 and opened October 26, 2022. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)
27. Consider going out for bids for PAPIS at the Gaines County Airport; take action as appropriate  
Commissioner Murphree made a motion to go out for bids for PAPIS (6) for the airport with bids being turned in by October 25 and opened October 26, 2022. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)
28. Consider renewal of service agreement with DBT Transportation for AWOS maintenance and NADIN Data Service (weather reports) for the Gaines County Airport; take action as appropriate  
Commissioner Murphree made a motion to approve the renewal service agreement with DBT Transportation for AWOS maintenance and NADIN Data Service for Gaines County in the amount of \$5,966.00. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)
29. Consider approving renewal of a contract for juvenile residential services; take action as appropriate  
Commissioner Rosson made a motion to approve the renewal juvenile contract with Randall County as presented. Commissioner Belt seconded the motion. Motion carried unanimously. (see attached)
30. Consider displaying organizational signage on the courthouse lawn; take action as appropriate  
Following much discussion the court stated no signage or items will be placed on the courthouse lawn.
31. Consider approving subdivision application(s), exceptions or variance requests; take action as appropriate  
Commissioner Belt made a motion to approve the replat of E/2 of Lot 164 Greenwill Estates subdivision in Precinct 2. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)
32. Consider approving road crossing request(s); take action as appropriate  
None
33. 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 October 12<sup>th</sup> there would be a Permian Basin Regional Board meeting and all elected officials and commissioners are invited.
34. Adjourn;



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

The meeting adjourned at 10:43a.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 September 28, 2022.



*Terri Berry*

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

