

STATE OF TEXAS

COUNTY OF GAINES  
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THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON APRIL 8, 2026 AT 9:00 A.M. THE COUNTY JUDGE CINDY THERWHANGER PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

BRIAN ROSSEN	COMMISSIONER PRECINCT #1
JOSH ELDER	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 am Regular Meeting:**

**Call to Order** - Judge Cindy Therwhanger

**Invocation**

**Pledge** - United States and Texas

1. Public Comment: Anyone wishing to address the Court during Public Comments is required to register your name on the registry prior to the meeting. Speakers may only address items listed on the current agenda and are limited to three (3) minutes speaking time. The Court cannot deliberate or act on matters not listed on the agenda.

None

2. To consider, discuss and take any necessary action on routine administrative items:
  - a. Payroll payables
  - b. Accounts payable, fund transfers and budget amendments
  - c. Minutes from last month's meetings:
    - i. March 11, 2026, March 12, 2026 and March 24, 2026
  - d. Transfer, sale or destruction of Gaines County Surplus property under Local Government Code §263.152:
    - i. Salvage:
      1. Pct 3 - John Deere ProGator
      2. Library - Book Drop
    - ii. GovDeals Surplus:
      1. Precinct 1
        - a. Unit #B35 Tree Truck
        - b. Unit #3120 Maintainer
      2. Maintenance
        - a. Miscellaneous items
  - e. Contract Renewals:

Commissioner Elder made a motion to approve the routine administrative items, salvage: John Deer ProGator in Precinct 3, Book Drop at the Library and GovDeals Surplus: Unit# B35 Tree Truck, Unit #3120 Maintainer in Precinct 1. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

3. To consider, discuss and take any necessary action on a request from out of County business to do a vendor market at the Civic Building.

Commissioner Rosson made a motion to deny the request from an out of town business, Daises & Dirt Roads to do a vendor market at the Civic Building per the

policy stating no out of county residents are allowed to rent county buildings. Commissioner Houston seconded the motion. Motion carried unanimously.

4. Program updates from Terry Millican for the Gaines County 4-H Program.

Terry Millican, Ag Director updated commissioners court on all past and upcoming programs with the Ag, 4-H, County Extension since January 2026. No action taken.

5. To consider, discuss and take any necessary action on plans to use donated funds from Moore Haralson Insurance Agency for improvements at the Livestock Facility.

Terry Millican, Ag Director discussed the need to update the barns housing animals as they are out of date and electrical issues and rusting. Commissioner Houston suggested tearing down the hog barn and redoing the direction it faces and covering it. Following much discussion there was no action taken until further plans and drawn up and a quote given for this project and be place on a future agenda.

6. To consider, discuss and take any necessary action on a request for out of state travel for the Gaines County 4-H Agent.

Commissioner Murphree made a motion to approve a blanket authorization for out of state travel for Terry Millican, Ag Director and he will be attending conferences in Red River, Lea and Roosevelt County in New Mexico and Denver Colorado this year. Commissioner Rosson seconded the motion. Motion carried unanimously.

7. To consider, discuss and take any necessary action on an amendment to the Gaines County Jail and ViaPath Technologies inmate phone system contract.

Commissioner Elder made a motion to approve an amendment of a rate change to the Gaines County Jail and ViaPath Technologies inmate phone system contract as presented by Joe Vest, Sheriff. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

8. To consider, discuss and take any necessary action on a request from the Sheriff's Office for approval of blank contracts for future use when sending one jailer per year to each school.

- a. SPAG Police Academy
- b. Seminole Basic EMT

Commissioner Elder made a motion to approve a request from Joe Vest, Sheriff for approval of blank contracts for the SPAG Police Academy and Seminole Basic EMT which will allow sending one jailer per year to each school. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

9. To consider, discuss and take any necessary action on playground equipment at the Gaines County Park.

Commissioner Murphree made a motion to authorize WeBuildFun for the playground equipment at the Gaines County Park in the amount of \$333,058.32 with funds from a \$300,000.00 Grant and \$33,058.32 taken out of Capital Projects-Park fund.

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

10. To consider, discuss and take any necessary action on the use of golf carts in the Gaines County Park.

Commissioner Rosson made a motion to approving placing signs at the Gaines County Park and Gold Course stating No Golf Carts Allowed at the Gaines County Park with exceptions when renting facilities as approved by the Judges office.

Commissioner Elder seconded the motion. Motion carried unanimously.

11. To consider, discuss and take any necessary action on a quote from Platinum Edging LLC for professional services work at the Gaines County Golf Course. Total: \$10,000

Commissioner Rosson made a motion to approve a quote from Platinum Edging LLC for professional services work at the Gaines County Golf Course as presented by Commissioner Murphree in the amount of \$10,000.00 per month on an as month to month needed basis. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

12. To consider, discuss and take any necessary action on a road use agreement with Xcel Energy for the new Gas Generating Plant on CR 314.

No action taken as Judge Therwhanger and Commissioner Murphree will review various agreements and present to court at a later date for approval.

13. To consider, discuss and take any necessary action on a quote from C&M Wastewater Systems for a septic system at Gaines County Airport.

Commissioner Houston made a motion to approve a quote from C&M Wastewater Systems for a septic system at the Gaines County Airport as presented by Commissioner Murphree. Commissioner Rosson seconded them motion. Motion carried unanimously. (see attached)

14. To consider, discuss and take any necessary action on subdivision application(s), take note of known subdivision exceptions, consider any requests for subdivision variances.

a. Variance request for Johan Fehr at 111-B US Hwy 180 E - Pct 1

b. Blue Quail Estates Phase 4 - Precinct 4

Commissioner Rosson made a motion to approve a variance for Johan Fehr at 111-B US Hwy 180E in Precinct 1. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

Commissioner Rosson made a motion to approve Subdivision applications on Blue Quail Estates Phase 4 in Precinct 4 and Friesen Estates in Precinct 2. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

Commissioner Houston presented a letter from Active Iron Energy stating an objection for the Blue Quail Run Estates Phase 4 Subdivision to be approved. Joe Nagy, County Attorney after reviewing the letter stated this was not a matter for commissioners court, it was between the subdivision owner and Action Iron Energy.

15. To consider, discuss and take any necessary action on road crossing request(s).

None

16. 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 Therwhanger**

Technology Department is at a conference April 6-10

Nation Public Safety Telecommunicators week is April 12-18

Tuesday April 14<sup>th</sup> is the Senior Citizens Dance at 7:00pm

Courthouse elected officials and department head website meeting is 9:00am April 15<sup>th</sup>

Feed My Starving Children-Volunteer to pack meals on April 16-18

West Texas County Judges & Commissioners Conference is April 21-24 in Wichita Falls

Cindy and Michael will be out April 21-24 for TAC Leadership

June 15-18 South Tx Judge/ Commissioners Conference

Next regular meeting: Monday, April 20<sup>th</sup>. The deadline for agenda items is Friday April 10<sup>th</sup>.

**Commissioner Murphree**

Waiting on bids for golf carts for the Gaines County Golf Course

**Commissioner Houston**

Starting work on the stands at the arena

17. EXECUTIVE SESSION: Pursuant to Texas Government Code, Chapter 551. May be acted upon, if appropriate, in open session:

a. Texas Government Code §551.129(2): Consultation with Attorney

b. Texas Government Code §551.072: Deliberations about Real Property

Closed 11:00a.m.

Opened 11:20a.m.

Commissioner Houston made a motion to approve negotiations on Real Property.  
Commissioner Rosson seconded the motion. Motion carried unanimously.

18. Adjourn;

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

The meeting adjourned at 11:21a.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 April 8, 2026.



*Terri Berry*

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

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THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON APRIL 20, 2026 AT 9:00 A.M. THE COUNTY JUDGE CINDY THERWHANGER PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

BRIAN ROSSEN  
JOSH ELDER  
DAVID MURPHREE  
BIZ HOUSTON

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

TERRI BERRY

COUNTY CLERK

**Regular Meeting:**

**Call to Order** - Judge Cindy Therwhanger

**Invocation**

**Pledge** - United States and Texas

1. Public Comment: Anyone wishing to address the Court during Public Comments is required to register your name on the registry prior to the meeting. Speakers may only address items listed on the current agenda and are limited to three (3) minutes speaking time. The Court cannot deliberate or act on matters not listed on the agenda.

None

2. Special Recognitions:

- a. Zach Holbrooks on behalf of South Plains Public Health Department named as Health Department of the Year.
- b. Seminole EMS
  - i. Gerardo Flores - Paramedic of the Year
  - ii. Carly French - EMS Administrator of the Year
- c. Gaines County - Zero Lost Time in 2025
- d. National Telecommunicators Week

Judge Therwhanger gave recognition and appreciation for the follow:

- Zach Holbrooks on behalf of the South Plains Public Health Department named as Health Department of the Year
- Seminole EMS: Gerardo Flores – Paramedic of the Year  
Carly French – EMS Administrator of the Year
- Gaines County – Zero Lost Time in 2025 for Workers Compensation Claims
- National Telecommunicators Week

3. To consider, discuss and take any necessary action on routine administrative items:

- a. Payroll payables
- b. Accounts payable, fund transfers and budget amendments
- c. Transfer, sale or destruction of Gaines County Surplus property under Local Government Code §263.152:
  - i. GovDeals Surplus:
    1. Precinct 4 South Cemetery
      - a. Traveler Sprinklers
    2. Maintenance
      - a. Miscellaneous items

d. Contract Renewals:

i. Hart Intercivic - Elections - Total cost: \$3,840.00

e. Seminole Fire Department Update - March 2026

Commissioner Elder made a motion to approve the routine administrative items, GovDeals Surplus: Precinct 4 South Cemetery – Traveler Sprinklers  
Maintenance: Miscellaneous items with the removal of Unit#2668 Nacecare TT1840 Wet & Dry and with the Advance Wet & Dry Floor Cleaner serial #177495 being transferred to the Sheriff's Office and Elections contract with Hart Intercivic at a cost of \$3,840.00. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

4. Tarran DeLeon, Tax Assessor-Collector, is announcing the processing of Texas Parks & Wildlife services will begin on May 4, 2026.

Tarran DeLeon, Tax Assessor-Collector stated as of May 4, 2026 the Tax office will be offering Texas Parks & Wildlife services including boats and motors. No action taken

5. To consider, discuss and take any necessary action on a request from the Tax Assessor-Collector's office to open the Courthouse doors at 7:30 am.

Commissioner Rosson made a motion to approve a request from Tarran DeLeon, Tax Assessor-Collector for the Courthouse doors to open at 7:30a.m. for her office to better serve the public and office hours on Fridays will be 8:00-12:00 and Joe Vest, Sheriff stated there will be security in the courthouse during the 7:30a.m. time. Commissioner Elder seconded the motion. Motion carried unanimously.

6. To consider, discuss and take any necessary action on the trade-in of a motor grader from Precinct 2 for a 2019 Caterpillar Motor Grader from Warren Cat. Buyboard purchase.

a. Trade-In for Asset Removal: #2189 2005 Cut Motorgrader CCA01094

Commissioner Murphree made a motion to approve the trade-in of Unit#2189 of a 2005 Cut motor grader CCA01094 in Precinct 2 for a 2019 Caterpillar Motor Grader from Warren Cat at a cost of \$169,750.00 with this being a Buyboard purchase. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

7. To consider, discuss and take any necessary action on advertising for bids on the build of 60 single golf cart sheds in 3 separate buildings with 20 doors each as well as a 50' x 50' building with 6 roll-up doors at Gaines County Golf Course.

Commissioner Houston made a motion to go out for bids for construction of 60 single golf cart sheds at the Gaines County Golf Course with bids being turned in by May 19<sup>th</sup> and opened May 20<sup>th</sup>. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

8. To consider, discuss and take any necessary action on authorizing the County Judge to sign a warranty deed for land in Precinct 3.

Commissioner Elder made a motion to authorize the County Judge to sign a warranty deed from Gaines County to Mary Reimer in a 0.28 tract of land out of the N/Part of Section 18 Blk C-44, PSL in Precinct 3. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

9. To consider, discuss and take any necessary action on changing the following Commissioner Court meeting date:

a. Wednesday, June 17, 2026 meeting change to Monday, June 22, 2026

Commissioner Rosson made a motion approving Commissioner Court on June 17, 2026 being moved to June 22, 2026. Commissioner Murphree seconded the motion. Motion carried unanimously.

10. To consider, discuss and take any necessary action on the purchase of CourtSolutionsOnline enrollment keys.

Commissioner Rosson made a motion to approve the purchase of Court Solutions Online enrollment by the Juvenile Probation Department and with the understanding

the Justice of the Peace can take courses and reimburse Juvenile Probation for the courses taken. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

11. To consider, discuss and take any necessary action on subdivision application(s), take note of known exceptions, consider any requests for variances.

None

12. To consider, discuss and take any necessary action on road crossing request(s).

none

13. 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 Therwhanger**

West Texas County Judges & Commissioners Conference-April 21-24

Cindy/Michael will be out April 21-24 for TAC Leadership

Local Election: Seminole ISD, City of Seminole, Seagraves ISD with Early voting April 20-24 and 27 & 28 and Election Day May 2<sup>nd</sup>

April 20<sup>th</sup> a meeting with Senator Sparks

Gaines County Tax Office in Seagraves will be closed the first 2 weeks of May for construction,

Lights on the Courthouse remain blue in honor of National Child Abuse Prevention Month

**Commissioner Rosson**

Hauling and moving sand and hauling gravel

**Commissioner Elder**

Hauling and moving sand and hauling gravel

**Commissioner Murphree**

Hauling and moving sand and hauling gravel

**Commissioner Houston**

Hauling and moving sand and hauling gravel

Working on Rodeo arena. There were double the contestants at the play day at the rodeo on April 18<sup>th</sup>

**Scott Shortes IT Department**

Reminder to staff about the Cyber Security is due for each employee.

He discussed his last conference was 70% about AI and stated it will be a part of all entities.

14. Adjourn;

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

The meeting adjourned at 9:50a.m.

**NOTICE**

A quorum of the Commissioner's Court may attend the following event:

- 96<sup>th</sup> Annual West Texas County Judges and Commissioners Association Conference – Wichita Falls – April 21-24, 2026

I, Terri Berry, Gaines County Clerk, attest that the foregoing is a true and accurate accounting of the Commissioners Court's authorized proceedings for April 20, 2026.



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

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

