

STATE OF TEXAS

COUNTY OF GAINES
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THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON MAY 5, 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 – 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

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

- a. Minutes from last month's meetings:

- i. April 8, 2026
- ii. April 20, 2026

- b. Payroll payables

- c. Accounts payable, fund transfers and budget amendments

- d. Transfer, sale or destruction of Gaines County Surplus property under Local Government Code §263.152:

- i. Salvage

1. Adult Probation - 8 filing cabinets, 2 desk chairs

- e. Contract Renewals

- i. Elections - Hart Intercivic for Verity License and Support \$11,705.00

Commissioner Rosson made a motion to approve the routine administrative items, salvage of 8 filing cabinets & 2 desk chairs from Adult Probation and contract renewal from Hard Intercivic for Verity License Support in the amount of \$11,705.00. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

3. To consider, discuss and take any necessary action on going out for bids for construction of a new livestock feeding barn and re-skinning/sheeting of the shearing/clipping barn located at the Gaines County 4-H Farm.

Commissioner Rosson made a motion to table this time until further specs can be updated and information is compiled regarding size of barns. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

4. To consider, discuss and take any necessary action on retaining the Underwood Law Firm to represent the County regarding road agreements and tax abatement applications and agreements.

Commissioner Elder made a motion to approve retaining the Underwood Law Firm to represent the County regarding road agreements and tax abatement applications and agreements. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

5. To consider, discuss and take any necessary action on the trade-in of a John Deere Shredder from Precinct 1 for a Bush Hog Cutter. Buyboard purchase: \$22,500 with trade in.

- a. Trade-In for Asset Removal: #1254 John Deere CX15 Shredder

Commissioner Houston made a motion to trade-in Unit #1254 John Deere CX15 Shredder (\$6,500.00) from Precinct to purchase a Bush Hog Cutter from Terry County Tractor Inc. in the amount of \$22,500.00, with this being a BuyBoard purchase. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

6. To consider, discuss and take any necessary action on the purchase of a Kubota RTV520-H for Pct 1 parks and cemeteries. Buyboard purchase: \$13,303.66

Commissioner Elder made a motion to approve the purchase of a Kubota RTV520-H for Precinct 1 parks and cemeteries in the amount of \$13,303.66, with this being a BuyBoard purchase. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

7. To consider, discuss and take any necessary action on the Treasurer's FY26 2nd Quarter interest update.

Michael Lord, Treasurer presented monthly and year to date 2nd quarter interest update. (see attached) no action taken

8. Update on mobile medical unit for Seagraves.

Judge Therwhanger presented update cost and payment on mobile medical unit in Seagraves and Delivery is expected the end of June or first of July. No action taken

9. To consider, discuss and take any necessary action on the Tobacco Settlement Distribution Program through the Department of State Health Services.

Commissioner Rosson made a motion to approve the Tobacco Settlement Distribution Program through the Department of State Health Services in the amount of \$27,147.81. Commissioner Elder seconded the motion. Motion carried unanimously.

10. To consider, discuss and take any necessary action on a request from Seagraves Fire Department for matching funds needed for grants.

- a. 1st Grant Awarded \$18,800 - 95% grant / 5% match
 - b. 2nd Grant Awarded \$10,000 - 100% grant

Commissioner Elder made a motion to approve the request from the Seagraves Fire Department to match funds needed for grants in the amount of \$28,800.00 as presented. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

11. To consider, discuss and take any necessary action on a quote from Dynamic Coatings to repair cell flooring at the Gaines County Jail. Total: \$30,112.00

Commissioner Elder made a motion to approve a quote from Dynamic Coatings in the amount of \$30,112.00 to repair cell flooring at the Gaines County Jail. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

12. To consider, discuss and take any necessary action on applying for Unclaimed Property Capital Credits for Counties.

Commissioner Rosson made a motion to approve applying for Unclaimed Property Capital Credits for Counties as presented. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

13. To consider, discuss and update golf course personnel changes.

Commissioner Murphree made a motion to promote Nathan Herzer to be in charge of summer hands and staff with no pay raise and Commissioner Murphree to continue to

approve time cards. Commissioner Rosson seconded the motion. Motion carried unanimously.

14. Update from Gaines County Auditor on the status of the closure of April 2024 and May 2024 with the implementation of the Fundview software.

Judge Therwhanger and all commissioners voiced concerns regarding this being an on going issue with Fundview and the Auditors office not resolving issues that should have at this time been resolved. Following much discussion the commissioner stated that the current issues need resolved by next commissioners court date and a deadline will be set or possibly an outside auditor will be put in place to resolve this issue.

15. Discuss and review the estimated values for 2026 as reported by the Gaines County Appraisal District.

Esmeralda Felan, Auditor presented the 2026 estimated values from the Gaines County Appraisal District. No action taken

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

None

17. Consider current road crossing request(s), act as appropriate.

- a. RC 26-006 Zion Utilities - Pct 4 - CR 404 & CR 409-K

Commissioner Rosson made a motion to approve a road crossing by Zion Utilities (RC 26-006) in Precinct 4 on CR 404 & CR 409-K. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

18. Discuss any other items pertaining to County Business; for information purposes only, no action will be taken on these items except to schedule them for a future agenda.

Judge Therwhanger

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

National Jailer week May 4-8

Cindy, Kasie and Terri Berry will be out May 6-8 for Probate Academy

National Day Of Prayer May 7th-Gaines County Prayer Service May 13th at 7:45am

National Police Week May 11-15

Mothers Day is Sunday May 10th

Senior Citizens Dance May 12th at 7:00pm

Loop High School Gradation May 17th at 2:00

Volunteer opportunity-Friday May 22nd 9:00am placing flags on veterans graves

Next regular meeting: Wednesday May 20th and the deadline for agenda items is Wednesday May 13th

Commissioner Rosson

Blading a few days after the rain

Commissioner Elder

Blading a few days after the rain, working at parks, paving and shredding

Commissioner Murphree

Shredding, Golf Course update: in the process of getting pricing on hydro mulching, working on the driving range, the summer guys are priming rails and fixing broken ones.

HE stated where the bonfire is held each year needs to be extended in order for the fire works also to be done there.

Commissioner Houston

Bladed a few days after the rain, started on the South side cover at the arena

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

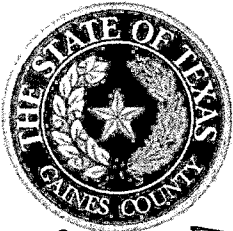
- a. Texas Government Code §551.072: Deliberations about Real Property
 - b. Texas Government Code §551.129(2): Consultation with Attorney
- The meeting closed at 10:20 a.m.
The meeting opened at 11:07 a.m.
No action taken

20. Adjourn

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

The meeting adjourned at 11:08a.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 May 5, 2026.



Terri Berry

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



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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. Introduce new staff member Abri Garcia with the Tax Assessor Collector's office.

Tarran Deleon, Tax Assessor Collector introduced Abri Garcia who is training at the Seminole branch and will be taking over the Seagraves branch.

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

d. Officer's report reporting all fines imposed and collected for the month of March and April pursuant to Local Government Code 114.004 and 114.026.

e. Contract Renewals:

i. Elections - Hart Intercivic for poll pad license & support.
Total cost: \$2,632.00

ii. IT - JL3 Integrated Solutions - Total cost: \$1,080.00

f. Fire Department Update

i. April 2026

Commissioner Elder made a motion to approve the routine administrative items, contracts with Hart Intercivic for poll pad license & support in the amount of \$2,632.00 and JL3 Integrated Solutions in the amount of \$1,080.00. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

4. To consider, discuss and take any necessary action on a request for golf tournaments.

Commissioner Murphree made a motion to approve 4 tournament request and decline a request from McCarty Adoption Journey Fundraiser as they are out of county. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

5. To consider, discuss and take any necessary action on an interlocal agreement concerning ambulance services relating to the Rural Ambulance Service Grant Participation HB 3000.

Commissioner Houston made a motion to approve an Interlocal Agreement between Gaines County and the City of Seminole concerning ambulance services relating to the Rural Ambulance Grant Participation HB 3000. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

6. To consider, discuss and take any necessary action on authorizing the issuance of a credit card to Nathan Hertzner at the Gaines County Golf Course.

Commissioner Elder made a motion to authorize the issuance of a credit card to Nathan Hertzner at the Gaines County Golf Course. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

7. To consider, discuss and take any necessary action on a request from Peter Teichroeb to build a 60'x70' hangar at Gaines County Airport, Hangar L-6 with water.

This item was table until further information is received regarding the letter sent to Yolanda Guenther

8. To consider, discuss and take any necessary action on submitting a ballot for Texas Association of Counties Health and Employee Benefits Pool Board of Directors.

Commissioner Murphree made a motion to approve submitting a ballot for Texas Association of Counties Health and Employee Benefits Pool Board of Directors. Commissioner Elder seconded the motion. Motion carried unanimously.

9. To consider, discuss, and take any necessary action on a request from the Juvenile Probation department to purchase nine (9) gift cards for Character Camp 2026. Total cost: \$240

Commissioner Houston made a motion to approve a request from the Juvenile Probation department to purchase 9 gift cards for Character Camp 2026 at a cost of \$240. Commissioner Elder seconded the motion. Motion carried unanimously.

10. To consider, discuss and take any necessary action on a request to place names on the Veterans Memorial wall.

Commissioner Elder made a motion to approve placing the following names on the Veterans Memorial wall: Bobby Tipping-Army and Larry Tipping-Army at a cost of \$65.00 each. Commissioner Houston seconded the motion. Motion carried unanimously.

11. To consider, discuss and take any necessary County Clerk offer birth certificates online through VitalDirector by Permitium.

Commissioner Elder made a motion to authorize Judge Therwhanger to sign an order from Permitium that will allow the County Clerk's office to offer birth certificates online. Commissioner Murphree seconded the motion. Motion carried unanimously. (see attached)

12. Update on TxDOT construction on Highway 214.

Judge Therwhanger gave a brief update on TxDot Construction on Highway 214 which will realign the turning lanes to provide a safer view of oncoming traffic at the intersection of SH83 and 214.

13. Open bids for golf cart sheds and 50'x50' building; take any necessary action.

The following bids were received for the golf cart sheds and 50'x50' building:

- IronSite Construction-\$334,200.00
- Rose Custom Homes, LLC -\$393,673.00
- Wallco Builders-\$415,796.00
- 1st Choice Construction-\$365,180.00
- AFW Buildings LC-\$340,900.00

Commissioner Murphree made a motion to approve the bid from IronSite Construction in the amount of \$334,200.00. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

14. To consider, discuss and take any necessary action on completion of Fundview implementation with Gaines County Auditor.

Esmeralda Felan, Auditor and Michael Lord, Treasurer stated they had a meeting with FundView regarding all issues with reconciling, errors not being corrected, figures not carrying over, etc. FundView stated they will have a developer contact them and have fixed some issues. Esmeralda Felan stated her and Michael Lord have prepared a plan where it is easier for them to navigate in FundView. No action taken

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

None

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

None

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 Therwhanger

Meal Delivery to White Rock is done through Yoakum County and they possibly may not do this any longer as the residences are in Gaines County.

Volunteers needed for May 22nd, 9:00 to put out Flags for the Veterans

Seminole High School Graduation-May 22nd at 8:00pm

The Courthouse is closed Monday May 25th for Memorial Day

Election day is May 26th, Early voting May 18-22

Summer Library Program Kickoff Party-May 27th-10:00am

Gaines County Airport Fly In-Saturday, May 30th-7:30am-12:00am

Health County 101 -learn about employee benefits-June 10 that 10:00 & 2:00pm in 106th Courtroom

Next regular meeting: Wednesday June 3rd. The deadline for agenda items is Wednesday May 27th.

Commissioner Elder

Getting ready to pave and have been shredding. Helping Precinct 3 with the fire word pad

Commissioner Murphree

Working on the burn pile on the south side and working on the north side bonfire placement. The summer help haave painted all the rails at the County Park.

Commissioner Houston

Routine maintenance. He stated anyone could come to the arena and see the progress that has been made and that it all looks amazing.

Tarran Deleon, Tax Assessor Collector

Provided a video of the completed renovation at the Segraves Tax Assessor office.

Emeralda Felan, Auditor

She stated she is waiting on the final total profit made on the GovDeals auction.

18. Adjourn;

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

The meeting adjourned at 10:04a.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 May 20, 2026.



Terri Berry

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

