

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON OCTOBER 15, 2013 AT 10:00 A.M. THE COUNTY JUDGE LANCE T. CELANDER PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

DANNY YOCOM	COMMISSIONER PRECINCT #1
CRAIG BELT	COMMISSIONER PRECINCT #2
BLAIR THARP (ABSENT)	COMMISSIONER PRECINCT #3
BIZ HOUSTON	COMMISSIONER PRECINCT #4

<u>VICKI PHILLIPS</u>	<u>COUNTY CLERK</u>
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Court observed a moment of silence followed by the opening invocation given by Commissioner Yocom. Judge Celander led the pledge to flags. The meeting was called to order at 10:08 a.m. Attending today's meeting is Wayne Gondeck and Gary Adams with DRG Architects; Cassandra Northcutt to make a public comment; Jimmy Barton, Brandon Wood, James Short and Jason Ross all with Texas Commission on Jail Standards; County Attorney, Joe Nagy; County IT Director, Scott Shortes and County Sheriff, Ronny Pipkin.

1. 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

Commissioner Belt made a motion to accept and approve the routine administrative items as well as the Gaines County Museum's 1st Quarter FY 2014 Report: July, August September 2013 and Accessions, as presented. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)

Judge Celander gave Cassandra Northcutt a three minute allowance for public comment. Mrs. Northcutt stated a turn row on her property was designated a County road (CR 305) but has not been maintained by the County. Mrs. Northcutt stated with the recent rain there is water over the road in three places and has washed out. Mrs. Northcutt is requesting the County work on the road or she will have her property surveyed and fence off the road. (see attached)

2. Discuss upcoming jail project; take action as appropriate
 - a. Rick Dollahan, County Auditor, recommended engagement of Bickerstaff Heath Delgado Acosta LLP to assist Gaines County in the preparation and negotiation of architectural and construction contracts for a new County jail. Dollahan estimated costs to be \$2,000-\$3,000.00 max. Commissioner Yocom made a motion to approve entering into an agreement with Bickerstaff Heath Delgado Acosta LLP, as presented. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)
 - b. Judge Celander stated the agreement with DRG Architects needs to be updated for the current jail project. Wayne Gondeck stated DRG is very appreciative to have the opportunity to work with Gaines County again on their current jail project. Mr. Gondeck stated he would like to hear from the Jail Commission with some of their recommendations before presenting DRG's ideas and suggestions for a new jail.

Brandon Wood with the Jail Commission addressed issues with repurposing the current jail, stating if the jail is left open it will be required to pass inspections. Wood recommends closing the current facility, possibly using it as offices and/or storage.

Wood stated it would be very costly to maintain and keep the current facility up to Jail Commission standards.

Commissioner Houston made a motion to update the agreement with DRG Architects, in the amount of a fixed fee of \$588,000.00 for a \$7.3 million project, \$40,000.00 Civil Engineering, and \$25,000.00 travel, authorizing the Judge to sign the agreement when it is prepared. The motion was seconded by Commissioner Belt. The motion carried unanimously. (see attached)

3. Consider tournament requests for the golf course; take action as appropriate
Commissioner Yocom made a motion to approve two new additions to the Golf Course Tournament Schedule as presented: IMI Components on October 17th and NTPGA Medalist Series on October 27th. The motion was seconded by Commissioner Belt. The motion carried unanimously. (see attached)
4. Consider approving the forfeiture fund budget; take action as appropriate
Sheriff Ronny Pipkin requested approval to use \$4,025.00 from the forfeiture fund. Commissioner Houston made a motion approving the request. The motion was seconded by Commissioner Belt. The motion carried unanimously.
5. Consider requesting the County Auditor to conduct the forfeiture fund audits; take action as appropriate
Commissioner Yocom made a motion to approve the County Auditor to conduct forfeiture fund audits. The motion was seconded by Commissioner Belt. The motion carried unanimously.
6. Consider going out for bids for aggregate; take action as appropriate
Commissioner Belt made a motion to advertise for bids for ½" washed gravel and 5/8" washed gravel for the 2013-2014 Fiscal Year. Sealed bids to be opened November 12, 2013 at 10:00 a.m. The motion was seconded by Commissioner Yocom. The motion carried unanimously. (see attached)
7. Consider approving CIRA Service Agreement; take action as appropriate
Commissioner Belt made a motion to approve the services agreement with County Information Resources Agency (CIRA) beginning January 2014 at an annual hosting fee of \$550.00 and \$2.00 per account, per month for each email account. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)
8. Consider approving a resolution naming candidates for Appraisal District Board; take action as appropriate
Commissioner Belt made a motion to approve the resolution nominating Todd Moore, Riley Tully and Trey Duncan to serve as members of the Gaines County Appraisal District Board of Directors as presented. The motion was seconded by Commissioner Yocom. The motion carried unanimously. (see attached)
9. Consider approving a quitclaim deed for right of way for Precinct 2; take action as appropriate
Commissioner Belt made a motion approving a Quitclaim deed to right of way to a tract of land in Section 392 Block G to JRW Farms, Inc. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)
10. Consider approving the Gaines County Tax Rolls for 2013; take action appropriate
Judge Celander read a resolution to establish a legal tax roll for 2013. Commissioner Yocom made a motion approving the resolution as presented. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)
11. Consider current subdivision application(s); take action as appropriate
 - a. Commissioner Yocom, Precinct 1, made a motion approving a preliminary reading of Desert Sun Estates. The owner is Peter Banman. The motion was seconded by Commissioner Belt. The motion carried unanimously.

- b. Commissioner Yocom, Precinct 1, made a motion approving a preliminary reading of Rock House Plaza subdivision. The owner is Peter Letkeman. The motion was seconded by Commissioner Houston. The motion carried unanimously.
- c. Commissioner Houston, made a motion approving the final 2nd reading in Precinct 3, of Lots 1 through 75 Silver Bell subdivision located in the East part of Section 223 and the Southwest part of Section 192 Block G WTRR and the restrictions for the subdivision. The owner is Frank Wiebe. The motion was seconded by Commissioner Belt. The motion carried unanimously. (see attached)

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

Commissioner Houston, Precinct 4, made a motion to approve a road crossing request from Opal Resources Operating Co. LLC to cross CR 428 and CR 439 with a conductor pipe. The motion was seconded by Commissioner Belt. The motion carried unanimously. (see attached)

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


- a. Judge Celander stated the District 2 South Plains County Commissioner's Court Conference is coming up Friday November 8th for any interested in going.
- b. Commissioner Yocom stated he had been asked about Coyote eradication and was referred to Extension Agent Terry Millican.
- c. Sheriff Ronny Pipkin and Commissioner's discussed options for fire extinguisher inspections and service.

14. Adjourn

Commissioner Belt made a motion to adjourn. The motion was seconded by Commissioner Houston. The motion carried unanimously.

The meeting adjourned at 11:42 a.m.

Minutes signed and approved:



By/Gaines County Judge: Lance T. Celander

11-12-13

Date

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON OCTOBER 28, 2013 AT 10:00 A.M. THE COUNTY JUDGE LANCE T. CELANDER PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

DANNY YOCOM

COMMISSIONER PRECINCT #1

CRAIG BELT (ABSENT)

COMMISSIONER PRECINCT #2

BLAIR THARP

COMMISSIONER PRECINCT #3

BIZ HOUSTON

COMMISSIONER PRECINCT #4

VICKI PHILLIPS

COUNTY CLERK

Court observed a moment of silence followed by the opening invocation given by Judge Celandar, who then led the pledge to flags. The meeting was called to order at 10:00 a.m.

1. Discuss routine administrative items: take action needed

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

Commissioner Houston made a motion to accept and approve the routine administrative items as presented. The motion was seconded by Commissioner Tharp. The motion carried unanimously. (see attached)

2. Meet with Jane Bering concerning yearly storyteller; take action as appropriate

Jane Bering presented a grant through Texas Commission on the Arts to bring a storyteller to the three school districts in Gaines County and to Memorial Place Assisted Living. Ms. Bering requested approval to enter into an agreement with TCA for 50% of the \$1500.00 fee. The three school districts and the library share the remaining cost. Commissioner Yocom made a motion authorizing the Librarian Jane Bering to sign the required agreement paperwork. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)

3. Consider approving Indigent Defense Grant; take action as appropriate

Judge Celandar read a resolution stating Counties are eligible to receive grants from the Texas Indigent Defense Commission to provide improvements in Indigent Defense services in the County. Commissioner Tharp made a motion approving the resolution and authorizing Judge Celandar to sign it. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)

4. Consider approving subdivision application(s)

- a. Commissioner Yocom, Precinct 1, made a motion to approve the final plat for Lots 1 through 9 JW&T Estates subdivision located in the N/2 of Section 164 Block G WTRR and restrictions. The owner is John Siemens. The motion was seconded by Commissioner Tharp. The motion carried unanimously. (see attached)
- b. Commissioner Yocom, Precinct 1, made a motion to approve the final plat for Lots 1 through 8 Rock House Plaza subdivision located in the West part of the North part of Section 168 Block G WTRR. The owner is Peter Letkeman. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)

5. Consider approving road crossing request(s)

None

6. 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
- a. Commissioner Yocom stated the property next to the Senior Citizens building in Seagraves is for sell. Commissioner Yocom stated it had a gas station on the site at one time, suggesting checking for underground storage tanks prior to considering purchase of property.
 - b. Commissioner Yocom stated the Rodeo Arena in Seagraves has been surveyed, and are waiting on verification documents from the surveyor before discussing with the City of Seagraves.
 - c. Commissioner Yocom stated it is time to plan the annual Christmas party and begin collecting donations for door prizes.

7. Adjourn

Commissioner Yocom made a motion to adjourn. The motion was seconded by Commissioner Tharp. The motion carried unanimously.

The meeting adjourned at 10:22 a.m.

Minutes signed and approved:



By Gaines County Judge: Lance T. Celander

11-12-13

Date