

STATE OF TEXAS

COUNTY OF GAINES

PUBLIC HEARING

JANUARY 6, 2014

Those in attendance: Judge Lance Celander, Commissioner Blair Tharp, County Auditor Rick Dollahan, County Clerk Vicki Phillips, County Attorney Joe Nagy, Bruce Spitzengel President of GrantWorks, and citizen John Goen. Mr. Goen is the landowner of the property proposed in this project.

Judge Celander opened the meeting at 1:30 p.m. stating this is a public hearing for notice to the public for our County Energy Transportation Reinvestment Zone. We have chosen the proposed County Road 331 from the intersection of FM 181 to the northwest corner of parcel ID 53597. (see attached)

Judge Celander opened the meeting to the public for any comments or questions. Commissioner Tharp requested that Bruce Spitzengel explain the project and process.

Mr. Spitzengel stated the State legislature has set aside \$225,000,000.00 for counties across the State of Texas. In doing so, the State set requirements the counties must do in order to be eligible for these funds. The purpose of the funds is to do road improvements on roads that are impacted by the energy industry. One of the requirements is that the county create a County Energy Transportation Reinvestment Zone (CETRZ). The allocation amount for Gaines County is \$3,762,350.00 with the county matching approximately 20% or \$940,588.00.

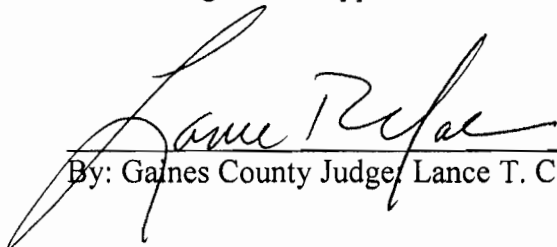
Mr. Spitzengel stated that after the required 30 day comment period, there will be an order presented in Commissioners' Court on February 10, 2014 to create the CETRZ.

Mr. Spitzengel recommended the court apply for the maximum 150% of \$5,643,525.00 with a county match of \$1,410,881.00, although it will probably be reduced based on whatever the actual allocation becomes after all the counties have applied.

A workshop meeting will be held before too long to fill out forms and talk about projects. An advisory board will be appointed comprised of three members from the Oil & Gas industry and two public members.

Judge Celander asked for any other comments or questions. There being none, the public hearing ended at 1:42 p.m.

Minutes signed and approved:



By: Gaines County Judge Lance T. Celander

Date

2-10-14

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON JANUARY 13, 2014 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	COMMISSIONER PRECINCT #3
<u>BIZ HOUSTON</u>	<u>COMMISSIONER PRECINCT #4</u>

<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 10:00 a.m.

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 reportCommissioner Belt made a motion to accept and approve the routine administrative items as presented. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)
2. Discuss money earned from the Library's book sale; take action as appropriate

Jane Bering requested that the money earned from the Library's book sale be given to the Friends of the Library to be used for a public purpose. Commissioner Yocom made a motion allowing book sale proceeds of \$1,332.23 be given to Friends of the Library. The motion was seconded by Commissioner Belt. The motion carried unanimously. (see attached)
3. Consider approving County declaring surplus equipment; take action as appropriate

Commissioner Belt made a motion to approve declaring the following items as surplus equipment: From the Sheriff's office: Unit S-78 a 2008 Dodge Charger; Unit S-82 a 2009 Dodge Charger and Unit S-83 a 2009 Dodge Charger to be sold on GovDeals; From the County: Unit B-24 a 1997 Chevrolet 4x4 single cab to be sold on GovDeals and Unit E-72 a 2006 Dodge Durango to be transferred to the City of Seminole EMS as this donation serves a public purpose; From the Loop and Seagraves Community Buildings 2 stoves; From the Seagraves Community Building 3 A/C units. The motion was seconded by Commissioner Tharp. The motion carried unanimously. (see attached)
4. Consider approving transfer of vehicle from Precinct 3 to general fund; take action as appropriate

Commissioner Tharp made a motion to approve the transfer of Unit #3081, a 2001 Chevy Pickup FWD from Precinct 3 to the General Fund for 911 processing. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)
5. Consider approving the issue of a credit card for a employee at the Sheriff's Office; take action as appropriate

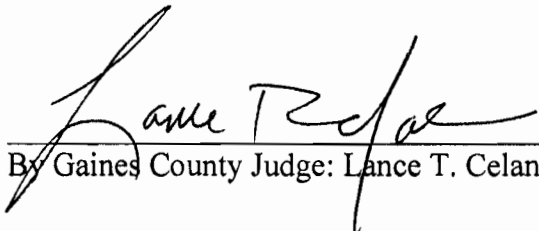
Sheriff Pipkin requested a credit card be issued to Kevin Bagwell. Commissioner Yocom made a motion approving the issuance of a credit card. The motion was seconded by Commissioner Belt. The motion carried unanimously.

6. Consider going out for bids for asphalt; take action as appropriate
Commissioner Yocom made a motion to go out for bids for asphalt and all related products, with sealed bids to be opened on February 10, 2014. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)
7. Consider approving request by Precinct 1 to move funds from reserve line to building repairs and improvement line in the 2014 budget; take action as appropriate
Commissioner Yocom made a motion to move \$10,000.00 from Precinct 1 reserve line to building repairs and improvement line, to redo concrete, repair door and wiring in Precinct 1 building. The motion was seconded by Commissioner Belt. The motion carried unanimously.
8. Consider approving request by Precinct 2 to move funds from reserve line to caliche line in the 2014 budget; take action as appropriate
Commissioner Belt made a motion to move \$10,000.00 from reserve line to caliche line to cover grinding 11,600 yards of caliche by Fehr Metal Construction. The motion was seconded by Commissioner Tharp. The motion carried unanimously.
9. Consider approving contracts for conducting the election with the Republican and Democratic party's; take action as appropriate
Patricia Roberson, Election Administrator, requested the Court's approval of the contracts with the Republican and Democratic parties for conducting the Primary Election. Commissioner Belt made a motion to approve the contracts. The motion was seconded by Commissioner Houston. The motion carried unanimously.
10. Consider approving request for use of records management fund; take action as appropriate
Rick Dollahan requested for District Clerk, Sharon Taylor, the use of \$916.06 of records management fund to purchase a docket fee book. Commissioner Tharp made a motion approving the use of records management fund. The motion was seconded by Commissioner Houston. The motion carried unanimously.
11. Consider approving interlocal agreement with the City of Seminole; take action as appropriate
Commissioner Tharp stated this agreement is to assist the City of Seminole in the destruction of dilapidated housing by providing trucks and drivers to haul debris to the landfill. Commissioner Tharp made a motion approving the Interlocal Agreement. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)
12. Consider appointing Presiding Officer Pro-tem; take action as appropriate
Commissioner Belt made a motion appointing Commissioner Yocom as Presiding Officer Pro-tem for 2014. The motion was seconded by Commissioner Houston. The motion carried unanimously.
13. Discuss jail update; take action as appropriate
Wayne Gondeck gave a jail update stating the Court had previously approved the schematic design, which he will submit to the Jail Commission this week. Mr. Gondeck will be working with engineers he has used in the past to keep up with schedule. The engineers will direct bill their services to the County. Mr. Gondeck stated they are wrapping up design development and expects construction to begin in June.
14. Consider recommendation of Wayne Gondeck with DRG Architects for the review and ranking of the CMAR RFQ responses; take action as appropriate
Wayne Gondeck presented a ranking and review of CMAR RFQ comparing the five companies. Mr. Gondeck recommends requesting proposals from Templeton and Sedalco. Mr. Gondeck suggests a return of proposals on January 24th, to be opened on January 27, 2014. Mr. Gondeck recommended interviews of the two companies be conducted January 27, 2014, allowing a 45 minute presentation. Commissioner Belt made a motion to accept all recommendations as presented. The motion was seconded by Commissioner Tharp. The motion carried unanimously. (see attached)

15. Consider authorizing the issuance for requests for proposal for CMAR for jail project; take action as appropriate
Commissioner Tharp made a motion authorizing the Auditor to issue a request for proposals for construction manager at risk to recommended contractors, and authorize the Auditor and DRG Architects to issue the RFP, evaluate and rank the proposals, and make a recommendation to the Court on the contractor who will provide the best value to the County. The final decision will be made on February 10, 2014 after opening RFP's and conducting interviews on January 27, 2014. The motion was seconded by Commissioner Belt. The motion carried unanimously.
16. Consider current subdivision application(s); take action as appropriate
Commissioner Belt, Precinct 2, made a motion approving the first reading on Greenwill Estate subdivision, located on County Road 208. The motion was seconded by Commissioner Tharp. The motion carried unanimously.
17. Consider current road crossing request(s); take action as appropriate
None
18. 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 Daco Fire Equipment will be servicing fire extinguishers in County buildings and Precincts.
 - b. Judge Celander reviewed a letter from TxDot's County Assistance Program, stating Gaines County's allocation is \$24,016.00. This will be on the next agenda to decide how this material will be used.
 - c. Commissioner Belt requested 3 or 4 people, per Precinct, to assist at the stock show Wednesday and Thursday and Friday. Saturday will only need 1 or 2 people per Precinct.
 - d. Commissioner Houston is expecting proposals on stumps at the Cemetery.
 - e. Reminder of CETRZ court meeting at 9:00 a.m. on Thursday, January 16, 2014.
19. Adjourn
Commissioner Belt made a motion to adjourn. The motion was seconded by Commissioner Yocom. The motion carried unanimously.

Court adjourned at 11:10 a.m.

Minutes signed and approved:


By Gaines County Judge: Lance T. Celander

2-10-14
Date

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A SPECIAL MEETING ON JANUARY 16, 2014 AT 9:00 A.M. THE COUNTY JUDGE LANCE T. CELANDER PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

DANNY YOCOM
CRAIG BELT
BLAIR THARP
BIZ HOUSTON

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

VICKI PHILLIPS

COUNTY CLERK

The meeting was called to order at 9:05 a.m.

1. Consider and discuss TxDOT Transportation Infrastructure Fund Program roads for improvements, Annual Commissioners Road Report, CETRZ Advisory Board appointments; take action as appropriate

A work session was conducted to discuss TxDOT Transportation Infrastructure Fund Program roads for improvements, Annual Commissioners Road Report and CETRZ Advisory Board appointments. (see attached)

Bruce Spitzengel, President of GrantWorks, updated the Court stating the initial allocation for Gaines County is \$3,752,000.00 with a base match amount of \$940,500.00. If the Court decides to go for the 150% as he recommends, the allocation would be \$5,650,000.00 with a base match of \$1,400,000.00. These funds must be expended by June 2016. The deadline is February 14th which may be extended to March 14th.

Discussion was held regarding ways to split funds among Precincts. Preparation of required paperwork and maps were reviewed. Roads in each Precincts were selected for needed repairs.

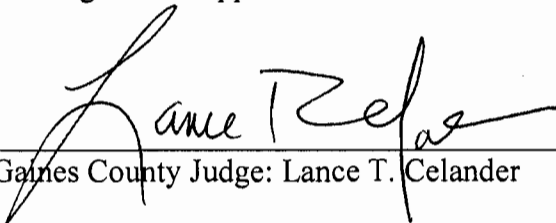
The next meeting will be Tuesday, January 21, 2014 at 9:00 a.m., to finalize proposal for submission for grant.

2. Adjourn

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

The meeting adjourned at 10:40 a.m.

Minutes signed and approved:


By Gaines County Judge: Lance T. Celandre

2-10-14
Date

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A SPECIAL MEETING ON JANUARY 21, 2014 AT 9:00 A.M. THE COUNTY JUDGE LANCE T. CELANDER PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

DANNY YOCOM
CRAIG BELT
BLAIR THARP
BIZ HOUSTON

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

VICKI PHILLIPS

COUNTY CLERK

The meeting was called to order at 9:13 a.m.

1. Consider and discuss TxDOT Transportation Infrastructure Fund Program roads for improvements, Annual Commissioners Road Report, CETRZ Advisory Board appointments; take action as appropriate

A workshop meeting was held to discuss TxDOT Transportation Infrastructure Fund Program, Annual Road Report and CETRZ Advisory Board appointments. The Advisory Board is to consist of 3 persons from the Oil & Gas industry and 2 from the public, all to be tax paying County residents. Names were discussed of possible board appointees, with Commissioners' to make some contacts for other names. The Advisory Board will have an organizational meeting followed by annual meetings and recommendations to be submitted to the Court.

Bruce Spitzengel, President of GrantWorks, stated it is tentatively scheduled to present on February 10, 2014: (a) approve CETRZ court order, and appoint Advisory Committee (b) Prioritize project list and application form (c) Approve County Commissioners' road report.

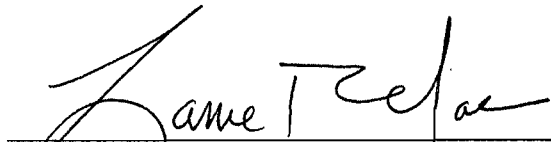
Forms, reports and maps were reviewed. Applications will be submitted March 14, 2014 and should know the allocation by mid-May. Bids could be requested but nothing awarded until the contract is received from TxDOT.

2. Adjourn

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

The meeting adjourned at 10:35 a.m.

Minutes signed and approved:


By: Gaines County Judge: Lance T. Celander

2-10-14
Date

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON JANUARY 27, 2014 AT 10:00 A.M. THE COUNTY JUDGE LANCE T. CELANDER PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

DANNY YOCOM
CRAIG BELT
BLAIR THARP
BIZ HOUSTON

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

VICKI PHILLIPS

COUNTY CLERK

Court observed a moment of silence followed by the opening invocation given by Commissioner Yocom. Judge Celandar 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 Belt made a motion to accept and approve the routine administrative items, as well as the Museum Quarterly Report and Accessions, as presented. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)

2. Meet with Robert Barrett concerning the radio tower: take action as appropriate

Robert Barrett addressed the Court regarding costs to replace and upgrade the radio tower at the Sheriff's office. Barrett presented a proposal from South Plains Communications for a 100' freestanding tower with upgrades and replacements in the amount of \$200,000.00. Commissioner Belt made a motion approving the radio tower. The motion was seconded by Commissioner Tharp. The motion carried unanimously. (see attached)

3. Consider approving the relocation of the schools radio tower: take action as appropriate

Robert Barrett requested approval to relocate the school radio tower, requesting to permanently move the tower east of town at the school's expense. Commissioner Yocom made a motion to approve the relocation of the school radio tower. The motion was seconded by Commissioner Belt. The motion approved unanimously.

4. Discuss grant for the storyteller at the Library: take action as appropriate

Jane Bering stated the Library had been awarded a partial grant from the Texas Commission on the Arts to bring a professional storyteller to Gaines County. The contract is for \$1,500.00, the Texas Commission on the Arts pays \$675.00 with the balance divided among the Library and the three County schools. The Gaines County Library's portion is \$206.25 to be paid out of the supplies budget. Commissioner Tharp made a motion to accept the grant. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)

5. Meet with extension office to receive quarterly report: take action as appropriate

Terry Millican, Perry Schaffer and Manda Anderson each reviewed and highlighted different programs the 4-H, Family Consumer Sciences and IPM programs have worked on the past quarter. Each one extended appreciation to the Court for their support. (see attached)

6. Meet with County Treasurer, Michael Lord, to receive quarterly investment report; take action as appropriate

Michael Lord presented the Treasurer's Quarterly Investment Report for the 1st Quarter FY 2014: October, November and December 2013 for approval. Commissioner Belt made a motion to accept and approve the report as presented. The motion was seconded by Commissioner Yocom. The motion carried unanimously. (see attached)

7. Consider the request from TxDOT in participating in the county assistance program to receive state surplus materials as available; take action as appropriate

Dustin Jackson with TxDOT stated they have access to 10,000 tons of recycled asphalt products which could be split into 2500 tons at \$10.00 a ton. Commissioner Belt made a motion to accept RAP from TxDOT at a value of \$24,016.00. The motion was seconded by Commissioner Tharp. The motion carried unanimously.

8. Consider going out for bids for a dump truck for Precinct 1; take action as appropriate

Commissioner Yocom, Precinct 1, requested to go out for bids for one 2014 or newer tractor-truck with 14 ½ yard ox-body dump bed. Commissioner Yocom made a motion approving requests for bids to be opened February 24, 2014. The motion was seconded by Commissioner Belt. The motion carried unanimously. (see attached)

9. Receive an update on jail project; take action as appropriate

Wayne Gondeck met with the Jail Commission to present schematic designs. Gondeck expects some formal comments from the Commission in the next week or two. Gondeck engaged Terracon Engineering to do the soil borings and GEO technical report and will monitor and work with Robert Barrett on movement of the radio tower.

10. Open RFP for the jail project; take action as appropriate

Two proposals were received, one from Sedalco Inc. and one from Templeton Construction.

Sedalco Inc.: Preconstruction fee \$10,000.00; Construction Manager's fee \$395,000.00; Construction Management Labor \$350,000.00; General Conditions \$145,000.00; Performance Bond \$70,000.00. Sedalco Inc. Insurance: Business Automobile Liability \$6,000.00; Workers Compensation \$45,000.00; Builder's Risk \$8,000.00; Commercial General Liability \$25,000.00; Umbrella \$4,000.00; Proposal Sealed with Bid Bond Attached.

Templeton Construction: Preconstruction fee \$0.00; Construction Manager's fee \$330,000.00; Construction Management Labor \$148,157.00; General Conditions \$65,030.00; Performance Bond \$65,537.00. Templeton Construction Insurance: Business Automobile Liability-included in labor burden; Worker's Compensation-included in labor burden; Builder's Risk \$ 15,000.00; Commercial General Liability-included in labor burden; Umbrella-included in labor burden; Proposal Sealed with Bid Bond Attached.

Reminder that Rick Dollahan and Wayne Gondeck are authorized to grade package between now and February 10, 2014 bringing a recommendation to the Court. (see attached)

11. Consider approving subdivision application(s)

Commissioner Belt, Precinct 2, made a motion to approve the second and final reading on Lots 62 through 164 Greenwill Estates subdivision located in the Central part of the N/2 of Section 185 Block G WTRR with restrictions. The motion was seconded by Commissioner Tharp. The motion carried unanimously. (see attached)

12. Consider approving 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

- a. Commissioner Belt stated a TECQ grant is available in the amount of \$2,400.00 for tire clean up, requesting everyone to bring any tires to fill container.
- b. The soft drink and candy machines were picked up, will discuss whether to replace them at the next meeting.
- c. Commissioner Houston stated Cam Dockery is working on the in house stumps for the cemetery.
- d. Rick Dollahan, Auditor, stated there has been additional financial information on the County website, in order to meet Comptroller's County openness and transparency.

14. Conduct interviews with the two firms invited to respond to the RFP for the jail project; take action as appropriate

A coin toss was conducted with Sedalco as heads and Templeton as tails. Sedalco won the coin toss and chose to do their presentation first.

Court recessed at 11:12 a.m.

Court reconvened at 11:30 a.m.

Wayne Gondeck reviewed what the numbers represented in the proposals.

Sedalco Inc. was represented by: Tom Kader, Jeff Pitman, Jared Hicks and Tyler McCarty and began the presentation at 11:35 a.m. and ended the presentation at 12:28 p.m.

Court recessed at 12:28 p.m.

Court reconvened at 12:35 p.m.

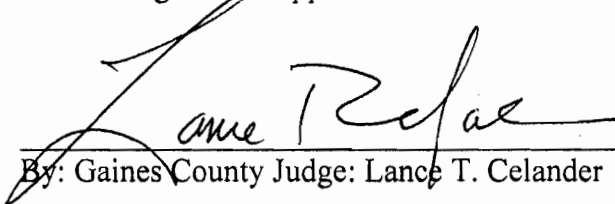
Templeton Construction was represented by: Gary McClure and Rex Mirick and began the presentation at 12:35 p.m. and ended the presentation at 1:25 p.m.

15. Adjourn

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

The meeting adjourned at 1:28 p.m.

Minutes signed and approved:


By: Gaines County Judge: Lance T. Celandor

2-10-14
Date