

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON MARCH 14, 2016 AT 10:00 A.M. THE COUNTY JUDGE TOM N. KEYES 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 Keyes 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. Account payable
- e. Auditor's report
- f. Officer's report
- g. Surplus equipment (non-capitol)

Commissioner 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. Consider approving tournament requests for golf course; take action as appropriate

Scott Nichols presented and reviewed additions to the tournament schedule.

Commissioner Yocom made a motion to approve the tournament schedule as presented. The motion was seconded by Commissioner Belt. The motion carried unanimously. (see attached)

3. Meet with Jane Bering concerning Library's annual report; take action as appropriate

Jane Bering presented and reviewed the annual reports for Seminole and Seagraves Library branches. Commissioner Belt made a motion to approve the annual reports as presented. The motion was seconded by Commissioner Tharp. The motion carried unanimously. (see attached)

4. Consider approving surplus/gifts; take action as appropriate

Jane Bering stated there were no Library surplus items for March. Bering listed numerous gifts and donations for approval. Commissioner Tharp made a motion to accept the Library gifts and donations as presented. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)

5. Meet with County Wellness Coordinator and FCS Agent concerning a wellness program; take action as appropriate

Erin Snodgrass, FCS Agent, gave an update of activities and programs since her hire date. Snodgrass also informed the Court of an 8 week Walk Across Texas Wellness Program and the Sonic Boom 100 Day Challenge to be implemented, encouraging all employees to participate.

6. Meet with Calvin Sellers concerning adding a truancy fee for court costs; take action as appropriate

Calvin Sellers, Justice of the Peace Precinct 2, requested adding a \$50.00 Truancy Court Cost to Remedial Orders for Truancy Court, per Government Code Section 103.035; Family Code Section 65.107. Commissioner Belt made a motion to approve the addition

of a \$50.00 Truancy Court Cost and to establish a budget line. The motion was seconded by Commissioner Yocom. The motion carried unanimously. (see attached)

7. Consider approving new ID badges; take action as appropriate
Scott Shortes stated the Courthouse Security Committee had met and requests replacing the key fobs currently being used with a photo ID key badge. Employees not requiring key access would be issued a County photo ID only. Commissioner Belt made a motion to approve the new photo ID key badges or County photo ID's. The motion was seconded by Commissioner Tharp. The motion carried unanimously.
8. Consider closing a County road in Precinct 1; take action as appropriate
Commissioner Yocom, Precinct 1, requested approval to close County Road 151 and County Road 143, closing to the public and ceasing maintenance. Commissioner Yocom made a motion to approve the road closure as presented. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)
9. Consider adopting a proposed policy on employees carrying weapons; take action as appropriate
Judge Keyes reviewed a proposed employment policy giving employees the right to carry concealed weapons with guidelines. Judge Keyes also reviewed concealed weapons in County vehicles. Commissioner Tharp made a motion to approve the Gaines County Employment Policies as presented. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)
10. Discuss signage for weapons in the Courthouse; take action as appropriate
Following a discussion, it was decided to table weapons signage unless it proves to be needed.
11. Consider current subdivision application(s); take action as appropriate
 - a. Commissioner Belt, Precinct 2, made a motion to approve Greenwill Estates, 2nd Filing, an amended plat of Lots 116,135,136,137,161,162 and 163 Greenwill Estates located in the Central part of the N/2 of Section 185 Block G WTRR Survey. The motion was seconded by Commissioner Yocom. The motion carried unanimously. (see attached)
 - b. Commissioner Belt, Precinct 2, made a motion to approve the final reading on Lots 36 through 48 Indian Hills subdivision located in the West part of the North ¼ of Section 264 Block G WTRR Survey. The motion was seconded by Commissioner Tharp. The motion carried unanimously. (see attached)
12. Consider current road crossing request(s); take action as appropriate
Commissioner Tharp, Precinct 3, made a motion to approve a road crossing request from Gaines County Water Company LLC to cross County Road 301 for a waste line. 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
None
14. Executive Session
Judge Keyes called for an executive session beginning at 10:42 a.m. pursuant to Texas Government Code, Section 551.702 to deliberate regarding real property.

Court returned to regular session at 10:54 a.m.

Court discussed a 7.9 acre parcel of land meeting the type of property that does not require the County to go out for bids. This land abuts a farmers property and the County has no use for this land. Commissioner Yocom made a motion to sell 6 acres to the adjoining land owner at \$1,100.00 per acre, allowing Glen Chandler, Realtor, to finalize and complete the paperwork and deed. The motion was seconded by Commissioner Belt. The motion carried unanimously. (see attached)

15. Adjourn

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

The meeting adjourned at 11:25 a.m.

Minutes signed and approved:

Tom N. Keyes

By: Gaines County Judge: Tom N. Keyes

11 April 2016

Date

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON MARCH 28, 2016 AT 10:00 A.M. THE COUNTY JUDGE TOM N. KEYES PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

DANNY YOCOM(ABSENT)
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 Judge Keyes, 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 Belt 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. Consider approving addendum to the Gaines County investment policy; take action as appropriate

Michael Lord, Treasurer, requested an addendum to add Texas Class to the Investment Policy list of approved Investment Pool Funds. Commissioner Belt made a motion to approve the addendum of Texas Class to the Investment Policy list. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)

3. Consider accepting donations for the ball parks; take action as appropriate

Tabled

4. Discuss replacing the radio building; take action as appropriate

Judge Keyes requested replacing the radio building, as it is overcrowded and has damage of bullet holes. Two estimates were presented from Five Star Portables: a 10x18 portable building with steel lining 4' high on all walls for \$9,865.00 or a 10x18 portable building without steel lining for \$8,865.00. Commissioner Tharp made a motion to purchase the 10x18 portable building with steel lining, to be paid from the Capitol project fund. The motion was seconded by Commissioner Belt. The motion carried unanimously. (see attached)

5. Discuss a hanger modification at the airport for Jevon Chevront; take action as appropriate

Jevon Chevront addressed the Court requesting to modify an existing T-hanger with a bi-fold door rather than the sliding doors. Different issues were discussed by Chevront, Commissioners and Lex Hinds, Aero Clinic. This request was tabled for more study and possibly get an engineer's point of view. (see attached)

6. Meet with Jody Tettleton to get update on construction drawings for the Community Center at Gaines County Park; take action as appropriate

Jody Tettleton, with Level 5 Design Group, presented drawings based on an \$850,000.00 building. Following a review and discussion, Commissioner Belt made a motion to accept the construction drawings. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)

7. Consider going out for bids for construction for Community Center at Gaines County Park; take action as appropriate
 Commissioner Tharp made a motion to allow Level 5 Design Group to go out for bids, with bids due by the close of business May 5, 2016. Bids will be opened publicly and privately evaluated on May 6, 2016, by a work group comprised of Jody Tettleton with Level 5 Design Group, Judge Keyes, Rick Dollahan, Auditor, and one Commissioner. Bids will then be presented to Commissioners Court for final vote on May 9, 2016. The motion was seconded by Commissioner Belt. The motion carried unanimously.
8. Consider approving subdivision application(s); take action as appropriate
 Commissioner Belt suggested revising the current subdivision rules, due to an issue arising on a subdivision previously approved. Commissioner Belt recommends a performance bond be added to subdivision regulations in order to protect persons purchasing subdivision lots.
9. Consider approving road crossing request(s); take action as appropriate
 None
10. Consider process for selling small piece of land in Precinct 1; take action as appropriate
 Judge Keyes stated earnest money was received from the buyer, and it has been learned that does not apply to Counties. In order to complete the land transaction, the buyer will be signing a retraction to get earnest money back. Commissioner Belt made a motion to authorize Judge Keyes to sign the deed and transfer the land. The motion was seconded by Commissioner Tharp. The motion carried unanimously.
11. 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. Terry Millican introduced the new IPM Agent, Tyler Hayes, to cover Gaines, Terry and Yoakum Counties.
 - b. Judge Keyes stated he will be attending the Spring Judicial Conference Wednesday through Friday.
 - c. Judge Keyes stated the County has received some money from unclaimed capital credit from Electric Cooperatives, to be used for specific purposes. This will be placed on a future agenda.
 - d. Judge Keyes stated he had attended a briefing with Capital Appraisal Group, where they explained how they set appraisals on oil, petroleum and other commercial products. The baseline for the coming year is \$38, with last year at \$54. It is a 30% decline in mineral evaluations. Rick Dollahan, Auditor, stated we are looking at another hard year ahead.
12. Adjourn
 Commissioner Belt made a motion to adjourn. The motion was seconded by Commissioner Houston. The motion carried unanimously.

The meeting adjourned at 11:15 a.m.

Minutes signed and approved:

Tom N Key
 By: Gaines County Judge: Tom N. Keyes

11 April 2016
 Date