

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON MAY 9, 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 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. Last month's minutes
 - b. Payroll
 - c. Budget amendments and fund transfers
 - d. Accounts payable
 - e. Auditor's report
 - f. Officer's report
 - g. Surplus/Salvage equipment (non-capitol)Commissioner Belt made a motion to approve and accept the routine administrative items as presented. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)
2. Hold a Public Hearing concerning proposed new County Subdivision Regulations; a maximum of 5 individuals, for and 5 against, will be allowed to speak for a maximum of 5 minutes per individual, not including questions from the Commissioners Court, all who wish to speak must sign in using the approved forms for public comment

Judge Keyes called for a Public Hearing for any comments regarding the County subdivision regulations. There were no comments. Judge Keyes closed the Public Hearing.
3. Discuss the content of public comments at the Public Hearing, consider adopting new County Subdivision Regulations; take action as appropriate

Court discussed corrections to the proposed regulations. Commissioner Yocom made a motion to table this item in order to make corrections and take action next meeting. The motion was seconded by Commissioner Tharp. The motion carried unanimously.
4. Consider approving teaching facility at the golf course; take action as appropriate

Kyle Monk, Golf Pro, presented drawings of a teaching facility to provide a weather protected technology facility. Mr. Monk is building the facility at his own expense and requests Court approval to place it at the Golf Course. Commissioner Tharp made a motion to approve the placement of the building at the Golf Course. The motion was seconded by Commissioner Belt. The motion carried unanimously. (see attached)
5. Meet with Treasurer Michael Lord to receive quarterly investment report; take action as appropriate

Michael Lord, Treasurer, presented and reviewed the Quarterly Investment Report for the 2nd Quarter FY 2016: January, February and March. Commissioner Belt made a motion to accept and approve the report as presented. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)

6. Consider approving County Choice Silver insurance rates for retirees; take action as appropriate
Michael Lord, Treasurer, presented renewal rates for County Choice Silver Insurance for retirees: 2016 Retiree Medical Rates are \$235.68 and 2016 Retiree RX Rates are \$206.34. Commissioner Yocom made a motion to approve the renewal rates for retirees as presented. The motion was seconded by Commissioner Belt. The motion carried unanimously. (see attached)
7. Consider approving use of Chapter 19 funds; take action as appropriate
Patricia Roberson, Elections Administrator, requested Court approval to use a portion of the Chapter 19 funds to purchase a printer. Commissioner Tharp made a motion to approve the use of Chapter 19 funds as requested. The motion was seconded by Commissioner Belt. The motion carried unanimously.
8. Consider granting a 30 foot wide easement through the County Park to allow Xcel to get power to the site of the proposed community center; take action as appropriate
Judge Keyes presented a 30 foot wide easement from Southwestern Public Service Company under and across a tract of land in Section 181 Block G WTRR for power to proposed Community Center. Commissioner Belt made a motion to approve the utility easement as presented. The motion was seconded by Commissioner Tharp. The motion carried unanimously. (see attached)
9. Consider entering a claim with the Texas Comptroller of Public Accounts for unclaimed property capital credits; take action as appropriate
Judge Keyes recommends entering claim for unclaimed property capital credits to be used for specific purposes. Commissioner Houston made a motion to authorize Judge Keyes to submit a claim. The motion was seconded by Commissioner Belt. The motion carried unanimously.
10. Consider a request to grant exclusive use of the old CRC location to Jack Moore, until such time as the Commissioners' Court determines what to do with that location; take action as appropriate
Tabled
11. Consider a request from Vicki Phillips, County Clerk, concerning a change order for the Archive Record Book project; take action as appropriate
Vicki Phillips, County Clerk, requested the use of \$1,860.00 of Archive Record Fund for change order of book project with Kofile Technologies. Commissioner Belt made a motion to approve the change order as presented. The motion was seconded by Commissioner Tharp. The motion carried unanimously. (see attached)
12. Consider renewing the contract for residential juvenile services; take action as appropriate
None
13. Consider current subdivision application(s); take action as appropriate
None
14. Consider current road crossing request(s); take action as appropriate
Commissioner Yocom, Precinct 1, made a motion to approve a road crossing request from Poka Lambro to cross County Roads 125, 132, 131, 130, 121 and 119 for a fiber optic cable. The motion was seconded by Commissioner Tharp. The motion carried unanimously. (see attached)
15. 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 Keyes stated 4 bids were received, opened and reviewed on Friday for construction of the Community Center at the Gaines County Park. This item was inadvertently left off the agenda, so no action will be taken today. All bids were considerably higher than anticipated. Judge Keyes spoke with the donor and they are going to come up with more funding. Judge Keyes will speak to the 3 lowest bidders

and request they each supply a line item value engineered proposal within 10 days. New proposals will be presented at the next Court meeting.

- b. Judge Keyes and Vicki Phillips, County Clerk, will be attending the Probate Academy in Corpus Christi tomorrow through the end of the week.

16. Adjourn

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

The meeting adjourned at 10:36 a.m.

Minutes signed and approved:

Tom N. Keyes

By: Gaines County Judge: Tom N. Keyes

13 June 2016

Date

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A SPECIAL MEETING ON MAY 16, 2016 AT 8:30 A.M. THE COUNTY JUDGE TOM N. KEYES PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

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

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 8:32 a.m.

1. Consider the bids received to build the proposed Gaines County Community Center at the County Park; take action as appropriate

Judge Keyes presented bids opened at a previous meeting. Bids received were: (1) 1st Choice Construction for \$1,842,300.00 (2) Fehrs Metal Building Construction for \$1,852,000.00 (3) WR Construction for \$1,882,767.00 (4) Pharr & Company for \$2,400,000.00. Judge Keyes stated all bids are at least \$1,000,000.00 over estimates. The donor has questioned the huge discrepancy over estimates. Judge Keyes feels the donor is owed due diligence, and requests detailed proposals. Judge Keyes stated there will be a conversation with Level 5, and questions continuing with them. Commissioner Tharp made a motion to reject all bids. The motion was seconded by Commissioner Belt. The motion carried unanimously.

2. Adjourn

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

The meeting adjourned at 8:40 a.m.

Minutes signed and approved:

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

13 June 2016
Date

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON MAY 23, 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 as appropriate
 - a. Payroll
 - b. Budget amendments and fund transfers
 - c. Accounts payable
 - d. Auditor's report
 - e. Officer's report
 - f. Surplus equipment (non-capitol)Commissioner Yocom made a motion to accept and approve the routine administrative items as presented. The motion was seconded by Commissioner Belt. The motion carried unanimously. (see attached)
2. Consider gifts for the Library; take action as appropriate

Jane Bering, County Librarian, presented and reviewed gifts donated to the library as of May 23, 2016. Commissioner Tharp made a motion to accept donations as presented. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)
3. Consider adopting the proposed new County Subdivision Regulations; take action as appropriate

Judge Keyes presented revised subdivision regulations for approval. Commissioner Belt made a motion to adopt and approve the subdivision regulations as presented. The motion was seconded by Commissioner Tharp. The motion carried unanimously. (see attached)
4. Discuss options for use, or disposal, of the lot located at 110 S.W. Ave B; take action as appropriate

Following a discussion, Commissioner Yocom made a motion to move forward on selling the lot located at 110 SW Ave B, with Judge Keyes defining the process and bringing it back for approval. The motion was seconded by Commissioner Belt. The motion carried unanimously.
5. Consider approving issuing an employee at the Sheriff's Office a County credit card; take action as appropriate

Judge Keyes presented a request from Sheriff Ronny Pipkin for a credit card to be issued to Deputy Leonard Reimer. Commissioner Tharp made a motion to approve the issuance of a County credit card as requested. The motion was seconded by Commissioner Houston. The motion carried unanimously. (see attached)
6. Consider renewing the contract for residential juvenile services; take action as appropriate

None-Tabled
7. Consider approving subdivision application(s); take action as appropriate

None

8. Consider approving road crossing request(s); take action as appropriate
Commissioner Houston, Precinct 4, made a motion to approve a road crossing request from Kevin Love to cross County Road 412 with a 8" water line. The motion was seconded by Commissioner Tharp. The motion carried unanimously. (see attached)
9. 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 Keyes stated Benette McDonald is out through Wednesday attending Indigent Health training.
 - Judge Keyes read a letter from Gaines County SWCD expressing appreciation for the Courts annual donation. (see attached)
 - Judge Keyes presented a bidding summary and value engineering for the Gaines County Community Center from Level 5. Judge Keyes requested the Court to get any comments to the Judge to take to Level 5. (see attached)
 - Reminder of the first budget meeting on June 13, 2016.
 - Reminder of a meeting tomorrow, May 24, 2016 with Dustin Burrows.
10. Adjourn
Commissioner Belt made a motion to adjourn. The motion was seconded by Commissioner Tharp. The motion carried unanimously.

The meeting adjourned at 10:30 a.m.

Minutes signed and approved:



By: Gaines County Judge: Tom N. Keyes



Date

STATE OF TEXAS

COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A SPECIAL MEETING ON MAY 24, 2016 AT 1:30 P.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

1. The Honorable Dustin Burrows, Representative of the 83rd District, has scheduled a meeting and invited all County and City leaders to attend, a quorum of the Commissioners' Court may be in attendance. The agenda will be set by Representative Burrows, but of interest are issues which will affect Gaines County in the next Legislative Session. Issues may be discussed, but no action will be taken by the Commissioners' Court on any of those issues at this meeting. However, future agenda items for the Commissioners' Court may be generated by the discussions.