

Hall County, Texas
Called Commissioners' Court Meeting

OCTOBER 31, 2024

BE IT REMEMBERED THAT THE HALL COUNTY COMMISSIONERS MET IN A CALLED COMMISSIONERS' COURT MEETING on **October 31, 2024** with the following members present: Ray Powell, County Judge, presiding; Ronny Wilson, Commissioner Precinct #1; Terry Lindsey, Commissioner Precinct #2; Eva Osborne, Texas Historical Commission; Arthur Weinman, Architect; Kenneth Head, Premier Commercial Group/Superintendent; Lee Evans, Premier Commercial Group/Project Manager; Patricia Snider, County/District Clerk; Pat Wylie, Sun & Sky; James Jessen, ICI; Tom Heck, Sheriff.

1. CALL MEETING TO ORDER.

- a. The meeting was called to order at 12:41 PM by Judge Ray Powell.
- b. Opening prayer Commissioner Wilson.

2. DISCUSSION WITH REPRESENTATIVES FROM PREMIER COMMERCIAL GROUP, LLC; HISTORICAL COMMISSION; AND ARCHITECTS; AND TAKE NECESSARY ACTION ON PLANS FOR RESTORATION OF HALL COUNTY COURTHOUSE.

Exhibit A – PROJECT MEETING AGENDA 10/31/2024

Exhibit B – PROJECT MEETING MINUTES 10/31/2024

Exhibit C – SIGN IN SHEET

RESTORATION MEETING ENDED AT 1:20 PM.

COMMISSIONER'S COURT RECONVENED AT 1:23 PM.

Those present: Judge Powell, Commissioner Wilson, Commissioner Lindsey, Sheriff Heck and Clerk Snider.

3. DISCUSS AND TAKE ACTION ON REQUEST FROM SHERIFF HECK ON SB22 GRANT FUNDING FOR THE SHERIFF'S DEPARTMENT AND/OR JAIL.

Sheriff Heck presented a New Invoice from American National Leasing Company. Total for 2023 Chevrolet Silverado Trail Boss is \$58,602.21. Total to be paid from SB22 Funds \$52,139.00, Hall Co Sheriff budget \$6,463.21. This will pay off on November 15, 2024. The total is a little over \$5,000 less than previously quoted. Invoice was signed by Judge Powell, Commissioners Wilson and Lindsey.

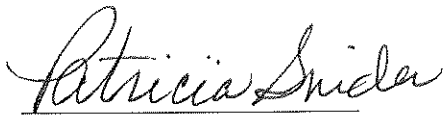
EXHIBIT D

4. CONSIDER, AND TAKE NECESSARY ACTION ON USE OF EQUIPMENT, MATERIALS, PURCHASES, OTHER COUNTY MATTERS, COUNTY WORK PROJECTS, EXTRA HELP OR HIRING OF ROAD EMPLOYEES ON COUNTY ROAD AND BRIDGES BY COMMISSIONERS IN EACH PRECINCY.

Nothing at this time.

5. ADJOURNMENT

Motion by Commission Lindsey and seconded by Commissioner Wilson and it is the Order of the Court to adjourn the meeting at 1:28 PM. Motion passed unanimously.



Patricia Snider
Hall County Clerk

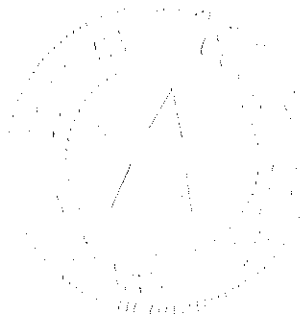


EXHIBIT A**2 PAGES****PROJECT MEETING Agenda**Project Name: **Hall CCH**Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**Meeting Date: **October 31st, 2024 @ 12:30 PM**Meeting Location **121 N. 8th St. – Methodist Church Fellowship Hall**

		Meeting	
ITEM	ACTION		
1.01		<u>Route sign in sheet</u>	
1.02		<u>Review Minutes from Last Meeting</u> Request approval of September 26 th , 2024, meeting minutes.	
1.03		<u>Subcontractor Update - Work Complete and Ongoing</u> PMW – 1. Plaster 3 rd floor 70%, continue plaster on the 1 st and 2 nd floors. 2. Trim finish stripping is 90% complete, stripping doors 90% complete. Patcon – Sidewalks around building is complete, pour entries today. Frontier Waterproofing – Installed white color sample at lintels on 1 st floor at north elevation, continue cleaning masonry at south elevation. Larry Baker Plumbing – Continue building rough-in. Electrical (Sun & Sky) - Continue rough-in on 3 rd floor. HVAC (Infinity) – Continue copper lines on 1 st floor.	
1.04		<u>Architect Update</u>	
1.05		<u>Owner –</u> <u>THC –</u>	
1.06		<u>Old Business</u> <u>New Business</u>	
1.07		<u>Review Submittal Log</u> 1. Continue submitting as subcontractors get to PCG	
1.08		<u>Review RFI Log</u> RFI 18 – FCUs and historical coils at windows. RFI 25 – Thermostat locations RFI 26 – Emergency lighting in stairwells RFI 27 – Plumbing cores RFI 28 – Future maintenance for HVAC system RFI 31 – Thermostat in Daiken unit	<i>Pending</i> <i>Pending</i> <i>Pending</i> <i>Pending</i> <i>Pending</i> <i>Pending</i>
1.09		<u>Change Proposals</u> 1. COR 01 – Abatement of east corridor 1 st floor ceiling 2. COR 02 – 1 st floor tile and mastic in Rooms 113-117. 3. COR 03 – Level concrete floors throughout \$123,763. 4. COR 04 – Parge coat at parapet roof walls \$19,521. 5. COR 05 – Relocate lift station \$25,551.	<i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i>

	<p>6. COR 6 - Replace main yard sewer line \$12,650.00.</p> <p>7. COR 07 - REJECTED</p> <p>8. COR 08 –Added chase wall framing in Rm 202 & courtroom \$1,993.00.</p> <p>9. COR 09 – 6x6 tile, ¾" thresholds \$20,766</p> <p>10. Regarding contingency, the project started with \$500,000. Deduct of \$187,926 for bringing back original HVAC design Deduct \$39,840 for elevator cab upgrade. Deduct \$30,365 for builders risk insurance. Deduct \$7,735 for abatement of basement east side corridor ceiling. Deduct \$9,179 for abatement of tile and mastic in Rooms 113-117 Deduct \$123,763 for floor leveling throughout the building. Deduct \$19,521 added excavation and waterproof for increased depth. Deduct \$25,551 for increased depth of lift station. Deduct \$12,650 for main yard sewer line replacement. Deduct \$1,993 for added chase wall framing in Room 202 Deduct \$20,766 for 6x6 tile and ¾" thresholds Remaining Contingency of \$20,711. Working on new pricing for vault doors per architect scope of work.</p>	<p>Approved</p> <p>Approved</p> <p>Approved</p>
1.10	<p><u>Review Corrective Actions</u> None at this time.</p>	
1.11	<p><u>Progress Schedule</u> Complete date is December 20, 2025.</p>	
1.12	<p><u>Application for Payment</u> Submitted Pay Application #12 for September and #13 for October.</p>	
1.13	<p><u>Safety Issues</u> None</p>	
1.14	<p><u>Site Review</u> Repoint mockup using Type S mortar. Steel lintel white color mockup on 1st floor at north side. Daiken HVAC unit installed on 2nd floor at west side entry for review.</p>	
1.15	<p><u>Next Meeting Confirmation</u> November 21st at 12:30 PM. December 19th at 12:30 PM.</p>	

PROJECT MEETING MinutesProject Name: **Hall CCH**Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**Meeting Date: **October 31st, 2024 @ 12:40 PM**Meeting Location **121 N. 8th St. – Methodist Church Fellowship Hall**

		Meeting	
ITEM	ACTION		
1.01		Route sign in sheet See attached.	
1.02		Review Minutes from Last Meeting Received approval of September 26 th , 2024, meeting minutes with no exceptions.	
1.03		Subcontractor Update - Work Complete and Ongoing PMW – 1. Plaster 3 rd floor 70%, continue plastering on the 1 st and 2 nd floors. 2. Trim finish stripping is 90% complete, stripping doors 90% complete. Patcon – Sidewalks around building is complete, pouring entries today. Frontier Waterproofing – Installed white color samples of lintels on 1 st floor at north elevation, continue cleaning masonry at south elevation, repoint mockups of Type S mortar for Art to review today. Larry Baker Plumbing – Continue building rough-in. Electrical (Sun & Sky) – Continue rough-in on 3 rd floor. HVAC (Infinity) – Continue copper lines on 1 st floor. Discuss on site today with Hall CCH maintenance personnel the location of the HVAC system controller.	
1.04		Architect Update 1. Art will review field conditions of the fire shutters that are above windows to determine the best routing for the HVAC piping. 2. BHB is still reviewing the possibility of providing the thermostat within the Daiken unit or to leave the thermostats as shown on plans which are on the walls. 3. Existing mailbox unit – Art suggested a meeting with Memphis Post Office to discuss the best way to set up mail delivery for the courthouse. After much discussion, Art will provide product data for a new postal box mounted at a location to be determined at a later date and agreed to by the Post Office.	
1.05		Owner – 1. Contingency remaining is \$20,711. 2. It was brought to our attention by the plumbing contractor that the water line running from meter to building is galvanized steel, is rusted, old and prone to leaking since it has not been used for about a year. Art stated that this type of pipe has a half-life of about 15 years and this pipe is at least 35 years old. It was agreed by all that the plumber will provide cost to replace that line with new piping. The water meter is by an old tower. THC – Eva approved Counties pay ap.	
1.06		Old Business None	

		<u>New Business</u> Providing cost for plumbing line and HVAC valves.	
<u>1.07</u>		<u>Review Submittal Log</u> 1. Continue submitting as subcontractors get to PCG	
<u>1.08</u>		<u>Review RFI Log</u> RFI 18 – FCUs and historical coils at windows. Art to review today. RFI 25 – Thermostat locations. BHB to determine whether to leave thermostats on wall or within the Daiken unit. RFI 26 – Emergency lighting in stairwells. Being reviewed by BHB. RFI 27 – Plumbing cores from Room 313 to Room 205. Art to review today. RFI 28 – Future maintenance for HVAC system. BHB is still in review, but it was agreed that the HVAC contractor will provide a cost for ball valves at each Daiken FCU unit. The reason for this is that the current design will require the entire system to be shut down while repairs are made on one unit. Installing ball valves at each unit only shuts down the unit being repaired and allows remaining units to not be affected. RFI 31 – Thermostat in Daiken unit. In review by BHB.	<i>Pending</i> <i>Pending</i> <i>Pending</i> <i>Pending</i> <i>Pending</i>
<u>1.09</u>		<u>Change Proposals</u> 1. COR 01 – Abatement of east corridor 1 st floor ceiling 2. COR 02 – 1 st floor tile and mastic in Rooms 113-117. 3. COR 03 – Level concrete floors throughout \$123,763. 4. COR 04 – Parge coat at parapet roof walls \$19,521. 5. COR 05 – Relocate lift station \$25,551. 6. COR 6 - Replace main yard sewer line \$12,650.00. 7. COR 07 - REJECTED 8. COR 08 –Added chase wall framing in Rm 202 & courtroom \$1,993.00. 9. COR 09 – 6x6 tile, ¾" thresholds \$20,766 10. Regarding contingency, the project started with \$500,000. Deduct of \$187,926 for bringing back original HVAC design Deduct \$39,840 for elevator cab upgrade. Deduct \$30,365 for builders risk insurance. Deduct \$7,735 for abatement of basement east side corridor ceiling. Deduct \$9,179 for abatement of tile and mastic in Rooms 113-117 Deduct \$123,763 for floor leveling throughout the building. Deduct \$19,521 added excavation and waterproof for increased depth. Deduct \$25,551 for increased depth of lift station. Deduct \$12,650 for main yard sewer line replacement. Deduct \$1,993 for added chase wall framing in Room 202 Deduct \$20,766 for 6x6 tile and ¾" thresholds Remaining Contingency of \$20,711. Working on new pricing for vault doors per architect scope of work.	<i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i>
<u>1.10</u>		<u>Review Corrective Actions</u> None at this time.	
<u>1.11</u>		<u>Progress Schedule</u> Complete date is December 20, 2025.	
<u>1.12</u>		<u>Application for Payment</u> Submitted Pay Application #12 for September and #13 for October.	
<u>1.13</u>		<u>Safety Issues</u> None	

<u>1.14</u>		<u>Site Review</u> Repoint mockup using Type S mortar. Steel lintel white color mockup on 1 st floor at north side. Daiken HVAC unit installed on 2 nd floor at west side entry for review.	
<u>1.15</u>		<u>Next Meeting Confirmation</u> November 25 th (Monday) at 12:30 PM. Eva will be on Teams meeting. December 30 th (Monda) at 12:30 PM.	

Hall County Courthouse Restoration

EXHIBIT C

Sign in Sheet

10/31/2024

CONTACT	COMPANY	Email	Initials
Judge Powell	Hall County Judge	hallcojudge@dtgofexas.com	RP
Ronny Wilson	Hall County Precinct 1		RW
Terry Lindsey	Hall County Precinct 2		TL
Gary Proffitt	Hall County Precinct 3		
Troy Glover	Hall County Precinct 4		
Pat Snider	Hall County / Distric Clerk	psnider@co.hall.tx.us	PS
Eva Osborne	Texas Historical Commission	Eva.Osborne@thc.texas.gov	EO
Arthur Weinman	Arthur Weinman Architect	art_wa@swbell.net	AW
Alan Odom	Premier Commercial Group/Owner	aodom@premier-cg.com	
Kenneth Head	Premier Commercial Group/Superintendent	khead@premier-cg.com	K.H.
Lee Evans	Premier Commercial Group/Project Manager	levans@premier-cg.com	LE
Heather Swafford	A-1 Floors	hswafford@a-1floors.com	
Pat Doyle	Swafford & Skly		PD
JAMES JESSEN	JCI		JJ
Tom Heav	Hall CO Sheriff's		TH

SB 22 EXHIBIT D INVOICE

2024/2025

AMERICAN NATIONAL LEASING COMPANY

REMIT TO: 2732 Midwestern Parkway \ Wichita Falls, TX 76308-2904

Hall Co.
9603 Truck

TO: Hall County
512 Main Street
Memphis, TX 79245

V-1

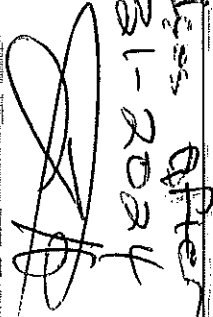
Date: 10/25/2024

#: 3453C

R.A.
County Judge

DATE	DESCRIPTION	ANNUAL PAYMENT	Payoff Amount	TOTAL DUE
10/25/2024	#3453C 2023 Chevrolet Silverado Trail Boss VIN: 3GCUDAED9PG325243		\$58,602.21	\$58,602.21
	1			
	2			
	3			
	4			
	SUBTOTALS		\$58,602.21	\$58,602.21
			PAY THIS AMOUNT	\$58,602.21

Given to Court Bndies after
Comm Court on 10-31-2024



SB.22 \$ 52,139.00

Hall Co. \$ 6,463.21

58,602.21