

STATE OF TEXAS

COUNTY OF GAINES
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THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON SEPTEMBER10, 2025 AT 9:00 A.M. THE COUNTY JUDGE CINDY THERWHANGER PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

BRIAN ROSSEN	COMMISSIONER PRECINCT #1
JOSH ELDER	COMMISSIONER PRECINCT #2
DAVID MURPHREE	COMMISSIONER PRECINCT #3
<u>BIZ HOUSTON</u>	<u>COMMISSIONER PRECINCT #4</u>

<u>TERRI BERRY</u>	<u>COUNTY CLERK</u>
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Regular Meeting:

Call to Order - Judge Cindy Therwhanger

Invocation

Pledge - United States and Texas

1. Introducing a new Juvenile Probation Officer.
The new employee, Chrystal Richardson was not in attendance.
2. Public Comment: Anyone wishing to address the Court during Public Comments is required to register your name on the registry prior to the meeting. Speakers may address items listed on the current agenda and are limited to three (3) minutes speaking time. The Court cannot deliberate or act on matters not listed on the agenda.
none
3. Conduct a public hearing to consider the proposed elected official salary increase; take action as appropriate.
Judge Therwhanger presented Elected Officials proposed increase in pay with 2.5% raise and longevity. No public comment
4. To consider, discuss and take any necessary action on employment policies, employee manual changes and setting the amount of compensation, office and travel expenses and all other allowances for county and precinct officers and employees.
Michael Lord, Treasurer stated there were no changes in the policy at this time, other than previously approved in court. Commissioner Rosson made a motion to approve the employee manual as presented. Commissioner Houston seconded the motion. Motion carried unanimously.
5. Conduct a public hearing to consider adopting the Calendar Year 2025/Fiscal Year 2026 proposed budget; take action as appropriate.
Judge Therwhanger stated this budget will raise less revenue from property taxes than last year by an amount of \$487,854.76 which is a 2.0138% decrease from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$773,678.78. No action taken (see attached)
6. To consider, discuss and take any necessary action on the proposed tax rates to fund the Tax Year 2025/Fiscal Year 2026 General and Flood Control/Lateral Road Maintenance and Operation budgets; take action as appropriate.
Judge Therwhanger presented the proosed tax rate at \$0.0523555 per \$100 (General .316795 and Flood Control//Lateral Road .161760) No action taken (see attached)
7. Consider adopting the proposed Calendar Year 2025/Fiscal Year 2026 budget; take action as appropriate.

Commissioner Rosson made a motion to adopt the proposed Calendar Year 2025/Fiscal Year 2026 budget as presented. Commissioner Elder seconded the motion. Motion carried unanimously with all voting yea.

8. Consider adopting the Calendar Year 2025/Fiscal Year 2026 Tax Rate; take action as appropriate.

Commissioner Houston made a motion to adopt the Calendar Year 2025/fiscal Year 2026 Tax Rate as presented. Commissioner Rosson seconded the motion. Motion carried with all voting yea.

9. To consider, discuss, and take any necessary action on routine administrative items:
 - a. Payroll payables
 - b. Accounts payable, fund transfers and budget amendments
 - c. Officer's report reporting all fines imposed and collected for the month of July pursuant to Local Government Code §114.004 and Texas Government Code §51.042.
 - d. Minutes from last month's meetings:
 - i. August 13, 2025
 - ii. August 25, 2025
 - e. Transfer, sale or destruction of Gaines County Surplus property under Local Government Code §263.152:
 - f. Contract Renewals:

Commissioner Elder made a motion to approve the routine administrative items as presented. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

10. To consider, discuss and take any necessary action on approving an inmate meals contract with Trinity Services for Gaines County Jail.

Commissioner Rosson made a motion to approve the contract with Trinity Services for meal services for inmates at the jail at 3% increase in the amount. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

11. To consider, discuss and take any necessary action on approving a medical services contract for the Sheriff's Office.

Commissioner Elder made a motion to approve the renewal contract from Michael Watson, MD for medical services for inmates at the jail. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

12. To consider, discuss and take any necessary action on approving the Sheriff's forfeiture fund budget.

Commissioner Rosson made a motion to approve the Sheriff's forfeiture fund budget of \$15,007.48. Commissioner Elder seconded the motion. Motion carried unanimously.

13. To consider, discuss and take any necessary action on a request from the Election Department to have a booth at the Ag & Oil Day. Cost: \$150.00

The Chamber of Commerce waived the fee therefore, no action taken

14. To consider, discuss and take any necessary action on entering into a contract with ECM Today for the Election Department. Total Cost: \$6,960.00

Commissioner Elder made a motion to approve a contract with ECM Today for the election department in the amount of \$6,960.00. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

15. To consider, discuss and take any necessary action on a resignation from Carolyn McKenzie serving on the Northeast Emergency Services District.

Commissioner Rosson made a motion to accept the resignation from Carolyn McKenzie on the board of Northeast Emergency Services District. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

16. To consider, discuss and take any necessary action on appointing Charla Scott as a board member of the Northeast Emergency Services District.

Commissioner Houston made a motion to appoint Charla Scott as a board member of the Northeast Emergency Services District. Commissioner Elder seconded the motion. Motion carried unanimously.

17. To consider, discuss and take any necessary action on renewal of an agreement between Gaines County and West Texas Centers to provide mental health and intellectual and developmental disability services for the upcoming fiscal year.

Commissioner Rosson made a motion to approve an agreement from West Texas Centers to provide mental health and intellectual and developmental health and intellectual and developmental disability services for the upcoming fiscal year. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

18. To consider, discuss and take any necessary action on the County Investment Authority and Investment Policy.

Commissioner Rosson made a motion to approve the County Investment Authority and Investment Policy as presented by Michael Lord, Treasurer. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

19. To consider, discuss and take any necessary action on the use of 2025 Employee Safety Equipment Funds from Texas Association of Counties Risk Management Pool.

Commissioner Murphree made a motion to approve the purchase of a defibrillator for the Gaines County Sr. Citizens building and safety vest for the precincts using the \$2,049.18 from the 2025 Employee Safety Equipment Funds from TAC Risk Management Pool. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

20. To consider, discuss and take any necessary to order and schedule flu shots.

Commissioner Elder made a motion to authorize Michael Lord, Treasurer to schedule flu shots and no cost to employees at the Health Department. Commissioner Rosson seconded the motion. Motion carried unanimously.

21. To consider, discuss and take any necessary action on individual contracts for juvenile residential services.

a. Rite of Passage, Inc

i. Desert Lily Academy

ii. Canyon State Academy

Commissioner Murphree made a motion to approved the Juvenile residential services with Rite of Passage, Inc. (Desert Lily Academy-\$325, Canyon State Academy \$295) as presented. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

22. To consider, discuss and take any necessary action to review fuel contract.

Commissioner Rosson made a motion to approve the fuel contract with Seminole Butane as presented. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

23. To consider, discuss and take any necessary action on the replacement or repair of the playground equipment at the Gaines County Park.

Judge Therwhanger presented updates and pictures of the playground equipment at the Gaines County Park showing the need for new playground equipment. This item is tabled until the judge reaches out to other companies for pricing on replacement of playground equipment.

24. To consider, discuss and take any necessary action on a Professional Services Contract with Mitch Shain for the Gaines County Golf Course.

Commissioner Elder made a motion to approve the contract on the Professional Services Contract with Mitch Shain for the Gaines County Golf Course. Commissioner Rosson seconded the motion. Motion carried unanimously.

25. Review of legislation changes.

Judge Therwhanger presented an updated 89th Legislative Summary. No action (see attached)

26. To consider, discuss, and take any necessary action on subdivision application(s), take note of known exceptions, consider any requests for variances.

None

27. To consider, discuss, and take any action on current road crossing request(s).

none

28. 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 Therwhanger

September 11th at 8:00am-9/11 Remembrance Ceremony

Ag & Oil Day September 18th

Far West Texas Commissioners Conference-September 17-19

Immunization at Seagraves was a success and they will hold an all day clinic on 9/24

Meeting among entities regarding emergency services Sept. 11th 2:00 EOC building

Courthouse Emergency Preparedness Plan-Review with Elected Officials on Sept 22nd-9:30

Next Regular meeting: Wed. Sept 24th, the deadline for agenda items is Wed. Sept 17th

Commissioner Rosson

Blading roads

Commissioner Elder

Blading roads

Commissioner Murphree

Blading roads. Terry Millican contacted him and needs a Bar-B-Q cooker for the 4th grade at the park. Commissioner Rosson or Commissioner Houston will provide this for the event.

Commissioner Houston

Blading roads. Getting ready for the rodeo, September 25th and 27th

IT Department, Scott Shortes

A bad email was received by an employee on 8/28 and opened therefore all emails involved were shut down and tested to see if they were compromised and TAC was contacted. He stated at this time there are no issues..

Auditor, Esmeralda Felan

New credit cards have been ordered through US Banks and once received all previous credit cards issued will be turned in and replaced.

Gaines County, Texas

Taxpayer Impact Statement For

Median-Valued Homestead Property

Section 551.043(c), Texas Government Code

The following comparison is provided for the Median-Valued Homestead Property:

1. Current Fiscal Year Taxes: \$819.41

2. Estimated Taxes under Proposal Budget: \$852.45
3. Estimated Taxes under No-New Revenue Rate: \$869.62

29. Adjourn;

Commissioner Rosson made a motion for the meeting to adjourn. Commissioner Elder seconded the motion. Motion carried unanimously.

The meeting adjourned at 10:01a.m.

I, Terri Berry, Gaines County Clerk, attest that the foregoing is a true and accurate accounting of the Commissioners Court's authorized proceedings for September 10, 2025.



Terri Berry

Terri Berry, County Clerk
Clerk of Commissioner's Court
Gaines County, Texas



STATE OF TEXAS

COUNTY OF GAINES
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COUNTY OF GAINES

THE HONORABLE COMMISSIONERS' COURT OF GAINES COUNTY MET IN A REGULAR MEETING ON SEPTEMBER 24, 2025 AT 9:00 A.M. THE COUNTY JUDGE CINDY THERWHANGER PRESIDING AND THE FOLLOWING MEMBERS OF THE COURT IN ATTENDANCE.

BRIAN ROSSEN
JOSH ELDER
DAVID MURPHREE
BIZ HOUSTON

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

TERRI BERRY

COUNTY CLERK

Regular Meeting:

Call to Order - Judge Cindy Therwhanger

Invocation

Pledge - United States and Texas

1. Introduce new staff member for the Elections Department.

Kayle Pipkin, Elections Administrator introduced Lisa Renfroe as her new part time employee

2. Public Comment: Anyone wishing to address the Court during Public Comments is required to register your name on the registry prior to the meeting. Speakers may only address items listed on the current agenda and are limited to three (3) minutes speaking time. The Court cannot deliberate or act on matters not listed on the agenda.

None

3. Representatives from Perdue Brandon will present a report on collections.

Jonathan Gally with Perdue Brandon gave a presentation of the collections process and funds collected regarding past due taxes from the Gaines County Appraisal District. N action taken.

4. To consider, discuss or take any necessary action on routine administrative items:

- a. Payroll payables

- b. Accounts payable, fund transfers and budget amendments.

- c. Transfer, sale or destruction of Gaines County Surplus property under Local Government Code §263.152:

- i. Transfer - Unit S113 from Sheriff's Department to EOC

- ii. Salvage - Unit MC13 from EOC

- d. Contract Renewals:

- i. DBT Transportation Services -\$5,966.00 – AWOS Airport

- ii. Pontem Software - \$1,525.00

- iii. Texas Fire Code Consulting - \$1,020.11

Commissioner Elder made a motion to approve the routine administrative items, the transfer of Unit #S-113 from the Sheriff's office to EOC, declare Unit#MC-13-2015 Chev. as salvage from the EOC, and the following contracts as presented: Potem Software - \$1,525.00, Texas Fire Code Consulting - \$1,020.11, Motorola Solutions - \$27,260.24. Commissioner Houston seconded the motion,. Motion carried unanimously. (see attached)

5. To consider, discuss and take any necessary action on a request from the Seminole Hospital District to provide space for a mobile medical unit at the Sr. Citizens parking lot in Seagraves.

Commissioner Murphree made a motion to approve providing a space at the Sr. Citizens parking lot in Seagraves to the Seminole Hospital District for a mobile medical unit for the Loop and Seagraves area. Commissioner Elder seconded the motion. Motion carried unanimously.

6. To consider, discuss and take any necessary action on updated contracts for election services with local entities.

Commissioner Elder made a motion to approve the contract for election services with local entities as presented by Kayle Pipkin, Election Administrator. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

7. To consider, discuss and take any necessary action on a request from the Election Department to have an "I Voted" sticker contest for High School students.

Commissioner Rosson made a motion to approve Kayla Pipkin, Election Administrator to hold an "I Voted" sticker contest for High School Students within the 3 High Schools. Commissioner Elder seconded the motion. Motion carried unanimously.

8. To consider, discuss and take any necessary action on adding an E-Tickets system for the Gaines County Sheriff's Office.

Commissioner Elder made a motion to approve a subscription for an E-Ticket system for the Sheriff's Department with Peace Maker Technology in the amount of \$12,865.00 as presented by Joe Vest, Sheriff. Commissioner Rosson seconded the motion. Motion carried unanimously.

9. To consider, discuss and take any necessary action on a request from B. John McDaniel with the PBRPC to assist with utilities for a radio tower in Seagraves.

Commissioner Rosson made a motion approving a request from B. John McDaniel for the county to pay for propane and electricity for a radio tower in Seagraves at a cost of approximately \$150.00 per month. Commissioner Elder seconded the motion. Motion carried unanimously.

10. To consider, discuss and take any necessary action on a quote from CDW-G for a subscription for Adobe Acrobat Standard. Total Cost: \$2,800

Commissioner Elder made a motion to approve a quote from CDW-G for a subscription for Adobe Acrobat Standard in the amount of \$2,800.00 as presented by Scott Shortes, IT Director. Commissioner Murphree seconded the motion. Motion carried unanimously.

11. To consider, discuss and take any necessary action on a request to purchase a truck for Precinct 4.

Commissioner Rosson made a motion to approve the purchase of a 2025 Dodge Crew Cab pickup from Premier of Lamesa in the amount of \$56,210.00 with a trade in of \$10,000.00 of a 2015 Pickup, Unit#4145 with the total cost being \$46,757.56. Commissioner Houston seconded the motion. Motion carried unanimously.

12. To consider, discuss and take any necessary action on the FY 2026 budget for the Gaines County Appraisal District.

Commissioner Elder made a motion to approve the FY 2026 budget for the Gaines County Appraisal District as presented. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

13. To consider, discuss and take any necessary action on the Catastrophic Sick Leave Committee.

Commissioner Murphree made a motion to approve the Catastrophic Sick Leave Committee as presented by Michael Lord, Treasurer. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

14. To consider, discuss and take any necessary action on an Inter-local agreement with the City of Seminole for Gaines County Park and Golf Course for affluent water.

This item was table unanimously by all Commissioners until further communication with the City regarding paying off the remaining balance on the contract.

15. To consider, discuss and take any necessary action on authorizing the Gaines County Judge to apply for a grant with the Texas General Land Office that would provide funding for the development of a mitigation plan for the county.

Commissioner Elder made a motion to authorize Judge Therwhanger to apply for a grant with the Texas General Land office to provide funding for the development of a mitigation plan for the county. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

16. To consider, discuss and take any necessary action to approve the contract with the Area Agency on Aging, Permian Basin Regional Planning Commission for grant payments for senior meals for FY 2026.

Commissioner Rosson made a motion to approve the contract with the Area Agency on Aging, Permian Basin Regional Planning Commission for grant payments for senior citizen meals for FY 2026. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

17. To consider, discuss and take any action a resolution of the Gaines County Commissioner's Court for Rules of Procedures, Conduct and Decorum for meetings.

Commissioner Houston made a motion to approve a resolution of the Gaines County Commissioner's Court for Rules of Procedures, Conduct and Decorum for meetings. Commissioner Rosson seconded the motion. Motion carried unanimously. (see attached)

18. To consider, discuss and take any necessary action on an order setting the regular term calendar of the Gaines County Commissioners Court for Fiscal Year 2026 according to Local Government Code §81.005.

Commissioner Rosson made a motion to set the regular term calendar of the Gaines County Commissioners Court for FY 2026 as presented. Commissioner Elder seconded the motion. Motion carried unanimously. (see attached)

19. To consider, discuss and take any action on planning an "Employee Appreciation & Recognition Luncheon" on December 9, 2025.

Commissioner Rosson made a motion to approve December 9, 2025 as the date for the Employee Appreciation & Recognition Luncheon. Commissioner Houston seconded the motion. Motion carried unanimously.

20. Open bids for Asphalt and related products; take action as appropriate.

Commissioner Rosson made a motion to go out for bids again for all road related materials, road maintenance, road construction and services with bids due by October 17, 2025 and to be opened October 20, 2025. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

21. Open bids for Sand; take action as appropriate.

Commissioner Rosson made a motion to go out for bids again for all road related materials, road maintenance, road construction and services with bids due by October 17, 2025 and to be opened October 20, 2025. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

22. Open bids for Gravel hauling; take action as appropriate.

Commissioner Rosson made a motion to go out for bids again for all road related materials, road maintenance, road construction and services with bids due by October 17, 2025 and to be opened October 20, 2025. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

23. Open bids for MC-30; take action as appropriate.

Commissioner Rosson made a motion to go out for bids again for all road related materials, road maintenance, road construction and services with bids due by October 17, 2025 and to be opened October 20, 2025. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

24. Open bids for all Aggregate; take action as appropriate.

Commissioner Rosson made a motion to go out for bids again for all road related materials, road maintenance, road construction and services with bids due by October 17, 2025 and to be opened October 20, 2025. Commissioner Houston seconded the motion. Motion carried unanimously. (see attached)

25. To consider, discuss, and take any necessary action on subdivision application(s), take note of known exceptions, consider any requests for variances.

None

26. To consider, discuss, and take any action on current road crossing request(s).

None

27. 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 Therwhanger

Sewer maintenance at the Civic building was completed September 17th

St. James Fall Festival at the Civic Center-September 26th & 27th

Custodian Appreciation Day – Oct. 2nd

Reminder and invitation to attend PBRPC's Annual meeting that Gaines County is hosting- Oct. 16th

She was contacted by License & Regulation regarding the Civic Center

Construction of the bathroom

Excel stated they will be doing a conversion and will be adding a pole on the E. side

Of the Courthouse

Commissioner Elder

Routine maintenance

Commissioner Murphree

Routine maintenance

Commissioner Houston

Getting ready for the rodeo and Praised EMS for their quick response to his Mother in law

Auditor

The new credit cards are in production

Treasurer

TAC reviewed invoices regarding the Loop Community Building and found \$12,000.00 over payment on insurance.

He stated he can not purchase defibrillators as previously approved in court however he can purchase the vest and cones for precincts. Commissioner stated that he could purchase the cones for Precinct 1 this year and alternate precincts each year with the additional funds as approved in the previous court.

28. Adjourn;

Commissioner Rosson made a motion for the meeting to adjourn. Commissioner Elder seconded the notion. Motion carried unanimously.

The meeting adjourned at 10:12a.m.

I, Terri Berry, Gaines County Clerk, attest that the foregoing is a true and accurate accounting of the Commissioners Court's authorized proceedings for September 24, 2025.



Terri Berry

Terri Berry, County Clerk
Clerk of Commissioner's Court
Gaines County, Texas

