

Hall County, Texas
Called Commissioners' Court Meeting

DECEMBER 28, 2023

BE IT REMEMBERED THAT THE HALL COUNTY COMMISSIONERS MET IN A CALLED COMMISSIONERS' COURT MEETING on **December 28, 2023** with the following members present: Ray Powell, County Judge, presiding; Ronny Wilson, Commissioner Precinct #1; Gary Proffitt, Commissioner Precinct #3; Kaci Mills, County Clerk; Pauline Johnsey, Judge's Assistant, Arthur Weinman, Architect; Alan Odom, Premier Commercial Group/Owner; Kenneth Head, Premier Commercial Group/Superintendent; David Gomez, Premier Commercial Group/Assistant Superintendent; and Glenn Hejny, HCI.

1. CALL MEETING TO ORDER.

- a. The meeting was called to order at 12:32 P.M. by Judge Ray Powell.
- b. The opening prayer was led by 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.

Discussion only.

3. DISCUSS AND CONSIDER ADDING BUILDERS RISK INSURANCE COVERAGE ON THE COURTHOUSE RESTORATION PROJECT.

No motion due to cost will come out of Contingency fund. **EXHIBITS A & B**

4. **DISCUSS, 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 ROADS AND BRIDGES BY COMMISSIONERS IN EACH PRECINT.**

Discussion only.

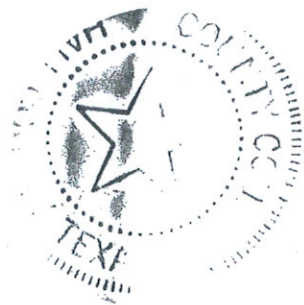
5. **ADJOURN**

Meeting adjourned by Judge Ray Powell at 1:14 P.M..

Kaci Mills

Kaci Mills

Hall County Clerk



Hall County Courthouse Restoration

Sign in Sheet

12/28/2023

CONTACT	COMPANY	Email	Initials
Judge Powell	Hall County Judge	hallcojudge@dtgof-texas.com	RP
Ronny Wilson	Hall County Precinct 1		RP
Terry Lindsey	Hall County Precinct 2		
Gary Proffitt	Hall County Precinct 3		GP
Troy Glover	Hall County Precinct 4		
Eva Osborne	Texas Historical Commission	Eva.Osborne@thc.texas.gov	
Arthur Weinman	Arthur Weinman Architect	art_wa@swbell.net	AW
Alan Odom	Premier Commercial Group/Owner	aodom@premier-cg.com	AO
Kenneth Head	Premier Commercial Group/Superintendent	khead@premier-cg.com	KH
Lee Evans	Premier Commercial Group/Project Manager	levans@premier-cg.com	
David Gomez	Premier Commercial Group/Asst Superintendent.	dgomez@premier-cg.com	D.G.
Glenn Hejny	HCI	gchejny@sbglobal.net	GH
Pauline Johnson	CH		
Kaci Mills	County District Clerk	Kmills@co.hall.tx.us	KM

EXHIBIT A

Ray Powell

From: Kimberly Hasty <Khasty@premier-cg.com> 817-774-3542
Sent: Wednesday, December 6, 2023 9:55 AM
To: Ray Powell
Subject: Builders Risk Notes
Attachments: CM8776X_09-19.PDF; CM8773_09-19.PDF; CM8768_09-19.PDF; CM8762_07-20.PDF; CM7907_03-97.PDF; CM8178_01-06.PDF
Categories: Blue Category

Please see the notes for Builders Risk:

Attached are the forms requested.

Please review and let me know what additional questions you have so we may go back to the underwriter will all the questions you have.

1. Since the policy is being taken out on for/behalf of the county, the county can be added as an Additional Named insured
2. Acts of God, the carrier can offer earthquake coverage but is unable to offer flood coverage; wind and hail coverage with a \$200K deductible, and \$25K AOP deductible, per the quote letter
3. Lightning covered or fire from lightning – see the attached CM8762_07 page 27 of 27
4. Also, I need clarification on Tornado coverage, Water damage, and lightning.: see attached form CM8178_01 as respects to the physical loss of covered property caused by **wind-related loss** on the cause of loss as related to tor
5. This is a historical structure. The carrier is offering **Replacement Cost** ^{IN KIND} valuation is replacing damaged property with new items or similar kind without depreciation.

The insurance company through the adjuster determines and based on the policy and given the fact of the actual loss.

Thank You,
Kimberly Hasty
(817) 774-3542



4108 Glenview Drive, Haltom City, TX 76117

Ray Powell

From: Ernesto Galindo <ErnestoG@county.org>
Sent: Friday, December 15, 2023 8:44 AM
To: hallcojudge@dtgoftexas.com
Subject: Hall County Courthouse Restoration Project

Good morning Judge Powell,

Thank you again for making time in your schedule to further discuss your upcoming courthouse restoration project with Mr. Todd Kisel and myself. I took the liberty to reach out to our Underwriting Department for their feedback regarding this matter. Based on the information discussed yesterday morning on 12/14/2023 and additional feedback from our Underwriting Department, from a Risk Management perspective, we recommend the following to mitigate potential risks with the courthouse restoration project:

1. Require general contractor to secure Builder's Risk coverage and add Hall County as additional insured. If the county elects not to have the general contractor purchase the Builder's Risk coverage, The Pool will need to endorse Hall County's property coverage for the \$11 million total cost of the renovation project. Our Underwriting Department will need to work with our reinsurance carrier to determine the cost for the \$11million "property in the course of construction increased limit" Please inform the Pool if the county would like to proceed with the quote for the additional coverage.
2. Request contractor to obtain a performance and payment bond.
3. Require contractor to provide certificate of insurance to Hall County and to add Hall County as an additional insured.
 - a. General Liability -recommended limits 2 million per project with 4 million aggregate
 - b. Auto Liability
 - c. Worker's Compensation

Regards,

Ernesto Galindo, CRM



Risk Management Consultant
Risk Management Services
Texas Association of Counties
Ph: 512-478-8753, ext. 3861

1210 San Antonio | Austin, Texas 78701

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Visit County magazine.



Jurisdiction Totals

Month/Year Totals December/2023
 Start Month/Year October/2023
 For..... 01 - HALL COUNTY

CURRENT - MONTH TO DATE

Beginning Tax Balance	\$722,611.15	
Plus Supplements.....	7.36	
Less Adjustments.....	-10.59	-3.23
Less Exempts.....	0.00	
Adjusted Tax Balance.....	\$722,607.92	
Less Discounts.....	-2,444.94	
Plus Discounts on Refunds/Returns.....	0.00	-2,444.94
Less Taxes Collected.....	193,786.97	
Plus Taxes Refunds/Returns.....	0.00	193,786.97
Total P and I Refunded/Returned.....	0.00	
Total P and I Collected.....	0.00	0.00
Total Attorney Fee Refund/Returned.....	0.00	
Total Attorney Fee Collected.....	0.00	0.00
Total Other Payment Fee Collected.....	0.00	
Uncollected Tax Balance.....	\$528,820.95	

CURRENT - YEAR TO DATE

Beginning Tax Balance	\$2,322,120.57		
Plus Supplements.....	34.82		
Less Adjustments.....	-320.83	-286.01	
Less Exempts.....	0.00		
Adjusted Tax Balance.....	\$2,321,834.56		
Less Discounts.....	-49,229.74		
Plus Discounts on Refunds/Returns.....	116.46	-49,113.28	
Less Taxes Collected.....	1,797,005.02		
Plus Taxes Refunds/Returns.....	-3,874.95	1,793,130.07	
Total P and I Refunded/Returned.....	0.00		
Total P and I Collected.....	0.00	0.00	
Total Attorney Fee Refund/Returned.....	0.00		77.23 % Collected
Total Attorney Fee Collected.....	0.00	0.00	22.77 % Due
Total Other Payment Fee Collected.....	0.00		
Uncollected Tax Balance.....	\$528,820.95		

DELINQUENT - MONTH TO DATE

Beginning Tax Balance	\$119,051.51	
Plus Supplements.....	0.00	0.00
Less Adjustments.....	0.00	
Less Exempts.....	0.00	
Adjusted Tax Balance.....	\$119,051.51	
Less Discounts.....	0.00	
Plus Discounts on Refunds/Returns.....	0.00	0.00
Less Taxes Collected.....	2,923.16	
Plus Taxes Refunds/Returns.....	0.00	2,923.16
Total P and I Refunded/Returned.....	0.00	
Total P and I Collected.....	768.75	768.75
Total Attorney Fee Refund/Returned.....	0.00	
Total Attorney Fee Collected.....	737.74	737.74
Total Other Payment Fee Collected.....	0.00	
Uncollected Tax Balance.....	\$116,128.35	

DELINQUENT - YEAR TO DATE

Beginning Tax Balance	\$130,620.28
Plus Supplements.....	0.00
Less Adjustments.....	-656.03
Less Exempts.....	0.00
Adjusted Tax Balance.....	\$129,964.25
Less Discounts.....	0.00
Plus Discounts on Refunds/Returns.....	0.00
Less Taxes Collected.....	13,835.90
Plus Taxes Refunds/Returns.....	0.00
Total P and I Refunded/Returned.....	0.00
Total P and I Collected.....	3,895.48
Total Attorney Fee Refund/Returned.....	0.00
Total Attorney Fee Collected.....	3,540.49
Total Other Payment Fee Collected.....	0.00
Uncollected Tax Balance.....	\$116,128.35

Date: December 2023	
Hall County M&O	
Current	191342.03
Rention Penalties	80.36
Delinquent	4429.65
Rention Penalties	0
Sub Total	195852.04
Less 2% Coll. Fee	3917.04
Less Attorney Fee	737.74
Amount Paid	191197.26

Jurisdiction Totals

Month/Year Totals December/2023
 Start Month/Year October/2023
 For..... 01IS - HALL COUNTY I&S

CURRENT - MONTH TO DATE

Beginning Tax Balance	\$82,608.71	
Plus Supplements.....	0.84	
Less Adjustments.....	-1.21	-0.37
Less Exempts.....	0.00	
Adjusted Tax Balance.....	\$82,608.34	
Less Discounts.....	-279.35	
Plus Discounts on Refunds/Returns.....	0.00	-279.35
Less Taxes Collected.....	22,147.72	
Plus Taxes Refunds/Returns.....	0.00	22,147.72
Total P and I Refunded/Returned.....	0.00	
Total P and I Collected.....	0.00	0.00
Total Attorney Fee Refund/Returned.....	0.00	
Total Attorney Fee Collected.....	0.00	0.00
Total Other Payment Fee Collected.....	0.00	
Uncollected Tax Balance.....	\$60,460.62	

CURRENT - YEAR TO DATE

Beginning Tax Balance	\$265,393.33	
Plus Supplements.....	3.98	
Less Adjustments.....	-36.67	-32.69
Less Exempts.....	0.00	
Adjusted Tax Balance.....	\$265,360.64	
Less Discounts.....	-5,624.41	
Plus Discounts on Refunds/Returns.....	13.30	-5,611.11
Less Taxes Collected.....	205,356.17	
Plus Taxes Refunds/Returns.....	-442.85	204,913.32
Total P and I Refunded/Returned.....	0.00	
Total P and I Collected.....	0.00	0.00
Total Attorney Fee Refund/Returned.....	0.00	77.22 % Collected
Total Attorney Fee Collected.....	0.00	22.78 % Due
Total Other Payment Fee Collected.....	0.00	
Uncollected Tax Balance.....	\$60,460.62	

DELINQUENT - MONTH TO DATE

Beginning Tax Balance	\$0.00	
Plus Supplements.....	0.00	
Less Adjustments.....	0.00	0.00
Less Exempts.....	0.00	
Adjusted Tax Balance.....	\$0.00	
Less Discounts.....	0.00	
Plus Discounts on Refunds/Returns.....	0.00	0.00
Less Taxes Collected.....	0.00	
Plus Taxes Refunds/Returns.....	0.00	0.00
Total P and I Refunded/Returned.....	0.00	
Total P and I Collected.....	0.00	0.00
Total Attorney Fee Refund/Returned.....	0.00	
Total Attorney Fee Collected.....	0.00	0.00
Total Other Payment Fee Collected.....	0.00	
Uncollected Tax Balance.....	\$0.00	

DELINQUENT - YEAR TO DATE

Beginning Tax Balance	\$0.00	
Plus Supplements.....	0.00	
Less Adjustments.....	0.00	
Less Exempts.....	0.00	
Adjusted Tax Balance.....	\$0.00	
Less Discounts.....	0.00	
Plus Discounts on Refunds/Returns.....	0.00	
Less Taxes Collected.....	0.00	
Plus Taxes Refunds/Returns.....	0.00	
Total P and I Refunded/Returned.....	0.00	
Total P and I Collected.....	0.00	
Total Attorney Fee Refund/Returned.....	0.00	
Total Attorney Fee Collected.....	0.00	
Total Other Payment Fee Collected.....	0.00	
Uncollected Tax Balance.....	\$0.00	

Date: December 2023	
Hall County I&S	
Current	21868.37
Rendition Penalties	9.19
Delinquent	0
Rendition Penalties	0
Sub Total	21877.56
Less 2% Coll. Fee	437.55
Less Attorney Fee	0
Amount Paid	21440.01