

Hall County, Texas
Regular Commissioners' Court Meeting

January 13, 2020

BE IT REMEMBERED THAT THE HALL COUNTY COMMISSIONERS MET IN A REGULAR COMMISSIONERS' COURT MEETING on January 13, 2020 with the following members present: Ray Powell, County Judge, presiding; Winfred McQueen, Commissioner Precinct #1; Terry Lindsey, Commissioner Precinct #2; Gary Proffitt, Commissioner Precinct #3; Troy Glover, Commissioner Precinct #4; Olivia M. Duran, County Clerk; and Pauline Johnsey, Judge's Assistant. Also present were: Tom Heck, Hall County Sheriff; Jared Johnson, Hall County Sheriff Chief Deputy; Janet Bridges, Hall County Treasurer; Teresa Altman, Hall County Tax-Assessor Collector; Sherrie Stone, Hall County Justice of Peace Precinct 1,2, & 3; and Joe and Bertha Dunn.

The meeting was called to order at 10:02 A.M.

1. Opening Prayer.

Opening prayer was led by Commissioner McQueen.

2. Approval of minutes of the Regular Meeting of December 9, 2019.

Motion by Commissioner McQueen and second by Commissioner Glover and It is the Order of the Court to approve the minutes of the regular meeting of December 9, 2019. Motion passed.

3. Reports.

Reports of Treasurer, Sheriff/EMC, Road & Bridge, Tax Assessor-Collector, County & District Clerk, J.P. Precincts 1, 2, & 3, Tax Appraisal District, and Judge were presented.

From the Sherriff's Report:

Motion by Commissioner Glover and Second by Commissioner McQueen and It is the Order of the Court to increase the base pay of Cindy Bartlett to that of Jail Administrator Assistant with an increase of \$1,000.

Motion withdrawn by Commissioner Glover.

Motion by Commissioner Lindsey and second by Commissioner Lindsey and It is the Order of the Court to table the subject matter pertaining to salary increase of Jail Administrator and Jail Administrator Assistant. Motion passed.

4. Approve reports.

Motion by Commissioner Proffitt and second by Commissioner Lindsey and It is the Order of the Court to approve the monthly reports as presented. Motion passed.

5. Approve payment of bills.

Motion by Commissioner Glover and second by Commissioner Lindsey and It is the Order of the Court to pay the monthly bills. Motion passed.

6. Discuss and/or action on burn ban.

Take no action. Burn ban remains on.

7. TxDOT update on Hall County projects, current and future – Jeff Widener.

No action was taken as Jeff Widener was not present.

8. Take action on enrolling county in TAC's Cybersecurity Training.

Motion by Commissioner Lindsey and second by Commissioner Glover and It is the Order of the Court to approve enrolling all Hall County employees that have access to a county computer in TAC's Cybersecurity Training. Motion passed.

9. Discuss and consider selling of 4.62 acres to TXDOT (tabled from December 9, 2019 Commissioners' Court Meeting)

Motion by Commissioner Lindsey and second by Commissioner Proffitt and It is the Order of the Court to accept the proposal from TXDOT for the selling of 4.62 acres for \$50,350.00. Motion passed. Exhibit A.

10. Discuss and take action on presentation by Chief Deputy Jared Johnson on Courthouse Security Procedure Plan as required by Senate Bill 42 known as the Courthouse Security Act of 2017.

Motion by Judge Powell and second by Commissioner Lindsey and It is the Order of the Court to approve the Courthouse Security Procedure Plan, presented by Chief Deputy Jared Johnson, as required by Senate Bill 42 known as the Courthouse Security Act of 2017. Motion passed. Exhibit B.

Motion by Commissioner Lindsey and second by Commissioner Proffitt and It is the Order of the Court to approve the recommendations for expenditures for the Courthouse Security Procedure Plan of \$16,700.00 from the Courthouse Security Fund. Motion passed.

11. Discuss and consider leaving the standard mileage rate for county business travel at 54.5 cents per mile, or change to the new 2020 rate of 57.5 cents per mile as approved by the IRS.

Motion by Judge Powell and second by Commissioner Lindsey and It is the Order of the Court to leave the standard mileage rate for county business travel at 54.5 cents per mile. Motion passed.

12. Discuss, consider, and take necessary action on use of equipment, materials, purchases, county work projects, extra help or hiring of road employees on county roads and bridges by commissioners in each precinct.

No action was taken.

13. Public comments.

Joe Dunn made a comment about the Hall County jail staffing, housing of inmates, and wi-fi battery back-up.

No additional comments were made.

14. Adjournment.

Motion by Commissioner Lindsey and seconded by Commissioner Proffitt and It is the Order of the Court to adjourn at 12:31 P.M. Motion passed.



Olivia M. Duran
Hall County Clerk

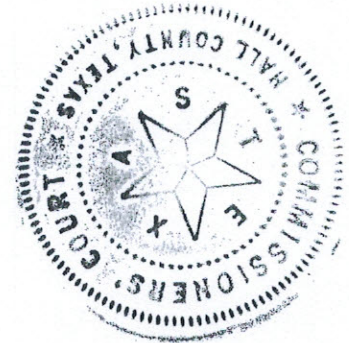
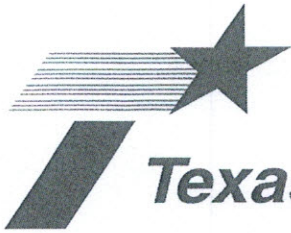


EXHIBIT A



Texas Department of Transportation®

Midwest ROW Project Delivery * 7599 US 287 Childress, Texas 79201 * 940-937-5271

Date: December 2, 2019

County: Hall
Project ID.: 25470520001
Memphis Maintenance Addition

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED NO. 7019 0160 0000 5896 1245

Hall County
512 West Main Street
Memphis, Texas 79245

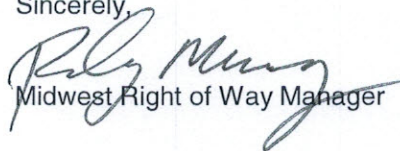
Dear Judge Powell,

In acquiring property for State of Texas, the Texas Department of Transportation (the "Department") follows a definite procedure for appraising land and for handling personal negotiations with each owner. As has been or will be explained by the State's negotiator, Rodney Murray, the Department desires to purchase a portion of your property located in Memphis, Texas, as described in the enclosed property description, as an addition to its existing Maintenance facility.

Based on the enclosed appraisal, the State is authorized to offer you \$50,350.00 for your property.

If you wish to accept the offer based upon this appraisal, please contact Rodney Murray at (940) 937-7184 as soon as possible so it can be submitted to the Texas Highway Commission for approval.

Sincerely,


Midwest Right of Way Manager

ENCLOSURES:
Appraisal Report(s)

EXHIBIT __

County: Hall
Highway: N/A
Project Limits: Addition to Memphis Maintenance Facility
Charge No. 25-470500152

PROPERTY DESCRIPTION FOR PARCEL 1

Being a 4.623 acre (201,400 square feet) parcel of land situated in the J. Montgomery Survey, Abstract 713 in Hall County, Texas; being all of Lots 13 through 24, Block 4, Lots 13 through 18, Block 5, Lots 1 through 12, Block 7 and Lots 7 through 12, Block 8, together with the 20 foot wide alley within said Block 4 (Vacated, Abandoned and Closed by City of Memphis Ordinance No. 640 dated August 10, 2015), a portion of the 20 foot wide alley within said Block 5 (Vacated, Abandoned and Closed by said Ordinance), together with a portion of Johnston Street (Vacated, Abandoned and Closed by said Ordinance) and a portion of Cleveland Street (Vacated, Abandoned and Closed by said Ordinance), all being a part of Montgomery's Addition to the Town of Memphis, Hall County, Texas recorded in Volume 1, Page 3, Plat Records of Hall County, Texas; being a part of that certain tract of land described in the deed executed March 13, 1917 from J.C. Montgomery and D. Browder to Hall County, Texas recorded in Volume 31, Page 186, Deed Records of Hall County, Texas and a part of that certain tract of land described in the deed executed March 15, 1917 from the Leon & H. Blum Land Company to Hall County, Texas recorded in Volume 31, Page 203, Deed Records of Hall County, Texas, said 4.623 acre parcel being more particularly described by metes and bounds as follows:

BEGINNING at set 5/8 inch iron rod with a TxDOT aluminum cap on the existing east right-of-way line of Grady Street (80 feet wide based on Map recorded in Volume 1, Page 22, Plat Records of Hall County, Texas (unimproved dirt path)), said capped rod being the southwest corner of Lot 12 of said Block 4, on the north line of a 20 foot wide alley (closed) within said Block 4, being the southwest corner of that certain tract of land described in the deed executed November 4, 1958 from the County of Hall to the State of Texas, recorded in Volume 118, Page 209, Deed Records of Hall County, Texas and the northwest corner of the parcel herein described, said capped rod has surface coordinates of N=3,545,595.25, E=947,915.26;

1. **THENCE**, North 89 degrees 42 minutes 49 seconds East, along the north line of a 20 foot wide alley (closed) within said Block 4 and the south line of said State of Texas Tract, crossing Johnston Street (80 feet in width and closed), continuing along the north line of a 20 foot wide alley (closed) within said Block 5 and the south line of said State of Texas tract, in all, a distance of 530.00 feet to a 5/8 inch iron rod with a TxDOT aluminum cap set for the southeast corner of Lot 7 of said Block 5, on the west line of a 20 foot wide alley as shown on the Map of Block 1, Roywood Addition, an addition to the City of Memphis, recorded in Volume 1, Page 29, Plat Records of Hall County, Texas, being the northeast corner of the parcel herein described, from said capped rod, a 3/4 inch iron pipe for the southeast corner of Lot 18 and the southwest corner of Lot 19, Block 2 of said Montgomery's Addition bears North 00 degrees 17 minutes 11 seconds West, 220.00 feet;

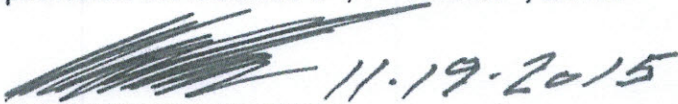
EXHIBIT __

2. **THENCE**, South 00 degrees 17 minutes 11 seconds East, along the west line of said alley and the east line of said Block 5, crossing E. Cleveland Street (80 feet in width and closed), continuing along the west line of said alley and the east line of said Block 8, in all, 380.00 feet to a set 5/8 inch iron rod with a TxDOT aluminum cap for the southeast corner of Lot 7 of said Block 8, being the southeast corner of the parcel herein described, lying on the north line of a 20 foot wide alley (closed);
3. **THENCE**, South 89 degrees 42 minutes 49 seconds West, along the north line of said alley, crossing Johnston Street and continuing along the north line of a 20 foot wide alley (closed) within said Block 7, in all, 530.00 feet to a set 5/8 inch iron rod with a TxDOT aluminum cap on the existing east right-of-way line of Grady Street (unimproved, dirt path), said capped rod being the southwest corner of Lot 12 of said Block 7 and the southwest corner of the parcel herein described;
4. **THENCE**, North 00 degrees 17 minutes 11 seconds West, along the existing east right-of-way line of Grady Street and along the west line of said Block 7 Crossing E. Cleveland Street and continuing along the existing east right-of-way line of Grady Street and the west line of said Block 4, in all, 380.00 feet to the **POINT OF BEGINNING**, and containing 4.62 acres (201,400 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System, North Zone (NAD 83), 2011 adjustment, 2010.00 epoch and are based on data obtained from NORTH-VRS-CMR solution in the TxDOT RTK network. All distances and coordinates shown are surface values and may be converted to grid by dividing by a combined adjustment factor of 1.00009.

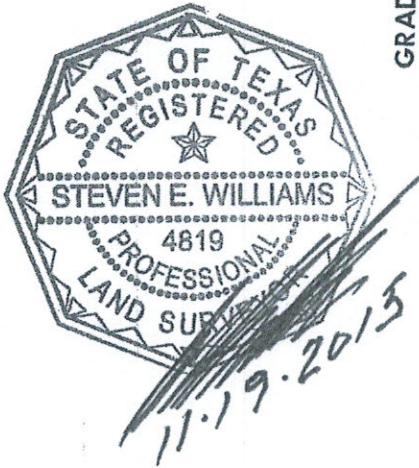
A parcel plat of even date was prepared in conjunction with this property description.

This description and parcel plat was prepared from a survey made on the ground under my supervision on October 6th, 7th and 29th, 2015.

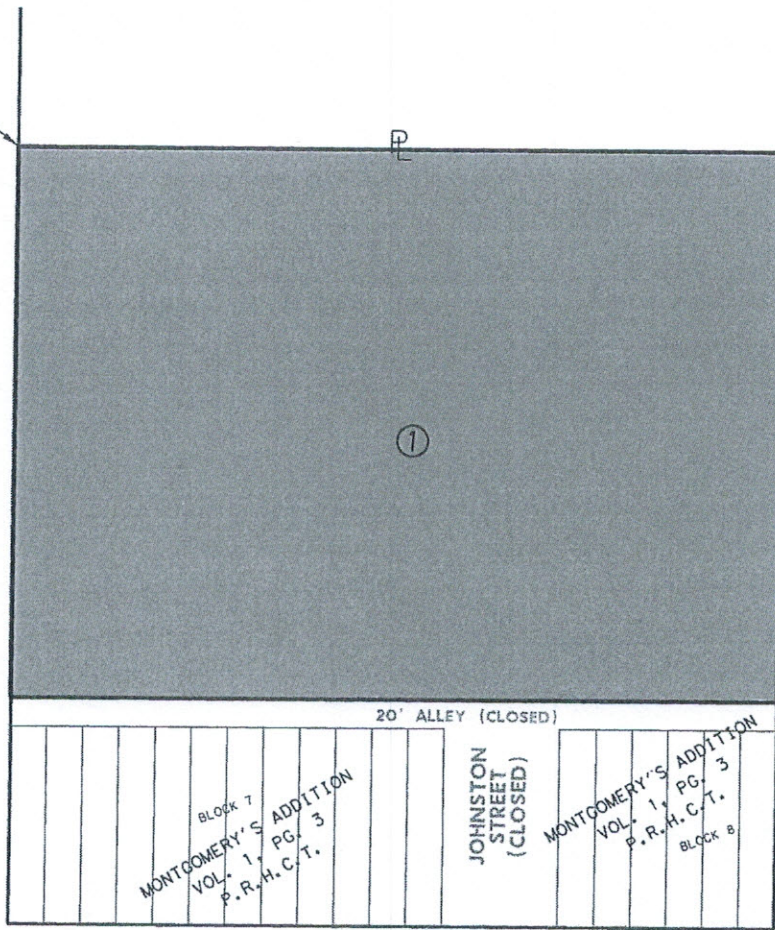

Steven E. Williams, RPLS
Texas Registration No. 4819

Baseline Corporation
1750 Seamist Drive, Suite 160
Houston, TX 77008
(713) 869-0155
TBPLS Firm No. 10030200





POB
GRADY STREET
80' R.O.W.



E. HARRISON STREET

LEGEND

- UNMARKED CORNER
- FOUND PROPERTY CORNER AS DESCRIBED OR A POINT FROM WHICH A FOUND CORNER BEARS SET 5/8" TxDOT ALUMINUM CAPPED IRON ROD
- ▬ PROPOSED R.O.W.
- ▬ EXISTING R.O.W.
- D.R.H.C.T. DEED RECORDS OF HALL COUNTY, TEXAS
- P.R.H.C.T. PLAT RECORDS OF HALL COUNTY, TEXAS
- P — PROPERTY LINE
- R.O.W. RIGHT-OF-WAY
- O — OVERHEAD POWER

NOTES

1. ALL COORDINATES AND ELEVATIONS ARE U.S. SURVEY FEET AND WERE ESTABLISHED IN OCTOBER, 2015.
- ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH ZONE (4201), NORTH AMERICAN DATUM OF 1983 (NAD '83), 2011 ADJUSTMENT, 2010.00 EPOCH.
- COORDINATES ARE BASED ON DATA OBTAINED FROM THE NORTH-VRS CMR SOLUTION IN THE TxDOT RTK NETWORK.
- SURFACE DISTANCES AND COORDINATES MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00009.
2. ABSTRACTING PERFORMED IN SEPTEMBER, 2015. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST THAT ARE NOT SHOWN.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
4. FIELD SURVEYS PERFORMED IN OCTOBER, 2015.
5. THE STREETS AND ALLEYS SHOWN AS CLOSED ARE BASED ON THE CITY OF MEMPHIS ORDINANCE NO. 640 DATED AUGUST 10, 2015.

PARENT TRACT INSET
NOT TO SCALE

EXISTING	TAKING AC./S.F.	REMAINDER (AC)
6.57 AC CALCULATED	4.62 / 201,400	1.95



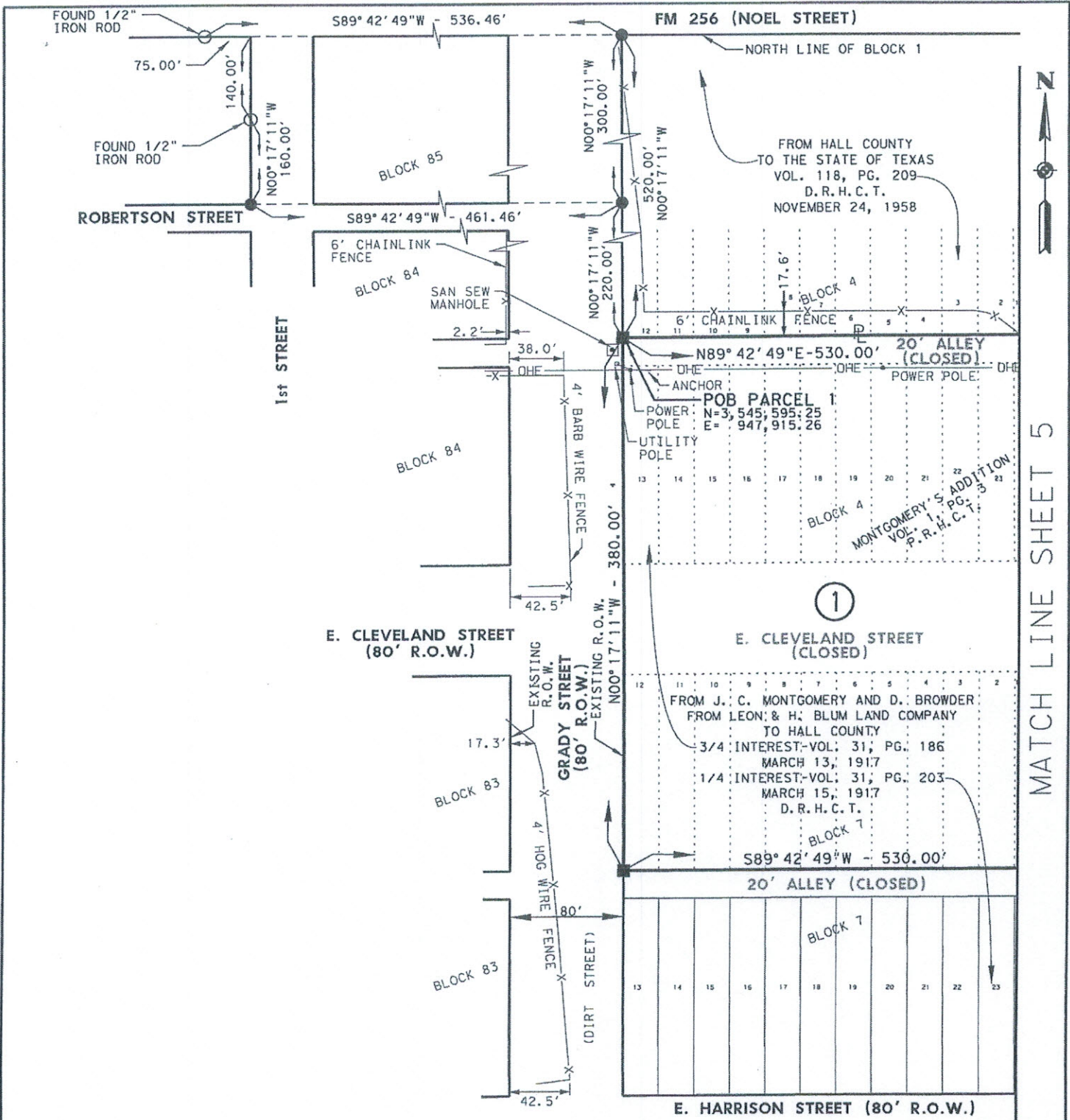
BASELINE

BASELINE CORPORATION
Professional Surveyors

1750 SEAMIST DRIVE - SUITE #180 HOUSTON, TX 77008
PHONE (713) 869-0155 TBPLS Firm Registration No. 10030200

**PARCEL PLAT SHOWING
PARCEL 1**

HALL COUNTY
NOVEMBER 19, 2015 CH NO. 25-470500152
SHEET 3 OF 5 SCALE: NOT TO SCALE



MATCH LINE SHEET 5

V. MONTGOMERY SURVEY
A-713



BASELINE CORPORATION
Professional Surveyors

1750 SEAMIST DRIVE - SUITE #160 HOUSTON, TX 77008
PHONE (713) 869-0155 TPLS Firm Registration No. 10030200

**PARCEL PLAT SHOWING
PARCEL 1**

HALL COUNTY
NOVEMBER 19, 2015 CH NO. 25-470500152
SHEET 4 OF 5 SCALE: 1" = 100'

Project: Charge No. 25-470500152
Subject: Parcel 1

Total parcel area = 201,400 sq.ft. = 4.62 ac.

Beginning Parcel 1 description

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Point 206 (POB) N 3,545,595.2473 E 947,915.2558

Course from 206 to 209 N 89° 42' 49" E Dist 530.0000

Point 209 N 3,545,597.8958 E 948,445.2492

Course from 209 to 208 S 0° 17' 11" E Dist 380.0000

Point 208 N 3,545,217.9005 E 948,447.1480

Course from 208 to 207 S 89° 42' 49" W Dist 530.0000

Point 207 N 3,545,215.2521 E 947,917.1546

Course from 207 to 206 N 0° 17' 11" W Dist 380.0000

Point 206 N 3,545,595.2473 E 947,915.2558

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Ending Parcel 1 description

Error of Closure Greater than 1/10,000,000.00

Recommendations for Courthouse Security

1. Implementation of a gun safe in the district court room to house long guns that will provide easy access for the officers in the event of an attack.
 - a. Purchase of two long guns to be stored in the gun safe and used solely for courthouse security.
 - b. Phase 1 implementation
2. Purchase of new less lethal Taser weapons.
3. Restricting access to the south stair case (stair case by the elevator).
 - a. Restricting would only occur on days when court is in session.
 - b. Phase 1 implementation
4. Restrict access to the area where ladders are stored on the 3rd floor otherwise ladders must be removed to the safety of the general public.
 - a. Phase 1 implementation
5. Add camera monitoring access in the court room.
 - a. The sheriff's office has a laptop computer that will be placed in the court room to allow court security officers the ability to monitor the building without leaving the actual courtroom.
 - b. Phase 1 implementation
6. Implement an ID CARD system for courthouse personnel with the purchase of an ID CARD printer that will be housed in the Sheriff's Office and ID CARDS will be distributed solely by the Sheriff's Office.
 - a. Implement ID CARDS for jurors serving during a jury trial.
 - b. Phase 1 implementation
7. Restrict access to the building through one entrance where the metal detector would be erected and the screening process would take place. This would be primarily for days when court is in session.
 - a. Phase 1 implementation
8. Access control system for the courthouse and sheriff's office from Guardian Security.
 - a. Phase 2 implementation
9. Implement notification for the courthouse from Guardian Security.
 - a. Phase 2 implementation

Associated Costs for Phase 1:

1. Gun safe: \$500-1,000
2. Guns: \$2,000
3. Tasers: \$10,000
4. Barrier system for stair case, ladder storage and hallway: \$2,201.70
5. ID CARD system: \$1,998.99
6. Camera monitoring system: cost of extension cord and power strip

Total Estimated Cost: \$16,700