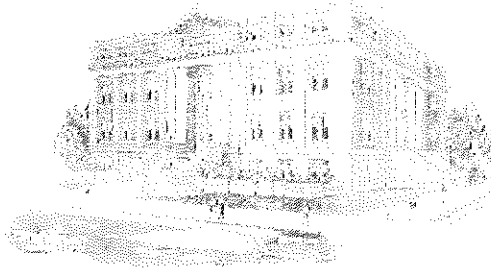


THE COUNTY OF HALL

Ray Powell, County Judge
512 West Main Street, Suite 4
Memphis, Texas 79245
Phone (806) 259-2511



Judy Roten
Administrative Assistant
Fax (806) 259-3083

PUBLIC NOTICE OF MEETING

TAKE NOTICE THAT A CALLED MEETING OF THE COMMISSIONERS' COURT OF HALL COUNTY, TEXAS, WILL BE HELD IN THE FELLOWSHIP HALL OF THE FIRST METHODIST CHURCH, EIGHTH AND MAIN IN MEMPHIS, TX, COMMENCING AT 12:30 P.M., ON THURSDAY, FEBRUARY 19, 2026 TO CONSIDER AND ACT UPON ANY LAWFUL SUBJECT WHICH MAY COME BEFORE IT.

-
1. CALL MEETING TO ORDER.
 2. DISCUSSION WITH REPRESENTATIVES FROM PREMIER COMMERCIAL GROUP, LLC; HISTORICAL COMMISSION; AND ARCHITECT; AND TAKE NECESSARY ACTION ON PLANS FOR RESTORATION OF THE HALL COUNTY COURTHOUSE.
 3. DISCUSS AND TAKE ACTION ON REQUEST FROM SHERIFF HECK ON SB 22 GRANT FUNDING FOR THE SHERIFF'S DEPARTMENT AND/OR JAIL.
 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 PRECINCT.
 5. ADJOURN

WITNESS MY HAND THIS 12TH DAY OF FEBRUARY, 2026.

RAY POWELL
HALL COUNTY COMMISSIONERS' COURT

Hall County, Texas
Called Commissioners' Court Meeting

February 19, 2026

BE IT REMEMBERED THAT THE HALL COUNTY COMMISSIONERS MET IN A CALLED COMMISSIONERS' COURT MEETING on February 19, 2026 with the following members present: Ray Powell, County Judge, presiding; Terry Lindsey, Commissioner Precinct #2; Arthur Weinman, Architect; Kenneth Head, Premier Commercial Group/Superintendent; Lee Evans, Premier Commercial Group/Project Manager; Patricia Snider, County/District Clerk; Judy Roten, Judge's Assistant; Tom Heck, Sheriff; Alan Odom, premier Commercial Group, Owner; Jack Owens, City of Memphis; Roger Estlack, Clarendon Enterprise/Red River Sun; Pat Wylie, Sean Wylie, Sun & Sky; Stephanie Harrison, counsel, for Sun & Sky;

1. CALL MEETING TO ORDER.

- a. The meeting was called to order at 12:49 PM by Judge Ray Powell.

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.

Exhibit A – PROJECT MEETING AGENDA 02/19/2026

Exhibit B – PROJECT MEETING MINUTES 01/08/2026

Exhibit B – SIGN IN SHEET FROM 01/08/2026

The meeting was discussion and updates only; there was not a quorum. Next meeting will be March 26, 2026, at 12:30 PM.

RESTORATION MEETING ENDED AT 1:13 PM AND THE COMMISSIONERS COURT CONVENED

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

Nothing at this time.

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 PRECINCT.

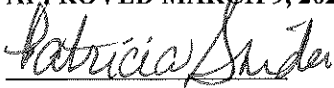
Nothing at this time.

5. ADJOURNMENT

Motion by Judge Powell and seconded by Commissioner Lindsey to Adjourn. Motion passed unanimously.

Time 1:14 PM

APPROVED MARCH 9, 2026



Patricia Snider
Hall County Clerk

PROJECT MEETING Agenda

Project Name: **Hall CCH**

Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**

Meeting Date: **February 19th, 2026, 12:30 PM**

Meeting Location **121 S. 9th St. – Hall County Courthouse Annex**

		Meeting	
ITEM	ACTION		
1.01		<u>Route sign in sheet</u>	
1.02		<u>Review Minutes from Last Meeting</u> Request approval of 1-8-26 meeting minutes.	
1.03		<u>Subcontractor Update - Work Complete and Ongoing</u> PMW – 1. Wall plaster repairs on 1 st floor. 2. Continue caulking windows, painting exterior windows, priming 1 st floor walls, repairing plaster around windows at 2 nd and 3 rd floor windows. Go Contracting – 95% complete with install of all ceiling grid throughout. Acoustic panels above the courtroom ceiling fabric are on site but have not yet been installed. Frontier Waterproofing – Once existing electrical conduit at exterior walls is removed, mason will patch back that scope of work. Hejny Contracting – Installed windows at 4 th , 3 rd , and 2 nd floors, will start on 1 st floor windows early next week, continue fabrication of doors in shop. A-1 Flooring – 90% complete install of flooring on 4 th floor, 60% of floor prep on 3 rd floor, completing 4 th floor flooring this Friday through next week. TK Elevator – Motor installed. Kenneth talked to City and we will be required to install an oil/water separator for the elevator. Larry Baker Plumbing – Start install of plumbing fixtures once tile is complete. HVAC (Infinity) – Start install of FCUs once Forbo flooring installed. Electrical – PCG to provide update. Farley Tech – On hold for electrical contractor.	
1.04		<u>Architect Update</u> 1.	
1.05		<u>Owner</u> 1. <u>THC</u> 1.	
1.06		<u>Old Business</u> 1. <u>New Business</u> 1. None	
1.07		<u>Review Submittal Log</u> Submitting as we receive from Subcontractors.	
1.08		<u>Review RFI Log</u> RFI 47 – new shower design with hot water heater. RFI 49 – fire door and room for elevator equipment.	<i>Pending Pending</i>
1.09		<u>Change Proposals</u> 1. COR 01 – Abatement of east corridor 1 st floor ceiling - \$7,735.	<i>Approved</i>

Page 2 of 2
2/18/2026

PROJECT MEETING Minutes

Project Name: **Hall CCH**

Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**

Meeting Date: **January 8th, 2026, 12:30 PM**

Meeting Location **121 S. 9th St. – Hall County Courthouse Annex**

		<i>Meeting</i>	
<u>ITEM</u>	<u>ACTION</u>		
<u>1.01</u>		<u>Route sign in sheet</u> See attached.	
<u>1.02</u>		<u>Review Minutes from Last Meeting</u> Received approval of 12-4-25 meeting minutes.	
<u>103</u>		<u>Subcontractor Update - Work Complete and Ongoing</u> PMW – 1. Wall plaster repairs are at 95% complete throughout building. 2. Continue painting base, prepping center hallway area on 1st floor, windows. Go Contracting – 95% complete with install of all ceiling grid throughout. Acoustic panels above the courtroom ceiling fabric are on site but have not yet been installed. Frontier Waterproofing – Once existing electrical conduit at exterior walls is removed, mason will patch back that scope of work. Hejny Contracting – Continue fabrication of windows in shop, continue install at 3 rd floor, and start install at 2 nd floor next week. Anticipate 100% installation of exterior windows the end of February. A-1 Flooring – Anticipate starting 4 th floor vinyl flooring week of January 19 th . TK Elevator – Motor installed. Kenneth talked to City and we will be required to install an oil/water separator for the elevator. Larry Baker Plumbing – Start install of plumbing fixtures once tile is complete. HVAC (Infinity) – Start install of FCUs once Forbo flooring installed. Electrical – PCG sent letter to Sun and Sky to remobilize to the job site so they can get caught up with their billing. We have not gotten a response of their intentions. Farley Tech – On hold for electrical contractor.	
<u>1.04</u>		<u>Architect Update</u> 1. New shower on 4th floor to include a 20-gallon water heater. Art contacted engineer requesting information for hot water heater. 2. Art to contact BHB regarding additional outlets at 3rd floor. Art to find out what kind of panel changes will be required for the additional outlets.	
<u>1.05</u>		<u>Owner</u> 1. PCG to install concrete steps prior to installing the Bermuda lawn and sprinkler system. <u>THC</u> 1. Lee sending monthly photos and meeting minutes to Susan Tietz. Art is also sending Susan his monthly site visit reports.	
<u>1.06</u>		<u>Old Business</u> 1. Art updating drawings for cabinet/countertops in DMV and Voter Registration spaces. <u>New Business</u> 1. None	

[illegible]

ARTHUR WEINMAN

A R C H I T E C T

COMMISSIONERS COURT MEETING AND ARCHITECT'S FIELD REPORT

Project: Hall County Courthouse Restoration Report Number: 25
Contractor: Premier Commercial Group Date: 12.4.25
Weather: Clear 85 deg. Time: 12:30 pm

Present at Site:

General Comments:

1. January Progress Meeting scheduled for January 8, 2026 has been cancelled owing to insufficient work performed. Next Progress Meeting will take place February 20, 2025.
2. General Contractor is preparing their proposal of approximately \$65,000 or less for sconce lights and baluster pole lights. We hope the General Contractor's final proposal conforms with the design shown on the construction documents and is priced as anticipated. The electrical engineer will provide design for lamping and sockets for these fixtures upon receipt of information on globes and reflectors (if any) by the General Contractor.
3. General Contractor is working on new pricing for vault door restoration after recent change in scope of work by General Contractor, approved by owner.
4. The General Contractor's attempts to both release the prior electrical sub-contractor and hire a new replacement electrical sub-contractor is taking more time than anticipated. The bonding company that must under-wright this change insists that all aspects of the process must conform with all legal procedures and requirements for making this change. This will add to the construction period with completion date now unsure.
5. Owing to the above legal wrangling, most work conducted at the project this month has been with installation of the windows. Door and frame installation shall commence shortly after windows have been completed to dry-in the building.

Site and Building Exterior:

1. No further work will be performed on the four exterior monumental building entry stair replacements. No further work will be performed on other exterior concrete work including replacement concrete walks, curbs and similar features, as well as concrete vaults, covers and other devices until the electrical sub-contractor dispute has been resolved.

2. The north exterior monumental building entry stairs have been cleaned up, reinforcement removed and debris removed preparatory to future installation of concrete replacements. The other three will take place as weather permits.

3. Cast in place vault cover is in place and all interior plumbing completed, preparatory to later installation of final plumbing work.

4. Additional work to conceal ductwork over door 101 transom has not been commenced. Commissioners Court has approved this additional work.

5. All electrical and mechanical work for elevator is complete, excepting for finishing the interior of the elevator cab.

(Commented [AW1]:)

6. We foresee no unanticipated difficulties with restoration of the east monumental entry steps from grade to the building Level 2. The east steps have full support under the balusters on both sides of the east steps.

7. The north, west and south existing monumental entry steps have structural instability owing to demolition of the sloping reinforced concrete slab carrying the treads and risers, which formerly assisted with support of the masonry balusters on both sides of these steps. The structural engineer has prepared a solution for this instability which has been transmitted to the Contractor.

8. Additional cast concrete replacement and repair is required on lower level wall faces of stair bolsters and building faces associated with removal of all four monumental entry stairs from grade to Level 2 of the building as noted above.

9. Cast stone repair is proceeding on columns at all four entries and all four pediments on all elevations. Work is being performed progressively, one entry at a time, following completion of each entry.

10. Mason is continuing with repointing and repair of upper cornice cast stone on all four exterior building elevations. Brick masonry repointing work is about 90 percent complete.

Delays in Construction:

11. Ceramic tile in toilet rooms has almost been completed. Unfinished electrical work is delaying installation of some ceramic wall tile. Installation of plumbing fixtures shall commence after ceramic tile has been completed.

12. Lack of progress with electrical work is delaying all other work in the building. Once all electrical rough-in work has been completed, Contractor will call BHB Engineering to inspect work prior to closing all ceilings and walls.

13. Installation of linoleum flooring has been delayed until windows have been installed and defects in concrete floor have been repaired. Fourth level windows are currently installed with work proceeding on Level two. As soon as they have been

placed and sealed, the Contractor can provide sufficient heat on this level to allow the linoleum flooring to be installed on Levels one and two.

Building Interior:

14. Exterior lift-station concrete vault walls have been placed and interior plumbing installed. With completion of plumbing, concrete cover has been placed.
15. Underground building sanitary service has been installed and completed from building to sanitary man-hole termination.
16. Plumbing supply service from meter to building has been installed and tested.
17. Boring for installation of electrical service from utility to the transformer pad has been completed.
18. Window fabrication has commenced. Windows for Levels 3 and 4 are complete and work has commenced on Levels 1 and 2. Recent receipt of brass window weatherstripping will allow complete installation of windows.
19. The metal stud and gyp bd installation contractor has completed installation of gyp bd ceiling grid throughout building, avoiding crucial areas where electrical conduit, wiring and some light fixtures have not been installed.
20. Quarry tile (red corridor floor tile) and toilet room floor and wall tile have been delivered. Ceramic floor and wall tile installation have commenced. All four walls in all toilet rooms shall have ceramic tile wainscot. Work on Level one is delayed by incomplete electrical work.
21. Plaster repairs and texture installation are continuing with spot work throughout the building as required. Wall plaster installation is complete 90 percent throughout the building with delays in areas caused by incomplete electrical work.
22. Base, chair rail, window frame and door frame installations shall proceed as windows and interior doors and frames are delivered and installed at the project.
23. Holes from original hot water radiator system and electrical in concrete sub floor must be filled before linoleum can be installed. Holes through tile and concrete sub-floor must also all be filled, and new tile repairs installed.
24. Fan coil units for heating and air conditioning will be installed as soon as the linoleum installation and electrical work is completed.
25. Architect is preparing new documents for the following:
 - a. New cabinetry design for Room #101 for the relocated office for the Justice of the Peace.
 - b. Cabinetry revisions for Rooms #229-230 DMV and Registration desks.

- c. New elevator equipment room #140, one hour rated, within Room # 139 including one hour rated door #143 and frame.
- d. Shower and dressing area in Room #415.

Arthur Weinman, AIA

No photos are attached. Photos by Architect taken on this site visit were accidentally deleted by the Architect and are unavailable for this report.

cc: Judge Ray Powell, Hall County Lee Evans, Premier Commercial
Alan Odom, Premier Commercial Jonathon Farley
Kenneth Head, Premier Commercial

HALL COUNTY COURTHOUSE CONTINGENCY LOG

Description	Amount	Total
1 ALLOWANCE A	\$ 500,000.00	\$ 500,000.00
5 COR 01 - Abate basement east corridor ceiling	(\$7,735.00)	\$ 492,265.00
6 COR 02 - 900 sf abate Rooms 113-117, 1 door cut in	(\$9,179.00)	\$ 483,086.00
8 COR 03 - Floor leveling throughout courthouse	(\$123,763.00)	\$ 359,323.00
9 COR 04 - Parge coat at roof parapet walls	(\$19,521.00)	\$ 339,802.00
10 COR 05 - Increased depth of lift station	(\$25,551.00)	\$ 314,251.00
11 COR 06 - Replace main yard sewer line due to existing damaged line	(\$12,650.00)	\$ 301,601.00
12 COR 07 - REJECTED		\$ 301,601.00
13 COR 08 - Added chase wall framing Room 202	(\$1,993.00)	\$ 299,608.00
14 COR 09 - 6x6 tile in lieu of 7x7, 3/4" thresholds in lieu of 1/4"	(\$20,766.00)	\$ 278,842.00
15 COR 10 - Maintenance valves for AHU/FCUs	(\$11,199.00)	\$ 267,643.00
16 COR 11 - HVAC increase to use original EOR design	(\$187,926.00)	\$ 79,717.00
17 COR 12 - Elevator upgrade, builders risk costs	(\$70,205.00)	\$ 9,512.00
18 ADDITIONAL CONTINGENCY ALLOWNACE	\$302,250.00	\$ 311,762.00
19 COR 13 - New 2" water line with (2) 2" double check vavles	(\$23,328.00)	\$ 288,434.00
20 COR 15 - Change from 1/4" quarry tile to 3/4"	(\$20,690.00)	\$ 267,744.00
21 COR 16 - Provide and install new mailbox	(\$5,514.00)	\$ 262,230.00
22 COR 17 - Deduct for substituting motion detection modules	\$1,588.00	\$ 263,818.00
23 COR 18 - Additional waterproofing per RFI 5 & 6	(\$4,285.00)	\$ 259,533.00
24 COR 19 - Install concrete patching materails at 4 entrances	(\$8,438.00)	\$ 251,095.00
25 COR 20 - Ref: RFI 45, 1st floor duct confilct Vestibule 133	(\$9,148.00)	\$ 241,947.00
26 COR 21 - Fill gaps at elevator shaft to bring up to code	(\$20,690.00)	\$ 221,257.00
	\$ 221,257.00	

Hall County Courthouse Restoration

Sign in Sheet

1/8/2026

CONTACT	COMPANY	Email	Initials
Judge Powell	Hall County Judge	hallcojudge@dtgofexas.com	JP
Ronny Wilson	Hall County Precinct 1		RW
Terry Lindsey	Hall County Precinct 2		T.L
Gary Proffitt	Hall County Precinct 3		GP
Troy Glover	Hall County Precinct 4		
Pat Snider	Hall County / Distric Clerk	psnider@co.hall.tx.us	PS
Judy Roten	Hall County	judy.roten@co.hall.tx.us	JR
Tom Heck	Hall County Sherrif	hallso@co.hall.tx.us	
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	
Kenneth Head	Premier Commercial Group/Superintendent	khead @premier-cg.com	
Lee Evans	Premier Commercial Group/Project Manager	levans@premier-cg.com	LE
Heather Swafford	A-1 Flooring	hswafford@a-1floors.com	HS
Cindy Woodard	Kathy Fowler Agency / Citizen	Cindy @proud to farm .com	CW
SEAN WYLLIE		SWYLLIE @ SunandSkyElectric.com	SW
Pat Wylie	Sun & Sky		PD

Hall County Courthouse 2/19/26 10:00 am

[illegible]