

*Hall County, Texas*  
*Called Commissioners' Court Meeting*

JULY 25, 2024

BE IT REMEMBERED THAT THE HALL COUNTY COMMISSIONERS MET IN A CALLED COMMISSIONERS' COURT MEETING on **July 25, 2024** with the following members present: Ray Powell, County Judge, presiding; Ronny Wilson, Commissioner Precinct #1; Gary Proffitt, Commissioner Precinct #3; Judy Roten, Judge Assistant; Eva Osborne, Texas Historical; Arthur Weinman, Architect; Kenneth Head, Premier Commercial Group/Superintendent; Lee Evans, Premier Commercial Group/Project Manager; Tom Heck, Sheriff; Kim Cloyd, Chamber Manager; Heather Swafford, A-1 Floors.

**1. CALL MEETING TO ORDER.**

- a. The meeting was called to order at 12:36 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.

Heather Swafford from A-1 Floors presented flooring, no decision on flooring has been made at this time.

Kim Cloyd was present to ask Lee Evans if electricity would be available to all vendors for the Hall County Picnic in September of 2024. Lee Evans assured the Chamber that the electricity would be available for the picnic.

**Exhibit A**

- 3. Meeting adjourned @ 1:30 P.M.**
- 4. Meeting resumed @ 1:34 P.M.**

Present Judge Powell, Sheriff Heck, Commissioners Wilson and Proffitt, and Judge Assistant Roten.

**5. APPROVE ORDER DESIGNATING THE LOCATION OF CERTAIN PUBLIC SALES DURING THE RENOVATION OF THE HALL COUNTY COURTHOUSE PURSUANT TO SECTION 51.002, TEXAS PROPERTY CODE, AND SECTION 34.01, TEXAS TAX CODE**

Motion by Judge Powell and second by Commissioner Wilson and it is the order of the court to adopt this order. Motion passed unanimously

**Exhibit B**

**6. DISCUSSION OF BUDGET**

Discussion Only.

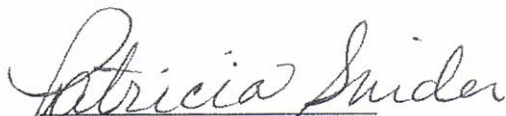
**7. DISCUSS, CONSIDER, AND TAKE NECESSARY ACTION ON USE OF EQUIPMENT, MATERIALS, PURCHASES, OTHER COUNTY MATTERS, COUNTY WORK PROJECTS, EXTRA HELP OR HIRING OF ROAD EMPLOYEES ON COUNTY ROAD AND BRIDGES BY COMMISSIONERS IN EACH PRECINCY.**

Motion by Judge Powell and second by Commissioner Proffitt and it is the order of the court to approve paying off a 2020 Chevy Silverado, Sheriff's Dept. vehicle. Balance of \$9,940.00 to American National Leasing Company be paid out of Contingency Fund and paid immediately. Motion passed unanimously.

**Exhibit C**

**8. ADJOURN**

Motion by Commissioner Wilson and second by Commissioner Proffitt to adjourn. Motion passed unanimously and it is the order of the Court to adjourn the meeting at 1:50 P.M.



**Patricia Snider**  
Hall County Clerk



## PROJECT MEETING Minutes

Project Name: **Hall CCH**

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

Meeting Date: **July 25<sup>th</sup>, 2024 @ 12:30 PM**

Meeting Location **101 S. 9<sup>th</sup> St. – Courthouse Annex Building**

		<b>Meeting</b>	
<b>ITEM</b>	<b>ACTION</b>		
<b>1.01</b>		<b>Route sign in sheet</b> See attached.	
<b>1.02</b>		<b>Review Minutes from Last Meeting</b> Received approval of June 27 <sup>th</sup> progress meeting minutes with no exceptions.	
<b>1.03</b>		<b>Subcontractor Update - Work Complete and Ongoing</b> <b>PMW</b> – 1. Plaster crack repairs on 3 <sup>rd</sup> and 4 <sup>th</sup> floors, stripping door frames on 4 <sup>th</sup> floor, stripping wood in District Courtroom. 2. Kenneth removed the "Support the Troops" sign from its location so as not to get it damaged during construction. 3. PCG will move the storage bins on the south side to the sidewalk, relocate temporary fence just outside the sidewalk so that the County can have access around the courthouse for the Hall County Picnic on September 21 <sup>st</sup> . 4. Kenneth has removed all but one cedar tree at the southwest corner. <b>Frontier Waterproofing</b> – Below grade waterproofing complete. <b>A-1 Floors</b> – Contractor provided samples of marmoleum flooring, ceramic tile, and quarry tile. Lee to formally submit marmoleum sample with cover sheet. Art requested that floor and wall tile samples be either 5x5, 6x6, 7x7, or 8x8 for his review. Art confirmed there are no replacements of the stair nosing's. <b>Larry Baker Plumbing</b> – Installing French drain and should complete early next week. Art reminded everyone of compaction testing during backfill. <b>Electrical (Sun &amp; Sky)</b> – Continue rough-in on 4 <sup>th</sup> floor. PCG confirmed that electrical contractor is utilizing the shallow electrical boxes at walls that require it. <b>HVAC (Infinity)</b> – Will be on site August 5 <sup>th</sup> to start location of duct and piping. Once they have laid out their lines, PMW will start wall trenching. <b>Tower</b> – Tower removal on August 7 <sup>th</sup> .	
<b>1.04</b>		<b>Architect Update</b> 1. Art mentioned that you have still trenching and patching for the coolant and condensate lines. 2. PCG is collaborating with our painter to provide Art with wood stain samples for his review and approval. We anticipate delivering samples to Art's office sometime next week. 3. Art to provide a warmer paint color for walls.	
<b>1.05</b>		<b>Owner/THC Update</b> 1. County to get with Kenneth for access inside temporary fence so they can provide power to vendors on September 21 <sup>st</sup> . 2. Eva requested Art to produce a location for the "Support the Troops" sign after construction is complete. Commissioner Wilson stated that the sign should be redone if we are going to put it up again. 3. We confirmed to Eva that the additional \$300K that the County would	

		like to request is for anticipated and upcoming cost additions to project.	
<b><u>1.06</u></b>		<b><u>Old Business</u></b> None <b><u>New Business</u></b> None	
<b><u>1.07</u></b>		<b><u>Review Submittal Log</u></b> 1. Continue submitting as subcontractors get to PCG	
<b><u>1.08</u></b>		<b><u>Review RFI Log</u></b> 12 RFIs answered, none outstanding.	
<b><u>1.09</u></b>		<b><u>Change Proposals</u></b> <ol style="list-style-type: none"> <li>COR 01 – Abatement of east corridor 1<sup>st</sup> floor ceiling</li> <li>COR 02 – 1<sup>st</sup> floor tile and mastic in Rooms 113-117.</li> <li>COR 03 – Level concrete floors throughout \$123,763.</li> <li>COR 04 – Parge coat at parapet roof walls \$19,521.</li> <li>COR 05 – Relocate lift station \$25,551. Art explained that originally the lift station was on the north end by the coal bin. After checking grades, it was determined that the lift station needed to be moved to the south side and installed deeper to pick up the water in the coal bin and elevator areas.</li> <li>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.  Remaining Contingency of \$56,120.  Working on new pricing for vault doors per architect scope of work.</li> </ol>	Approved Approved Approved Approved Approved
<b><u>1.10</u></b>		<b><u>Review Corrective Actions</u></b> None at this time	
<b><u>1.11</u></b>		<b><u>Progress Schedule</u></b> Complete date is December 20, 2025.	
<b><u>1.12</u></b>		<b><u>Application for Payment</u></b> Submitting Pay Application #10 for July.	
<b><u>1.13</u></b>		<b><u>Safety Issues</u></b> None	
<b><u>1.14</u></b>		<b><u>Site Review</u></b> The plumbing contractor provided a sample of gravel to be used for infill at below grade waterproofing trench in lieu of backfill and compaction. Art approved the gravel for infill on 7-26-24.	
<b><u>1.15</u></b>		<b><u>Next Meeting Confirmation</u></b> August 29 <sup>th</sup> at 12:30 PM.	



# Hall County Courthouse Restoration

## Sign in Sheet

7/25/2024

CONTACT	COMPANY	Email	Initials
Judge Powell	Hall County Judge	<a href="mailto:hallcojudge@dtgofctexas.com">hallcojudge@dtgofctexas.com</a>	RP
Ronny Wilson	Hall County Precinct 1		RW
Terry Lindsey	Hall County Precinct 2		
Gary Proffitt	Hall County Precinct 3		
Troy Glover	Hall County Precinct 4		
Kaci Mills	Hall County / Distric Clerk	<a href="mailto:hallcoclerk@gmail.com">hallcoclerk@gmail.com</a>	
Eva Osborne	Texas Historical Commission	<a href="mailto:Eva.Osborne@thc.texas.gov">Eva.Osborne@thc.texas.gov</a>	EO
Arthur Weinman	Arthur Weinman Architect	<a href="mailto:art_wa@swbell.net">art_wa@swbell.net</a>	AW
Alan Odom	Premier Commercial Group/Owner	<a href="mailto:aodom@premier-cq.com">aodom@premier-cq.com</a>	
Kenneth Head	Premier Commercial Group/Superintendent	<a href="mailto:khead@premier-cq.com">khead@premier-cq.com</a>	
Lee Evans	Premier Commercial Group/Project Manager	<a href="mailto:levans@premier-cq.com">levans@premier-cq.com</a>	
Judy Head			
Ken Head			
Frank Head			
Walker Swafford	A-1 Doors		



**PROJECT MEETING Agenda**Project Name: **Hall CCH**Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**Meeting Date: **July 25<sup>th</sup>, 2024 @ 12:30 PM**Meeting Location **101 S. 9<sup>th</sup> St. – Courthouse Annex Building**

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<b><u>1.13</u></b>		<b><u>Safety Issues</u></b> None	
<b><u>1.14</u></b>		<b><u>Site Review</u></b>	
<b><u>1.15</u></b>		<b><u>Next Meeting Confirmation</u></b> August 29 <sup>th</sup> at 12:30 PM.	



## EXHIBIT B

THE STATE OF TEXAS  
COUNTY OF HALL

**ORDER DESIGNATING THE LOCATION OF CERTAIN PUBLIC SALES DURING  
THE RENOVATION OF THE HALL COUNTY COURTHOUSE  
PURSUANT TO SECTION 51.002, TEXAS PROPERTY CODE, AND SECTION 34.01,  
TEXAS TAX CODE**

On July 25, 2024, the Hall County Commissioners Court adopted the following order:

'WHEREAS, Texas law requires that certain public sales, notably sheriff's sales, be conducted at the courthouse or another location designated by the Commissioners Court; and,

WHEREAS, during the renovation of the Hall County Courthouse, the Hall County Courthouse Annex located at 101 S. Ninth Street, Memphis, TX 79245 has been designated as the Location for certain public sales; and,

WHEREAS, it has been called to the attention of the Hall County Commissioners Court that since Occupancy of the Hall County Courthouse has been delayed, the Courthouse will not be available Until December 2025; and

WHEREAS, the Hall County Commissioners desire to return such sales to the Hall County Courthouse, once renovations are complete.

NOW THEREFORE IT IS ORDERED that pursuant to section 51.002, Texas Property Code, and section 34.01, Texas Tax Code, the Hall County Commissioners Court hereby designates the Hall County Courthouse Annex, as the location for real estate sales, sheriff sales, and other public sales required to be held at a county courthouse, effective immediately.

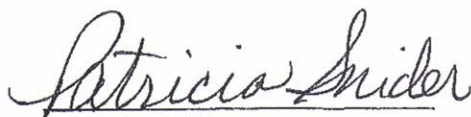
IT IS FURTHER ORDERED that the courthouse annex door on the south side of the courthouse Annex shall be the location in the Courthouse Annex at which such sales will occur.


IT IS FURTHER ORDERED that the bulletin board for public notices of such sales shall be located on the first floor of the Hall County Courthouse Annex.

IT IS FURTHER ORDERED that this designation shall be recorded in the records of Hall County as required by law.'

ENTERED this the 25<sup>th</sup> day of July, 2024.

ATTEST:

  
Patricia Snider  
Hall County Clerk

  
Ray Powell  
Hall County Judge



## INVOICE

## EXHIBIT C

**AMERICAN NATIONAL LEASING COMPANY**

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

TO: Hall County  
512 W. Main  
Memphis, TX 79245

Date: 7/18/2024  
Fleet #: 00018

**\*\*PAYOFF BALANCE\*\***

DATE	DESCRIPTION	PAST DUE	PAYMENT	RESIDUAL	UCC Termination	Late Charges	TOTAL DUE
8/10/2024	**Lease #2865C 2020 Chevy Silverado MATURES: 8/10/2024		\$9,946.00	\$2.00			\$9,947.00
SUBTOTALS			\$9,946.00	\$2.00			\$9,947.00
					PAY THIS AMOUNT \$9,947.00		

For billing questions, please call (940)397-2478  
bobe@amnat.com