

Hall County, Texas
Called Commissioners' Court Meeting

September 25, 2025

BE IT REMEMBERED THAT THE HALL COUNTY COMMISSIONERS MET IN A CALLED COMMISSIONERS' COURT MEETING on September 25, 2025 with the following members present: Ray Powell, County Judge, presiding; Ronny Wilson, Commissioner Precinct #1; Terry Lindsey, Commissioner Precinct #2; Gary Proffitt, Commissioner Precinct #3; Arthur Weinman, Architect; Kenneth Head, Premier Commercial Group/Superintendent; Lee Evans, Premier Commercial Group/Project Manager; Alan Odom, Premier Commercial Group Owner; Heather Swafford, A-1 Floors; Patricia Snider, County/District Clerk; Tom Heck, Sheriff.

1. CALL MEETING TO ORDER.

- a. The meeting was called to order at 12:37 PM by Judge Ray Powell.
- b. Commissioner Lindsey said prayer.

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 9/25/2025

Exhibit B – PROJECT MEETING MINUTES 8/28/2025

Exhibit C – SIGN IN SHEET

- a. Motion by Commissioner Lindsey and seconded by Commissioner Proffitt and It is the Order of the Court to approve the minutes from the Called meeting on August 28, 2025. Motion passed unanimously.

The meeting was discussion and updates only. Next meeting will be October 30, 2025 at 12:30 PM.

RESTORATION MEETING ENDED AT 1:08 PM

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

The Sheriff brought to the court for approval the following items:

- a. The purchase of 5 EPIC Specialist Mid-Cut, Size Large, Color Black vests, to be reimbursed by the 100th District Attorney's office, \$4917.13.
- b. The purchase of 4 Tactical Helmets with SB-22 Funds, \$1,691.96. Exhibit D
- c. The purchase of 4 Tactical Helmets with SB-22 Funds, \$1,597.97. Exhibit E
- d. The purchase of 5 Magnetic Mount Red/Blue Elite Series Lights, \$499.95. Exhibit F
- e. The purchase of 5 12G Shotguns with ammo, \$3,975. Exhibit G
- f. A purchase from SpeedTech Lights, Inc, \$1,640.43. Exhibit H
- g. A purchase from UVT, LLC, \$3,199.20. Exhibit I
- h. The purchase of 3 Tasers, \$513.00. Exhibit J

Motion made by Commissioner Lindsey and seconded by Commissioner Proffitt and It is the Order of the Court to approve of all of the above purchases by the Sheriff's Department. Motion passed unanimously.

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.

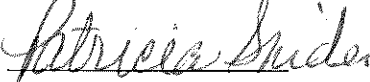
Nothing at this time.

5. ADJOURNMENT

Motion by Commissioner Lindsey and seconded by Commissioner Proffitt to Adjourn. Motion passed unanimously.

Time 1:22 PM

APPROVED 10/14/2025



Patricia Snider
Hall County Clerk

PROJECT MEETING AgendaProject Name: **Hall CCH**Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**Meeting Date: **September 25th, 2025, 12:37 PM**Meeting Location **121 N. 8th St. – Methodist Church Fellowship Hall**

		Meeting	
ITEM	ACTION		
1.01		<u>Route sign in sheet</u>	
1.02		<u>Review Minutes from Last Meeting</u> Request approval of 8-28-25 meeting minutes.	
103		<u>Subcontractor Update - Work Complete and Ongoing</u> PMW – 1. Wall plaster repairs are at 95% complete throughout building. 2. Painting any areas available. Demolition – North, East, and South stair elevations have been demoed. We discovered that the steps did not have concrete support as shown on plans. PCG awaiting answer to RFI 42 to continue demo of west concrete entry. Landscaping – Plans call for Bermuda sod to be placed however the window to be able to procure Bermuda closes around the 3 rd to 4 th week of September. PCG suggested an alternate of Fescue to Bermuda. Go Contracting – continue grid install throughout building. Once electrical ceiling rough-in completes, they will start drywall ceilings. Concrete – Entry steps scheduled to pour within next 2 weeks. AEP – Ken has given the "green" light to start boring permanent power to transformer pad. PCG will provide schedule for the start of this work once AEP provides that information. Frontier Waterproofing – Once existing electrical conduit at exterior walls is removed, mason will patch back that scope of work. Hejny Contracting – Fabrication of fourth and third floor windows are complete and continue with fabrication of remaining floors, window install starting 10-15-25. A-1 Flooring – Ceramic and quarry tile install continues. Once tile complete, they will start on the Forbo flooring. Larry Baker Plumbing – Start install of plumbing fixtures once tile is complete. Electrical – PCG awaiting go ahead from Bonding Company to hire new electrical contractor. Farley Tech – On hold for electrical contractor. HVAC (Infinity) – Start install of FCUs once Forbo flooring installed.	
1.04		<u>Architect Update</u> 1.	
1.05		<u>Owner</u> <u>THC</u>	
1.06		<u>Old Business</u> None <u>New Business</u> None	

<u>1.07</u>		<u>Review Submittal Log</u> Submitting as we receive from Subcontractors.	
<u>1.08</u>		<u>Review RFI Log</u> RFI 42 – Concrete support for stone bolsters at 4 entries.	<i>Pending</i>
<u>1.09</u>		<u>Change Proposals</u> <ol style="list-style-type: none"> 1. COR 01 – Abatement of east corridor 1st floor ceiling - \$7,735. 2. COR 02 – 1st floor tile and mastic in Rooms 113-117 - \$9,179. 3. COR 03 – Level concrete floors throughout - \$123,763. 4. COR 04 – Parge coat at parapet roof walls - \$19,521. 5. COR 05 – Relocate lift station - \$25,551. 6. COR 6 - Replace main yard sewer line - \$12,650.00. 7. COR 07 - REJECTED 8. COR 08 –Added chase wall framing in Rm 202 & courtroom - \$1,993.00. 9. COR 09 – 6x6 tile, ¾" thresholds - \$20,766. 10. COR 10 – Maintenance valves for AHU/FCUs - \$11,199 11. COR 11 – Reinstate original HVAC design - \$187,926. 12. COR 12 – Elevator upgrade/builders risk costs - \$70,205. 13. COR 13 – New 2" waterline with (2) 2" double check valves - \$23,328. 14. COR 14 – PCG to provide pricing for mailbox material and labor install. 15. COR 15 – PCG to provide pricing for cost of quarry tile thickness - \$20,690. 16. COR 16 – Provide and install mailbox \$5,514. 17. COR 17 – Deduct for substituting motion detection modules \$-1,588. 18. COR 18 – Additional waterproofing per RFI 5 & 6 \$4,285. 19. COR 19 – Install concrete patching materials 4 entrances \$8,438. 20. COR 20 – Ref. RFI 45 – 1st floor duct conflict \$9,148. 21. Regarding contingency, the project started with \$500,000+\$302,250. Remaining Contingency of 277,289. 22. Upcoming cost changes: <ol style="list-style-type: none"> a. \$60,000 to \$65,000 for historic light fixtures by PMW. Art to check on wattage for these fixtures. b. Concrete support for entry stairs. 	<i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Pending</i>
<u>1.10</u>		<u>Review Corrective Actions</u> None at this time.	
<u>1.11</u>		<u>Progress Schedule.</u> Completion date is to be updated once new Electrical Contractor issue is resolved.	
<u>1.12</u>		<u>Application for Payment</u> Submitting Pay Application #24 for September on 9-26-25.	
<u>1.13</u>		<u>Safety Issues</u> None	
<u>1.14</u>		<u>Site Review</u> General review.	
<u>1.15</u>		<u>Next Meeting Confirmation</u> October 30 th , 2025, at 12:30 PM	

PROJECT MEETING MinutesProject Name: **Hall CCH**Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**Meeting Date: **August 28th, 2025, 12:37 PM**Meeting Location **121 S. 9th St. – Hall County Courthouse Annex**

		Meeting	
ITEM	ACTION		
1.01		<u>Route sign in sheet</u> See attached.	
1.02		<u>Review Minutes from Last Meeting</u> Received approval of 7-31-25 meeting minutes.	
103		<u>Subcontractor Update - Work Complete and Ongoing</u> PMW – <ol style="list-style-type: none"> 1. Wall plaster repairs are at 95% complete throughout building. 2. Wood stain on 2nd, 3rd, and 4th floors, 2nd, 3rd, and 4th floors have at least (1) coat of paint excluding stairways, courtroom has been painted with 2 coats of the color scheme but no paint behind Judges Bench, 1st and 2nd floor plaster ceilings in center main corridor have (2) coats of paint. Demolition – North, East, and South stair elevations have been demoed. We discovered that the steps did not have concrete support as shown on plans. PCG to RFI the engineer for direction. Landscaping – Plans call for Bermuda sod to be placed however the window to be able to procure Bermuda closes around the 3 rd to 4 th week of September. PCG suggested an alternate of Fescue to Bermuda. The county was receptive knowing that it would require more watering and added mowing due to the fast growth. Art was opposed to Fescue. More discussion on this next month. Go Contracting – 95% grid installed throughout building. Once electrical ceiling rough in complete, they will start drywall ceilings. Concrete – Entry steps scheduled to pour within next 2 weeks. AEP – Ken has given the "green" light to start boring permanent power to transformer pad. PCG will provide schedule for the start of this work once AEP provides that information. Frontier Waterproofing – Once existing electrical conduit at exterior walls is removed, mason will patch back that scope of work. Hejny Contracting – Fabrication of fourth and third floor windows are complete and continue with fabrication of remaining floors, window install starting 10-15-25. A-1 Flooring – Ceramic tile ongoing in restrooms and completion 1 st of next week. Start quarry tile next week or week after. Larry Baker Plumbing – Completing new water line to building, lift station is poured (still need to pour cap). Electrical – PCG requested, and the electrical engineer made visit to site to inspect Sun and Sky electrical work on the 4 th floor and found that the lights, conduit, and j-boxes that were installed, were not the materials they submitted and got approved. This work will have to be removed, and the correct materials installed. Alan to meet with Sun and Sky attorney and their payment and performance bonding agent on Thursday, 9-4-25. Farley Tech – 90% complete with 4 th floor. HVAC (Infinity) – Installing damper controls on 1 st floor.	

<u>1.04</u>		<u>Architect Update</u> 1. PMW is pricing up the fabrication of the 8 exterior pole lights and 8 exterior wall sconces. The budget cost for all 16 is around \$60,000 to \$65,000 which is \$40,000 to \$45,000 less than the current option of \$105,000. The team agreed to have PMW fabricate the fixtures with design help from Art. 2. Art working on revised countertops at Tax assessor, J.P., and DMV.	
<u>1.05</u>		<u>Owner</u> 1. In a team effort with the county, PCG will help host a burger, hot dog lunch at the September OAC meeting. Commissioner Lindsey's son to do the grilling. Lunch to be served between 11:00 and 11:30 am at the Methodist Church Fellowship Hall, then have OAC meeting at 12:30 pm. <u>THC</u> 1. Not present.	
<u>1.06</u>		<u>Old Business</u> None <u>New Business</u> None	
<u>1.07</u>		<u>Review Submittal Log</u> Submitting as we receive from Subcontractors.	
<u>1.08</u>		<u>Review RFI Log</u> RFI 40 – District Courtroom paint colors – Art will designate the already approved "blue" color for the walls, and bright white for the trim.	Answered
<u>1.09</u>		<u>Change Proposals</u> 1. COR 01 – Abatement of east corridor 1 st floor ceiling - \$7,735. 2. COR 02 – 1 st floor tile and mastic in Rooms 113-117 - \$9,179. 3. COR 03 – Level concrete floors throughout - \$123,763. 4. COR 04 – Parge coat at parapet roof walls - \$19,521. 5. COR 05 – Relocate lift station - \$25,551. 6. COR 6 - Replace main yard sewer line - \$12,650.00. 7. COR 07 - REJECTED 8. COR 08 –Added chase wall framing in Rm 202 & courtroom - \$1,993.00. 9. COR 09 – 6x6 tile, ¾" thresholds - \$20,766. 10. COR 10 – Maintenance valves for AHU/FCUs - \$11,199 11. COR 11 – Reinstate original HVAC design - \$187,926. 12. COR 12 – Elevator upgrade/builders risk costs - \$70,205. 13. COR 13 – New 2" waterline with (2) 2" double check valves - \$23,328. 14. COR 14 – PCG to provide pricing for mailbox material and labor install. 15. COR 15 – PCG to provide pricing for cost of quarry tile thickness - \$20,690. 16. COR 16 – Provide and install mailbox \$5,514. 17. COR 17 – Deduct for substituting motion detection modules \$-1,588. 18. COR 18 – Additional waterproofing per RFI 5 & 6 \$4,285. 19. COR 19 – Install concrete patching materials 4 entrances \$8,438. 20. Regarding contingency, the project started with \$500,000+\$302,250. Remaining Contingency of 277,289. 21. Upcoming cost changes: a. \$60,000 to \$65,000 for historic light fixtures by PMW. Art to check on wattage for these fixtures.	Approved Approved Approved Approved Approved Approved Approved Approved Approved Approved Approved Approved Approved Approved Approved
<u>1.10</u>		<u>Review Corrective Actions</u> None at this time.	
<u>1.11</u>		<u>Progress Schedule.</u> Completion date to be updated once new Electrical Contractor issue is resolved	

<u>1.12</u>	<u>Application for Payment</u> Submitting Pay Application #23 for August this coming Monday, 9-1-25.	
<u>1.13</u>	<u>Safety Issues</u> None	
<u>1.14</u>	<u>Site Review</u> Demo of entry steps at north, south, and east sides - no support under inside of stone where concrete steps run under stone balustrades. This occurs on north and south sides. East has interior block under stone balustrades.	
<u>1.15</u>	<u>Next Meeting Confirmation</u> September 25 th , 2025, at 12:30 PM	

Exhibit C

Hall County Courthouse Restoration

Sign in Sheet

8/28/2025

CONTACT	COMPANY	Email	Initials
Judge Powell	Hall County Judge	hallcojudge@dtgoftexas.com	JP
Ronny Wilson	Hall County Precinct 1		RW
Terry Lindsey	Hall County Precinct 2		T.L
Gary Proffitt	Hall County Precinct 3		
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	AO
Kenneth Head	Premier Commercial Group/Superintendent	khead@premier-cg.com	KH
Lee Evans	Premier Commercial Group/Project Manager	levans@premier-cg.com	LE
Mike Fellers	ENCORE/Infinity Contractors	michael.fellers@infinitycontractors.com	MF
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Sam Carter	FWI	Sam.Carter@fw.com	SC