

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

**August 28, 2025**

BE IT REMEMBERED THAT THE HALL COUNTY COMMISSIONERS MET IN A CALLED COMMISSIONERS' COURT MEETING on August 28, 2025 with the following members present: Ray Powell, County Judge, presiding; Ronny Wilson, Commissioner Precinct #1; Terry Lindsey, Commissioner Precinct #2; 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; Judy Roten, Judge's Assistant; Mike Fellers, Encore/Infinity Contractors; Sam Corte, FWI.

**1. CALL MEETING TO ORDER.**

- a. The meeting was called to order at 12:37 PM by Judge Ray Powell.
- b. Commissioner Wilson 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 8/28/2025

Exhibit B – PROJECT MEETING MINUTES 7/31/2025

Exhibit C – SIGN IN SHEET

- a. Motion by Commissioner Lindsey and seconded by Commissioner Wilson and It is the Order of the Court to approve the minutes from the Called meeting on July 31, 2025. Motion passed unanimously.

The meeting was discussion only.

**RESTORATION MEETING ENDED AT 1:17 PM**

**3. 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.**

Nothing at this time.

**4. ADJOURNMENT**

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

Time 1:16 PM

APPROVED 9/8/2025

*Patricia Snider*  
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: **August 28<sup>th</sup>, 2025, 12:30 PM**Meeting Location **121 S. 9<sup>th</sup> St. – Hall County Courthouse Annex**

|             |               | <b>Meeting</b>  |  |
|-------------|---------------|---|--|
| <b>ITEM</b> | <b>ACTION</b> |   |  |
| <b>1.01</b> |               | <b>Route sign in sheet</b>  |  |
| <b>1.02</b> |               | <b>Review Minutes from Last Meeting</b><br>Request approval of 7-31-25 meeting minutes.   |  |
| <b>103</b>  |               | <p><b>Subcontractor Update - Work Complete and Ongoing</b></p> <p><b>PMW –</b></p> <ol style="list-style-type: none"> <li>1. Wall plaster repairs are at 95% complete throughout building.</li> <li>2. Wood stain on 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors, 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> 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, plaster ceilings in center main corridor have (2) coats of paint.</li> </ol> <p><b>Go Contracting –</b> 95% grid installed throughout building. Once electrical ceiling rough in complete, they will start drywall ceilings.</p> <p><b>Concrete –</b> Entry steps scheduled to pour within next 2 weeks.</p> <p><b>AEP –</b> Ken has given the "green" light to start boring permanent power to transformer pad.</p> <p><b>Frontier Waterproofing –</b> Once electrical demo of conduit is removed; they will patch back the masonry.</p> <p><b>Hejny Contracting –</b> Fabrication of fourth and third floor windows are complete and continue with fabrication of remaining floors, window install starting 10-15-25.</p> <p><b>A-1 Flooring –</b> Ceramic tile ongoing in restrooms and completion 1<sup>st</sup> of next week. Start quarry tile next week.</p> <p><b>Larry Baker Plumbing –</b> Completing new water line to building, lift station is poured (still need to pour cap).</p> <p><b>Electrical –</b> In process of hiring alternate electrical company.</p> <p><b>Farley Tech –</b> 90% complete with 4<sup>th</sup> floor.</p> <p><b>HVAC (Infinity) –</b> Installing damper controls on 1<sup>st</sup> floor.</p> |  |
| <b>1.04</b> |               | <p><b>Architect Update</b></p> <ol style="list-style-type: none"> <li>1. Art continues searching for exterior less expensive exterior lighting.</li> <li>2. Revised countertops – Tax assessor, J.P., and DMV request recessed countertops, County Clerk request top counter only. Art to get with Teresa Altman today to go over size of depressed counters at Tax Assessor and JP offices.</li> </ol>   |  |
| <b>1.05</b> |               | <p><b>Owner</b></p> <ol style="list-style-type: none"> <li>1. In a team effort with the county, PCG will help host a burger, hot dog lunch at the September OAC meeting.</li> </ol> <p><b>THC</b></p> <ol style="list-style-type: none"> <li>1.</li> </ol>  |  |
| <b>1.06</b> |               | <p><b>Old Business</b></p> <p>None</p>  |  |

|                    |  |  |  |
|--------------------|--|--|--|
|                    |  | <b><u>New Business</u></b><br>None   |  |
| <b><u>1.07</u></b> |  | <b><u>Review Submittal Log</u></b><br>Submitting as we receive from Subcontractors.  |  |
| <b><u>1.08</u></b> |  | <b><u>Review RFI Log</u></b><br>RFI 40 – District Courtroom paint colors – Art will designate the already approved "blue" color for the walls, and bright white for the trim.  | <i>Pending</i>   |
| <b><u>1.09</u></b> |  | <b><u>Change Proposals</u></b> <ol style="list-style-type: none"> <li>1. COR 01 – Abatement of east corridor 1<sup>st</sup> floor ceiling - \$7,735.</li> <li>2. COR 02 – 1<sup>st</sup> floor tile and mastic in Rooms 113-117 - \$9,179.</li> <li>3. COR 03 – Level concrete floors throughout - \$123,763.</li> <li>4. COR 04 – Parge coat at parapet roof walls - \$19,521.</li> <li>5. COR 05 – Relocate lift station - \$25,551.</li> <li>6. COR 6 - Replace main yard sewer line - \$12,650.00.</li> <li>7. COR 07 - REJECTED</li> <li>8. COR 08 –Added chase wall framing in Rm 202 &amp; courtroom - \$1,993.00.</li> <li>9. COR 09 – 6x6 tile, ¾" thresholds - \$20,766.</li> <li>10. COR 10 – Maintenance valves for AHU/FCUs - \$11,199</li> <li>11. COR 11 – Reinstate original HVAC design - \$187,926.</li> <li>12. COR 12 – Elevator upgrade/builders risk costs - \$70,205.</li> <li>13. COR 13 – New 2" waterline with (2) 2" double check valves - \$23,328.</li> <li>14. COR 14 – PCG to provide pricing for mailbox material and labor install.</li> <li>15. COR 15 – PCG to provide pricing for cost of quarry tile thickness - \$20,690.</li> <li>16. COR 16 – Provide and install mailbox \$5,514.</li> <li>17. COR 17 – Deduct for substituting motion detection modules \$-1,588. ✓</li> <li>18. COR 18 – Additional waterproofing per RFI 5 &amp; 6 \$4,285. ✓</li> <li>19. COR 19 – Install concrete patching materials 4 entrances \$8,438. ✓</li> </ol> <p>20. Regarding contingency, the project started with \$500,000+\$302,250.<br/>Remaining Contingency of 288,424.</p> <p>21. Upcoming cost changes:</p> <ol style="list-style-type: none"> <li>a. \$105,000 for historic light fixtures. <i>Allen \$100,000</i></li> </ol> | <i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Pending</i><br><i>Pending</i><br><i>Pending</i> |
| <b><u>1.10</u></b> |  | <b><u>Review Corrective Actions</u></b><br>None at this time.  |  |
| <b><u>1.11</u></b> |  | <b><u>Progress Schedule</u></b><br>Completion date to be updated once new Electrical Contractor in place   |  |
| <b><u>1.12</u></b> |  | <b><u>Application for Payment</u></b><br>Submitted Pay Application #23 for August.   |  |
| <b><u>1.13</u></b> |  | <b><u>Safety Issues</u></b><br>None  |  |
| <b><u>1.14</u></b> |  | <b><u>Site Review</u></b><br>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.   |  |
| <b><u>1.15</u></b> |  | <b><u>Next Meeting Confirmation</u></b><br>September 25 <sup>th</sup> , 2025, at 12:30 PM  |  |

**PROJECT MEETING Minutes**Project Name: **Hall CCH**Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**Meeting Date: **July 31<sup>st</sup>, 2025, 12:30 PM**Meeting Location **121 S. 9<sup>th</sup> St. – Hall County Courthouse Annex**

|             |               | <b>Meeting</b>   |  |
|-------------|---------------|--|--|
| <b>ITEM</b> | <b>ACTION</b> |  |  |
| <b>1.01</b> |               | <b>Route sign in sheet</b><br>See attached.  |  |
| <b>1.02</b> |               | <b>Review Minutes from Last Meeting</b><br>Received approval of 6-26-25 meeting minutes.   |  |
| <b>1.03</b> |               | <p><b>Subcontractor Update - Work Complete and Ongoing PMW –</b></p> <ol style="list-style-type: none"> <li>1. Wall plaster repairs are at 95% complete throughout building.</li> <li>2. Wood stain on 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors, floors 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> 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, plaster ceilings in center main corridor have (2) coats of paint.</li> <li>3. Mailbox on 1<sup>st</sup> floor installed but still needs to be trimmed out.</li> </ol> <p><b>Go Contracting –</b> Remobilize this coming Monday to start ceiling grid throughout the building.</p> <p><b>Concrete –</b> PCG has located transformer pad, after lift station is poured and once electrical is roughed in to pad, they will pour the pad.</p> <p><b>AEP –</b> AEP has work order for electrical bore from across the street to the courthouse. Ken to call and request them to start.</p> <p><b>Frontier Waterproofing –</b> Screen wall is 90% complete, there has been application of one coat of waterproof coal bin, with one more to go, repoint around building is 90% complete, misc. patching.</p> <p><b>Hejny Contracting –</b> Fabrication of fourth and third floor windows are complete but brass weatherstripping will not ship until 7-15-25, so install of windows will start around mid-August.</p> <p><b>A-1 Flooring –</b> Quarry and ceramic tile has been delivered to storage area across street from courthouse. Start ceramic tiles on 4<sup>th</sup> floor in near future.</p> <p><b>Larry Baker Plumbing –</b> Rough in complete, lift station concrete floor is poured, they will start forming and pouring wall at next mobilization.</p> <p><b>Electrical (Sun &amp; Sky) –</b> 95% complete with rough-in on 4<sup>th</sup> floor, fire alarm conduit n 4<sup>th</sup> floor is 95% complete.</p> <p><b>Farley Tech –</b> Working on security camera boxes, 90% complete with 4<sup>th</sup> floor.</p> <p><b>HVAC (Infinity) –</b> 95% complete with rough-in, need rough-in of exhaust fans.</p> |  |
| <b>1.04</b> |               | <p><b>Architect Update</b></p> <ol style="list-style-type: none"> <li>1. Art continues searching for exterior less expensive exterior lighting.</li> <li>2. Revised countertops – Tax assessor, J.P., and DMV request recessed countertops, County Clerk request top counter only. Art to get with Teresa Altman today to go over size of depressed counters at Tax Assessor and JP offices.</li> <li>3. Bird proofing atop column capitals – chicken wiring to be installed.</li> </ol>   |  |
| <b>1.05</b> |               | <p><b>Owner</b></p> <ol style="list-style-type: none"> <li>1. Commissioner Wilson has talked to City regarding repairing the water leak at the meter and they said they would take care of it.</li> </ol>  |  |

|             |  |   |  |
|-------------|--|---|--|
|             |  | 2. In a team effort with the county, PCG will help host a burger, hot dog lunch at the September OAC meeting.<br><u>THC</u><br>1. Not present.  |  |
| <u>1.06</u> |  | <u>Old Business</u><br>None<br><u>New Business</u><br>None  |  |
| <u>1.07</u> |  | <u>Review Submittal Log</u><br>Submitting as we receive from Subcontractors.  |  |
| <u>1.08</u> |  | <u>Review RFI Log</u><br>RFI 40 – District Courtroom paint colors – Art will designate the already approved “blue” color for the walls, and bright white for the trim.  | <i>Pending</i>   |
| <u>1.09</u> |  | <u>Change Proposals</u><br>1. COR 01 – Abatement of east corridor 1 <sup>st</sup> floor ceiling - \$7,735.<br>2. COR 02 – 1 <sup>st</sup> floor tile and mastic in Rooms 113-117 - \$9,179.<br>3. COR 03 – Level concrete floors throughout - \$123,763.<br>4. COR 04 – Parge coat at parapet roof walls - \$19,521.<br>5. COR 05 – Relocate lift station - \$25,551.<br>6. COR 6 - Replace main yard sewer line - \$12,650.00.<br>7. COR 07 - REJECTED<br>8. COR 08 –Added chase wall framing in Rm 202 & courtroom - \$1,993.00.<br>9. COR 09 – 6x6 tile, ¾" thresholds - \$20,766.<br>10. COR 10 – Maintenance valves for AHU/FCUs - \$11,199<br>11. COR 11 – Reinstate original HVAC design - \$187,926.<br>12. COR 12 – Elevator upgrade/builders risk costs - \$70,205.<br>13. COR 13 – New 2" waterline with (2) 2" double check valves - \$23,328.<br>14. COR 14 – PCG to provide pricing for mailbox material and labor install.<br>15. COR 15 – PCG to provide pricing for cost of quarry tile thickness - \$20,690.<br>16. COR 16 – Provide and install mailbox \$5,514.<br>17. <b>Regarding contingency, the project started with \$500,000+\$302,250. Remaining Contingency of 288,424.</b><br>18. Upcoming cost changes:<br>a. \$105,000 for historic light fixtures. | <i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i><br><i>Approved</i> |
| <u>1.10</u> |  | <u>Review Corrective Actions</u><br>None at this time.  |  |
| <u>1.11</u> |  | <u>Progress Schedule</u><br>Completion date is December 20, 2025.   |  |
| <u>1.12</u> |  | <u>Application for Payment</u><br>Submitting Pay Application #22 for July on August 1.  |  |
| <u>1.13</u> |  | <u>Safety Issues</u><br>None  |  |
| <u>1.14</u> |  | <u>Site Review</u><br>General review.   |  |
| <u>1.15</u> |  | <u>Next Meeting Confirmation</u><br>August 28 <sup>th</sup> , 2025, at 12:30 PM   |  |

# Hall County Courthouse Restoration

# Exhibit C

## Sign in Sheet

8/28/2025

| CONTACT            | COMPANY                                  | Email                                   | Initials |
|--------------------|--|---|----------|
| Judge Powell       | Hall County Judge                        | hallcojudge@dtgofTEXAS.com              | EP       |
| 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 |          |
| Michael Sutherland | A-A FLOORS                               | MSUTHERFORD@AAFLOORS.COM                | MS       |
| Sam Carter         | FWE                                      | Sam Carter                              |          |