

Hall County, Texas
Called Commissioners' Court Meeting

JUNE 26, 2025

BE IT REMEMBERED THAT THE HALL COUNTY COMMISSIONERS MET IN A CALLED COMMISSIONERS' COURT MEETING on **June 26, 2025** with the following members present: Ray Powell, County Judge, presiding; Ronny Wilson, Commissioner Precinct #1; Gary Proffitt, Commissioner #3; Eva Osborne, Texas Historical Commission; Arthur Weinman, Architect; Kenneth Head, Premier Commercial Group/Superintendent; Lee Evans, Premier Commercial Group/Project Manager; Heather Swafford, A-1 Floors; Patricia Snider, County/District Clerk.

1. CALL MEETING TO ORDER.

- a. The meeting was called to order at 12:36 P.M. by Judge Ray Powell.
- b. Did not have an opening 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.

The minutes from the May 22, 2025 Project Meeting were approved at the June 9, 2025 Regular meeting. Everyone wished Eva Osborne congratulations on her retirement on June 30, 2025.

Exhibit A – PROJECT MEETING AGENDA 6/26/2025

Exhibit B – PROJECT MEETING MINUTES 6/26/2025

Exhibit C – SIGN IN SHEET 6/26/2025

RESTORATION MEETING ENDED AT 1:05 P.M.

COMMISSIONER'S COURT RECONVENED AT 1:16 P.M

Those present: Judge Powell, Commissioner Wilson, Commissioner Lindsey, Commissioner Proffitt and Clerk Snider.

3. DISCUSS AND TAKE ACTION ON CHILDRESS COUNTY JAIL RATE INCREASE FROM \$55 TO \$60 PER DAY.

Motion by Commissioner Wilson and second by Judge Powell and It is the Order of the Court to approve the rate increase with Childress County Jail. Motion passed unanimously.

**4. DISCUSS AND TAKE ACTION ON TEXAS DEPT. OF
TRANSPORTATION REQUEST FOR UPDATES AND/OR
CERTIFICATION OF HALL COUNTY ROADS.**

No action, information only.

**5. 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.

**6. 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.

7. ADJOURN

Motion by Commissioner Wilson and second by Commissioner Profitt and it is the
order of the court to adjourn the meeting at 1:15pm.

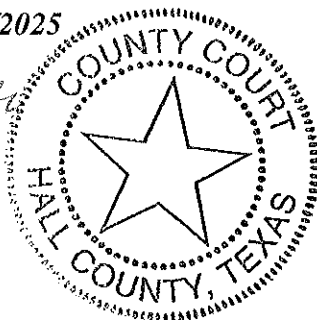
Motion passed unanimously.

MINUTES APPROVED 7/14/2025

Patricia Snider

Patricia Snider

Hall County Clerk



COMMISSIONERS' COURT

DATE:

June 26, 2025

REGULAR OR CALLED

THOSE IN ATTENDANCE, PLEASE SIGN IN: (PLEASE PRINT)

ZOOM/PHONE

1

Arzmun Weisman

817-319-9081

2

EVA OSBORNE

(405) 812-9957

3

Gary Proffitt

806 584 7545

4

fat spider

806 626-2069

5

Ray Powell

940-585-1464

6

Ken Head

(817) 991-9746

7

Heather Swannard

806 664 0080

8

LEE EVANS

254-485 6793

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Romy White

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PROJECT MEETING AgendaProject Name: **Hall CCH**Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**Meeting Date: **June 26th, 2025, 12:30 PM**Meeting Location **121 S. 9th St. – Hall County Courthouse Annex**

		Meeting	
ITEM	ACTION		
1.01		Route sign in sheet	
1.02		Review Minutes from Last Meeting Request approval of 5-22-25 meeting minutes. <i>Approved @ the June 9th meeting</i>	
1.03		Subcontractor Update - Work Complete and Ongoing PMW – 1. Wall plaster repairs are at 95% complete throughout building. ✓ 2. Continue painting walls on 3 rd , 2 nd , and 1 st , started wood trim stain on 4 th floor. ✓ Go Contracting – Remobilize for ceiling drywall install after fire alarm and electrical conduit 100% installed on 4 th floor. ✓ Concrete – PCG to locate transformer pad, run electrical conduit to pad, and pour pad. ✓ Frontier Waterproofing – Repointing at all areas is 80% complete. ✓ Hejny Contracting – 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 last week of July. ✓ Larry Baker Plumbing – Rough in complete. ✓ Electrical (Sun & Sky) – 95% complete with rough-in on 4 th floor, fire alarm conduit 40% complete. ✓ Farley Tech – Start security wiring once conduit 100% installed on 4 th floor ✓ HVAC (Infinity) – 100% complete with rough-in. ✓	
1.04		Architect Update 1. <i>Still looking for light fixtures.</i>	
1.05		Owner – 1. Concerns about light fixture costs. Again, Art is working on alternate fixtures. <i>will find something</i> 2. Owner furnishings is not part of THC funding and is responsibility of county. THC	
1.06		Old Business 1. Historic period exterior light fixtures – See Architect Update 1.04, Item 1. ✓ 2. Art looking for alternate light fixture solution that is less expensive. Need to make order sometime in June. 3. Counters at DMV, county clerk, JP offices – Art working on drawings. New Business None	
1.07		Review Submittal Log Submitting as we receive from Subcontractors.	

<u>1.08</u>		<u>Review RFI Log</u> RFI 40 – District Courtroom paint colors	<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. Regarding contingency, the project started with \$500,000+\$302,250. Remaining Contingency of 288,424. 18. Upcoming cost changes: <ol style="list-style-type: none"> a. \$105,000 for historic light fixtures. 	<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>
<u>1.10</u>		<u>Review Corrective Actions</u> None at this time.	
<u>1.11</u>		<u>Progress Schedule</u> Completion date is December 20, 2025.	
<u>1.12</u>		<u>Application for Payment</u> Submitting Pay Application #21 for June on June 27 th .	
<u>1.13</u>		<u>Safety Issues</u> None	
<u>1.14</u>		<u>Site Review</u> Conduit to light switch boxes in stairwells. Finish white paint on window.	
<u>1.15</u>		<u>Next Meeting Confirmation</u> July 31 st , 2025, at 12:30 PM	

PROJECT MEETING MinutesProject Name: **Hall CCH**Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**Meeting Date: **June 26th, 2025, 12:36 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 5-22-25 meeting minutes.	
103		<u>Subcontractor Update - Work Complete and Ongoing</u> PMW – 1. Wall plaster repairs are at 95% complete throughout building. 2. Continue painting walls on 3 rd , 2 nd , and 1 st , started wood trim stain on 4 th floor. Go Contracting – Remobilize for ceiling drywall install after fire alarm and electrical conduit 100% installed on 4 th floor. Concrete – PCG to locate transformer pad, run electrical conduit to pad, and pour pad. AEP – Ken to call AEP to start scheduling the electrical bore from across the street to the courthouse. Frontier Waterproofing – Repointing at all areas is 80% complete. Hejny Contracting – 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 last week of July. A-1 Flooring – Quarry and ceramic tile delivery into courthouse to be coordinated with PCG so they can limit the rental of lift equipment. Larry Baker Plumbing – Rough in complete, start lift station this Wednesday. Electrical (Sun & Sky) – 95% complete with rough-in on 4 th floor, fire alarm conduit 40% complete. Farley Tech – Start security wiring once conduit 100% installed on 4 th floor. HVAC (Infinity) – 100% complete with rough-in.	
1.04		<u>Architect Update</u> 1. Art continues searching for exterior less expensive exterior lighting. 2. Revised countertops – Tax assessor, J.P., and DMV request recessed countertops, County Clerk request top counter only.	
1.05		<u>Owner</u> 1. County was offered a six-foot statue of liberty look alike. It was determined that locating the statue in the courtyard would not be acceptable. 2. Commissioner Wilson will talk to City regarding repairing the water leak at the meter. <u>THC</u> 1. Eva approved reimbursement request last Friday and deposited it on Tuesday.	

<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.	<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. Regarding contingency, the project started with \$500,000+\$302,250. Remaining Contingency of 288,424. 18. Upcoming cost changes: <ol style="list-style-type: none"> a. \$105,000 for historic light fixtures. 	<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>
<u>1.10</u>		<u>Review Corrective Actions</u> None at this time.	
<u>1.11</u>		<u>Progress Schedule</u> Completion date is December 20, 2025.	
<u>1.12</u>		<u>Application for Payment</u> Submitting Pay Application #21 for June on June 27 th .	
<u>1.13</u>		<u>Safety Issues</u> None	
<u>1.14</u>		<u>Site Review</u> Conduit to light switch boxes in stairwells. Finish white paint on window. Column patching.	
<u>1.15</u>		<u>Next Meeting Confirmation</u> July 31 st , 2025, at 12:30 PM	

Hall County Courthouse Restoration

Exhibit C

Sign in Sheet

6/26/2025

CONTACT	COMPANY	Email	Initials
Judge Powell	Hall County Judge	hallcojudge@dtqoftexas.com	JP
Ronny Wilson	Hall County Precinct 1		RW
Terry Lindsey	Hall County Precinct 2		TL
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	
Tom Heck	Hall County Sheriff	hallso@co.hall.tx.us	
Eva Osborne	Texas Historical Commission	Eva.Osborne@thc.texas.gov	EO
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	KH
Lee Evans	Premier Commercial Group/Project Manager	levans@premier-cg.com	LE
Heather Swafford	A-1 Floors	hswafford@a-1floors.com	HS
James Jessen	Infinity Contractors	james.jessen@infinitycontractors.com	
Sean Wylie	Sun & Sky Electric	spwylie@sunandskyelectric.com	
Ray Wylie	Sun & Sky Electric	spwylie@sunandskyelectric.com	