

Hall County, Texas
Called Commissioners' Court Meeting

July 31, 2025

BE IT REMEMBERED THAT THE HALL COUNTY COMMISSIONERS MET IN A CALLED COMMISSIONERS' COURT MEETING on July 31, 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; Troy Glover, Commissioner Precinct #4; 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; Teresa Altman, County Tax A/C; Tom Heck, Sheriff; Dave Thomas, Chief Deputy, SO; Alan Odom.

1. CALL MEETING TO ORDER.

- a. The meeting was called to order at 12:34 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 7/31/2025

Exhibit B – PROJECT MEETING MINUTES 6/26/2025

Exhibit C – SIGN IN SHEET

- a. Motion by Commissioner Wilson and seconded by Judge Powell and It is the Order of the Court to approve the minutes from the Called meeting on June 26, 2025. Motion passed unanimously.

The meeting was discussion only.

RESTORATION MEETING ENDED AT 12:59 PM

BEGIN BUDGET WORKSHOP AT 1:13 PM

3. BEGIN BUDGET WORKSHOP

Discussed 5% pay increase for all employees' salaries. Judge Powell went of the proposed budget page by page, lots of discussion. Judge Powell and Tax A/C Altman were commended of the job with the proposed budget.

Judge Powell would like to give Ms. a \$3000 supplement for Budget Preparation. Commission Lindsey made the motion and second was made by Commissioner Proffitt and It is the Order of the Court to give Ms. Altman the supplement. Motion carried unanimously.

Judge Powell's supplement from the State will increase to \$37,800 on September 1, 2025.

The Budget will be on the Agenda for the August 11, 2025 meeting for approval.

The Public Hearing for the Budget will be August 25, 2025.

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 PRECINCY.**

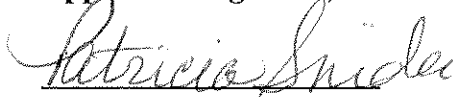
Nothing at this time.

5. **ADJOURNMENT**

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

Time 2:26 PM

Approved August 11, 2025



**Patricia Snider
Hall County Clerk**



Agenda

PROJECT MEETING Minutes
Project Name: **Hall CCH**Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**Meeting Date: **July 31st, 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 6-26-25 meeting minutes.	
1.03		Subcontractor Update - Work Complete and Ongoing PMW – <ol style="list-style-type: none"> 1. Wall plaster repairs are at 95% complete throughout building. 2. Wood is stain on 2nd, 3rd, and 4th floors, floors 2nd, 3rd, and 4th floors have at least (1) coat of paint excluding stairways, courtroom has been painted with 2 coats, plaster ceilings in center main corridor have (2) coats of paint. 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 ^{work} to call AEP to start scheduling the electrical bore from across the street to the courthouse. Frontier Waterproofing – Screen wall is 90% complete, starting to waterproof coal bin, repoint around building is 90% complete, misc. patching. 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 ^{mid August} . 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, lift station concrete floor is poured, start forming and pouring walls. Electrical (Sun & Sky) – 95% complete with rough-in on 4 th floor, fire alarm conduit n 4 th floor is 95% complete. Farley Tech – Start security wiring once conduit 100% installed on 4 th floor, boxes at grid installed. HVAC (Infinity) – 95% complete with rough-in, need roughin of exhaust fans.	<i>will stand ceramic tile install Aug. 11</i>
1.04		Architect Update <ol style="list-style-type: none"> 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. 	<i>Call Bob Protektor</i>
1.05		Owner <ol style="list-style-type: none"> 1. Commissioner Wilson will talk to City regarding repairing the water leak at the meter. THC	

1.06		<u>Old Business</u> None <u>New Business</u> None	
1.07		<u>Review Submittal Log</u> Submitting as we receive from Subcontractors.	
1.08		<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>
1.09		<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> <i>Approved</i>
1.10		<u>Review Corrective Actions</u> None at this time.	
1.11		<u>Progress Schedule</u> Completion date is December 20, 2025.	
1.12		<u>Application for Payment</u> Submitting Pay Application #22 for July on August 1.	
1.13		<u>Safety Issues</u> None	
1.14		<u>Site Review</u> General review.	
1.15		<u>Next Meeting Confirmation</u> August 28 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: **June 26th, 2025, 12:36 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 5-22-25 meeting minutes.	
<u>1.03</u>		<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. Continue painting walls on 3rd, 2nd, and 1st, started wood trim stain on 4th 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.	
<u>1.04</u>		<u>Architect Update</u> <ol style="list-style-type: none"> 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. 	
<u>1.05</u>		<u>Owner</u> <ol style="list-style-type: none"> 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> <ol style="list-style-type: none"> 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 06 - 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

7/31/2025

CONTACT	COMPANY	Email	Initials
Judge Powell	Hall County Judge	hallcjudge@dtgofexas.com	R P
Ronny Wilson	Hall County Precinct 1		R W
Terry Lindsey	Hall County Precinct 2		T L
Gary Proffitt	Hall County Precinct 3		G P
Troy Glover	Hall County Precinct 4		T G
Pat Snider	Hall County / Distric Clerk	psnider@co.hall.tx.us	P S
Judy Roten	Hall County	judy.roten@co.hall.tx.us	
Tom Heck	Hall County Sherrif	hallso@co.hall.tx.us	T H
Eva Osborne	Texas Historical Commission	Eva.Osborne@thc.texas.gov	
Arthur Weinman	Arthur Weinman Architect	art_wa@swbell.net	A W
Alan Odom	Premier Commercial Group/Owner	aodom@premier-cg.com	A O
Kenneth Head	Premier Commercial Group/Superintendent	khead @premier-cg.com	K H
Lee Evans	Premier Commercial Group/Project Manager	levans@premier-cg.com	L E
Teresa Homan		hallcoface@co.hall.tx.us	T H
Matthew Swafford		mswafford@a-1-floors.com	M S
Dave Homan	HCSO		