

Hall County, Texas
Called Commissioners' Court Meeting

January 30, 2025

BE IT REMEMBERED THAT THE HALL COUNTY COMMISSIONERS MET IN A CALLED COMMISSIONERS' COURT MEETING on **January 30, 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; Patricia Snider, County/District Clerk; Sean Wylie, Sun & Sky; Pat Wylie, Sun & Sky; Judy Roten, County Judge Assistant; James Jessen, Infinity Contractors; Tom Heck, Sheriff; Teresa Altman, Tax Assessor/Collector.

1. CALL MEETING TO ORDER.

- a. The meeting was called to order at 12:35 PM by Judge Ray Powell.
- b. Opening prayer 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.

Exhibit A – PROJECT MEETING AGENDA 1/30/20245

Exhibit B – PROJECT MEETING MINUTES 12/30/2024

Exhibit C – SIGN IN SHEET

Motion by Commissioner Wilson and seconded by Commissioner Proffitt and It is the Order of the Court to approve Exhibit D, Regarding Contingency Overage due to the replacement of water lines and 2" double check valves needing to be replaced. Motion passed unanimously.

Exhibit D

Judge Powell ordered a brief recess at 1:09PM
Court reconvened at 1:15pm

3. DISCUSS AND APPROVE THE \$20,000 BOND FOR THE TAX ASSESSOR-COLLECTOR REQUIRED BY THE STATE OF TEXAS FOR STATE TAXES AND REGISTRATION FEES AS REQUIRED BY 6.28 AND 6.29 OF THE TEXAS TAX CODE.

Motion by Commissioner Lindsey and seconded by Commissioner Proffitt and It is the Order of the Court to approve a new surety bond in the amount of \$20,000, for and on behalf, of our Tax Assessor, Teresa Altman, as required by the State of Texas Comptroller's Office and following the remaining edicts as required in Exhibit E. Motion passed unanimously.

Exhibit E

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

Nothing currently.

5. 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.

Sheriff Heck reported an inmate tried to escape through the front door of the jail by ramming the door with his body, damaging the door frame and glass.

Motion by Commissioner Wilson and seconded by Commissioner Lindsey and it is the order of the court to approve the repairs to the Jail door frame, door, glass, locks and magnets, as stated in Exhibit F. Motion passed unanimously.

Sheriff Heck wanted to discuss the Employment Policy for the County, regarding employees (deputies) being required to live within the City Limits. There is nothing in the Policy that requires this. The Hall County Sheriff's Policy says to be determined by the Sheriff.

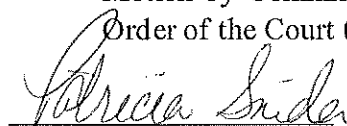
Exhibit F

Judge Powell called for a short recess, to sign/notarize Bonds. At 1:35 PM.

Court reconvened at 1:55 PM

6. ADJOURNMENT

Motion by Commissioner Proffitt and seconded by Commissioner Wilson and it is the Order of the Court to adjourn the meeting at 1:56 PM. Motion passed unanimously.



Patricia Snider,
Hall County Clerk

EXHIBIT A**PROJECT MEETING Agenda**Project Name: **Hall CCH**Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**Meeting Date: **January 30th, 2025, 12:30 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>	
<u>1.02</u>		<u>Review Minutes from Last Meeting</u> Request approval of 12-30-24 meeting minutes.	✓
<u>1.03</u>		<u>Subcontractor Update - Work Complete and Ongoing</u> <u>PMW –</u> 1. Plaster trim out at 2 nd floor windows, infilling conduit trenches. 2. Paint stripping window frames at 4 th floor courtroom. <u>Go Contracting –</u> Continue framing on 1 st floor and install one side drywall. <u>Frontier Waterproofing –</u> Repoint brick at southeast corner, painting window lintels on 1 st floor and 2 nd floor on south side. <u>Larry Baker Plumbing –</u> Continue building rough-in. <u>Electrical (Sun & Sky) –</u> Continue rough-in on 4 th floor. <u>HVAC (Infinity) –</u> Ductwork to begin next week. <i>Tuesday</i>	✓
<u>1.04</u>		<u>Architect Update</u>	
<u>1.05</u>		<u>Owner –</u> <u>THC –</u> Any update on supplemental funding?	
<u>1.06</u>		<u>Old Business</u> Mailbox update. Update of 16 exterior historic period light fixtures of \$105,200. Note this will be deduct from Owner Allowance. Art is trying to find less expensive lights. <u>New Business</u>	✓
<u>1.07</u>		<u>Review Submittal Log</u> 1. Continue submitting as subcontractors get to PCG	
<u>1.08</u>		<u>Review RFI Log</u> RFI 36 – North and south stairwell windows.	Pending
<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.	Approved Approved Approved Approved Approved Approved Approved Approved

		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. Regarding contingency, the project started with \$500,000. Remaining Contingency of \$9,512.00 Working on new pricing for vault doors per architect scope of work.	Approved Approved Approved Pending -12,816
<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> Submitted Pay Application #16 on 1-27-25.	✓
<u>1.13</u>		<u>Safety Issues</u> None	✓
<u>1.14</u>		<u>Site Review</u> Art to perform general review of ongoing work.	✓
<u>1.15</u>		<u>Next Meeting Confirmation</u> February 27 th at 12:30 PM.	✓

PROJECT MEETING MinutesProject Name: **Hall CCH**Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**Meeting Date: **December 30th, 2024, @ 12:30 PM**Meeting Location **121 S. 9th St. – Hall County Courthouse Annex**

		<i>Meeting</i>	
<u>ITEM</u>	<u>ACTION</u>		
<u>1.01</u>		Route sign in sheet See attached.	
<u>1.02</u>		Review Minutes from Last Meeting Received approval of 11-25-24 meeting minutes.	
<u>103</u>		Subcontractor Update - Work Complete and Ongoing PMW – 1. Plaster at window frames on 3 rd floor. 2. Priming plaster walls throughout. Patcon – Sidewalks poured, steps to lower entries upcoming in the next 2-3 weeks. Art stated that to avoid pouring concrete during the cold temperatures. Frontier Waterproofing – Repointing and cleaning masonry around lower entry stone, upper brick repoint and clean at south side. Larry Baker Plumbing – Continue building rough-in. Electrical (Sun & Sky) – Continue rough-in throughout. There will be some extra cost for city light wiring, but this will be direct between Sun and Sky and City of Memphis. HVAC (Infinity) – Continue copper lines install throughout. Ductwork to begin next week.	
<u>1.04</u>		Architect Update Art working with mailbox manufacturer and will send sketch to TDLR for their review. Once approved, Art will provide remedial drawings to PCG. Installation will require a small amount of base stud gyp board around the back of the units as well as wall penetration. The location for the mailbox is in clay tile so this will require support angle and additional cost associated with it.	
<u>1.05</u>		Owner – Lee confirmed that the supplemental request of \$300,000 from the THC would be sufficient to complete the project. Art stated he would request \$461,000 to be sure there was enough to complete the project. Art will draft a letter for the County, the County will edit and sign the letter, send it to Susan Tietz at THC, and copy Eva Osborne. Letter will include a list of the items but does not itemize each cost but provides a total cost. THC – Regarding the last supplemental funding submitted, Susan added money for engineering and professional fees.	
<u>1.06</u>		Old Business Art provided plan sheets showing where each IT room is for each floor to PCG and Farley Tech and Lee forwarded to Sun and Sky. There has been no communication between Farley Tech and Sun and Sky, but they are running the wiring as shown in these new drawings. Update of 16 exterior historic period light fixtures. First price came in at \$105,200. As PCG understands it, this cost would be deducted from the contingency. Art is trying to find less expensive lights.	

		<u>New Business</u> None.	
<u>1.07</u>		<u>Review Submittal Log</u> 1. Continue submitting as subcontractors get to PCG. 2. Lee to submit a cast in place concrete lift station shop drawing.	
<u>1.08</u>		<u>Review RFI Log</u> None at this time.	
<u>1.09</u>		<u>Change Proposals</u> <ol style="list-style-type: none"> 1. COR 01 – Abatement of east corridor 1st floor ceiling 2. COR 02 – 1st floor tile and mastic in Rooms 113-117. 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. 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. Deduct \$12,650 for main yard sewer line replacement. Deduct \$1,993 for added chase wall framing in Room 202 Deduct \$20,766 for 6x6 tile and ¾” thresholds Deduct \$11,199 for maintenance valves in ACU/FCUs Remaining Contingency of \$9,512.00 Working on new pricing for vault doors per architect scope of work. 	<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> Complete date is December 20, 2025.	
<u>1.12</u>		<u>Application for Payment</u> Submitted Pay Application #14 for November. The judge will check the payment for November. PCG will submit Application #15 for December 2024 on 1-2-25.	
<u>1.13</u>		<u>Safety Issues</u> None	
<u>1.14</u>		<u>Site Review</u> Art to perform general review of ongoing work.	
<u>1.15</u>		<u>Next Meeting Confirmation</u> January 30 th at 12:30 PM.	

Hall County Courthouse Restoration

EXHIBIT C

Sign in Sheet

12/30/2024

CONTACT	COMPANY	Email	Initials
Judge Powell	Hall County Judge	hallcojjudge@dtgof-texas.com	RP
Ronny Wilson	Hall County Precinct 1		
Terry Lindsey	Hall County Precinct 2		T/L
Gary Proffitt	Hall County Precinct 3		UP
Troy Glover	Hall County Precinct 4		
Pat Snider	Hall County / District Clerk	psnider@co.hall.tx.us	PA
Eva Osborne	Texas Historical Commission	Eva.Osborne@thc.texas.gov	EO
Arthur Weinman	Arthur Weinman Architect	art_wa@swbell.net	
Alan Odom	Premier Commercial Group/Owner	aodom@premier-cg.com	
Kenneth Head	Premier Commercial Group/Superintendent	khead@premier-cg.com	K.H.
Lee Evans	Premier Commercial Group/Project Manager	levans@premier-cg.com	
James Jessen	Infinity Contractors	james.jessen@infinitycontractors.com	
Sean Wylie	Sun & Sky Electric	spwylie@sunandskyelectric.com	SW
JUDY BOLTEN			J.P.
Pat Wylie	Sun & Sky		P.W.



**PREMIER
COMMERCIAL
GROUP**

4108 Glenview Dr.
Haltom City, TX 76117

EXHIBIT D

(817) 274-1377 Fax (817) 274-8533

Change Order Request:

Between Premier Commercial Group and

Owner: Hall County
512 West Main St.
Memphis, TX 79245

Proposal Number: 13

Date of Issuance: 1/23/2025

Date of Contract: 12/18/2023

Reference RFP: _____

Project: Hall County Courthouse Restoration
512 West Main St.
Memphis, TX 79245

Architect Project No. _____

Contractor Project No. _____

DESCRIPTION:

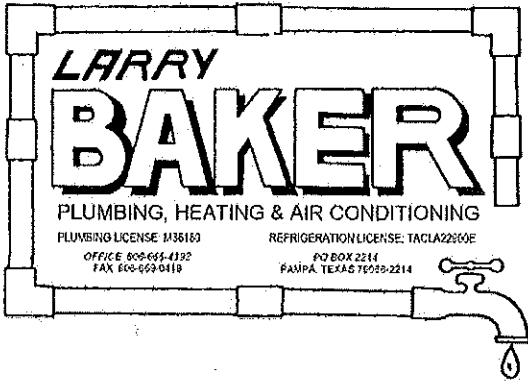
- | | | |
|---|----|-----------|
| 1. Provide labor and materials for new 2" copper water line with (2) 2" double check valves/boxes | \$ | 9,512.00 |
| 2. Provide labor and materials fo new 2" copper water line with (2) 2" doulbe check valves/boxes | \$ | 11,954.00 |

REF: RFI 32 regarding this change proposal

NOTE: Remaining Contingency is \$9,512.00, additional contingency subject to PCG overhead/profit and insurance

Subtotal	\$	<u>21,466.00</u>
GL and Bond Insurances		\$59.77
Overhead & Profit 15%		\$1,802.07
TOTAL CPR 13	\$	23,328

REQUESTED BY: Lee D Evans



January 22, 2025

Premiere Commercial
Haltom City, TX

RE-Water Service Line

To furnish labor and materials as per specs for a new 2" copper water line with (2) 2" double check valves with valve boxes to grade.....

TOTAL PRICE.....\$21,466.00

- Notes: 1. Sales taxes are not included.
2. No work on customers water meter is included.

Sincerely,

Kyle Parnell
Manager



COMPTROLLER OF PUBLIC ACCOUNTS
STATE OF TEXAS
AUSTIN, 78774

January 6th, 2025

EXHIBIT E

The Honorable Ray Powell
Hall County Judge
512 Main Street Ste. 4
Memphis, TX 79245

Dear Honorable Ray Powell:

The Tax Assessor-Collector in your county will begin a new term of office on January 1st, 2025. It is necessary that a new surety bond be filed with the Comptroller. The bond will cover state taxes and registration fees as required by Sections 6.28 and 6.29 of the Texas Tax Code.

I have enclosed a bond form for your use, or you may use the form supplied by your bond company, provided all information is the same. The bond should be made in the amount of \$10,000.00 and the completed bond should be returned to this office by January 31st, 2025. Please keep in mind that before this office can approve the bond, it must be:

1. Made payable to the governor and/or successors
- ②. Approved in open commissioner's court
3. Signed by the county judge
4. Signed and notarized by the tax assessor
5. Signed and notarized by the surety company
6. Signed and recorded by the county clerk; and
7. The Oath of Office must be completed, signed and notarized.

If you need additional assistance, you may call:

Debbie Stojanik:

toll-free at 1-800-531-5441, extension 34429

direct: 512-463-4429

Veronica Vasquez:

toll-free at 1-800-531-5441, extension 34428

direct: 512-463-4428

Sincerely,

Debbie Stojanik & Veronica Vasquez
Miscellaneous Taxes
Revenue Accounting Division
Enclosure

Morris Glass



EXHIBIT F

Invoice

Date	Invoice #
1/31/2025	8346

Commercial • Residential

PO Box 791, Claude, TX 79019 ~ 806-226-2328

Bill To
Hall County Jail 200 E. Harrison St. Memphis, TX 79245 806-259-2636

Job Location
New Front Door Entrance

Quantity	Description	Rate	Amount
1	Commercial Store Front Clear Finish Metal Door 3-0 x 7-0 Single Wide stile Door w/ Mid Rail, 10" Bottom Rail, Lever Handle	2,400.00	2,400.00
1	Commercial Store Front Clear Finish Metal Frames 65 x 96 Single Door, Sidelite on Right Side and Transom	1,200.00	1,200.00
1	Commercial Store Front Glass 1" IG's Low-E Tempered	2,000.00	2,000.00
1	Door Closures	150.00	150.00
1	Labor	1,200.00	1,200.00
	LEAD TIME ON DOOR WITH LEVER HANDLE 8 WEEKS		
	50% Down required for Materials = \$ 3,475.00		
	Sales Tax rate (effective 10.01.17)	8.25%	0.00
<p>Approved Comm Court on Jan 29th 2025</p> <p><i>[Signature]</i></p> <p>Jail maintenance</p> <p><i>[Signature]</i></p>			

Thank you for your business!

Total	\$6,950.00
Payments/Credits	\$0.00
Balance Due	\$6,950.00