

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

**February 27, 2025**

BE IT REMEMBERED THAT THE HALL COUNTY COMMISSIONERS MET IN A CALLED COMMISSIONERS' COURT MEETING on **February 27, 2025** with the following members present: Ray Powell, County Judge, presiding; Terry Lindsey, Commissioner Precinct #2; Gary Proffitt, Commissioner Precinct #3; Troy Glover, Commissioner Precinct #4; Eva Osborne, Texas Historical Commission; Arthur Weinman, Architect; Kenneth Head, Premier Commercial Group/Superintendent; Lee Evans, Premier Commercial Group/Project Manager; James Jessen, Infinity Contractors; Patricia Snider, County/District Clerk; Teresa Altman, County TAC; Judy Roten, County Judge Assistant; Tom Heck, Sheriff; Lloyd Roberts, community member.

**1. CALL MEETING TO ORDER.**

- a. The meeting was called to order at 12:35PM by Judge Ray Powell.
- b. No 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.**

**Exhibit A** – PROJECT MEETING AGENDA 2/27/2025

**Exhibit B** – PROJECT MEETING MINUTES 2/27/2025

**Exhibit C** – SIGN IN SHEET

Judge Powell ordered a brief recess at 1:09PM  
Court reconvened at 1:17PM

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

Discussion only. Sherrif Heck presented a document showing the amount of the pickup purchased had been reduced from \$58,000 to \$40,000. A 4X4 side by side was purchased with SB22 Funds. He was paying the extended warranty on the 4X4 out of Budget vehicle line item.

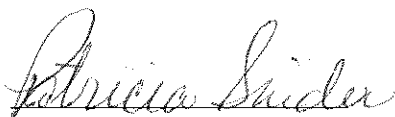
**4. CONSIDER, AND TAKE NECESSARY ACTION ON USE OF EQUIPMENT, MATERIALS, PURCHASES, OTHER COUNTY MATTERS, COUNTY WORK PROJECTS, EXTRA HELP OR HIRING OF ROAD EMPLOYEES ON COUNTY ROAD AND BRIDGES BY COMMISSIONERS IN EACH PRECINCY.**

Teresa Altman, County TAC presented to the Commissioners that she and Clerk Snider are attending the Real Places Conference 2025 presented by Friends of the Texas Historical Commission on invitation by Judge Powell. Altman asked the Court if the funds to pay for the registration, lodging, travel and meals could come from Contingency funds rather than the TAC and Clerk's budget.

Motion by Commissioner Lindsey and seconded by Commissioner Proffitt and It is the Order of the Court to approve the funds for the Real Places Conference be paid using Contingency funds. Motion passed unanimously.

**5. ADJOURNMENT**

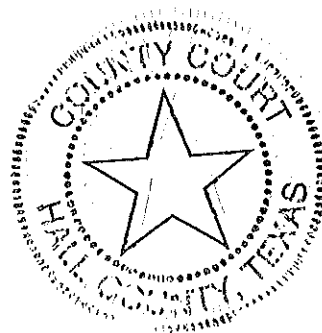
Motion by Commissioner Lindsey and seconded by Commissioner Proffitt and it is the Order of the Court to adjourn the meeting at 1:32PM. Motion passed unanimously.



**Patricia Snider,**  
Hall County Clerk

*Minutes approved 3/10/25*

FILED 2025 MAR 17 AM 01:18  
HALL COUNTY DISTRICT CLERK



**PROJECT MEETING Agenda**Project Name: **Hall CCH**Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**Meeting Date: **February 27<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><u>Route sign in sheet</u></b>	
<b>1.02</b>		<b><u>Review Minutes from Last Meeting</u></b> Request approval of 1-30-25 meeting minutes.	
<b>1.03</b>		<b><u>Subcontractor Update - Work Complete and Ongoing</u></b> <b>PMW –</b> 1. Plaster repairs on 1 <sup>st</sup> floor. 2. Prepping floor to pour concrete trenches. 3. Painting on 4 <sup>th</sup> floor electrical room, tape and bed continues. <b>Go Contracting –</b> remobilize after roughin inspection on 3-27-25. <b>Frontier Waterproofing –</b> Cleaning brick on west side, repoint stone on southwest corner, painting lintels on 4 <sup>th</sup> floor west side. <b>Larry Baker Plumbing –</b> Continue building rough-in. <b>Electrical (Sun &amp; Sky) –</b> Continue rough-in on 1 <sup>st</sup> floor. <b>HVAC (Infinity) –</b> Ductwork continues throughout building at 40%. <b>BHB –</b> March 27 <sup>th</sup> BHB will perform a mechanical, electrical, plumbing rough in inspection.	
<b>1.04</b>		<b><u>Architect Update</u></b>	
<b>1.05</b>		<b><u>Owner –</u></b> <b><u>THC –</u></b>	
<b>1.06</b>		<b><u>Old Business</u></b> 1. Mailbox – 2. Historic period exterior light fixtures <b><u>New Business</u></b>	
<b>1.07</b>		<b><u>Review Submittal Log</u></b> 1. Continue submitting as subcontractors get to PCG	
<b>1.08</b>		<b><u>Review RFI Log</u></b> None	
<b>1.09</b>		<b><u>Change Proposals</u></b> 1. COR 01 – Abatement of east corridor 1 <sup>st</sup> floor ceiling - \$7,735. 2. COR 02 – 1 <sup>st</sup> 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.	<i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i> <i>Approved</i>

		<p>7. COR 07 - REJECTED</p> <p>8. COR 08 –Added chase wall framing in Rm 202 &amp; courtroom - \$1,993.00.</p> <p>9. COR 09 – 6x6 tile, ¾" thresholds - \$20,766.</p> <p>10. COR 10 – Maintenance valves for AHU/FCUs - \$11,199</p> <p>11. COR 11 – Reinstate original HVAC design - \$187,926.</p> <p>12. COR 12 – Elevator upgrade/builders risk costs - \$70,205.</p> <p>13. COR 13 – New 2" waterline with (2) 2" double check valves - \$23,328.</p> <p>14. Regarding contingency, the project started with \$500,000.  Remaining Contingency of &lt;-\$13,816.00&gt;.  Working on new pricing for vault doors per architect scope of work.</p>	<p>Approved</p> <p>Approved</p> <p>Approved</p> <p>Approved</p> <p>Approved</p> <p>Approved</p> <p>Approved</p>
<b><u>1.10</u></b>		<p><b><u>Review Corrective Actions</u></b>  None at this time.</p>	
<b><u>1.11</u></b>		<p><b><u>Progress Schedule</u></b>  Completion date is December 20, 2025.</p>	
<b><u>1.12</u></b>		<p><b><u>Application for Payment</u></b>  Submitted Pay Application #17 on or around 2-25-25.</p>	
<b><u>1.13</u></b>		<p><b><u>Safety Issues</u></b>  None</p>	
<b><u>1.14</u></b>		<p><b><u>Site Review</u></b>  HVAC ductwork interfering with concrete beam at 1<sup>st</sup> floor south and northeast areas.  Plumbing copper line on 2<sup>nd</sup> floor route for Art to review.  Alternate flooring for elevator cab.</p>	
<b><u>1.15</u></b>		<p><b><u>Next Meeting Confirmation</u></b>  March 27<sup>th</sup> at 12:30 PM..</p>	

**EXHIBIT B****PROJECT MEETING Minutes**Project Name: **Hall CCH**Purpose: **Team Meeting with Hall County, THC, Arthur Weinman Architect, PCG**Meeting Date: **February 27<sup>th</sup>, 2025, 12:35 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> See attached.	
<b>1.02</b>		<b>Review Minutes from Last Meeting</b> Received approval of 1-30-25 meeting minutes.	
<b>1.03</b>		<b>Subcontractor Update - Work Complete and Ongoing</b> PMW – <ol style="list-style-type: none"> <li>1. Plaster repairs on 1<sup>st</sup> floor.</li> <li>2. Prepping floor to pour concrete trenches.</li> <li>3. Painting on 4<sup>th</sup> floor electrical room, tape and bed continues on 4<sup>th</sup> floor.</li> </ol> <b>Go Contracting</b> – remobilize after rough-in inspection on 3-27-25. <b>Frontier Waterproofing</b> – Cleaning brick on west side, repoint stone on southwest corner, painting lintels on 4 <sup>th</sup> floor west side. <b>Hejny Contracting</b> – window fabrication starting mid-March with installation starting around late April to mid-May. <b>Larry Baker Plumbing</b> – Continue building rough-in, submittal forthcoming for the cast-in-place lift station. <b>Electrical (Sun &amp; Sky)</b> - Continue rough-in on 1 <sup>st</sup> floor. <b>Farley Tech</b> – Sherrif Heck was able to get Farley and our electrical contractor in touch with each other and Farley should be able to start security wiring sometime in June. <b>HVAC (Infinity)</b> – Ductwork continues throughout building at 40%. <b>BHB</b> – March 27 <sup>th</sup> BHB will perform a mechanical, electrical, plumbing rough in inspection.	
<b>1.04</b>		<b>Architect Update</b> <ol style="list-style-type: none"> <li>1. Art to submit post office boxes to PCG for pricing.</li> <li>2. Art has priced up the historic period light fixtures that will cost around \$105,000. It has been difficult finding another company to provide pricing.</li> <li>3. Art requested PCG to weld the fire shutters so they can't be pulled down.</li> </ol>	
<b>1.05</b>		<b>Owner</b> – Lee confirmed completion date of 12-20-25. <b>THC</b> – Eva to retire June 30 <sup>th</sup> , 2025.	
<b>1.06</b>		<b>Old Business</b> <ol style="list-style-type: none"> <li>1. Mailbox – see Architect update above.</li> <li>2. Historic period exterior light fixtures – see Architect update above.</li> </ol> <b>New Business</b> Art stated it would be good if we could reserve \$100,000 to \$120,000 for Owner furnishings.	

<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> None	
<u>1.09</u>		<u>Change Proposals</u> <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. <b>Regarding contingency, the project started with \$500,000. Remaining Contingency of &lt;-\$13,816.00&gt;.</b> Working on new pricing for vault doors per architect scope of work.</li> </ol>	<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> Submitted Pay Application #17 on or around tomorrow or Friday.	
<u>1.13</u>		<u>Safety Issues</u> None	
<u>1.14</u>		<u>Site Review</u> HVAC ductwork interfering with concrete beam at 1 <sup>st</sup> floor south and northeast areas. Plumbing copper line on 2 <sup>nd</sup> floor route for Art to review. Alternate flooring for elevator cab. PCG to submit samples at the next meeting.	
<u>1.15</u>		<u>Next Meeting Confirmation</u> March 27 <sup>th</sup> at 12:30 PM..	

# Hall County Courthouse Restoration

# EXHIBIT C

## Sign in Sheet

2/27/2025

CONTACT	COMPANY	Email	Initials
Judge Powell	Hall County Judge	hallcojudge@dtgofexas.com	RPD
Ronny Wilson	Hall County Precinct 1		
Terry Lindsey	Hall County Precinct 2		TL
Gary Proffitt	Hall County Precinct 3		YIP
Troy Glover	Hall County Precinct 4		TR
Pat Snider	Hall County / Distric Clerk	psnider@co.hall.tx.us	PS
Judy Roten	Hall County	judy.roten@co.hall.tx.us	JR
Eva Osborne	Texas Historical Commission	Eva.Osborne@thc.texas.gov	EO
Arthur Weinman	Arthur Weinman Architect	art_wa@swbell.net	AW
Alan Odorn	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	
James Jessen	Infinity Contractors	james.jessen@infinitycontractors.com	
Sean Wylie	Sun & Sky Electric	spwylie@sunandskyelectric.com	
Pay Wylie	Sun & Sky Electric	spwylie@sunandskyelectric.com	

Tom Hesse  
 Lloyd ROBERTS  
 Hall Co -  
 Memphis Council Mbr