

COMMISSIONERS COURT MINUTES, REGULAR SESSION, NOVEMBER 13, 2023

The Terrell County Commissioners Court met on Monday, the 13th day of November 2023, at 9:00 A.M. in the commissioner courtroom of the county courthouse in the city of Sanderson, Texas. Notices of the meeting place were timely posted at a site readily accessible to the general public at all times and remained posted for at least seventy-two hours preceding the scheduled time of this meeting, in compliance with the Open Meetings Act.

The Hon. Dale Carruthers, County Judge, called the meeting to order. The following members of this Court and Officers of the County were present:

Hon. Adam Johnson - Zoom	Commissioner Pct. 1
Hon. Lupe Garza	Commissioner Pct. 2
Hon. Arnulfo Serna	Commissioner Pct. 3
Hon. Gene Chavez	Commissioner Pct. 4

Hon. Raeline Thompson	County and District Clerk
Hon. Rebecca Luevano	County Treasurer
Hon. Kenneth Bellah	County Attorney
Hon. Thaddeus Cleveland	County Sheriff

Commissioner Serna gave the Invocation and led the commissioner's court in the Pledge of Allegiance to the United States flag, followed by the Pledge of Allegiance to the Republic of Texas Flag.

Public Comments – Monique Lacroix asked the commissioners why we have four phone companies and she questioned the registration for the Extension Agent.

Minutes from previous meetings – Commissioner Serna motioned to accept the minutes from the September 11, 2023, Regular Session and the October 13, 2023, Special Session. Commissioner Chavez seconded the motion calling for a vote; all members answered “aye,” and the motion carried.

Sub-Lease between Joe David Yates and Neufeld Farms and or Big Water Farms LLC – Commissioner Serna motioned to approve the sub-lease agreement between Joe David Yates and Neufeld Farms and or Big Water Farms. Commissioner Chavez seconded the motion calling for a vote; all members answered “aye,” and the motion carried.

SUB-LEASE AGREEMENT

Lessor - Joe David Yates, Inc.
Box 939
Mason, TX 76856
512-567-3036

Lessee - Joey and Angela Neufeld Farms and or Big Water Farms, LLC
P.O. Box 174
Seminole, TX 79360

The terms of this sub-lease will match Lessor's current lease with Terrell County. The terms which are 2½ years plus a 5-year extension if executed and an additional 5 year term based on Lessor's terms with Terrell County.

Lessee shall have the right to clear and develop approximately 1280 acres or two Sections of Irrigated farm ground, and drill wells to facilitate good Farming Practices.

Lessee shall have the Rights and Power of Attorney to pull water well permits from Llano Estacado Under Ground Water District.

Lessee shall pay Lessor a mutually agreed amount per section per year for said rights to the farm described as Terrell County School Land S/2 of League 310. Lessee's first payment will be January 1, 2024.

Lessee shall have Conservation Plan approved by NRCS prior to January 2024 and agrees to adhere to said plan for the term of this Lease Agreement. If for some reason Lessee opts out of the lease agreement, they will put all lands back into native grasses. If Lessee opts out all pumps, pivots and other equipment will be removed as these are Lessee's personal property, but all well bores will remain with the property.

Lessor will have 1st right to graze any cover crops on the property and will have 1st right to purchase any bales harvested on said properties if Lessor and Lessee come to a mutual agreed upon amount for said bales.

Joe David Yates, Inc.

Joey Neufeld

Culture Club using the future Museum for the Christmas Bazaar this year and the \$1,000 from the Hotel/Motel tax. Commissioner Serna motioned to approve the Culture Club using the future Museum for the Christmas Bazaar. Commissioner Johnson seconded the motion calling for a vote; all members answered "aye," and the motion carried.

November 7, 2023

Att: Terrell County Commissioners Court

First we wanted to thank you for your service to Terrell County.

For more than 30 years the Sanderson Culture Club has been hosting the Christmas Bazaar. This year we would like to request the support of the Terrell County Hotel/Motel tax fund to help support the Christmas Bazaar.

With this event we will have advertising on social media and through posters in Sanderson and the surrounding communities. Each year this event is held on the first Saturday in December prior to the Hunters Feast. This date is chosen to enhance the attendance at the hunters feast and give people double the reason to come spend their money and their time in Sanderson.

The event hosts up to 18 artists and crafters. Some of the participating artists are local, while others will be traveling from Ft. Worth, Del Rio, San Antonio and Martindale, Texas.

Our arts/crafts showcased this year include: quilts, woodworking, soap making, beadwork, antiques, upholstery and candle making.

In addition to these items, we have planned an educational booth to raise awareness of the needs of the honey bee/ pollinators. Bee awareness is a statewide project of the Texas Federation of Women's Clubs. In recent years the bees have suffered colony losses. The native bees are in trouble due to pesticides, disease and habitat loss.

Any money raised at this event will go back into the community to support things like the: Crisis Center of the Big Bend, The Terrell County Food Pantry The Terrell County Library, the Sybal Savage Scholarship fund, The HOBY representative which is a youth leadership program, and books to build a personal library and a love for reading beginning with our kindergarten graduates. So basically everything we make goes back into this community

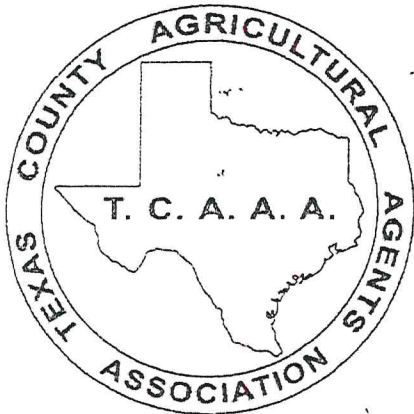
Thank you in advance for supporting the Sanderson Christmas Bazaar through the Hotel/Motel Tax Fund.

Respectfully,
Sanderson Culture Club

Otis Elevator proposal for the Annual Pressure Relief Valve No Load Test to pass inspection – Commissioner Serna motioned to approve the Otis Elevator proposal of \$2,109.99 for the Annual Pressure Relief Valve No Load Test to pass inspection. Commissioner Chavez seconded the motion calling for a vote; all members answered “aye,” and the motion carried.

Return \$800 back to the Extension Agent Registration budget line item – Commissioner Serna motioned to approve moving \$800 from the 0250 line item to the Extension Agent Registration line item 0317 to replace the \$800 that was removed in the 2023-2024 budget. Commissioner Garza seconded the motion calling for a vote; all members answered “aye,” and the motion carried.

Approve payment of \$150.00 to the District 6 Texas County Agriculture Agents Association – Commissioner Serna motioned to approve payment of \$150.00 to the District 6 Texas County Agriculture Agents Association. Commissioner Johnson seconded the motion calling for a vote; all members answered “aye,” and the motion carried.



District 6 Texas County Agriculture Agents Association

Cody Trimble
P.O. Box 299
Garden City, TX
79739

Date: 11/02/2023

Name: Alejandra Camarillo

County: Terrell

Amount: \$ 150.00

For: 2024 State and District 6 TCAA Dues

Make check payable to District 6 TCAA and remit to above address.

Thank you,

Cody
Trimble
D6 TCAA
Director

Luke
Hendryx
D6 TCAA
Alternate
Director

Dena Floyd
D6-TCAA
Treasurer

Transferring money to EMS for Contract EMS line item – No Action.

Use the Downtown facilities on December 9th to host a Living “O Little Town of Bethlehem” presented by Community Members – Commissioner Chavez motioned approve the use of the downtown facilities for December 9th to host a Living “O Little Town of Bethlehem. Commissioner Garza seconded the motion calling for a vote; all members answered “aye,” and the motion carried.

Terrell County Visitor Center to donate a basket of items/gifts (approximately \$100) for the Hunter’s Feast Raffle – Commissioner Serna motioned to approve donating a basket of items/gifts from the Visitor’s Center for the Hunter’s Feast Raffle. Commissioner Chavez seconded the motion calling for a vote; all members answered “aye,” and the motion carried.

Terrell County Visitor Center set up booth at the Christmas Bazaar on December 2nd – Commissioner Serna motioned to approve the Visitor Center to pay the fee of \$25 for a booth at the Christmas Bazaar. Commissioner Chavez seconded the motion calling for a vote; all members answered “aye,” and the motion carried.

List of Bills, Ratify Bills and Other Bills – Commissioner Serna motioned to pay the list of bills, ratify bills and other bills. Commissioner Johnson abstained. Commissioner Serna seconded the motion calling for a vote; three members answered “aye,” and the motion carried.

Bills	\$5,320.99
Ratify Bills	\$10,622.27
Other Bills	\$413.13
Un-invoiced Ratified	\$35,961.49

Payroll and Utility bills not yet received – Commissioner Serna motioned to pay the payroll and utility bills not yet received. Commissioner Garza seconded the motion calling for a vote; all members answered “aye,” and the motion carried.

Pay Roll Paid 10/6/2023	\$54,098.39
Pay Roll Paid 10/20/2023	\$53,759.08

Amendments and Transfers – Commissioner Serna motioned to move from line 0150, \$55,00.00 to line item 0145, and \$35,000 to 0152 contract EMT and leave 0150 to zero. Commissioner Chavez seconded the motion calling for a vote; all members answered “aye,” and the motion carried.

Monthly Reports – Commissioner Serna motioned to approve the monthly reports. Commissioner Chavez seconded the motion calling for a vote; all members answered “aye,” and the motion carried.

Terrell County Treasurers Report SEPTEMBER 2023

General Fund: as of OCTOBER 6, 2023

Pecos County State Bank: \$148,356.09
TexPool INV: \$0.00
Lonestar (First Public) INV. @4.5%: \$611.88
TOTAL: \$148,967.97
CEDAR GROVE CEMETERY:
Pecos County State Bank account: \$16,417.33
Raymond James (Money Market): \$70,427.16
TOTAL \$86,798.21
Historical Commission:
\$6,741.61
Hotel Motel TAX:
\$46,064.64
Venue:
\$258,907.83
Visitor Center:
\$3,257.40
EMS J RAC (GRANT)
\$34,448.79
American Rescue Program Act Fund (A.R.P.A. GRANT)
\$34,644.08

SHERIFFS OFFICE GRANT REIMBURSEMENTS
OPERATION LONE STAR (O.L.S. GRANT) \$422,886.94 10/10/23
STONE GARDEN GRANT O.P.S.G. \$7,925.27 10/17/23
LOCAL BORDER STAR P ROGRAM (L.B.S.P. GRANT) \$0.00

Animal Control	Verbal from Sheriff Cleveland
Justices of the Peace	Received October
County & District Clerk	Received October
EMS	Verbal Stephanie
Road & Bridge	Received October
Senior Citizens Transportation	Received October
AgriLife Extension	Received October
Museum & Historical Commission	Received October
Terrell County Library	Received October
Visitor Center	Received October Need Volunteers
Sanitation	Received September & October
Clinic Report	None
Volunteer Fire Department	None
Airport Report	Received October
Food Pantry	Received October

Adjourn - Commissioner Chavez made a motion to adjourn. Commissioner Serna seconded the motion calling for a vote; all members answered "aye," and the motion carried.

/s/ Raeline Thompson

Raeline Thompson, County Clerk, and Ex-officio Clerk
Terrell County Commissioners Court

ORDER TO APPROVE MINUTES OF SPECIAL SESSION

The above and preceding minutes of the meeting held on November 13th, 2023, are now approved (as amended this ____ day of _____ 2023) as presented IN OPEN COURT this 11TH day of December, AD, 2023.

Dale Carruthers Presiding Officer
Attest: Raeline Thompson County Clerk

