

COMMISSIONERS COURT MINUTES, REGULAR SESSION, DECEMBER 8, 2025

The Terrell County Commissioners Court met on Monday, the 8th day of December 2025, at 9:00 A.M. in the commissioner's courtroom of the county courthouse in the city of Sanderson, Texas. Notices of the meeting place were posted at a site readily accessible to the general public at all times. They 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	Commissioner Pct. 1
Hon. Lupe Garza	Commissioner Pct. 2
Hon. Ele Hagelstein	Commissioner Pct. 3
Hon. Gene Chavez	Commissioner Pct. 4

Hon. Raeline Thompson	County and District Clerk
Hon. Pamela Blaylock	County Treasurer
Hon. Kenneth Bellah	County Attorney
Deputy Manuel Jimenez	County Sheriff

Commissioner Johnson 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 on Agenda Items – None

Minutes from previous meetings—Commissioner Chavez motioned to approve the minutes from the November 8, 2025, Regular Session. Commissioner Garza seconded the motion, and Commissioner Johnson abstained, calling for a vote; four members answered “aye,” and the motion carried.

CDBG CFC 210464 Monitoring Report, Monitoring Review and Complete Correspondence from the Texas Department of Agriculture – Commissioner Chavez motioned to approve the CDBG CFC 210464 Monitoring Report, Monitoring Review and Complete Correspondence from the Texas Department of Agriculture. Commissioner Johnson seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.



TEXAS DEPARTMENT OF AGRICULTURE
COMMISSIONER SID MILLER

November 24, 2025

The Honorable Dale Carruthers
County Judge, Terrell County
105 E. Hackberry Street
Sanderson, TX 79848-9800

RE: Texas Community Development Block Grant (TxCDBG)
Grant Agreement No. CFC21-0464
Monitoring Report – Monitor Review Complete

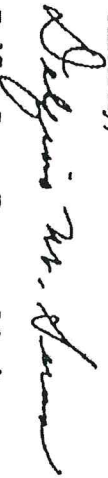
Dear Judge Carruthers:

Thank you for your cooperation with the compliance self-monitoring review of the above-referenced grant agreement. Texas Department of Agriculture (TDA) program monitoring staff have completed a review of the checklists submitted by the authorized official on TDA-GO. The Monitor examined the checklists for completeness and to confirm that any self-reported findings have been satisfactorily addressed. In addition, TDA concurrently conducted a desk review of financial management records to ensure that grant funds were properly administered for eligible project costs, and any findings and concerns have been resolved. Therefore, TDA has accepted the self-monitoring review results.

Please note that the project records for all areas of compliance remain subject to further review where warranted, which can result in appropriate enforcement action in accordance with 24 CFR §570.492 and 2 CFR §200.338. Furthermore, project records must be locally retained for four years from the closeout of the U.S. Department of Housing and Urban Development grant to the State from which the project was funded.

Closeout of the grant agreement will occur on TDA-GO following a final quality control review of data submitted on the electronic Project Completion Report. You will be notified separately of the closeout status. If you have any questions concerning this letter, please contact me at (512) 936-7881 or at Delfino.Serna@TexasAgriculture.gov.

Sincerely,



Delfino Serna, Program Monitor
TxCDBG Program

DS/DS/ds

cc: Carl Esser, Esser & Company Consulting, LLC
Catrina Pulida, TxCDBG Grant Coordinator, TDA

Schedule the Final Public Hearing for CDBG CFC 23-0094 at 5:15 p.m. January 12, 2026 – Commissioner Johnson motioned to schedule the Final Public Hearing for CDBG CFC 23-0094 at 5:15 p.m. January 12, 2026, at the Terrell County Courthouse. Commissioner Garza seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

**TERRELL COUNTY CDBG CONTRACT NO. CFC 23-0094
NOTICE OF FINAL PUBLIC HEARING**

Terrell County has completed their Texas Community Development Program TxCDBG Contract No. CFC 23-0094 which was funded by the Texas Department of Agriculture. This contract in the amount of \$1,000,000.00 provided for waterline and generators for Terrell County Water Control Improvement District 1. A final public hearing to review and comment on the program performance including the actual use of funds for CDBG CFC 23 – 0094 will be held, at 5:15 p.m. January 12, 2026 at the Terrell County Courthouse, 105 E. Hackberry Street Sanderson, Texas 79848. All citizens and interested groups are invited to attend and comment on this matter. Persons unable to attend the final public hearing may submit their views and comments to Dale Carruthers Terrell County Judge, from 8:00 a.m. to 5:00 p.m., Monday through Friday or mail them to Dale Carruthers Terrell County Judge 105 E. Hackberry Street Sanderson, Texas 79848. Accommodations are available for handicapped persons and an interpreter will be provided should one be required for non-English speaking persons by contacting (425) 345-2421 at least three days prior to the final public hearing.

**CONTRATO CDBG DEL CONDADO DE TERRELL N° CFC 23-0094
AVISO DE AUDIENCIA PÚBLICA FINAL**

El condado de Terrell ha completado su Contrato N° de Desarrollo Comunitario de Desarrollo Comunitario de Texas TXCDBG CFC 23-0094, financiada por e Departamento de Agricultura de Texas. Este contrato, por un importe de 1.000.000,00 de dólares, preveía la línea de agua y generadores para el Distrito 1 de Mejora de Control de Agua del Condado de Terrell. Se celebrará una audiencia pública final para

revisar y comentar el desempeño del programa, incluyendo el uso real de fondos para el CDBG CFC 23 – 0094, a las 17:15 horas. 12 de enero de 2026 en el Palacio de Justicia del Condado de Terrell, 105 E. Hackberry Street Sanderson, Texas 79848. Se invita a todos los ciudadanos y grupos interesados a asistir y comentar sobre este asunto. Las personas que no puedan asistir a la audiencia pública final pueden enviar sus opiniones y comentarios al juez del condado de Dale Carruthers, de 8:00 a 17:00, de lunes a viernes, o enviarlos por correo al juez del condado de Dale Carruthers Terrell, 105 E. Hackberry Street Sanderson, Texas 79848. Hay adaptaciones disponibles para personas con discapacidad y se proporcionará un intérprete si es necesario para personas que no hablan inglés, contactando al (425) 345-2421 al menos tres días antes de la audiencia pública final.

Appoint two (2) members of the Commissioners' court to serve on the Terrell County Appraisal District Board of Directors for a two (2) year term beginning January 1, 2026 – Commissioner Chavez motioned to appoint Commissioner Ele Hagelestein and Commissioner Adam Johnson to serve on the Terrell County Appraisal District Board of Directors for a two (2) year term beginning January 1, 2026. Commissioner Garza seconded the motion, calling for a vote; all members answered "aye," and the motion carried.

COUNTY OF TERRELL

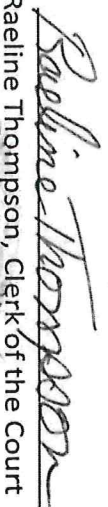
APPOINTMENT OF APPRAISAL DISTRICT BOARD OF DIRECTORS

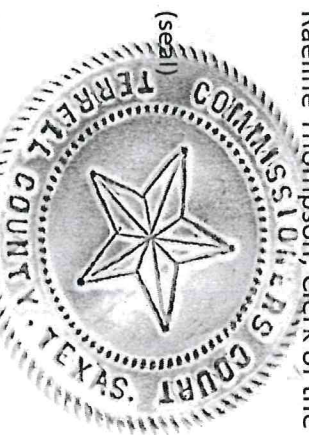
WHEREAS, Pursuant to §6.03 Texas Property Tax Code and Terrell CAD Local Policy 12110 Terrell County is entitled to appoint 2 members from its membership to serve on the Terrell County Appraisal District Board of Directors in November or December of odd numbered years for two (2) year terms beginning in the ensuring even numbered year;

WHEREAS, the Terrell County Commissioners Court is desirous of appointing the two (2) members from its membership serve on the board of directors as required.

NOW THEREFORE, Terrell County Commissioners Court by official action as recorded in the Official Minutes of the court has appointed ADAM JOHNSON and ELE HAGELESTEIN from their membership to serve a two (2) year term beginning on January 1, 2026.

AND FURTHER, the Terrell Court Commissioners Court does NOMINATE James W. Cash to serve as the At-large member of the Board of Directors for a two (2) year term beginning on January 1, 2026 subject to ratification by the Terrell County I.S.D, Board of Trustees.


Raeline Thompson, Clerk of the Court



By official action the Terrell County I.S.D. Board of Trustees has: *circle appropriate action (a) ratified and confirmed the nomination of James W. Cash OR (b) has disagreed and has nominated _____ to serve in this role subject to agreement by the Terrell County Commissioners Court.*

Consider of a possible nomination of 1 at large member to serve on the Terrell County Board of Directors for a 2-year term beginning January 1, 2026 – Commissioner Johnson motioned to approve the nomination of James W. Cash as the 1 at large member to serve on the Terrell County Board of Directors for a 2-year term beginning January 1, 2026. Commissioner Chavez seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

Discuss to adopt the Terrell County Animal Control Policy – No Action. (Sheriff Office only one to make the policy, court is working with Sheriff)

Consider getting bids for the school lands Mineral lease in Gaines County – Commissioner Johnson motioned to approve going out for bids for the school lands Mineral lease in Gaines County. Commissioner Chavez seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

Consider getting bids on the Gaines County Lease – No Action. (June 2026, May 2031 – revisit contract, June 2030 file for surface estate)

County Ordinance to Prohibit Sales or use of restricted fireworks in Terrell County for the December Fireworks Period December – December 20, 2025 – Midnight, January 1, 2026 – Commissioner Johnson motioned to prohibit sales or use of restricted fireworks in Terrell County for the period of December 20, 2025 through Midnight, January 1, 2026. Commissioner Chavez seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

STATE OF TEXAS §
 §
COUNTY OF TERRELL §

ORDER PROHIBITING CERTAIN FIREWORKS
IN UNINCORPORATED AREAS OF TERRELL COUNTY, TEXAS

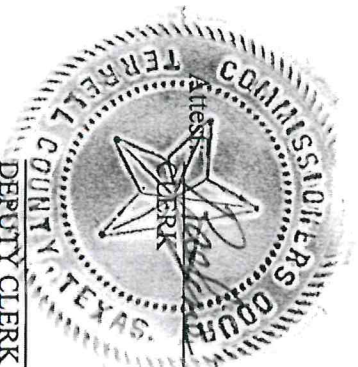
WHEREAS, the Commissioners Court of Terrell County has determined that the normal danger of fire in the unincorporated areas of Terrell County is greatly enhanced by the extremely dry conditions now existing;

NOW, THEREFORE, the Commissioners Court of Terrell County adopts this Order prohibiting the sale or use of restricted fireworks in the unincorporated areas of Terrell County beginning December 20, 2025-Midnight, January 1st, 2026.

- A. A person may not sell, detonate, ignite, or in any way use fireworks classified as “skyrockets with sticks” under 49 C.F.R. part. 173.100(r)(2)(10-01-86 edition) or missiles with fins in any portion of the unincorporated areas of Terrell County.
- B. This order does not prohibit “permissible fireworks” as authorized in Occupations Code Section 2154.003(a).
- C. A Person commits an offence if the person knowingly or intentionally violates a prohibition established by this order. An offense under this order is a Class C misdemeanor.

APPROVED this the 8th day of December 2025, by the Terrell County Commissioners Court.


COUNTY JUDGE



DEPUTY CLERK

Open and Review Bids for several Terrell County building roof repairs – Commissioner Johnson motioned to award Basin Roof \$55,445.00 to repair several of Terrell County roofs. Commissioner Chavez seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

Approve Caroline Bennett to the Board of the Terrell County Groundwater Conservation District to replace Debbie Deaton – Commissioner Chavez motioned to approve Caroline Bennett to the Board of the Terrell County Groundwater Conservation District to replace Debbie Deaton. Commissioner Johnson seconded the motion, calling for a vote; all members answered “aye,” - and the motion carried.

Approve the school to use the Convention Center for the High School Prom in April 2026 – Commissioner Chavez motioned to approve the High School Prom to be held in the Convention Center in April 2026. Commissioner Johnson seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

Approve to pay Rita Lopez for cleaning the convention center, community building, and visitors’ center when jobs are completed – Commissioner Johnson motioned to approve to pay Rita Lopez for cleaning the convention center, community building, and visitors’ center when jobs are completed. 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 Chavez motioned to approve the list of bills, ratify bills, and other bills. Commissioner Garza seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

Payroll and Utility bills not yet received - Commissioner Johnson motioned to approve payroll and utility bills not yet received. Commissioner Chavez seconded the motion calling for a vote; all members answered “aye,” and the motion carried.

Amendments and Transfers – No Action.

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

Sheriff’s Department
Treasurer’s Investment Report & Monthly Report

Rosamaria verbal

Accounts:

Interest Earned

General Fund	\$26,194.91		\$221.62
Outstanding checks not yet cashed	\$7,103.43		
Lonestar Investments	\$6,936		\$22.75
TexStar	\$224		\$0.36
County CD General Fund	\$25,776		\$55.37
County CD Tornado	\$0		\$0.00
TexPool	\$496.52		\$1.53
total for all county General Fund money	\$26,524.13	total interest	\$245.90

Grants:

Bills To be Paid

Money received

OLS		\$0.00
OPSG new grant started in March		\$127,187.84

LBSP

Ratified:

Reliant	\$5,660.43
Water	\$1,295.62
Quarles	\$9,954.88
CitiBank	\$12,503.68
Verzion	\$346.87

Big Bend Telephone	\$3,267.96
W&W Trucking	\$20,439.47
Lone Star Copiers	\$138.17
Dial Tone	\$278.08
Home Depot	\$0.00
Bills for Court	\$26,244.26

Total for bills and Ratifieds \$80,129.42

Payroll

Both payrolls	\$126,677.02
Both IRS	\$42,366.66
TCDRS	\$25,450.41

Total for the month \$194,494.09

SB 22

Sheriff's Department	\$228,795.07
Prosecution	\$95,984.52

Total left \$324,779.59

Animal Control	Rosamaria and Alex - Verbal
Justice of the Peace	October (Both)
County & District Clerk	October
EMS	None
Road & Bridge	October
Senior Citizens Transportation	October
AgrilLife Extension	Pamela Verbal
Museum & Historical Commission	None
Terrill County Library	Alaina Verbal
Visitor Center	October
Sanitation	October
Clinic Report	None
Volunteer Fire Department	None
Airport Report	None
Food Pantry	None

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

Is/ Raeline Thompson

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

ORDER TO APPROVE MINUTES OF PUBLIC HEARING

The above and preceding minutes of the meeting held on December 8th, 2025, are now approved (as amended) this _____ day of _____ 2026) as presented IN OPEN COURT this 12TH day of January AD, 2026.

Dale Caruthers Presiding Officer

Attest: Raeline Thompson County Clerk

