

THE STATE OF TEXAS
COUNTY OF TERRELL

IN COMMISSIONERS COURT
REGULAR SESSION

COMMISSIONERS COURT MINUTES, REGULAR SESSION, MAY 12, 2025

The Terrell County Commissioners Court met on Monday, May 12th, 2025, at 9:00 a.m. in the commissioners' courtroom of the county courthouse in Sanderson, Texas. Notices of the meeting place were posted on 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 immediately following the Special Session. 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. Ele Hagelstein	Commissioner Pct. 3
Hon. Gene Chavez	Commissioner Pct. 4

Deputies Heather Gordon and Veronica Adauto	County and District Clerk
Hon. Pamela Blaylock	County Treasurer
Hon. Kenneth Bellah	County Attorney
Sam Poorman	Ranch Enterprises

Commissioner Garza 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 – Mary Kay Rose spoke on line item #20.

Minutes of Previous Meetings – No Action.

Final Plat Indian Waterhole Subdivision – No Action.

Commissioner Court Executive Session – No Action.

Texas Lantana LLC to lease the Dryden Airport – No Action.

Presentation from PBRPC Brandon Hardaway: Comprehensive Safety Action Plan to Improve Traffic Safety for Terrell County – No Action.

Opening, Reviewing, and Scoring RFQ's Professional Grant Administration Services Contract for 2026 – 2027 TxCDBG Colonia Construction Fund Project – Commissioner Chavez motioned to approve the Opening, Reviewing, and Scoring RFQ's Professional Grant Administration Services Contract for 2026 – 2027 TxCDBG Colonia Construction Fund Project. Commissioner Johnson seconded the motion, calling for a vote; all members answered "aye," and the motion carried.

Resolution of Award for Professional Grant Administration Services Contract for 2026 – 2027 TxCDBG Colonia Construction Fund Project – Commissioner motioned to approve the Resolution of Award for Professional Grant Administration Services Contract for 2026 – 2027 TxCDBG Colonia Construction Fund Project. Commissioner Chavez seconded the motion, calling for a vote; all members answered "aye," and the motion carried.

RESOLUTION

A RESOLUTION OF THE TERRELL COUNTY COMMISSIONERS COURT, TERRELL COUNTY, TEXAS AUTHORIZING THE AWARD OF PROFESSIONAL SERVICE PROVIDER CONTRACT FOR THE 2026/2027 CDBG COLONIA FUND CONSTRUCTION (CFC)

WHEREAS, the 2026/2027 Texas Community Development Block Grant Program (Colonia Fund Construction) requires implementation by professionals experienced in the implementation of managing grant funds to TxCDBG requirements;

WHEREAS, in order to identify the most qualified provider for these services the traditional method solicitation for Grant Writing and Administrative Services Request for Proposals has been completed in accordance with TxCDBG and Texas Department of Agriculture, Texas Community Development Fund requirements;

WHEREAS, the proposals received by the due date of May 9, 2025 have been reviewed and evaluated resulting in the identification of the most qualified, responsive provider for this service;

NOW, THEREFORE, BE IT RESOLVED:

Section 1. That Essex & Company Consulting LLC be awarded a contract to provide Texas Community Development Block Grant project-related **grant writing and professional administration/management services** for the Terrell County 2026 – 2027 TxCDBG Colonia Fund Construction (CFC);

Section 2. That any and all contracts or commitments made with the above-named service provider are dependent upon the successful negotiation of a contract with the service provider and contingent upon the availability of funding from the Texas Department of Agriculture;

READ, PASSED, AND APPROVED on this the 12th day of May 2025.

Wille Carruthers

DALE CARRUTHERS
Terrell County Judge

[Signature]
ADAM JOHNSON
Commissioner Pct. 1

[Signature]
ELE CHRIS HAGELSTEIN
Commissioner Pct. 3

[Signature]
LUPE GARZA
Commissioner Pct. 2

[Signature]
GENE CHAVEZ
Commissioner Pct. 4

ATTEST:

No. _____
FILED TIME 10:514m

Raeline Thompson
RAELINE THOMPSON
County Clerk

MAY 12 2025
Raeline Thompson
CLERK COUNTY COURT TERRELL CO., TEXAS
BY: *[Signature]* DEPUTY

Opening, Reviewing, and Scoring RFQ's Professional Grant Administration Services Contract for 2027 – 2028 TxCDBG Colonia Construction Fund Project – Commissioner Chavez motioned to approve the Opening, Reviewing, and Scoring RFQ's Professional Grant Administration Services Contract for 2027 – 2028 TxCDBG Colonia Construction Fund Project. Commissioner Johnson seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

Resolution of Award for Professional Grant Administration Services Contract for 2027 – 2028 TxCDBG Colonia Construction Fund Project – Commissioner motioned to approve the Resolution of Award for Professional Grant Administration Services Contract for 2027 – 2028 TxCDBG Colonia Construction Fund Project. Commissioner Chavez seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

RESOLUTION

A RESOLUTION OF THE TERRELL COUNTY COMMISSIONERS COURT, TERRELL COUNTY, TEXAS AUTHORIZING THE AWARD OF PROFESSIONAL SERVICE PROVIDER CONTRACT FOR THE 2027/2028 CDBG COMMUNITY DEVELOPMENT FUND (CD)

WHEREAS, the 2027/2028 Texas Community Development Block Grant Program (Community Development Fund) requires implementation by professionals experienced in the implementation of managing grant funds to TxCDBG requirements;

WHEREAS, in order to identify the most qualified provider for these services the traditional method solicitation for Grant Writing and Administrative Services Request for Proposals has been completed in accordance with TxCDBG and Texas Department of Agriculture, Texas Community Development Fund requirements;

WHEREAS, the proposals received by the due date of May 9, 2025 have been reviewed and evaluated resulting in the identification of the most qualified, responsive provider for this service;

NOW, THEREFORE, BE IT RESOLVED:

Section 1. That Esser & Company Consulting LLC be awarded a contract to provide Texas Community Development Block Grant project-related **grant writing and professional administration/management services** for the Terrell County 2027 2028 TxCDBG Community Development Fund (CD);

Section 2. That any and all contracts or commitments made with the above-named service provider are dependent upon the successful negotiation of a contract with the service provider and contingent upon the availability of funding from the Texas Department of Agriculture;

READ, PASSED, AND APPROVED on this the 12th day of May 2025.


DALE CARRUTHERS
Terrell County Judge


ADAM JOHNSON
Commissioner Pct. 1


ELE CHRIS HAGELSTEIN
Commissioner Pct. 3

ATTEST:


LUPE GARZA
Commissioner Pct. 2


GENE CHAVEZ
Commissioner Pct. 4

No. _____
FILED TIME 10:51 AM


RAELINE THOMPSON
County Clerk


RAELINE THOMPSON,
CLERK, COUNTY COURT, TERRELL CO., TEXAS
BY:  STEPHANIE GAUDIN, DEPUTY

Review CDBG CDV 23-0095 Senior Citizen Center Project provided by Esser & Company LLC – No Action.

Review CDBG 23-0094 Colonia Construction Fund Project provided by Esser & Company LLC – No Action.

Operation Lone Star Addendum for Terrell County Indigent Defense Plan – Commissioner Johnson motioned to approve the Operation Lone Star Addendum for Terrell County Indigent Defense Plan. Commissioner Chavez seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

Terrell County Indigent Defense Plan

63rd and 83rd District Courts and County Court

Operation Lone Star Addendum

Adopted: April 26, 2025

The District Courts and County Court Judges hearing criminal cases in Terrell County adopt this addendum to the indigent defense plan to provide a countywide alternative program, pursuant to Texas Code of Criminal Procedure Article 26.04(e)-(h), for the appointment of counsel providing representation for defendants arrested and/or charged with jailable misdemeanors and non-capital felonies as part of Operation Lone Star (OLS) with an OLS nexus, specifically:

- Charges related to smuggling or trafficking of persons described in Chapter 20 or 20A of the Texas Penal Code, and other offenses directly related to the same incident;
- Charges related to criminal trespass or evading arrest, and other offenses directly related to the same incident; and
- Charges related to Chapter 51 of the Texas Penal Code.

The indigent defense plan in effect prior to the adoption of this addendum remains in effect for cases charged under OLS to the extent it is unchanged by this addendum, and it applies fully to all other cases.

DUTIES DELEGATED TO LONE STAR DEFENDERS OFFICE (LSDO)

The judges of the district and county court trying felony and misdemeanor cases in the county delegate their authority to the Lone Star Defenders Office (LSDO) to carry out the following duties for OLS cases specified above:

- (a) specify the objective qualifications necessary for an attorney to be included on the appointment list or lists, graduated according to the degree of seriousness of the offense, the attorneys' qualifications, and whether representation will be provided in trial court proceedings, appellate proceedings, or both;
- (b) establish and maintain a public appointment list of attorneys qualified to provide representation in the county in felony and misdemeanor cases punishable by confinement, including removing attorneys on the list;
- (c) retain staff attorneys to assist assigned counsel or represent indigent defendants;
- (d) appoint counsel, remove counsel for good cause, and appoint substitute counsel in OLS cases; and
- (e) approve and pay fee vouchers for legal services, interpreter services, investigator services, travel expenses, and other expenses necessary for the criminal case representation, contingent on the availability of state funds.

LEE SCHEDULE

The judges of the district and county court trying felony and misdemeanor cases hereby adopt the fee schedule published on LSDO's website, as may be modified, for the compensation of the above listed OLS cases, to be paid by LSDO.

MAGISTRATE DUTIES

Magistrates shall perform all requirements enumerated in Texas Code of Criminal Procedure Article 15.17 or 15.18, including inquiring whether arrestees want to request appointed counsel. Magistrates shall provide reasonable assistance completing indigent affidavits/requests for appointed counsel to each defendant requesting appointed counsel.

Centralized Magistration Facility

If the County is served by an OLS Temporary Processing Center (TPC)/Centralized Magistration Facility, the magistrates provided by the Office of Court Administration (OCA) assigned to conduct magistrations are authorized to perform magistrations pursuant to Code of Criminal Procedure Article 15.17 and 15.18, and to review the applications of any defendant requesting appointed counsel appearing before that court for magistration and determine if the defendant qualifies for appointed counsel, pursuant to Terrell County's indigent defense plan. The magistrate shall forward the indigence affidavit/application for appointed counsel, along with the court's determination whether the person qualifies for appointed counsel, to LSDO at operationlonestar@lsdefense.org.

PROCEDURES FOR DETERMINING INDIGENCE AND ELIGIBILITY FOR APPOINTMENT OF COUNSEL

County Population

This county has a population of (choose one):

☒ Less than 250,000

Indigency determinations/requests for appointed counsel must be ruled on by the end of the third working day after the date on which the court or courts' designee receives the defendant's request for appointment of counsel (Code of Crim. Proc. Art. 1.051(c)(1)).

☐ 250,000 or more

Indigency determinations/requests for appointed counsel must be ruled on by the end of the first working day after the date on which the court or courts' designee receives the defendant's request for appointment of counsel (Code of Crim. Proc. Art. 1.051(c)(2)).

Appointing authorities and magistrates who are authorized to determine indigence shall review any indigence affidavits/applications for appointed counsel and mark on the face of the document whether the defendant qualifies for appointed counsel within the applicable timeframe indicated in the "County Population" section above.

The same working day the ruling is made, or the next working day if the ruling is made on a weekend or holiday, the magistrate or judge making the indigency determination shall forward the indigence affidavit/request for appointed counsel to LSDO at Operationlonestar@lsdefense.org.

SELECTION AND APPOINTMENT OF COUNSEL BY LSDO

LSDO may appoint a private attorney from the attorney list maintained by LSDO, a public defender office that has an agreement with LSDO, or a staff attorney to represent indigent defendants in OLS cases. LSDO will also support appointed counsel with the provision of investigative services and interpreters when needed for representation.

LSDO will forward the appointment order to the court having jurisdiction over the case.

LSDO may remove an attorney from a specific case if warranted by good cause. LSDO will notify the court of replacement counsel appointed.

FEE AND EXPENSE PAYMENT PROCESS

Attorneys appointed by LSDO shall submit their fee vouchers for OLS cases to LSDO for payment through LSDO's voucher payment system. LSDO shall review fee vouchers for accuracy and approval. LSDO will make payments so long as it has funding from the state to cover OLS case expenses.

Local Magistration (check box applicable to indigent defense plan procedures)

- ☒ Magistrates are authorized to review indigence affidavits/requests

Magistrates authorized to determine indigence /requests for appointed counsel shall follow the "Procedures for Determining Indigence" below.

- ☐ Magistrates are not authorized to determine indigence.

Magistrates who are not authorized to review and rule on requests for counsel shall transmit the indigence application/request for appointed counsel and any other relevant documents to the county's appointing authority listed in the indigent defense plan within 24 hours after the magistration hearing. Magistrates shall also notify LSDO of the request for counsel in an OLS case at operationlonestar@lsdefense.org.

TEXAS INDIGENT DEFENSE COMMISSION FUNDING

Expenses related to the administration of the appointment system by LSDO and representation by LSDO, its panel attorneys, and contract providers will be paid by TTDC so long as it has funding to cover OLS case expenses.

If TTDC determines it will not have adequate funding for LSDO operations, it will contact the judges and the county to modify the county's indigent defense plan accordingly.

Approved by at least 2/3rds majority of the judges hearing criminal cases in Terrell County, on this the 28th day of April, 2025, as evidenced by the below signatures:



Hon. Robert Cadena
Administrative Judge, Terrell County
83rd District Court



Hon. Roland Andrade
63rd Judicial District Court Judge



Hon. Dale Carruthers
Terrell County Court Judge



Hon. Stephen B. Ables, Presiding Judge
Sixth Administrative Judicial Region

Convention Center, bid on Kitchen from Mike Ellis for \$9,989.66 – No Action.

Fire Chief Bobby Brotherton is asking for approval to buy tires for the Water Transport Truck for \$3,834.06. Commissioner Chavez motioned to approve the purchase of tires for the Water Transport Truck for \$3,834.06. Commissioner Johnson seconded the motion, calling for a vote; all members answered "aye," and the motion carried.

5/8/2025

5/8/2025

5/8/2025

5/8/2025

5/8/2025

5/8/2025

5/8/2025

5/8/2025	
Total	
37.86	
770.20	
6.00	
2.00	
2.00	
2.00	
\$0.00	
\$3,444.06	
Repair Cost	
one for the	
ent of the	
portion of	
arguez Dri	
d "aye," a	
ction.	

5/8/2025

5/8/2025

Total

37.86

770.20

6.00

0.00

0.00

0.00

0.00

\$0.00

\$3,444.06

Repair Cost

one for the

ent of the

portion of

utquez Dri

d “aye,” a

ction.

ommissio

ell Count

s answer

Commissi

Terrell Co

d “aye,”

Food Pantry to the yearly Budget with a Food Pantry line item – Commissioner Chavez motioned to approve adding the Food Pantry to the yearly budget and giving the Food Pantry a line item in the budget. Commissioner Johnson seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

Setting dates for the Budget Workshops FY 2025 – 2026 – Commissioner Johnson motioned to set the dates for the Budget Workshops FY 2025 – 2026, May 29th at 3:00 p.m., and July 31st, the last day to hold a budget workshop. Commissioner Chavez seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

Call a Pool expert to come and inspect the pool and find out what is wrong before opening day – No Action.

Swimming Pool to open May 27, 2025, advertise and hire lifeguards for the summer 2025 – Commissioner Johnson motioned to approve opening the Swimming Pool on May 27, 2025, and to advertise and hire lifeguards for the summer 2025. Commissioner Garza seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

Pay the Terrell County Visitor Center Manager, Middian Perez out of the Hotel/Motel line item instead of the Venue item – Commissioner Chavez motioned to approve paying the Visitor Center Manager Middian Perez out of the Hotel/Motel line item. Commissioner Garza seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

List of Bills, Ratify Bills, and Other Bills – Commissioner Johnson motioned to approve the list of bills, ratify bills, and other bills. Commissioner Chavez 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 – Commissioner Chavez motioned to approve the amendments and transfers. Commissioner Johnson seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

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 Rosamaria verbal
Treasurer's Investment Report & Monthly Report



Pamela Blaylock
Terrell County Treasurer

Pursuant to GC 2256.023 I, Pamela Blaylock, Terrell County Treasurer do hereby submit The Quarterly Investment Report.

All investments are in compliance with both Public Funds Investments Act and the Terrell County Investment Policy. The investments strategy is passive, which maintains a liquid cash flow and safety of the investment as priorities. As your Treasurer, I keep a watchful eye to ensure the “return of our principal” takes precedence over the “return on our principal” {GC 2256.023}

Therefore, Pamela Blaylock, County Treasurer of Terrell County, Texas, who being fully sworn, upon oath says that within and foregoing report is true and correct to the best of her knowledge.
Filed with accompanying reports this 12th day of May, 2025


Pamela Blaylock Treasurer, Terrell County

Commissioners' Court having reviewed the Investment Quarterly Report as presented, hereby approve the report and request that it be filed with the official minutes of this meeting. In addition, the below signatures affirm that the Investment Report complies with statutes as referenced {GC 2256.023} and the affidavit states the ending quarterly balance of investments that are in the custody of the county treasurer equals: \$21,122,120.86



County Judge, Dale Carruthers


Adam John, Pct 1


Lupe Garza, Pct 2


Ele Hagelstein, Pct 3


Gene Chavez, Pct 4

Terrell County- County Treasurer
Quarterly Report of Investments
January- March 2025

	Starting Balance	Interest	Ending Balance	Total Interest
Terrell County CD	January- March	\$0.00	\$55,221.75	\$221.75
Terrell County CD Tornado	January- March	\$11,212.76	\$11,355.45	\$98.79
Lonestar Corp Overnight	January	\$7,034.97	\$132,086.96	\$51.99
	February	\$132,086.96	\$283,018.54	\$931.58
	March	\$283,018.54	\$284,087.93	\$1,069.39
Lonestar Government	January	\$8,564.85	\$158,614.45	\$49.60
	February	\$158,614.45	\$159,143.69	\$529.24
	March	\$159,143.69	\$39,543.58	\$399.89
Lonestar Corp plus	January	\$12,851.21	\$237,938.79	\$87.58
	February	\$237,938.79	\$238,763.06	\$824.27
	March	238,763.06	\$239,673.26	\$910.20
TexStar- Records Preservation	January	\$602.85	\$604.85	\$2.21
	February	\$604.85	\$606.84	\$1.99
	March	\$606.84	\$609.06	\$2.22
TexStar- Historical	January	\$7,981.25	\$8,011.02	\$29.77
	February	\$8,011.02	\$8,037.87	\$26.85
	March	\$8,037.87	\$8,067.47	\$29.60
TexStar- Tax Note 2007	January	\$698.80	\$701.34	\$2.54
	February	\$701.34	\$703.62	\$2.28
	March	\$703.62	\$706.15	\$2.53
TexStar- General	January	\$101.85	\$150,138.27	\$36.42
	February	\$150,138.27	\$150,534.16	\$502.21
	March	\$150,534.16	\$151,088.82	\$554.66
TexPool	January	\$990.31	\$226,030.11	\$39.80
	February	\$226,030.11	\$226,785.27	\$755.16
	March	\$226,785.27	\$227,620.17	\$834.90
Total for all County Investments			\$962,751.89	\$7,997.42

Permanent School Fund Investments

PCSB CD Monthly Cd	January	\$1,500,244.00	3.87%	\$1,504,932.26	\$4,688.26
	February	\$1,500,244.00	3.87%	\$1,504,619.71	\$4,375.71
	March	\$1,500,244.00	2.56%	\$1,509,635.16	\$2,813.29
New PCSB CD	January	\$2,386,592.77	3.87%	\$2,394,299.48	\$7,706.71
	February	\$2,394,299.48	3.87%	\$2,402,031.07	\$7,731.59
	March	\$2,402,031.07	3.87%	\$2,409,036.99	\$7,005.92
PCSB Money Market	January	\$348,329.01	1.75%	\$348,920.64	\$591.63
	February	\$348,920.64	1.75%	\$349,398.65	\$478.01
	March	\$349,398.65	1.75%	\$349,918.01	\$519.36
Lonestar Government	January	\$399,882.07	4.37%	\$401,395.12	\$1,513.05
	February	\$401,395.12	4.35%	\$402,753.92	\$1,358.80
	March	\$402,753.92	4.35%	\$394,871.06	\$1,476.26
TexStar	January	\$731,108.86	4.38%	\$733,834.19	\$2,725.33
	February	\$733,834.19	4.36%	\$736,289.38	\$2,455.19
	March	\$736,289.38	4.33%	\$721,109.73	\$2,666.42
TexPool	January	\$335,622.03	4.70%	\$336,873.90	\$1,251.87
	February	\$336,873.90	4.77%	\$337,999.46	\$1,125.56
	March	\$337,999.46	4.60%	\$331,466.30	\$1,224.09
Hilltop Securities	January	\$14,945,065.06	4.64%	\$14,955,681.17	\$30,000.00
	February	\$14,955,681.17	4.53%	\$14,451,620.52	\$101,000.00
	March	\$14,451,620.52	4.53%	\$14,458,069.23	\$63,750.00
Total for Permanent Schoo Funds				\$20,159,368.97	\$246,457.05

Animal Control	Verbal Alex N
Justice of the Peace	April (Both)
County & District Clerk	None
EMS	None
Road & Bridge	Verbal Fabian
Senior Citizens Transportation	April
AgriLife Extension	April
Terrell County Library	April
Visitor Center	April
Sanitation	None
Clinic Report	April
Volunteer Fire Department	April
Airport Report	Verbal Fabian
Food Pantry	April

Adjourn - Commissioner Johnson motioned to adjourn. Commissioner Garza seconded the motion, calling for a vote; all members answered “aye,” and the motion carried.

15 | Raeline Thompson

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

ORDER TO APPROVE MINUTES OF REGULAR SESSION

The above and preceding minutes of the meeting held on May 12TH, 2025, are now approved (as amended this day of ~~June~~ 2025) as presented IN OPEN COURT this 9TH day of June, AD, 2025.

Presiding Officer

Attest: [Signature] County Clerk

