

THE STATE OF TEXAS
COUNTY OF HUTCHINSON

On this 23rd day of March 2026, A.D., the Commissioners’ Court met in a Regular Session with the following members present to wit:

Cindy Irwin	County Judge
Gary Alexander	Commissioner Precinct #1
Dwight Kirksey	Commissioner Precinct #2
Ben Bentley	Commissioner Precinct #3
Chris Prock	Commissioner Precinct #4
Kelly Ratliff	County Clerk & Ex-Officio Clerk of Commissioners Court

AGENDA

CALL TO ORDER FOR REGULAR MEETING, PLEDGE OF ALLEGIANCE AND INVOCATION

Judge Irwin called the meeting to order at 9:32 a.m. Dwight Kirksey led the pledge and prayer.

PUBLIC COMMENT; 5 MINUTES PER PERSON (WITH SIGNED PARTICIPATION FORM)

None at this time.

CONSENT AGENDA

CONSIDER AND/OR APPROVE MINUTES FROM PREVIOUS COMMISSIONERS’ COURT MEETING

CONSIDER AND/OR APPROVE COUNTY AUDITOR’S TABULATED REPORT TO COMMISSIONERS COURT PURSUANT TO LOCAL GOVERNMENT CODE 114.024

CONSIDER AND/OR APPROVE PAYMENT OF BILLS

CONSIDER AND/OR APPROVE PAYROLL

CONSIDER AND/OR APPROVE DISPOSAL OF OBSOLETE OFFICE EQUIPMENT AS REQUESTED BY DEPARTMENTS

ACCEPT CERTIFICATES OF COMPLETION FROM ELECTED OR APPOINTED OFFICIALS

CONSIDER AND/OR APPROVE REPORTS FROM ELECTED/APPOINTED OFFICIALS REQUIRED BY STATE LGC 114.044

Ben Bentley made a motion to approve Consent Agenda Items, seconded by Gary Alexander. All voted aye and the motion carried unanimously. Reports have been made part of the minutes.

REGULAR AGENDA

CONSIDER AND/OR APPROVE ADOPTING ROADS FOR MAINTENANCE IN THE LAKE MEREDITH HARBOR AREA

Kelly Riddle with Lake Merideth Harbor Association presented her request for help from the county with this HB 2560 with newly enacted Section 256.011 of Texas Transportation Code. The county found this section refers to “county roads” not private roads. She feels this new bill does allow the county to help them with their private roads. She would like to work as a team as the Association has \$60,000.00 in funds to help but do not have machinery, materials ext. to fix the roads within the Lake Merideth Harbor Association. After the fires a lot of heavy machinery went up and down the roads, tearing up the roads. She does not feel the county is helping with anything

such as roads, animal control, law enforcement, septic. Commissioner Kirksey spoke on his research on this and HOA's are considered subdivisions with private roads, and the county owns no subdivisions, there are developer divisions with deed restrictions, and the county does not enforce any deed restrictions. In 2009 there was a contract with the County and Double Diamond HOA. The Commissioners at the time and R&B Supervisor had Double Diamond HOA get the roads up to county standards and then the county decided which roads to adopt. He is asking LMHA to get the roads up to county standard before the county would consider adopting any of the roads. He agrees an agreement could be made but \$60,000.00 may not go very far in getting the roads to county standard. Ms. Riddle did say from 2024-2028 they are charging a \$200.00 fee to fix the roads and trying to recoup back owed dues. Some residents in LMHA won't pay the \$200.00 fee and/or their dues because they don't see anything being done about the roads. They are desperate for help at this time as the school buses run out there to pick up and drop off school kids and the roads are in terrible shape. FEMA did not help them after the fires when heavy equipment went up and down the roads causing damage. Commissioner Kirksey said if he used public funds for private property, he could get fined or worse. If the county helped with one private road they would have to help with all. Commissioner Prock mentioned again that the bill states "county roads" not private roads. Craig Jones, County Attorney, did agree with this statement. The new bill does not give legal purpose to maintain these private roads. Commissioner Prock also wanted to address her stating not getting help with law enforcement, but when they are called for various reasons including fire they respond, and she said yes but they don't patrol LMHA. Commissioner Bentley agreed that to maintain a county road you must go through the process to make them county roads by bringing the roads up to county standards and then go through the process of the county adopting the roads they see fit to maintain. This was done at Double Diamond in 2009 for some roads, not all. Duane Chisolm, R&B Supervisor did confirm that Double Diamond hired a private contractor to bring the roads up the county standard and the roads that were up to county standards were adopted. These roads have been seal coated once since they were adopted. Ms. Riddle wanted to know what these county standards are. Commissioner Kirksey, with Duane's help spoke on different scenarios depending on the road conditions, easements etc. It was suggested that Duane could give you the county standard by email so you could try to get them to the standard with your \$60,000.00 and then see if the county could adopt some roads a little at a time as they are brought up to standard. Ms. Riddle stated they have tried to get asphalt in the past and no one had it and it also takes equipment they don't have to put in place to help fill some of these very large potholes. She has also gone to the Park Service asking for help because Meredith Way goes to the lake and into the state park. Commissioner Kirksey did let Kelly and Mark know he appreciates them trying to make it a better place now and from things that have been built up from the past. She wants to make it better so people will want to move in and build. She is also frustrated with squatters, septic issues and unpaid tax properties. Back to the road issues she could go to the state legislature in Austin as well as your state representatives for help. No action taken.

CONSIDER AND/OR APPROVE PURCHASE OF A REFURBISHED COPY MACHINE FOR THE MUSEUM

Judge Irwin stated she received an email from Maggie with Visual Edge saying that they could provide a refurbished copier at no additional cost for the Museum. There will be no additional cost for this machine and service. Chris Prock made a motion to approve the above stated agenda item, seconded by Ben Bentley. All voted aye and the motion carried unanimously. Visual Edge Equipment Exchange Verification has been made part of the minutes.

CONSIDER AND/OR APPROVE MOVING \$1,110.00 FROM CONTINGENCY TO MUSEUM LINE ITEM 800-513-3101 COPIER EXPENSE

No action taken.

CONSIDER AND/OR APPROVE POLICIES

- **FRAUD, WASTE AND ABUSE POLICY**

Ben Bentley made a motion to approve the above state agenda item, seconded by Gary Alexander. All voted aye and the motion carried unanimously. Policy has been made part of the minutes.

- **COMPUTER EQUIPMENT AND SOFTWARE PURCHASES SHALL BE**

COORDINATED WITH IT DIRECTOR PRIOR TO PURCHASING TO ENSURE SECURITY AND COMPATIBILITY WITH NETWORKS. FAILURE TO COORDINATE WITH IT COULD RESULT IN RETURN OF PRODUCT, OR REJECTION FOR PAYMENT

Dwight Kiksey made a motion to approve the above stated agenda item, seconded by Ben Bentley. All voted aye and the motion carried unanimously. Addition has been made part of the minutes.

- **CONTINGENCY ITEMS MUST HAVE A SEPARATE AGENDA ITEM FOR SUPER MAJORITY APPROVAL TO PASS**

Dwight Kiksey made a motion to approve the above stated agenda item, seconded by Chris Prock. All voted aye and the motion carried unanimously. Addition has been made part of the minutes.

- **IF IN ANY YEAR A COUNTY RAISE IS APPROVED BY COMMISSIONERS COURT ALL EMPLOYEES WILL RECEIVE A COST OF LIVING RAISE IN OCTOBER IF THEY HAVE AT LEAST SIX (6) MONTHS OF EMPLOYMENT OR MORE**

Dwight Kirksey made a motion to approve the above stated agenda item, seconded by Gary Alexander. All voted aye and the motion carried unanimously.

- **JUVENILE DETENTION LINE ITEM WILL BE ADDED AS A RESTRICTED ACCOUNT**

Gary Alexander made a motion to approve the above stated agenda item, seconded by Chris Prock. All voted aye and the motion carried unanimously. Addition has been made part of the minutes.

- **UPDATING PURCHASING THRESHOLDS**

Ben Bentley made a motion to approve the above stated agenda item, seconded by Chris Prock. All voted aye and the motion carried unanimously. Addition has been made part of the minutes.

Judge Irwin stated they have another Policy Meeting in April to discuss making one policy manual that encompasses all policies.

HEALTHY COUNTY REPORT

Judge Irwin reported that she, Shevon and Monica attended the Healthy County Bootcamp on February 11-13 in Georgetown. Shevon Watson is currently the Wellness Coordinator and Judge Irwin is the Sponsor. As everyone knows, Judge Irwin and Shevon will be retiring in December and Monica Wagner in the Treasurer's Office will take over as the Wellness Coordinator for Hutchinson County. Shevon Watson thanked the Commissioners for allowing them to attend the Healthy County Bootcamp this year. She discussed the assumption that this program is strictly physical, but it is not they went over mental wellness in the workplace. Balancing the mind, managing stress and preventing burn out. There are seminars scheduled for April 14th at 9am at the Borger Annex and noon at the Courthouse. Numbers have been down, so she is hoping these meetings will get the employees more involved as this helps with not only physical activity but mental and financial struggles. This is for employees that are on the county insurance. She also announced the physicals are scheduled for Wednesday, May 20th. Judge Irwin presented the Wellness Program Employer Rewards based on our employee count, \$7,000.00 is the max we could earn and that can be used for light lunches during these seminars, exercise equipment, entries to 5k runs, etc. This year we earned \$2,170.00 but we normally earn around \$3,500.00 each year. We were without a TAC Wellness Coordinator for a while that could have contributed to the reduced participation but now plan to be back on track. As a leadership body she hopes we will all be involved in this program to set the example for our employees to in turn drive insurance costs down. Wellness Incentive Program and our Employer Rewards letter has been made part of the minutes.

CONSIDER AND/OR APPROVE SUBMISSION OF INSURANCE RENEWAL TO THE TEXAS ASSOCIATION OF COUNTIES FOR PROPERTY & MOBILE EQUIPMENT COVERAGE FOR THE PERIOD OF 7/1/2026-7/1/2027

Lesha Krieg, Auditor, reported she had a meeting with TAC on the reappraisal that was done this year. There were 2 barns that they raised the content value; one was Pct. 3 County Barn (Maintenance Complex) previous content value was \$45,346.00 and new content value is \$151,000.00 if there is no change in content we can let them know to keep it the same as it was previously. Commissioner Bentley and R&B Supervisor said nothing within that barn has really changed and to keep it at \$45,346.00. Pct. 4 County Barn (Maintenance Complex) previous content value was \$51,190.00 and new content value is \$176,000.00. Commissioner Bentley and R&B Supervisor said nothing has changed and to keep it at \$51,190.00. Ms. Krieg will submit the renewal with those changes, and they will update the premiums on those previous content values. She also reported getting information from Duane Chisolm, R&B Supervisor, that some of his Mobile Equipment is going to auction soon so those will be taken off and then a couple of new mowers will be added. She did have a question for Commissioner Bentley about the Property Renewal as it asks if we have any properties under construction or any plans of construction and she knew the Stinnett Annex may have plans of construction. Commissioner Bentley said the Stinnett Annex will be under construction this year with an estimated cost of \$250,000.00 and completion mid 2027 as a rough estimate. Property Insurance covers all our mobile equipment and property. Ben Bentley made a motion to approve the above state agenda item with stated changes, seconded by Chris Prock. All voted aye and the motion carried unanimously. Renewal has been made part of the minutes.

CONSIDER AND/OR APPROVE FIRE MARSHALL OFFICE FOR HUTCHINSON COUNTY

Alan Wells, EMC presented the County Fire Marshal regulated through the Texas Commission on Fire Protection proposal. Mr. Wells would be regulated through TCFP and can investigate but is not attached to a law enforcement agency. He would be named County Fire Marshal and abolish Jason Pendor as Fire Marshal. Commissioner Kirksey asked if he reports to the Commissioners Court would they set the salary. Judge Iwin said that Mr. Wells would do all of the fire investigations for the county but if he suspected criminal intent he would contact law enforcement. That is the only major change. Lesha Krieg, Auditor, said there is a stipend that is budgeted for the Fire Marshall and Mr. Wells is getting a portion of this stipend and it was understood he would get the remaining amount after he completed his TCOLE certification. The budgeted stipend is \$10,000.00 and he is receiving \$5,500.00 and that would stay at \$5,500.00 being regulated through TCFP and not TCOLE certified. The salary would not change at this time. Dwight Kirksey made a motion to appoint Alan Wells as our County Fire Marshal, seconded by Ben Bentley. Commissioner Prock asked if we abolish the TCOLE portion what happens if we want to go back. Sheriff Langwell said it took about a year and a half to get all that was required to get it back to TCOLE regulated. Sheriff Langwell did say per statute it is not required for the Fire Marshal to be TCOLE certified that would only be for arson investigations. Mr. Wells, being regulated through TCFP, can still do origin and cause investigations but if he identified anything that could lead to criminal activity such as arson he would stop and get law enforcement involved. They could contract out to the State Fire Marshall's Office if our law enforcement needed assistance. Commissioner Kirksey asked about condemning properties to help with nuisance abatement and Mr. Wells said he is going to class this year for that and will help with inspections. No further discussion. All voted aye and the motion carried unanimously. This presentation has been made part of the minutes.

UPDATE ON ARP GRANT PROJECTS

None at this time.

Commissioner Alexander and Craig Jones, County Attorney reported the Borger Annex doors are ordered and installation is being scheduled.

CONSIDER AND/OR APPROVE BURN BAN OR RESCIND BURN BAN

Alan Wells, EMC, reported that the drought index is going up. Fire behavior with high temps and fuels he suggests keeping the burn ban in place. No action taken at this time.

CONSIDER AND/OR APPROVE REQUESTS FOR USE OF CLUBROOMS AT BORGER LIBRARY OR FRITCH

Chris Prock had no requests for the Borger Library Clubroom.
Dwight Kirksey had no requests for the Fritch Library Clubroom.

CONSIDER AND/OR APPROVE LINE ITEM CHANGES, TRANSFERS, AND/OR BUDGET AMENDMENTS

Gary Alexander made a motion to approve the above stated agenda item, seconded by Ben Bentley. All voted aye and the motion carried unanimously. Order has been made part of the minutes.

CONSIDER AND/OR APPROVE ADVERTISING, OPENING, ACCEPTING OR AWARDING BIDS

None at this time.

Judge Irwin discussed a possible upgrade to the Borger Annex bathrooms due to plugs being too close to sinks and safety, this was brought up in the Loss Control Meeting. Commissioner Alexander and Judge Irwin will discuss this further and come up with a plan to bring to Commissioners Court.

CONSIDER AND/OR APPROVE DONATIONS TO HUTCHINSON COUNTY

None at this time.

DISCUSSION OF COUNTY JUDGES' AND COMMISSIONERS' PRECINCTS DAILY OPERATIONS

None at this time.

CONSIDER AND/OR APPROVE SALE OF STRUCK OFF TAX PROPERTIES AND TAX DEEDS

None at this time.

CONSIDER AND/OR APPROVE MOTION TO ADJOURN

Gary Alexander made the motion to approve the above stated agenda item, seconded by Ben Bentley. All voted aye and the motion carried unanimously. Adjourn 10:51 a.m.




CINDY IRWIN – COUNTY JUDGE

ATTEST:


KELLY RATLIFF – COUNTY CLERK

