

On this the 23rd day of December, A. D., 2025, the Commissioners' Court of Chambers County, with the following members present, to-wit:

Commissioner, Pct. 1 Jimmy Gore
 Commissioner, Pct. 4 Ryan Dagley
 Commissioner, Pct. 3 Thomas Hammond
 Commissioner, Pct. 2 Mark Tice

With the following members absent, to-wit:
 County Judge Jimmy Sylvia
 County Clerk Heather H. Hawthorne

met in a REGULAR MEETING, at which time the following items were discussed, considered, passed or adopted, to-wit:

Judge Pro Tem Gore, according to law, opened Court at 9:44 a.m. into Open Session. Assistant County Attorney Dwayne Simpson offered prayer. Judge Pro Tem Gore led in the Pledge of Allegiance to the American flag and the Pledge of Allegiance to the Texas flag. Let the record reflect that Commissioner Hammond was outside the Courtroom when Court began. He rejoined the Court before the vote on Agenda Item 1.2.

ADMINISTRATION

1.1 Citizen's comments

ADMINISTRATION

1.2 Discuss and consider appointments to the 2026 Transportation Advisory Committee (TAC)

25-12-1372 Motion made by Commissioner, Pct. 4 Dagley and seconded by Commissioner, Pct. 2 Tice to substitute Alfonso Acosta in place of Cory Taylor for the appointment to the 2026 Transportation Advisory Committee (TAC). Comments by Director of Human Resources Lauren Van Deventer.

Passed; Insert.

ADMINISTRATION

1.3 Discuss and consider approving Nursing Home Sublease Agreement between Winnie I Enterprises, LLC, Chambers County and OHI Asset (TX) Winnie, LLC related to sublease of the Arboretum of Winnie Nursing and Rehabilitation Center

25-12-1374 Motion made by Commissioner, Pct. 2 Tice and seconded by Commissioner, Pct. 3 Hammond to approve the Nursing Home Sublease Agreement between Winnie I Enterprises, LLC, Chambers County and OHI Asset (TX) Winnie, LLC related to the sublease of the Arboretum of Winnie Nursing and Rehabilitation Center.

Comments by William Thorne with the Brandimarte Law Firm.

Passed; Insert.

ADMINISTRATION

1.4 Discuss and consider funding request from Chambers County Public Hospital District No. 1 (Chambers Health) for Home Delivered Meals for Chambers County Seniors

25-12-1375 Motion made by Commissioner, Pct. 3 Hammond and seconded by Commissioner, Pct. 1 Gore to approve funding request from Chambers County Public Hospital District No. 1 (Chambers Health) for Home Delivered Meals for Chambers County Seniors not to exceed \$150,000.00. (Commissioner Tice withdrew original motion to approve as printed on agenda). Comments by Gore, Andy Legg, chairman of the board for the Chambers County Hospital District, Elissa Lofgren, executive director for Chambers Health clinics, Hammond, Tice, County Auditor Aaron Thomas and Dagley.

Passed; Insert.

FINANCIAL

2.1 Discuss and consider approving the 2026-2027 Collective Bargaining Agreement

25-12-1357 Motion made by Commissioner, Pct. 4 Dagley and seconded by Commissioner, Pct. 2 Tice to approve the 2026-2027 Collective Bargaining Agreement. Comments by County Auditor Aaron Thomas.

Passed; Insert.

ROAD & BRIDGE

3.1 Discuss and consider the replat of lots and portions of lots 8 through 15, block 32 of the Winnie Suburbs and setting a public hearing hearing for January 27, 2026 @ 10:00 a.m.

25-12-1360 Motion made by Commissioner, Pct. 2 Tice and seconded by Commissioner, Pct. 3 Hammond to set a hearing regarding the replat of lots and portions of lots 8 through 15, block 32 of the Winnie Suburbs for January 27, 2026, at 10:00 a.m. Comments by 9-1-1 Coordinator Brad Wilber.

Passed.

ROAD & BRIDGE

3.2 Discuss and consider accepting all bids for fuel, oil, culverts, herbicide, and road materials for 2026

25-12-1362 Motion made by Commissioner, Pct. 4 Dagley and seconded by Commissioner, Pct. 2 Tice to accept all bids for fuel, oil, culverts, herbicide, and road materials for 2026. Comments by Road Foreman Joe Pena, Hammond, Gore and County Purchasing Agent George Barrera.

Passed.

ENGINEERING/PROJECT MANAGEMENT

4.1 Discuss and consider approving Amendment #1 to Teague Nail and Perkins, Inc. for right-of-way services on the Kilgore detention and Chambers Parkway Drainage

25-12-1363 Motion made by Commissioner, Pct. 4 Dagley and seconded by Commissioner, Pct. 2 Tice to approve Amendment #1 to Teague Nail and Perkins, Inc. for right-of-way services on the Kilgore detention and Chambers Parkway Drainage. Comments by Engineering Director Zachary Vogler and Dagley.

Passed; Insert.

ENGINEERING/PROJECT MANAGEMENT

4.2 Discuss and consider approving Klesco Services, LLC for drainage clearing and shaping in Woodland Acres in the amount of \$316,000.00

Agenda item pulled.

ECONOMIC DEVELOPMENT & TOURISM

5.1 Discuss and consider TGSCP 5300 E McKinney, LLC Economic Development Program Agreement

25-12-1377 Motion made by Commissioner, Pct. 4 Dagley and seconded by Commissioner, Pct. 2 Tice to approve the TGSCP 5300 E McKinney, LLC Economic Development Program Agreement. Comments by B.J. Simon, Economic Development Foundation, and Dagley.

Passed; Insert.

ECONOMIC DEVELOPMENT & TOURISM

5.2 Discuss and consider Abundia Global Impact Group LLC / Project Firefly Economic Development Program Application

25-12-1378 Motion made by Commissioner, Pct. 4 Dagley and seconded by Commissioner, Pct. 2 Tice to accept the Abundia Global Impact Group LLC / Project Firefly Economic Development Program Application. Comments by B.J. Simon, Economic Development Foundation, and Dagley.

Passed; Insert.

PARKS & RECREATION

6.1 Discuss and consider approving Tippet Construction, LLC as a JOC (Job Order Contractor) for the construction of batting cages at Jim Silva Sports Complex in the amount of \$179,410.88

25-12-1370 Motion made by Commissioner, Pct. 2 Tice and seconded by Commissioner, Pct. 4 Dagley to approve Tippet Construction, LLC as a JOC (Job Order Contractor) for the construction of batting cages at Jim Silva Sports Complex in the amount of \$194,910.88. Comments by Director of Parks & Recreation John Parrott, County Purchasing Agent George Barrera and Dagley.

Passed; Insert.

PARKS & RECREATION

6.2 Discuss and consider approving Tippet Construction, LLC as a JOC (Job Order Contractor) for the construction of batting cages at Yale Devillier Sports Complex in the amount of \$179,410.88

25-12-1371 Motion made by Commissioner, Pct. 3 Hammond and seconded by Commissioner, Pct. 2 Tice to approve Tippet Construction, LLC as a JOC (Job Order Contractor) for the construction of batting cages at Yale Devillier Sports Complex in the amount of \$207,308.59. Comments by Director of Parks & Recreation John Parrott, Hammond, County Purchasing Agent George Barrera and Gore.

Passed; Insert.

PARKS & RECREATION

6.3 Discuss and consider transferring \$49,103.95 from CO24--PARKS--003--Cedar Hill Improvements to CO24--PARKS--017 (Yale Devillier Sports Complex)

25-12-1373 Motion made by Commissioner, Pct. 3 Hammond and seconded by Commissioner, Pct. 2 Tice to transfer Discuss and consider transferring \$77,001.66 from CO24--PARKS--003--Cedar Hill Improvements to CO24--PARKS--017 (Yale Devillier Sports Complex). Comments by Director of Parks & Recreation John Parrott, Hammond, County Purchasing Agent George Barrera and Dagley, who emphasized that the funds were leftover from a previous Certificate of Obligation project.

Passed; Insert.

MAINTENANCE & BUILDINGS

7.1 Discuss and consider hiring FSR Services for professional services to inspect roofing at all county buildings in the amount of \$39,800.00

25-12-1349 Motion made by Commissioner, Pct. 2 Tice and seconded by

Commissioner, Pct. 4 Dagley to hire FSR Services for professional services to inspect roofing at all county buildings in the amount of \$39,800.00. Comments by Director of Building Maintenance and Construction Mike Gafford, County Purchasing Agent George Barrera, Tice, Gore and Dagley.

Passed; Insert.

MAINTENANCE & BUILDINGS

7.2 Discuss and consider approving proposal from Arnold Construction in the amount of \$93,975.00 for building repairs to the East Side (Winnie) Road & Bridge laydown yard shop, shed, lean-to and restroom

25-12-1364 Motion made by Commissioner, Pct. 2 Tice and seconded by Commissioner, Pct. 3 Hammond to approve the proposal from Arnold Construction in the amount of \$93,975.00 for building repairs to the East Side (Winnie) Road & Bridge laydown yard shop, shed, lean-to and restroom. Comments by Director of Building Maintenance and Construction Mike Gafford and County Auditor Aaron Thomas.

Passed; Insert.

ROAD & BRIDGE

3.3 Discuss and consider transferring \$100,000.00 from CO24 - Pct. 1 Drainage to new project East Side Laydown Yard repairs

25-12-1365 Motion made by Commissioner, Pct. 2 Tice and seconded by Commissioner, Pct. 3 Hammond to transfer \$100,000.00 from CO24 - Pct. 1 Drainage to new project, East Side Laydown Yard repairs. Comments by Road Foreman Joe Pena.

Passed; Insert.

25-12-1365 Amended motion made by Commissioner, Pct. 2 Tice and amended motion seconded by Commissioner, Pct. 3 Hammond to transfer \$107,945.00 from CO24 - Pct. 1 Drainage to new project, East Side Laydown Yard repairs.

Passed; Insert.

MAINTENANCE & BUILDINGS

7.3 Discuss and consider approving proposal from Anahuac Electric in the amount of \$13,970.00 for electrical repairs and upgrades to the East Side (Winnie) Road & Bridge laydown yard shop, shed, lean-to and restroom

25-12-1365 Motion made by Commissioner, Pct. 4 Dagley and seconded by Commissioner, Pct. 2 Tice to approve the proposal from Anahuac Electric in the amount of \$13,970.00 for electrical repairs and upgrades to the East Side (Winnie) Road & Bridge laydown yard shop, shed, lean-to and restroom. Comments by Director

of Building Maintenance and Construction Mike Gafford.
Passed.

GOLF COURSE

12.1 Discuss and consider approving Don Armstrong as a consultant for renovations/changes at the Chambers County Golf Course, not to exceed \$42,000.00

25-12-1355 Motion made by Commissioner, Pct. 2 Tice and seconded by Commissioner, Pct. 4 Dagley to approve Don Armstrong as a consultant for renovations/changes at the Chambers County Golf Course, not to exceed \$42,000.00. Comments by Director of Parks & Recreation John Parrott and Gore.

Passed; Insert.

GOLF COURSE

12.2 Discuss and consider approving a 5 year lease for TORO equipment with Professional Turf Products, L.P.

25-12-1358 Motion made by Commissioner, Pct. 2 Tice and seconded by Commissioner, Pct. 3 Hammond to approve a 5-year lease for TORO equipment with Professional Turf Products, L.P. Comments by Director of Parks & Recreation John Parrott, Gore, Tice, County Purchasing Agent George Barrera, Dagley, County Auditor Aaron Thomas and Assistant County Auditor Brooke Jacobson.

Passed; Insert.

LAW ENFORCEMENT

17.1 Discuss and consider request from CCSO to purchase Flock Safety Platform using ARPA (American Rescue Plan Act) funds in the amount of \$138,000.00

25-12-1376 Motion made by Commissioner, Pct. 3 Hammond and seconded by Commissioner, Pct. 2 Tice to approve the request from CCSO to purchase Flock Safety Platform using ARPA (American Rescue Plan Act) funds in the amount of \$138,000.00. Comments by Chambers County Sheriff Brian Hawthorne, Tice, Gore, County Purchasing Agent George Barrera, County Auditor Aaron Thomas, Hammond and Dagley.

Passed; Insert.

CONSENT

19.1 Monthly reports

CONSENT

19.1.a Monthly Auditor Reports-November 2025: 2021 Certificates of Obligation Activity Report, 2023 Certificates of Obligation Activity Report, 2024 Certificates of Obligation Activity Report, 2025 Capital Projects Activity Report

25-12-1335 Motion made by Dagley and seconded by Tice to accept the Monthly Auditor Reports-November 2025: 2021 Certificates of Obligation Activity Report, 2023 Certificates of Obligation Activity Report, 2024 Certificates of Obligation Activity Report, 2025 Capital Projects Activity Report.

Passed; Insert.

CONSENT

19.1.b JP2 November monthly report

25-12-1342 Motion made by Dagley and seconded by Tice to accept the JP2 November monthly report.

Passed; Insert.

CONSENT

19.1.c JP 4-November monthly report

25-12-1343 Motion made by Dagley and seconded by Tice to accept the JP 4-November monthly report.

Passed; Insert.

CONSENT

19.1.d JP6 Monthly Report - October

25-12-1344 Motion made by Dagley and seconded by Tice to accept the JP6 Monthly Report - October.

Passed; Insert.

CONSENT

19.1.e 2025 Certificate of Compliance (Continuing Education) - Nicole Whittington, County Treasurer

25-12-1356 Motion made by Dagley and seconded by Tice to accept the 2025 Certificate of Compliance (Continuing Education) of County Treasurer Nicole Whittington into the record.

Passed; Insert.

CONSENT

19.1.f JP6-November monthly report

25-12-1368 Motion made by Dagley and seconded by Tice to accept the JP6-November monthly report.

Passed; Insert.

CONSENT

19.2 Claim Docket/Check Register

25-11-1273 Motion made by Dagley and seconded by Tice to approve the Claim Docket/Check Register.

Passed; Insert.

CONSENT

19.2.a Payroll Check Registers

25-12-1359 Motion made by Dagley and seconded by Tice to approve the Payroll Check Registers.

Passed; Insert.

CONSENT

19.3 Travel reimbursements and misc. expenditures

25-11-1274 Motion made by Dagley and seconded by Tice to approve the travel reimbursements and misc. expenditures.

Passed; Insert.

CONSENT

19.5 Approve job descriptions

25-11-1276 Motion made by Dagley and seconded by Tice to approve job descriptions.

Passed; Insert.

CONSENT

19.4 Budget amendments/transfers

25-11-1275 Motion made by Dagley and seconded by Tice to approve the budget amendments/transfers.

Passed; Insert.

CONSENT

19.7 Approve Commissioners Court minutes

CONSENT

19.7.a November 12, 2025

25-12-1347 Motion made by Dagley and seconded by Tice to approve the November 12, 2025, Commissioners' Court minutes.

Passed; Insert.

CONSENT**19.7.b November 25, 2025**

25-12-1348 Motion made by Dagley and seconded by Tice to approve the November 25, 2025, Commissioners' Court minutes.

Passed; Insert.

CONSENT**19.8 Accept bids for 2026 Insecticides and Contractual services-Mosquito Control**

25-11-1312 Motion made by Dagley and seconded by Tice to accept bids for 2026 Insecticides and Contractual services, including the bid from Keith L Haas of Vesperis, whose bid information was inadvertently left out of the original packet. Comments by Commissioners Court Coordinator Lauren Van Deventer and County Purchasing Agent George Barrera. **Mosquito Control.**

Passed; Insert.

CONSENT**19.9 Approve Comcast utility application to install fiber optic in Beach Haven right-of-way-R&B**

25-12-1345 Motion made by Dagley and seconded by Tice to approve Comcast utility application to install fiber optic in Beach Haven right-of-way-**R&B.**

Passed; Insert.

CONSENT**19.10 Approve the Execution of a Mutual Aid Agreement with the Department of Public Safety — HB 33 Compliance-Emerg. Management**

25-12-1346 Motion made by Dagley and seconded by Tice to approve the Execution of a Mutual Aid Agreement with the Department of Public Safety — HB 33 Compliance-**Emerg. Management.**

Passed; Insert.

CONSENT**19.11 Approve conveyance to CenterPoint Energy Houston Electric, LLC electric distribution, and related communications facilities "Easement" for**

service to the new Chambers Parkway Soccer Complex (Old Needlepoint) filed for record under County Clerk's File 2020153098 and as shown on Plat No. 25-0704-Building Maintenance

25-12-1350 Motion made by Dagley and seconded by Tice to approve conveyance to CenterPoint Energy Houston Electric, LLC electric distribution, and related communications facilities "Easement" for service to the new Chambers Parkway Soccer Complex (Old Needlepoint) filed for record under County Clerk's File 2020153098 and as shown on Plat No. 25-0704-**Building Maintenance**.

Passed; Insert.

CONSENT

19.12 Approve payment in the amount of \$45,478.27 to Hart InterCivic for purchasing additional Verity voting equipment-County Clerk

25-12-1351 Motion made by Dagley and seconded by Tice to approve payment in the amount of \$45,478.27 to Hart InterCivic for purchasing additional Verity voting equipment-**County Clerk**.

Passed; Insert.

CONSENT

19.13 Approve payment in the amount of \$43,060.00 to Hart InterCivic for purchasing Verity election build equipment-County Clerk

25-12-1352 Motion made by Dagley and seconded by Tice to approve payment in the amount of \$43,060.00 to Hart InterCivic for purchasing Verity election build equipment-**County Clerk**.

Passed; Insert.

CONSENT

19.14 Approve 2026 Renewal of Tyler ERP Pro Financials and Time & Attendance in the amount of \$139,208.31-Technology

25-12-1353 Motion made by Dagley and seconded by Tice to approve 2026 Renewal of Tyler ERP Pro Financials and Time & Attendance in the amount of \$139,208.31-**Technology**.

Passed; Insert.

CONSENT

19.15 Approve Treasurer's Report - October 31, 2025-Treasurer

25-12-1354 Motion made by Dagley and seconded by Tice to approve Treasurer's Report - October 31, 2025-**Treasurer**.

Passed; Insert.

CONSENT

19.16 Approve a three year renewal of Action1 patch management solution in the amount of \$18,001.50-Technology

25-12-1361 Motion made by Dagley and seconded by Tice to approve a three-year renewal of Action1 patch management solution in the amount of \$18,001.50-**Technology**.

Passed; Insert.

CONSENT

19.17 Approve 99 Needlepoint LLC Amending Plat-R&B

25-12-1366 Motion made by Dagley and seconded by Tice to approve 99 Needlepoint LLC Amending Plat-**R&B**.

Passed; Insert.

CONSENT

19.18 Approve list of outstanding checks (October 2023 - September 2024)-Treasurer's Office

25-12-1367 Motion made by Dagley and seconded by Tice to approve list of outstanding checks (October 2023 - September 2024)-**Treasurer's Office**.

Passed; Insert.

CONSENT

19.19 Approve payment to AH Chambers County Development, LLC in the amount of \$6,555,695.08 for the Chambers County Justice Center-County Judge

25-12-1380 Motion made by Dagley and seconded by Tice to approve payment to AH Chambers County Development, LLC in the amount of \$6,555,695.08 for the Chambers County Justice Center-**County Judge**.

Passed; Insert.

CONSENT

19.20 Approve payment to AH Chambers County Development, LLC in the amount of \$4,851,725.00 for the Chambers County Justice Center-County Judge

25-12-1379 Motion made by Dagley and seconded by Tice to approve payment to AH Chambers County Development, LLC in the amount of \$4,851,725.00 for the Chambers County Justice Center-**County Judge**.

Passed; Insert.

CONSENT

19.21 Approve 2026 contract for EMS Medical Director Dr. John Redman-EMS

25-12-1381 Motion made by Dagley and seconded by Tice to approve the 2026 contract for EMS Medical Director Dr. John Redman-**EMS**.

Passed; Insert.

At 10:44 a.m. Court retired from Regular Session and entered into Executive Session.
At 12:17 p.m. the Court returned from Executive Session and resumed Regular Session.

CONSENT

19.6 Approve payroll changes

25-11-1277 Motion made by Commissioner, Pct. 3 Hammond and seconded by Commissioner, Pct. 2 Tice to pull the payroll change form for Susie Razo and approve the rest and exclude the Director of Administration job description previously approved on agenda item 19.5.

Passed; Insert.

EXECUTIVE SESSION

20.1 Discuss and consider personnel issues-Executive Session

No action taken.

EXECUTIVE SESSION

20.2 Discuss and consider the sale/purchase of real property-Executive Session

No action taken.

EXECUTIVE SESSION

20.3 Discuss and consider FMLA extension request-Executive Session

No action taken.

With no further business, Court adjourned at 12:18 p.m.

ATTEST:



Heather H. Hawthorne

Heather H. Hawthorne, County Clerk

APPROVED:

Signed by:

Jimmy Sylvia

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County Judge, Jimmy Sylvia