The Minutes of the Workshop Meeting are as follows:

Vanessa Burzynski, County Clerk
Joe Fauth III, County Judge

The State of Texas ~ County of Grimes ~ Be it Remembered, that on this the 11th day of February 2021 at 9:12 a.m., there was a Workshop Meeting of the Commissioners Court of Grimes County, Texas with the following members present:

County Judge, Joe Fauth III Present
Commissioner, Pct. #1, Chad Mallett Present
Commissioner, Pct. #2, David E. Dobyanski Absent
Commissioner, Pct. #3, Barbara Walker Present
Commissioner, Pct. #4, Phillip Cox Present

County Judge Joe Fauth III

1. Call to Order.

Judge Joe Fauth called the meeting to order at 9:12 a.m.

2. Discuss and review the new Grimes County Justice and Business Center needs, including but not limited to furniture requests, driveway, and Maintenance & Storage building.

Commissioner Phillip Cox made a motion to adjourn this meeting due to the fact that the Project Manager Al Peeler was not present. There was no second so motion failed. County Judge Joe Fauth stated that we can review what we know at the present time. Al Peeler arrived at 9:54 a.m.

A discussion was held concerning the additional driveway from Highway 90. Road and Bridge Engineer Harry Walker stated that the design for the roadway was submitted to TXDOT. TXDOT indicated that there was a need for a left turn lane off Highway 90. Harry Walker met with the TXDOT Traffic Engineers. TXDOT may require a 4-foot easement for the turn lane at minimal cost to the county. The Town of Anderson asked TXDOT to do a traffic study on Highway 149. The information Mr. Walker received from TXDOT indicated that
there were 7,000 vehicles that travelled Highway 149 per day and 4,500 were cars. The
engineer that drew up the plans for the roadway on Highway 90 is Jones and Carter.
Estimated cost is $400,000. $125.00 for a turn lane, $2,500 for the survey, $62,000 for
lights, $27,500 for the base for the lights, and $20,000 to reroute the water line.

Commissioner Chad Mallett asked if lights were being installed on the roadway from Highway
149 and does the county need lights on Highway 90 entrance? Al Peeler answered no lights
being installed on roadway from Highway 149. Judge Joe Fauth stated that lights at both
entrances would be nice but that we do not want to go over budget. Commissioner Phillip Cox
asked how much the court was willing to spend? Commissioner Chad Mallett stated that
once we know the actual cost we can go out for bid. Al Peeler stated that the estimate he
had for the road was $295,000 and that he was not going out for bid until we get the
information we need from TxDOT. Al Peeler also stated that the power company will come
out and install the lights at the entrances at no cost to the county.

There was a lengthy discussion about the water line relocation and whether or not an
easement was needed. Al Peeler told the court he would gather all of the information. The
contractor just got power to the Justice Center. Now the Contractor will need to get water to
the building for the chillers so we cannot wait too long to get this water line installed. If
the contractor runs the line from Highway 90 it will be a shorter distance to the new building
but will require a tap to the existing line. Routing the water line from Highway 149 was already
included in the bid package for the building. Waterflow is an issue on Highway 149. TxDOT
will need a 48-hour notice to increase the size of the water line. The roadway from Highway
149 will be a driveway. The roadway from Highway 90 will be a county road. Judge Joe Fauth
asked Al Peeler to find out from Collier Construction if we can take the water line from
Highway 149. Judge Fauth also stated that if we do not build the road from Highway 90
then we do not need to spend the money on the tap for the water line.

Commissioner Barbara Walker asked to see a copy of the contract with Mr. Jim
Westmoreland who the county did the land swap with. County Attorney Jon C. Fultz stated
he would provide the commissioners with a copy of the contract. The contract was signed on
July 20, 2020. The county has 12 months from that date to construct the road or the
property reverts back to Mr. Westmoreland. Estimated completion date for the building is
June 5, 2021. There was a lengthy discussion about the traffic congestion on Highway 149
due to school traffic at certain times of the day.

Judge Joe Fauth ran down the list of the proposed expenses for the new Justice Center.

$12,000,000 Budget
$10,455,000 Contract for Building (which includes $200,000 contingency funds)
$ -200,000 Contingency Funds
$ 295,000 Roadway from Highway 90
$ 400,000 New Storage Building
$ 250,000 Renovate Annex
$ 358,000 New Phone System
$ 411,000 New Furniture Requests (Proposed by Architect)
$ 45,000 Lab Testing
$ 22,000 Reroute Water Line
$12,036,000 Total Expenses
A lengthy discussion was held concerning the construction of a new storage building versus keeping the storage building(s) we already have including the old jail. There was a discussion about the condition of the old jail and whether it was adequate for long term storage. Al Peeler gave an estimate of how much it would cost to renovate the old jail to continue using it as a storage facility, not office space. Estimate was around $75,000 - $100,000.

Original plans for a 20’ x 20’ maintenance barn with no storage. Second round of plans was to add 10’ x 10’ storage rooms for each department. Total size 30’ x 40’. Third round of plans increased the size of the building to 60’ x 100’ to accommodate all of the requests from the different departments. Al Peeler said that this was to be a pre-engineered building. It was originally projected this new storage building would cost around $250,000. Now the cost is close to $400,000. Al Peeler said he would try to get a firm estimate on the cost.

A discussion was held concerning the furniture requests from the various departments. There was a question about using more than one vendor versus using just one vendor. There was a question about the quality of the furniture to be purchased. The Building Committee will review the furniture requests. Commissioner Walker also suggested that the county put together a list of furniture that is not going to be used at the new building that other departments might be able to use. Judge Joe Fauth asked Commissioner Cox to prepare a list of needs for each department. Then each department will have a time to come before Commissioners Court and explain to the court what they need and why they need it. County Auditor Jessi Murphy indicated that the furniture requests received totaled about $150,000. Much less than the $400,000 projected by the Architect.

3. Adjourn

**MOTION BY:** Commissioner Barbara Walker to adjourn.  
**SECONDED BY:** Commissioner Chad Mallett  
**VOTE IN FAVOR** 4  **VOTE OPPOSED** 0  **MOTION PASSED**

Judge Joe Fauth adjourned the Meeting at 11:37 a.m.