

COUNTY OF JIM WELLS

PEDRO "PETE" TREVINO, JR.
County Judge

200 N. Almond
Alice, Texas 78332

Ph: (361) 668-5706
Fax: (361) 688-8671

PEDRO "PETE" TREVINO, JR. Presiding NOTICE OF PUBLIC HEARING OF THE COMMISSIONERS' COURT OF JIM WELLS COUNTY, TEXAS

Pursuant to Article 551 of the Texas Government Code notice is hereby given that a Special meeting of the Commissioners' Court of Jim Wells County, Texas will be held in the County Court room on August 22, 2025, at 9:00 AM.

1. Open Meeting
2. Pledge of Allegiance
3. Public Testimony (HB 2840) –

Non-Agenda Items: Any person may appear before the court at this time to speak regarding any **general** issue or matter that is not on the agenda. Comments shall be limited to 3 minutes unless extended by permission of the Commissioner Court.

Agenda Items: Any person wishing to speak before or during consideration of a **specific** agenda item shall add their name, address and phone number to the public sign in sheet along with the agenda item number they wish to speak to. Public speakers shall wait to be recognized by the presiding officer before approaching the speaker's podium to make comments. Comments shall be limited to 3 minutes unless extended by permission of the Commissioner Court.

4. Discuss, consider and take action to approve minutes from previous meetings.
5. Presentation by Texas State Soil & Water Conservation Board to present Commissioner Pct 2 Ventura Garcia with a check for Flood Control O & M Program Reimbursement Request.
6. Consent Agenda: Consent Agenda Items will be voted upon in one vote and will not be discussed separately unless requested by the County Judge, Commissioner, or a citizen.**1.** Discuss, consider and take action on a budget amendment request from Safety & Inspection Department Sylvia Ramirez to transfer \$110.00 from 12-567-454-00 Motor Vehicle Repair to 12-567-427.00 Conference and Associates. **2.** Discuss, consider and take action on a budget amendment request from Michael V. Garcia, District Judge to transfer \$10,000.00 from 12-435-499.22 Attorney Fees - TDPRS to 12-435-485.30 Petit Jurors. **3.** Discuss, consider and take action on a budget amendment request from County Court at Law Rumaldo Solis Jr., to transfer \$225.00 from Equipment 12-428-573.00 to Bond Premiums 12-428-480.00. **4.** Discuss, consider and take action on a budget amendment request from Jim Wells County Jp 1 Richard Deleon to transfer \$1,075.00 from Office Supplies 12-451-310.00 to Furniture & Fixtures 12-451-575.00. **5.** Discuss, consider and take action on a budget amendment request from Constable Pct 6 Ray Escamilla Jr., to transfer \$500.00 from Gasoline & Lubricants 12-556-330.00 to Equipment 12-556-573.00, transfer \$500.00 from 12-556-354.00 Gas Oil & Lubricants to Misc & Supplies 12-556-390.00.
7. Discuss, consider and take action on a Petition to call an election to prohibit certain animals from running at large in Jim Wells County and if approved, placing the measure on the ballot during the November General Election.
8. Discuss, consider and take action on an offer to purchase tax sale property suit no. 04-08.13376-B, Ben Bolt - Palito Blanco Independent School District Vs. Johnny Zamora, Jr., account number:

12550-026-00200; 0.137 acre, more or less, being a portion of Block 44, Scholars, Dullye, Stahle, Peters, and Muecke Subdivision to Scott's Ranch, Jim Wells County, Texas, as described in deed dated May 23, 1999, from Johnny Zamora, Jr., to Angela Garcia, in Volume 683, Page 154, official records of Jim Wells County, Texas

9. Discuss, consider and take action on the proposed Interlocal Agreement between Jim Wells County and the City of Alice and Halo Flight.
10. Discuss, consider and take action on an Interlocal Agreement between Jim Wells County and City of Alice, Texas for the operation and maintenance of the Alice International Airport.
11. Discuss, consider and take action to certify the Cybersecurity Training Completion Report for 2025.
12. Discuss, consider and take action to approve Road assessment services by Vaisala a measurement company. Vaisala is a sole source corporation.
13. Discuss, consider and take action on the financing agreement for a Motor Grader for Commissioner Pct 1 George Aguilar.
14. Discuss and consider Year 2025 Proposed Tax Rate and take record vote and if necessary, set date for public hearings.
15. Discuss and consider Year 2026 Budget.
16. Discuss and consider approving 2026 Budget Process Schedule.
17. Discuss, consider and take action to approve County Treasurer's Report and other monthly reports.
18. Discuss, consider and take action to approve County Auditor's Reports.
19. Discuss, consider and take action on payroll and bills as submitted by County Auditor with the exemption of fund 52, 53 & 54.
20. Adjourn

Signed:
PEDRO "PETE" TREVINO, JR.
County Judge

This Facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to this meeting. Please contact the County Judge's Office at (361) 668-5706 or Fax (361) 668-8671 for further information.

Persons addressing Commissioners' Court under "Public to speak" agenda item, should limit their comments to a maximum of three minutes. Please be advised the "Open Meeting Act" prohibits Commissioners' Court from responding and discussing your comments at length. The law only authorizes to do the following:

1. Make a statement of factual information
2. Recite an existing policy in response to the inquiry
3. Advise the entity that this subject will be placed on the agenda at a later date
4. Receive information

Executive Sessions

The Commissioners Court of Jim Wells County, Texas, reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code, including, but not limited to: Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues), and as authorized by the Texas Tax Code, including but not

limited to, Section 321.3022 (Sales Tax Information), whenever it is considered necessary and legally justified under Open Meetings Act. As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into Executive Session for the purpose of seeking confidential legal advice from the County Attorney on any agenda item listed herein. If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Texas Government Code chapter 551, subchapters D and E or Texas Government Code section 418.183(f). Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

County of Jim Wells, Texas

Title: Discuss, consider and take action to approve minutes from previous meetings.

Summary: Discuss, consider and take action to approve minutes from previous meetings.

Background:

ATTACHMENTS:

| File Name | Description |
|------------------------------|--------------------|
| CC_MINUTES_08_11_2025000.pdf | Previous Minutes |

August 11, 2025 Regular Meeting

COUNTY OF JIM WELLS

STATE OF TEXAS

BE IT REMEMBERED that on this August 11, 2025, there was begun and Held a Regular Meeting of the Commissioner's Court of Jim Wells County, Texas with the Following members present to wit:

| | |
|---------------------------|-----------------------------------|
| PEDRO "PETE" TREVINO, JR. | COUNTY JUDGE |
| GEORGE AGUILAR | COUNTY COMMISSIONER PRECINCT NO.1 |
| VENTURA GARCIA | COUNTY COMMISSIONER PRECINCT NO.2 |
| RENEE KIRCHOFF | COUNTY COMMISSIONER PRECINCT NO.3 |
| MAURICIO "WICHO" GONZALEZ | COUNTY COMMISSIONER PRECINCT NO.4 |
| J.C. PEREZ, III | COUNTY CLERK |

Court was opened by proclamation of the Sheriff at the Courthouse door as prescribed by law; whereupon the following business was transacted: The Pledge of Allegiance to the United States and the Pledge of Allegiance to the State of Texas were led by County Judge Pedro "Pete" Trevino, Jr.

Meeting Video

Open Meeting

PUBLIC TESTIMONY

Christina Diane Salazar made a public announcement regarding hurricane season being in full effect and the fear of flooding due to creeks not being cleared out. She asked commissioners to work on clearing creeks of debris to avoid home damage in the event of a hurricane.

Wicho Gonzalez made an announcement stating that his crew was able to double seal coat CR 461 (approximately 1.7/10 of a mile), with the help of Pct 1. His crew is going to training tomorrow and will get the job done on CR 480 and CR 481

Judge Pete Trevino, Jr announced that he plans to file a proposed budget on August 15. Workshop dates are as follows: 1st one will be on September 8 and 2nd will be on September 12. He is hopeful that by Friday, September 19 we will have the budget and tax rate adopted.

Judge Pete Trevino, Jr., gave an update on the bank building stated that we are waiting for parts for the elevators and also waiting to see how much the USDA grant will be to remodel the bank building to get a better timeline for elevators and remodeling of the building. He stated that there is space on the first floor where elections will be located. The Jim Wells County Safety Department will be moved to the bank building, as well.

County Commissioner, Pct 1, George Aguilar made an announcement that the event sponsored by PAAC for the spaying and neutering of animals was a great event with great response from the community.

County Commissioner, Pct 4, Wicho Gonzalez announced that they purchased a 300gallon water tank and it is filled for emergency purposes, including use by the Fire Department.

Presentation of the 2024 CAFR report for Jim Wells County by Mr. Raul Hernandez.

Mr. Raul Hernandez, CPA, gave an extensive interpretation of the Annual Comprehensive Financial Report for the year ending December 31, 2024. He stated that the Auditor's opinion is unmodified and therefore is a clean opinion.

Discuss, consider and take action from Jim Wells County ESD1 wishes to present to the County Commissioners Court the Annual Compilation Financial Report for the period of FY 2024.

Mr. Abraham Aguilar with ESD1 in Sandia, Texas, stated that the report will show government funds received and how they have been used.

Presentation from Vaisala, a road assessment management company.

Mr. Glen Hutchinson, Enterprise Sales Executive for Vaisala, gave an extensive and informative presentation regarding a road AI system.

Discuss, consider and take action to approve road assessment and pavement assessment.

Motion by Ventura Garcia to table. Seconded by Wicho Gonzalez. Motion Passed.

Abstain: (1) Abstain: Trevino, Jr.

Discuss, consider and take action to approve both Republican and Democrat list of Judges, Alternate Judges, and Clerks for the 2026 and 2027 election years.

Mr. Richard Guerra, Elections Administrator, gave a summary of the list.

Motion by Renee Kirchoff to Approve. Seconded by Wicho Gonzalez. Motion Passed.

Abstain: (1) Abstain: Trevino, Jr.

Discuss, consider and take action on a Petition to call an election to prohibit certain animals from running at large in Jim Wells County and if approved, placing the measure on the ballot during the November General election.

An announcement was made by Michael Guerra, County Attorney stating that the final portion of the petition was turned in and must be verified to make sure it includes at least 50 signatures from people who reside in the unincorporated part of Jim Wells County and are registered to vote. He recommended that the item be tabled and taken up on the August 22, 2025 Commissioners' Court meeting.

Motion by Pedro "Pete" Trevino, Jr. to table. Seconded by Ventura Garcia. Motion Passed.

Discuss, consider and take action to approve minutes from previous meetings.

The minutes of the previous meeting were approved as presented by County Clerk, J.C. Perez, III and appear of record in the Jim Wells County clerk's office.

County Commissioner, Pct. 2 Ventura Garcia made a motion to approve and it was seconded by County Commissioner, Pct 1, George Aguilar. Motion Passed.

Consent Agenda: Consent agenda items will be voted upon in one vote and will not be discussed separately unless requested by County Judge, Commissioner or a citizen. 1. Discuss, consider and take action on a budget amendment from Commissioner Pct 4 Wicho Gonzalez to transfer \$54,726.13 from 24.624.573.00 Equipment to 24-624-453.00 Repair of Equipment, transfer \$2,000.00 from 24.624.573.00 Equipment to 24.624.454.00 Repair of Motor Vehicles. 2. Discuss, consider and take action on a budget amendment from Sheriff Joseph Guy Baker to transfer \$1,000.00 from 12.560.575.00 Furniture & Fixtures to 12.560.390.00 Misc. Supplies, transfer \$2,000.00 from 12.560.499.22 Animal Control and \$3,000.00 from 12.560.334.00 Jail supplies to 12.560.310.00 Office Supplies. 3. Discuss, consider and take action on a budget amendment request from Sheriff Joseph Guy Baker to transfer \$22,000.00 from 12.560.450.00 Jail Maintenance to 12.560.486.00 Computer Maint. Hard Software, transfer \$15,000.00 from 12.560.453.00 and \$5,000.00 from 12.560.330.00 Gas-Oil-Lube to 12.560.454.00 Repair of Motor Vehicles. 4. Discuss, consider and take action on a budget amendment request from Elections Department Richard Guerra to transfer \$10,655.00 from Misc. Supplies 12.490.390.00 to Technology Support 12.490.486.00. 5. Discuss, consider and take action on a budget amendment from Commissioner Pct 1 George Aguilar to transfer \$10,000.00 from 21.621.486.35 Disposing of Trash to 21.621.486.45 Computer Maint, Hardware and Software.

Motion by Wicho Gonzalez to Approve. Seconded by Renee Kirchoff. Motion Passed.

Abstain: (1) Abstain: Trevino, Jr.

Discuss, consider and take action on a proposed Resolution presented by a representative from Community Action Corporation of South Texas authorizing County Grant Program Year 2026, Texas Department of Agriculture Texans Feeding Texas: Home Delivered Meal Grant Program.

Mr. Robert Salazar, Representative from Community Action Corporation of South Texas gave a description of what the program offers. He then read the resolution.

Motion by Ventura Garcia to Approve. Seconded by Renee Kirchoff. Motion Passed.

Abstain: (1) Abstain: Trevino, Jr.

Discuss, consider and take action to approve an interlocal agreement between Jim Wells County and the Coastal Bend Council of Governments relating to the planning, development, operation, and provision of 9-1-1 service, the use of wireline and wireless 9-1-1 fees and equalization surcharges.

Mary Afusso, director of planning and economic development, made herself present to answer any questions in support of this agreement.

Motion by Ventura Garcia to Approve. Seconded by Renee Kirchoff. Motion Passed.

Abstain: (1) Abstain: Trevino, Jr.

Discuss, consider and take action to open sealed bids for seal coating for Commissioner Pct 2 Ventura Garcia.

Two bids were received and opened by Judge Pedro Trevino, Jr.

Bids were as follows:

Clark Construction in the amount of \$366,120.00

LCR Total Transport, LLC in the amount of \$213,300.00

Motion by Ventura Garcia to Reject both bids. Seconded by Wicho Gonzalez. Motion Passed.

Abstain: (1) Abstain: Trevino, Jr.

Discuss, consider and take action to open bids for Commissioner Pct 1 George Aguilar for a used 2014 Deere 770 GP Motor Grader (with no less than 5000 hours or more than 7000-meter hours).

One bid was received and opened by Judge Pedro Trevino, Jr. The bid was from Game Equipment Services in the amount of \$105,000.00.

County Commissioner, Pct. 1 George Aguilar made a motion to approve and it was seconded by County Commissioner, Pct 4, Wicho Gonzalez. Motion Passed.

Discuss, consider and take action to review applications as recommended by the committee to hire a part-time librarian for the Premont Public Library.

County Commissioner, Pct 4, Wicho Gonzalez announced that there were two applications submitted for the librarian position and of the two only one appeared for an interview. It was recommended by the committee that Elizabeth Leetch obtain the position.

Motion by Pedro "Pete" Trevino, Jr. to Approve. Seconded by Renee Kirchoff. Motion Passed.

Discuss, consider and take action on an offer to purchase tax sale property suit no. 04-08.13376-B, Ben Bolt - Palito Blanco Independent School District Vs. Johnny Zamora, Jr., account number: 12550-026-00200; 0.137 acre, more or less, being a portion of Block 44, Scholars, Dullye, Stahle, Peters, and Muecke Subdivision to Scott's Ranch, Jim Wells County, Texas, as described in deed dated May 23, 1999, from Johnny Zamora, Jr., to Angela Garcia, in Volume 683, Page 154, official records of Jim Wells County, Texas.

County Commissioner, Pct. 4, Wicho Gonzalez made a motion to table, and it was seconded by County Commissioner, Pct 1, George Aguilar. Motion Passed.

Discuss, consider and take action to approve the request of Commissioner George Aguilar to set speed limits on the following roads in Pct. 1 at 20 mph. Roads subject to this speed limit are Isabel Dr., CR 1461, CR 142, CR 1421 and the following roads located in Loma Linda Subdivision CR 160, CR 161, CR 1601, CR 1602 and Wildwood Circle.

County Commissioner, Pct. 3 Renee Kirchoff made a motion to approve and it was seconded by County Commissioner, Pct 1, George Aguilar. Motion Passed.

Discuss, consider and take action to approve an Order adopting regulations for the control and removal of litter in unincorporated areas of Jim Wells County, Texas.

The new law will allow for a 30 day notice to remove the litter and if the litter is not removed a lien may be placed on the property.

County Commissioner, Pct. 1, George Aguilar made a motion to approve and it was seconded by County Commissioner, Pct 3, Rene Kirchoff. Motion Passed.

Discuss, consider and take action on an amendment to the iDocket contract.

Currently the Office of the County Attorney is on "read only" status and this amendment would allow them to be able to input cases. Cost is \$1,500.00 per year.

Motion by Pedro "Pete" Trevino, Jr. to Approve. Seconded by Wicho Gonzalez. Motion Passed.

Discuss, consider and take action on the proposed lease with Texas A&M – Kingsville for use of the unleased portion of the 4th floor of the 601 E. Main building (Bank Annex).

As per Judge Pete Trevino, Jr., the lease fees will be waived for this first program. The University will pay for a security guard. The lease is from 08/11/2025-12/31/2025.

Motion by Pedro "Pete" Trevino, Jr. to Approve. Seconded by Renee Kirchoff. Motion Passed.

Discuss, consider and take action to adopt a Resolution establishing new Commissioners Court meeting dates.

County Attorney, Michael Guerra announced that as per HB 1522, which goes into effect September 1, 2025, the 72 hr. notice rule is changed to a three business day notice rule. Jim Wells County Commissioners' Court will now meet on the 2nd and 4th Friday of each month.

County Judge, Pedro Trevino, Jr., made a motion to approve, and it was seconded by County Commissioner, Pct 1, George Aguilar. Motion Passed.

Discuss, consider and take action on payroll and bills as submitted by County Auditor's with exemption of fund 52, 53 & 54.

County Commissioner, Pct. 1 George Aguilar made a motion to approve, and it was seconded by County Commissioner, Pct 3, Renee Kirchoff. Motion Passed.

ADJOURN

There being no further business to come before the Honorable Commissioners' court of Jim Wells County, Texas Regular meeting of August 11, 2025.

County Commissioner, Pct. 3 Renee Kirchoff made a motion to approve and it was seconded by County Commissioner, Pct 1, George Aguilar. Motion Passed.

ATTEST:

APPROVED:

PEDRO "PETE" TREVINO, JR. COUNTY JUDGE

J.C. PEREZ, III COUNTY CLERK

County of Jim Wells, Texas

Title: Presentation by Texas State Soil & Water Conservation Board to present Commissioner Pct 2 Ventura Garcia with a check for Flood Control O & M Program Reimbursement Request.

Summary: Presentation by Texas State Soil & Water Conservation Board to present Commissioner Pct 2 Ventura Garcia with a check for Flood Control O & M Program Reimbursement Request.

Background:

ATTACHMENTS:

File Name

Description

No Attachments Available

County of Jim Wells, Texas

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Summary: Consent Agenda: Consent Agenda Items will be voted upon in one vote and will not be discussed separately unless requested by the County Judge, Commissioner, or a citizen. 1. Discuss, consider and take action on a budget amendment request from Safety & Inspection Department Sylvia Ramirez to transfer \$110.00 from 12-567-454-00 Motor Vehicle Repair to 12-567-427.00 Conference and Associates. 2. Discuss, consider and take action on a budget amendment request from Michael V. Garcia, District Judge to transfer \$10,000.00 from 12-435-499.22 Attorney Fees - TDPRS to 12-435-485.30 Petit Jurors. 3. Discuss, consider and take action on a budget amendment request from County Court at Law Rumaldo Solis Jr., to transfer \$225.00 from Equipment 12-428-573.00 to Bond Premiums 12-428-480.00. 4. Discuss, consider and take action on a budget amendment request from Jim Wells County Jp 1 Richard Deleon to transfer \$1,075.00 from Office Supplies 12-451-310.00 to Furniture & Fixtures 12-451-575.00. 5. Discuss, consider and take action on a budget amendment request from Constable Pct 6 Ray Escamilla Jr., to transfer \$500.00 from Gasoline & Lubricants 12-556-330.00 to Equipment 12-556-573.00, transfer \$500.00 from 12-556-354.00 Gas Oil & Lubricants to Misc & Supplies 12-556-390.00.

Background:

1. To balance out conference & Associates account.
2. To balance
3. To pay invoice from Markel Surety Connect.
4. Purchase 2 legal size filing cabinets
5. To buy updated equipment to perform my duties.

ATTACHMENTS:

File Name

Description

Budget_Amendments_for_CC_08.22.2025.pdf Budget Amendments



Jim Wells County, Texas Budget Amendment Form

AUG 12 2025

BY

Please review for approval the following budget amendment request for:

Fund No. 435 Department Name: District Judge

Requestor: Michael V. Garcia, District Judge
Please Sign and Date

Please Sign and Date

| <u>Acct. No.</u> | <u>Account Name</u> | <u>Amount From</u> | <u>Amount To</u> |
|------------------|---------------------|--------------------|------------------|
| 12-435-49922 | Att Fees - TDPRS | 10,000.00 | |
| 12-435-48530 | Petit Jurors | | 10,000.00 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | TOTALS | | |

Purpose:

~~Noe Gamez~~, County Auditor *Cindy Garcia*

Date _____

Pedro "Pete" Trevino Jr., County Judge

Date _____

Approved by Commissioners Court on

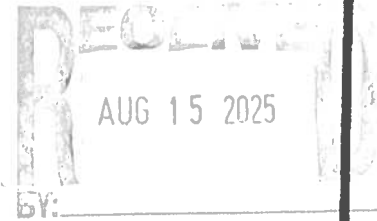
Date _____

#6

CLEAR FORM



Jim Wells County, Texas Budget Amendment Form



Please review for approval the following budget amendment request for:

Fund No. 12 Department Name: JWC JP#1 Office

Requestor: [Signature] 08/12/2025
Please Sign and Date

| Acct. No. | Account Name | Amount From | Amount To |
|---------------|----------------------|-------------|-----------|
| 12-451.310.00 | Office Supplies | 1,075.50 | |
| 12-451.575.00 | Furniture & Fixtures | | 1,075.50 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | TOTAL | 1,075.50 | 1,075.50 |

Purpose:

Purchase 2 Legal Size Filing Cabinets

Invoice Attached if Needed

[Signature]
Cindy Garcia, County Auditor

8-15-25
Date

Pedro "Pete" Trevino Jr., County Judge

Date

Approved by Commissioners Court on

Date

✓



Jim Wells County, Texas Budget Amendment Form

JUL 09 2025

Please review for approval the following budget amendment request for

Fund No 12 - 567 Department Name: Safety & Inspection Dept.

Requestor Sylvia K. Ramirez
Please Sign and Date

| Acct. No. | Account Name | Amount From | Amount To |
|---------------|------------------------------------|--------------------------|--------------------------|
| <u>454.00</u> | <u>Motor Vehicle Repair</u> | <u>110.⁰⁰</u> | |
| <u>427.00</u> | <u>Conference & Associates</u> | | <u>110.00</u> |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | TOTALS | <u>110.⁰⁰</u> | <u>110.⁰⁰</u> |

Purpose:

To balance out Conference & Associates account.

Cindy Garcia
Cindy Garcia, County Auditor

7-10-25
Date

Pedro "Pete" Trevino Jr.
Pedro "Pete" Trevino Jr., County Judge

Date

Approved by Commissioners Court on

Date

County of Jim Wells, Texas

Title: Discuss, consider and take action on a Petition to call an election to prohibit certain animals from running at large in Jim Wells County and if approved, placing the measure on the ballot during the November General Election.

Summary: Discuss, consider and take action on a Petition to call an election to prohibit certain animals from running at large in Jim Wells County and if approved, placing the measure on the ballot during the November General Election.

Background:

ATTACHMENTS:

File Name

Description

No Attachments Available

County of Jim Wells, Texas

Title: Discuss, consider and take action on an offer to purchase tax sale property suit no. 04-08.13376-B, Ben Bolt - Palito Blanco Independent School District Vs. Johnny Zamora, Jr., account number: 12550-026-00200; 0.137 acre, more or less, being a portion of Block 44, Scholars, Dullye, Stahle, Peters, and Muecke Subdivision to Scott's Ranch, Jim Wells County, Texas, as described in deed dated May 23, 1999, from Johnny Zamora, Jr., to Angela Garcia, in Volume 683, Page 154, official records of Jim Wells County, Texas

Summary: Discuss, consider and take action on an offer to purchase tax sale property suit no. 04-08.13376-B, Ben Bolt - Palito Blanco Independent School District Vs. Johnny Zamora, Jr., account number: 12550-026-00200; 0.137 acre, more or less, being a portion of Block 44, Scholars, Dullye, Stahle, Peters, and Muecke Subdivision to Scott's Ranch, Jim Wells County, Texas, as described in deed dated May 23, 1999, from Johnny Zamora, Jr., to Angela Garcia, in Volume 683, Page 154, official records of Jim Wells County, Texas

Background:

ATTACHMENTS:

| File Name | Description |
|--|-----------------------|
| Tax_Resale_Resolution.docx08.2025pdf.pdf | Resolution Tax Resale |

County of Jim Wells

George Aguilar
Commissioner
Precinct 1



Renee Kirchoff
Commissioner
Precinct 3

Ventura Garcia, Jr..
Commissioner
Precinct 2

Pedro "Pete" Trevino, Jr.
Jim Wells County Courthouse, Rm. 1.01
200 N. Almond Street
Alice, Texas 78332

Mauricio (Wicho) Gonzalez
Commissioner
Precinct 4

RESOLUTION NUMBER 0822-25 AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on March 7, 2017, the property described below was struck-off to the Jim Wells County, Trustee, pursuant to a delinquent tax foreclosure decree of the 79th Judicial District Court, Jim Wells County, Texas, and

WHEREAS, the sum of \$1,000.00 has been tendered by Matt Crockett, 835 Knott Pl., Dallas, TX 75208, for the purchase of said property pursuant to Section §34.05, Texas Tax Code Ann. (Vernon, 1982), and

NOW, THEREFORE BE IT RESOLVED, by the Commissioners Court of Jim Wells County that its County Judge, Pedro "Pete" Trevino Jr., be and he is hereby authorized to execute a tax resale deed on behalf of the county conveying to Matt Crockett all of the right, title, and interest of the county, and all other taxing units interested in the tax foreclosure judgement in the following described real property located in Jim Wells County, Texas

Acct. No. 12550-026-002-00; 0.137 acre, more or less, being a portion of Block 44, Scholars, Dullye, Stahle, Peters, and Muecke, Subdivision to Scott's Ranch, Jim Wells County, Texas, as described in deed dated May 23, 1999, from Johnny Zamora, Jr., to Angela Garcia, in Volume 683, Page 154, Official Records of Jim Wells County, Texas

Passed and adopted by Jim Wells County, Jim Wells County, State of Texas, **on the 22nd day of August 2025.**

Pedro "Pete" Trevino, Jr.
County Judge

George Aguilar
County Commissioner, Pct. 1

Ventura Garcia, Jr.
County Commissioner, Pct. 2

Renee Kirchoff
County Commissioner, Pct. 3

Mauricio (Wicho) Gonzalez
County Commissioner, Pct. 4

ATTEST:

J. C. Perez, County Clerk

County of Jim Wells, Texas

Title: Discuss, consider and take action on the proposed Interlocal Agreement between Jim Wells County and the City of Alice and Halo Flight.

Summary: Discuss, consider and take action on the proposed Interlocal Agreement between Jim Wells County and the City of Alice and Halo Flight.

Background:

ATTACHMENTS:

| File Name | Description |
|----------------------------------|-------------------------|
| Airport_Lease_Agreement__(2).pdf | Airport Lease Agreement |

AIRPORT LEASE AGREEMENT

This lease is entered into this 5th day of August, 2025, between the City of Alice and Jim Wells County ("Lessor"), who are the owners of the Alice International Airport ("Airport"), and Halo Flight ("Lessee"), by and through their duly authorized representatives, its General Partner, who covenant and agree as follows:

WHEREAS, Lessor and Lessee are committed to the proper operation, improvement, and continued development of the Airport; and

WHEREAS, Lessor deems it advantageous to itself and to the operation of the Airport to lease to Lessee certain land and building described herein;

NOW THEREFORE, in consideration of the terms, considerations, and privileges listed herein, Lessor and Lessee covenant and agree as follows:

Section 1. Leased Area

- A. Land - Lessor does hereby lease to Lessee a 30ft by 30 ft space at Site 10 hanger by terminal building located thereon in attached Exhibit A, and incorporated herein for all purposes. All hereinafter collectively referred to as the "Premises." Lessee hereby leases the Premises from the Lessor subject to the terms, considerations, and privileges stated herein.

Section 2. Term

The term of this Lease for the property described shall begin on the date this Lease is executed and approved by the Lessor and shall continue for 5 years unless sooner terminated pursuant to the terms hereof. At the option of the Lessor or Lessee, this lease may be extended for one additional term of 5 years. This option may be exercised by the requesting party sending notice that they wish to exercise the option, to the other party 60 days prior to the termination date of the then existing lease term. Lessor may retain, destroy, or dispose of any property left on the Premises at the end of the Term.

Section 3. Consideration

- A. In consideration for the lease of the Premises, Lessee hereby agrees to pay monthly rent as follows:

| Beginning Date | Initial Rate | Description | Comments |
|----------------|--------------------|---|-----------------------------|
| August 1, 2025 | \$275.00 per month | 30 ft by 30 ft in Hanger by Terminal Building | Access to Terminal Building |

All payments shall be made on or before the first day of the month due for the term of this lease plus any extensions hereto.

- B. **Rental Adjustments**. Lessor may increase the rent provided under Section 3 A.

on each fifth anniversary of this lease, in accordance with the following rates:

| January 1 in year 2028 | \$tbd |
|------------------------|-------|
| | |

Halo Flight agrees to utilize Alice International Airport (ALI) as their aircraft base and will provide aircraft wing numbers for current and future helicopter/craft.

Lessee shall have the right to request temporary deferral of the scheduled rate increases from Lessors in the event negative economic conditions warrant or lack of demand for hanger space. All rate adjustments will be in writing and signed by lessor and lessee.

C. All lease fees shall be paid as the same become due, without demand, in lawful currency of the United States made payable to the City of Alice, 500 E. Main, Alice, Jim Wells County, Texas by mail or delivery.

D. In the event Lessee fails to remit any payments when the same are due, interest at the rate of 12% per annum shall accrue beginning on the tenth (10th) day after the date the payment is due. All payments shall be applied first to accrued interest, next to fees and other charges, and last to rent. In the event Lessee shall be delinquent for more than 30 days, this lease may be terminated by Lessor as further defined in Section 7, Termination.

E. Lessee agrees that Lessee will at all times keep the Premises, including the area around the outside of any building, clean and free of trash, litter, tall grass, weeds, junked automobiles and scrap aircraft parts. Lessee shall abide by all applicable rules and recommendations of the Environmental Protection Agency, the Texas Commission on Environmental Quality, the Texas Department of Agriculture, the Texas Department of Transportation, and any other public agency concerning the use, storage, and disposal of hazardous chemicals, fuel, and/or oil. Lessee further agrees to abide by the manufacturer's directions in regard to the use, storage, and disposal of all pesticides, herbicides, and other chemicals, plus their containers, used at the Airport. Should Lessee fail to keep the leased Premises clean and free of hazards, Lessor may (but is not required to), after 10 days written notice, arrange for the cleanup of the littered or hazardous area. The cost of any such cleanup shall be charged to Lessee and payable on demand. Failure to keep the Premises and surrounding area clean and free of trash, litter, tall grass, weeds, junked automobiles and scrap aircraft parts, or to pay for Lessor's performance of such, are grounds for Lessor to terminate this lease pursuant to Section 7, Termination.

F. Lessee shall keep leased property properly maintained and repaired and shall return the leased property to Lessor at the end of this Lease in the same condition as Lessee received it, ordinary wear and tear excepted. Should Lessee fail to maintain and repair any the Premises, Lessor may (but is not required to), after 10 days written notice, perform such maintenance and repair. Failure to properly maintain and repair the Premises, or to pay for Lessor's maintenance and repair, are grounds for Lessor to terminate this lease pursuant to Section 7, Termination.

G. Lessee acknowledges that, during the time that this Lease is effective, Lessee's

leasehold interest in the Premises and Lessee's personal property shall be subject to ad valorem taxation, and that Lessee shall be liable for all ad valorem taxes and fees on such leasehold interest or on Lessee's personal property. Under no circumstances shall Lessor be liable for or be required to pay any tax or fee owed by Lessee.

H. Lessee shall provide casualty and property insurance for the Premises, with Lessor named as a co-insured. Lessee shall provide its own casualty insurance coverage for any personal property located in or on the Premises. Lessee shall maintain commercial general liability and airport/aircraft liability insurance, in the amount of at least \$5,000,000, for all operations on the Premises, with Lessor named as additional insured. Certificates of such required insurance shall be furnished by Lessee to Lessor and certificates presently then in effect shall be on file at all times. Any changes in those certificates must have prior written approval of Lessor.

I. Lessee agrees to pay all charges for gas, water, electricity, telephone service and other utilities used on or furnished to the Premises.

J. Lessee shall identify its aircraft located at the Premises as being based at the Alice International Airport.

K. Lessee's covenant to pay Rent and Lessor's covenants are independent. Except as otherwise provided, Lessee may not abate Rent for any reason.

Section 4. Permitted Use and Minimum Standards

A. Lessee agrees that the Premises may be used for any noncommercial aeronautical activity which must be made known to and agreed upon by Lessor and for no other purposes.

B. Lessee may park its privately owned and its passengers' privately owned automobiles on the Premises, but only between flights which originate or have the destination of the Airport.

C. Lessor's establishment of Minimum Standards attached hereto as Exhibit "B" and incorporated by reference herein for all purposes, is further intended to maintain compliance with federal and state grant assurances, enable the orderly and efficient development of the Airport, and promote the growth of commercial aeronautical activity at the Airport. Lessee shall comply with all such Minimum Standards, and all such other applicable Rules and Regulations in its occupancy and use of the Premises and any other portion of the Airport.

D. The Minimum Standards and Rules and Regulations may be reviewed and changed or modified from time to time to reflect current conditions at the Airport, existing and planned facilities, and the current and future aviation role of the airport, in order to ensure a high quality of service to the public. All such changes and modifications shall become a part of this Lease. Lessor specifically reserves the right, at lessor's sole discretion, to modify the existing Model Minimum Standards and to adopt new minimum standards, rules and regulations for the safety of the public and aviation.

E. Nothing in this Lease nor in the Minimum Standards shall be construed to grant or otherwise offer the granting of an exclusive right to Lessee to offer and perform other aviation related services on the Airport.

F. Lessee agrees to comply with all City of Alice requirements, instructions, and directives as well as provisions on City of Alice Code of Ordinances, Chapter 14 - Aviation, and any amendments thereto after the date hereof.

Section 5. Restricted Use

A. Lessee agrees that the usage of the Premises and any associated apron shall be limited to park and hangar its aircraft. No automobile, bus, truck, or other transportation mode may be permanently or habitually parked or stored on or in the Premises except in approved automobile parking areas and as agreed upon by Lessor.

B. Lessee agrees that it will not conduct any commercial activity such as pilot instruction, aerial spraying, charter flights, air taxi, sightseeing, aerial photography, aircraft engine or airframe repair, avionics repair or any other commercial activity at the Airport without the written consent of Lessor. Any such approved commercial operation must be in accordance with a separate written contract with Lessor.

C. Lessee agrees that it will not store or permit the storage of any fuel or hazardous, volatile, or dangerous chemicals on or in the Premises in violation of any federal, state, or local law, ordinance, or regulation.

D. Lessee agrees not to fuel or defuel any aircraft parked inside the Hangar.

E. Lessee agrees to have a sufficient number of fire extinguishers of acceptable size as determined by the local fire marshal inside the Premises. Such fire extinguishers shall be readily accessible in the event of a fire.

F. Lessee shall not make any additions or modifications to the Premises unless agreed to by Lessor in writing. In event of such consent, all improvements or modifications shall be made at the expense of Lessee, and all such improvements shall be in compliance with all local, state, or federal requirements, regulations, ordinances or laws.

G. Lessee agrees that it will not operate any non-aviation related business or activity on or in the Premises without the express written consent of Lessor. Any such non-aviation related business or activity must be authorized by a separate written contract.

Section 6. Sublease, Assignment, or Sale

Lessee shall not sublease, assign, sell or transfer any right hereunder to any person, corporation, or other entity without the express written consent of Lessor. Any such sublease, assignment, sale, or transfer shall be grounds, at the option of Lessor, for Lessor to immediately

terminate this Lease.

Section 7. Termination

A. This Lease may be terminated by Lessor if:

1. Lessee fails to pay the rent, interest, fees, reimbursements, and other charges due under this Lease in full after 30 days written demand by Lessor.
2. Lessee fails to maintain and repair the Premises as required by Section 3E. and F.
3. Lessee fails to timely pay the taxes required by Section 3.G.
4. Lessee fails to maintain the insurance required by Section 3.H.
5. Lessee fails to abide by any other term of this Lease.
6. Lessee uses, or permits any other person to use, the Premises or any other part of Airport property, for any illegal purpose, or is more than 30 days past due on rent and abandons or leaves the Premises vacant or unoccupied for 60 consecutive days.
7. Lessee is a business or professional entity (business or professional entity to include, but not be limited to, any form of: corporation, limited liability company, or partnership) and, without prior express written approval, Lessee transfers/assigns/sells any portion of ownership in the Lessee Entity from the original owners/holders at the time of execution of this Lease.

On termination, Lessor has the right to retake possession of the Premises and exercise its security interest against any personal property of Lessee on the Premises to secure payment of any of Lessee's outstanding obligations. If Lessor elects to terminate, this Lease will cease as if the day of Lessor's election were the day originally fixed in the lease for its expiration. Lessor or its agent or attorney may resume possession of the premises and re-let them for the remainder of the term at the best rent obtainable for the account of Lessee, who must make good any deficiency.

B. Lessor reserves the additional right to terminate this Lease as follows:

1. Should the Airport be closed and no longer operated by Lessor as a public airport.
2. Should Lessor substantially expand, develop, modify or improve the Airport in a manner which requires the relocation of Lessee's Premises. In such event Lessee shall have the right to lease land of substantially the same size as the Premises in the Airport as it is modified. Lessor will pay all damages associated

with the relocation of lessee and will supply the same type of property and condition as to the one Lessee had prior to relocation.

C. This Lease may be terminated by mutual agreement and consent of both parties in writing. Such termination by mutual agreement shall cause both Lessor and Lessee to be free of any and all requirements of this contract, except as contained in paragraph 7.D, 7.E., 7.F. and 7.G. hereunder.

D. Should Lessee be in default or breach of any obligation hereunder to Lessor, Lessor shall have a security interest in, and may take possession of, any personal property owned by Lessee and located at the Airport and may exercise all rights against any such collateral to secure and obtain payment of such obligations. Lessee shall be liable for any and all attorney's fees, costs and other expenses incurred by Lessor in collecting any amount owed hereunder.

E. Any termination of this lease, other than termination under section B1 of this lease will not relieve Lessee from paying any sum or sums due and payable to Lessor under the Lease at the time of termination, or any claim for damages then or previously accruing against Lessee under this Lease, or Lessor's expenses in repairing or maintaining the Premises to their required condition under this Lease. Any termination will not prevent Lessor from enforcing the payment of any such sum or sums or claim for damages by any remedy provided for by law, or from recovering damages from Lessee for any default or breach under the Lease. All Lessor's rights, options, and remedies under this Lease will be construed to be cumulative, and no one of them is exclusive of the other. Lessor may pursue any or all such remedies or any other remedy or relief provided by law, whether or not stated in this lease. No waiver by Lessor of a breach of any of the covenants or conditions of this Lease may be construed as a waiver of any succeeding or preceding breach of the same or any other covenant or condition of this Lease.

F. Lessee covenants and agrees that it will, at the termination of this Lease, in whatever manner such termination may be brought about, promptly surrender, and deliver the Premises to Lessor in the same condition as it existed at the beginning of this Lease, ordinary wear and tear excepted. Any physical alterations, additions, improvements, or repairs to the Premises made by Lessee, as well as any property remaining on the Premises, will become the property of Lessor if not immediately removed upon expiration or termination of this lease.

G. Lessor's remedies for Lessee's default or breach are to (a) enter and take possession of the Premises and sue for Rent as it accrues; (b) enter and take possession of the Premises, after which Lessor may relet the Premises on behalf of Lessee and receive the Rent directly by reason of the reletting, and Lessee agrees to reimburse Lessor for any expenditures made in order to relet; (c) enter the Premises and perform Lessee's obligations; and (d) enter and take possession of the Premises, terminate this lease, and sue for damages. Lessor may enter and take possession of the Premises by self-help, by picking or changing locks if necessary, and may lock out Lessee or any other person who may be occupying the Premises, until the default or breach is cured, without being liable for damages. Any property remaining on the Premises after Lessee's default or breach may be taken into

Lessor's possession and disposed of in an appropriate fashion without any resulting liability to Lessor. Lessor may charge Lessee for any storage, removal, or other actions concerning property remaining on the Premises after Lessee's default or breach.

H. All waivers must be in writing and signed by the waiving party. Lessor's failure to enforce any provisions of this lease or its acceptance of late installments of Rent will not be a waiver and will not estop Lessor from enforcing that provision or any other provision of this lease in the future.

Section 8. Hold Harmless

LESSEE AGREES TO SAVE AND HOLD HARMLESS LESSOR AND ITS AGENTS, SERVANTS, AND EMPLOYEES OF AND FROM ANY AND ALL LIABILITIES, EXPENSES, CAUSES OF ACTION, DAMAGES AND/OR ATTORNEY'S FEES AND EXPENSES RESULTING FROM OR AS A RESULT OF ANY OF LESSEE'S BUSINESSES, OPERATION, OCCUPANCY OR USE OF THE AIRPORT OR FROM ANY ACT OR OMISSION OF LESSEE'S OFFICERS, AGENTS, SERVANTS, OR EMPLOYEES. THIS INDEMNITY AGREEMENT SHALL APPLY AND PROTECT LESSOR AND ITS OFFICIALS, OFFICERS, AGENTS, SERVANTS, AND EMPLOYEES EVEN THOUGH IT BE CONTENDED, OR EVEN ESTABLISHED, THAT LESSOR OR ITS OFFICIALS, OFFICERS, AGENTS, SERVANTS OR EMPLOYEES WERE NEGLIGENT OR THAT THEIR CONDUCT OR OMISSION IN ANY WAY CAUSED OR CONTRIBUTED TO ANY SUCH LIABILITY, EXPENSE, CAUSE OF ACTION, DAMAGE AND/OR ATTORNEY'S FEES AND EXPENSE.

LESSOR AGREES TO SAVE AND HOLD HARMLESS LESSEE AND ITS AGENTS, SERVANTS, AND EMPLOYEES OF AND FROM ANY AND ALL LIABILITIES, EXPENSES, CAUSES OF ACTION, DAMAGES AND/OR ATTORNEY'S FEES AND EXPENSES RESULTING FROM OR AS A RESULT OF ANY DEFECTS OR ENVIRONMENTAL CONTAMINATION ON THE PREMISES WHICH PREEXIST LESSEE'S POSSESSION OF THE PREMISES.

Section 9. Maintenance of Landing Area

Lessee understands and agrees that Lessor reserves the right, but not the obligation, to maintain the Airport to at least the minimum standards as recommended by the FAA and/or the Texas Department of Transportation. Such right includes the right to maintain and keep in repair all public use areas at the Airport and the right to direct and control all activities necessary or appropriate to the operation of the Airport. Lessee also understands that Lessor is not obligated by this Lease to continue operating the Airport as an airport and may close the Airport at any time and at its own discretion. Such closure shall immediately terminate this contract and no damages or monies, or other compensation will be owed to the Lessee by Lessor. If this lease is terminated due to Airport closure Lessee shall have the option to continue leasing the premises for the remainder of the lease term. This option is conditioned upon the ability of the parties to renegotiate the lease to concern non-airport property. This option may be exercised by Lessee sending notice of Lessee's desire to renegotiate the lease and exercise this option to Lessor no later

Section 10. Exclusions

Section 11. Other Terms and Conditions

Or by mail, certified or registered, postage prepaid:

City Manager, City of Alice
P.O. Box 3229
Alice, TX 78333

Lessee: Halo Flight
c/o Travis L. Patterson, Chief Executive Officer
1843 FM 665
Corpus Christi, Texas 78415

By hand delivery or by posting upon any structure, plane or vehicle located at the Premises.

Or by mail, certified or registered, postage prepaid:
Halo Flight
c/o Travis L. Patterson, Chief Executive Officer
1843 FM 665
Corpus Christi, Texas 78415

All notices are considered to have been given at the time of personal delivery or of mailing. Either Lessor or Lessee may designate another address in writing.

D. Lessee shall permit Lessor or its agents, representatives, or employees to enter the Premises for the purposes of inspection, determining whether Lessee is complying with this lease, maintaining, repairing, or altering the premises, or showing the premises to prospective lessees, purchasers, mortgagees, or others. Unless advance written authorization is granted, Lessor will not have the right to use the premises while under lease.

E. The relationship between Lessor and Lessee is at all times solely that of lessor and lessee and is not a partnership or a joint venture.

F. Force Majeure. If compliance with the provisions of this Lease or the curing of any default or breach (other than failure to pay rent, failure to provide insurance or failure to timely pay ad valorem taxes) or performing any other obligation under this Lease is delayed by reason of war, civil commotion, act of God, governmental regulations, fire or other casualty, or any other circumstances beyond Lessee's control, or the control of the party obligated or permitted under this Lease to do or perform the term or covenant, regardless of whether the circumstance is similar to any of those enumerated or not, each party so delayed is excused from performance during the delay period.

G. Bankruptcy, insolvency, assignment for the benefit of creditors, or the appointment of a receiver will not affect this Lease as long as Lessee and Lessor or their respective successors or legal representatives continue to perform all covenants of this lease.

H. No waiver by either party of any default or breach of any covenant or term of this

Lease may be treated as a waiver of any subsequent default or breach of the same or any other covenant or term of this Lease.

I. If Lessor sells or transfers all or part of the premises and as a part of the transaction assigns its interest as Lessor in this Lease, then as of the effective date of the sale, assignment, or transfer, Lessor will have no further liability under this Lease to Lessee, except with respect to liability matters that have accrued and are unsatisfied as of that date. Underlying this release is the parties' intent that Lessor's covenants and obligations under this Lease will bind Lessor and its successors and assigns only during and in respect of their respective successive periods of ownership of the fee.

J. If this lease names more than one Lessee, the obligation of all such Lessees is joint and several.

K. If this Lease names more than one Lessor or Lessee, service of any notice on any one Lessee or Lessor is considered service on all Lessees or Lessors, respectively.

L. This agreement constitutes the parties' sole agreement and supersedes any prior understandings or written or oral agreements between the parties with respect to the subject matter.

M. No amendment, modification, or alteration of this Lease is binding unless in writing, dated subsequent to the date of this lease, and duly executed by the parties.

N. The rights and remedies provided by this Lease are cumulative, and either party's using any right or remedy will not preclude or waive its right to use any other remedy. The rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance or otherwise.

O. Lessor will from time to time and at any reasonable time execute and deliver to Lessee, when Lessee reasonably requests, other instruments and assurances approving, ratifying, and confirming this Lease and the leasehold estate created by it and certifying that the Lease is in full force and that no default or breach under the lease on Lessee's part exists.

P. Headings and/or subtitles contained in the Lease are for the purpose of clarification and in no way are determinative of the intent and purposes of the Lease or the conditions stated herein.

Signed this 5th day of August, 2025.


Lessor:

City of Alice

By:


Michael Esparza, City Manager

Attest:


Odilia Rodriguez, City Clerk



Jim Wells County

By:

Pete Trevino
County Judge

Attest:

J. C. Perez, County Clerk

Lessee:

HALO FLIGHT

By:



Travis L. Patterson, Chief Executive Officer

County of Jim Wells, Texas

Title: Discuss, consider and take action on an Interlocal Agreement between Jim Wells County and City of Alice, Texas for the operation and maintenance of the Alice International Airport.

Summary: Discuss, consider and take action on an Interlocal Agreement between Jim Wells County and City of Alice, Texas for the operation and maintenance of the Alice International Airport.

Background:

ATTACHMENTS:

File Name

Description

No Attachments Available

County of Jim Wells, Texas

Title: Discuss, consider and take action to certify the Cybersecurity Training Completion Report for 2025.

Summary: Discuss, consider and take action to certify the Cybersecurity Training Completion Report for 2025.

Background:

ATTACHMENTS:

File Name

Description

No Attachments Available

County of Jim Wells, Texas

Title: Discuss, consider and take action to approve Road assessment services by Vaisala a measurement company. Vaisala is a sole source corporation.

Summary: Discuss, consider and take action to approve Road assessment services by Vaisala a measurement company. Vaisala is a sole source corporation.

Background:

ATTACHMENTS:

File Name

Description

No Attachments Available

County of Jim Wells, Texas

Title: Discuss, consider and take action on the financing agreement for a Motor Grader for Commissioner Pct 1 George Aguilar.

Summary: Discuss, consider and take action on the financing agreement for a Motor Grader for Commissioner Pct 1 George Aguilar.

Background:

ATTACHMENTS:

| File Name | Description |
|---|---|
| Resolution_2025_Motorgrader_CC_08.22.2025.pdf | Resolution Motor Grader PCT 1 Commissioner George |

County of Jim Wells

George Aguilar
Commissioner
Precinct 1



Renee Kirchoff
Commissioner
Precinct 3

Ventura Garcia, Jr.
Commissioner
Precinct 2

Pedro "Pete" Trevino, Jr.
Jim Wells County Courthouse, Rm. 1.01
200 N. Almond Street
Alice, Texas 78332

Mauricio (Wicho) Gonzalez
Commissioner
Precinct 4

RESOLUTION 08-2225

A RESOLUTION REGARDING A CONTRACT FOR THE PURPOSE OF FINANCING A "MOTORGRADER and/or SHREDDER".

WHEREAS, Jim Wells County (the "Issuer") desires to enter into that certain Finance Contract by and between the Issuer and Government Capital Corporation ("GCC") for the purpose of financing a **"MOTORGRADER and/or SHREDDER"**. The Issuer desires to designate this Finance Contract as a "qualified tax exempt obligation" of the Issuer for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

NOW THEREFORE, BE IT RESOLVED BY Jim Wells County:

Section 1. That the Issuer will enter into a Finance Contract with GCC for the purpose of financing **"MOTORGRADER AND/OR SHREDDER"**.

Section 2. That the Finance Contract by and between Jim Wells County and GCC is designated by the Issuer as a "qualified tax-exempt obligation" for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

Section 3. That the Issuer appoints the County Judge of the County Judge's designee, as the authorized signer of the Finance Contract by and between Jim Wells County and GCC as well as any other ancillary exhibit, certificate, or documentation needed for the Contract.

Section 4. That should the need arise, if applicable, Jim Wells County will use loan proceeds for reimbursement of expenditures related to the Property, within the meaning of Treasury Regulation §1.150-2, as promulgated under the Internal Revenue Code of 1986, as amended.

This Resolution has been PASSED upon Motion made by Commissioner _____, seconded by Commissioner _____ by a vote of _____ to _____ and is effective this August 22, 2025.

Pedro "Pete" Trevino, Jr.
County Judge

George Aguilar
County Commissioner, Pct. 1

Ventura Garcia, Jr.
County Commissioner, Pct. 2

Renee Kirchoff
County Commissioner, Pct. 3

Mauricio (Wicho) Gonzalez
County Commissioner, Pct. 4

ATTEST:

J. C. Perez, County Clerk

County of Jim Wells, Texas

Title: Discuss and consider Year 2025 Proposed Tax Rate and take record vote and if necessary, set date for public hearings.

Summary: Discuss and consider Year 2025 Proposed Tax Rate and take record vote and if necessary, set date for public hearings.

Background:

ATTACHMENTS:

File Name

Description

No Attachments Available

County of Jim Wells, Texas

Title: Discuss and consider Year 2026 Budget.

Summary: Discuss and consider Year 2026 Budget.

Background:

ATTACHMENTS:

File Name

Description

No Attachments Available

County of Jim Wells, Texas

Title: Discuss and consider approving 2026 Budget Process Schedule.

Summary: Discuss and consider approving 2026 Budget Process Schedule.

Background:

ATTACHMENTS:

File Name

Description

No Attachments Available

County of Jim Wells, Texas

Title: Discuss, consider and take action to approve County Treasurer's Report and other monthly reports.

Summary: Discuss, consider and take action to approve County Treasurer's Report and other monthly reports.

Background:

ATTACHMENTS:

File Name

Description

No Attachments Available

County of Jim Wells, Texas

Title: Discuss, consider and take action to approve County Auditor's Reports.

Summary: Discuss, consider and take action to approve County Auditor's Reports.

Background:

ATTACHMENTS:

| File Name | Description |
|--|--------------------|
| 07_July_25_AUDITOR_REPORT._CC_08.22.2025.pdf | Auditor's Report |
| 07_July_25_SALES_TAX_REPORT._CC_08.22.2025.pdf | Auditor's report |



JIM WELLS COUNTY

AUDITOR'S MONTHLY REPORT

FOR THE MONTH ENDING JULY 31, 2025

PREPARED BY: CINDY GARCIA, JIM WELLS COUNTY AUDITOR

JIM WELLS COUNTY
AUDITOR'S MONTHLY BUDGET REPORT
JULY 2025

REVENUES:

| FUND | BUDGET | ACTUAL | UNREALIZED REVENUE | COLLECTED REVENUE % |
|----------------------------|----------------------|----------------------|-------------------------------|--------------------------------|
| GENERAL | 21,688,613.00 | 18,986,977.27 | 2,701,635.73 | 88% |
| ROAD & BRIDGE PCT. #1 | 1,645,908.00 | 1,319,496.49 | 326,411.51 | 80% |
| ROAD & BRIDGE PCT. #2 | 989,498.00 | 895,949.00 | 93,549.00 | 91% |
| ROAD & BRIDGE PCT. #3 | 1,839,127.00 | 1,580,510.64 | 258,616.36 | 86% |
| ROAD & BRIDGE PCT. #4 | 2,211,621.00 | 1,906,877.92 | 304,743.08 | 86% |
| TOTAL ROAD & BRIDGE | 6,686,154.00 | 5,702,834.05 | 983,319.95 | 85% |
| SHERIFF IMPOUND YARD | 2,010.00 | 2,274.57 | (264.57) | 113% |
| SMALL DAMS PROJECT | 73,385.00 | 73,347.18 | 37.82 | 100% |
| LAW LIBRARY | 31,750.00 | 12,769.66 | 18,980.34 | 40% |
| D. A. FORFEITURE | 275,500.00 | 527,269.67 | (251,769.67) | 191% |
| SHERIFF FORFEITURE | 161,100.00 | 654,509.27 | (493,409.27) | 406% |
| SHERIFF FEDERAL FORFEITURE | 100,200.00 | 164,209.46 | (64,009.46) | 164% |
| DEBT SERVICE | 258,226.00 | 244,587.24 | 13,638.76 | 95% |
| BAIL BOND BOARD | 560.00 | 37.22 | 522.78 | 7% |
| JUSTICE COURT TECHNOLOGY | 2,700.00 | 1,260.09 | 1,439.91 | 47% |
| RECORDS MANAGEMENT | 86,000.00 | 50,202.00 | 35,798.00 | 58% |
| TOTAL REVENUES | 29,366,198.00 | 26,420,277.68 | 2,945,920.32 | 90% |

EXPENDITURES:

| DEPARTMENT | BUDGET | ACTUAL | UNENCUMBERED BALANCE | EXPEND. % |
|------------------------------|--------------|--------------|-------------------------|-----------|
| COUNTY JUDGE | 307,602.00 | 166,822.95 | 140,779.05 | 54% |
| COUNTY CLERK | 515,249.00 | 295,799.13 | 219,449.87 | 57% |
| VETERANS OFFICE | 125,176.00 | 75,674.47 | 49,501.53 | 60% |
| EMERGENCY MANAGEMENT | 84,832.00 | 48,351.21 | 36,480.79 | 57% |
| NON-DEPARTMENTAL | 1,294,054.95 | 657,229.15 | 636,825.80 | 51% |
| COUNTY COURT | 95,590.00 | 2,950.00 | 92,640.00 | 3% |
| COUNTY COURT AT LAW | 847,695.00 | 438,704.16 | 408,990.84 | 52% |
| DISTRICT COURT | 741,892.00 | 408,087.75 | 333,804.25 | 55% |
| DISTRICT CLERK | 643,290.00 | 327,720.86 | 315,569.14 | 51% |
| JUSTICE OF THE PEACE PCT. #1 | 271,695.00 | 160,546.49 | 111,148.51 | 59% |
| JUSTICE OF THE PEACE PCT. #3 | 134,981.00 | 78,446.22 | 56,534.78 | 58% |
| JUSTICE OF THE PEACE PCT. #4 | 148,893.00 | 81,067.77 | 67,825.23 | 54% |
| JUSTICE OF THE PEACE PCT. #5 | 214,528.00 | 80,510.96 | 134,017.04 | 38% |
| JUSTICE OF THE PEACE PCT. #6 | 228,199.00 | 142,254.48 | 85,944.52 | 62% |
| COUNTY ATTORNEY | 855,070.00 | 449,328.47 | 405,741.53 | 53% |
| DISTRICT ATTORNEY | 993,417.00 | 648,918.49 | 344,498.51 | 65% |
| ELECTIONS ADMINISTRATION | 325,015.00 | 164,522.35 | 160,492.65 | 51% |
| COUNTY AUDITOR | 769,286.00 | 440,778.04 | 328,507.96 | 57% |
| COUNTY TREASURER | 209,269.00 | 116,578.81 | 92,690.19 | 56% |
| TAX ASSESSOR/COLLECTOR | 1,472,012.00 | 922,972.10 | 549,039.90 | 63% |
| INFORMATION TECHNOLOGY | 332,339.00 | 247,524.94 | 84,814.06 | 74% |
| COURTHOUSE & BUILDINGS | 1,806,560.00 | 1,378,316.29 | 428,243.71 | 76% |
| CITY-COUNTY AIRPORT | 170,000.00 | 0.00 | 170,000.00 | 0% |

EXPENDITURES continued:

| DEPARTMENT | BUDGET | ACTUAL | UNENCUMBERED BALANCE | EXPEND. % |
|---------------------------|---------------|---------------|---------------------------------|------------------|
| EMERGENCY MEDICAL SERVICE | 218,000.00 | 111,500.00 | 106,500.00 | 51% |
| FIRE PROTECTION | 200,000.00 | 152,542.75 | 47,457.25 | 76% |
| CONSTABLE PCT. #1 | 114,411.00 | 62,019.25 | 52,391.75 | 54% |
| CONSTABLE PCT. #3 | 100,036.00 | 53,855.29 | 46,180.71 | 54% |
| CONSTABLE PCT. #4 | 92,116.00 | 50,598.49 | 41,517.51 | 55% |
| CONSTABLE PCT. #5 | 93,401.00 | 52,914.15 | 40,486.85 | 57% |
| CONSTABLE PCT. #6 | 100,159.00 | 53,585.33 | 46,573.67 | 54% |
| SHERIFF'S DEPARTMENT | 6,229,181.00 | 4,097,744.25 | 2,131,436.75 | 66% |
| 911 COORDINATOR | 40,195.00 | 1,756.69 | 38,438.31 | 4% |
| SAFETY DEPARTMENT | 155,851.00 | 84,016.89 | 71,834.11 | 54% |
| VECTOR CONTROL | 8,450.00 | 75.00 | 8,375.00 | 1% |
| JUVENILE PROBATION | 519,084.00 | 104,861.02 | 414,222.98 | 20% |
| ADULT PROBATION | 46,700.00 | 8,659.31 | 38,040.69 | 19% |
| GRANT ADMINISTRATOR | 108,129.00 | 38,666.42 | 69,462.58 | 36% |
| HUMAN SERVICES | 109,871.00 | 47,888.03 | 61,982.97 | 44% |
| COMMUNITY CENTER | 12,000.00 | 0.00 | 12,000.00 | 0% |
| CITY-COUNTY LIBRARY | 24,448.00 | 8,094.72 | 16,353.28 | 33% |
| PARKS & RECREATION | 13,500.00 | 680.00 | 12,820.00 | 5% |
| COUNTY AGENT | 245,928.00 | 126,514.83 | 119,413.17 | 51% |
| DUE & ASSOCIATIONS | 34,500.00 | 32,240.02 | 2,259.98 | 93% |
| FAIRGROUNDS | 17,800.00 | 9,434.09 | 8,365.91 | 53% |
| ECONOMIC DEVELOPMENT | 25,000.00 | 25,000.00 | 0.00 | 100% |
| TRANSFER OUT | 1,384,495.32 | 374,243.00 | 1,010,252.32 | 27% |
| TOTAL GENERAL | 22,479,900.27 | 12,829,994.62 | 9,649,905.65 | 57% |

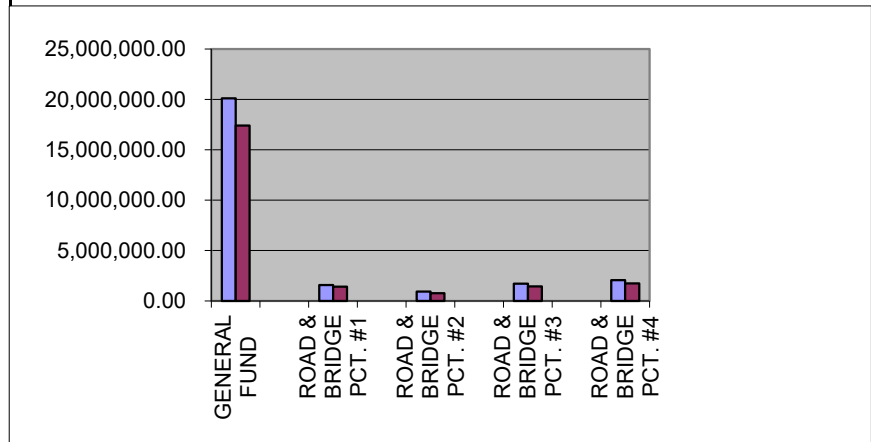
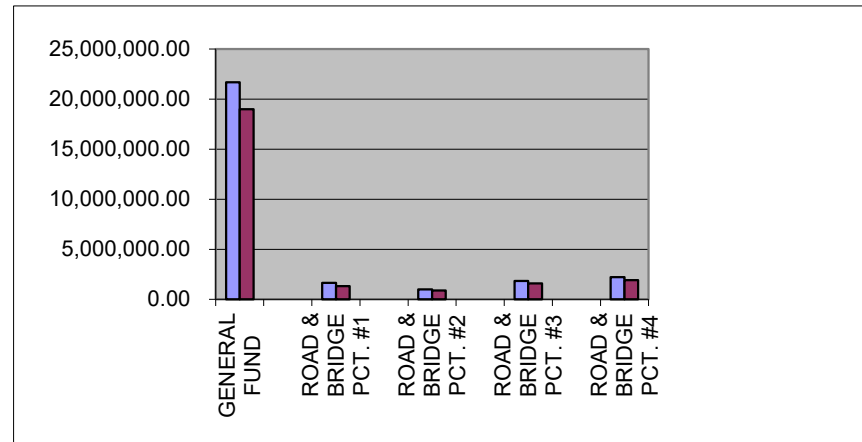
EXPENDITURES continued:

| DEPARTMENT | BUDGET | ACTUAL | UNENCUMBERED BALANCE | EXPEND. % |
|------------------------------|----------------------|----------------------|-------------------------------------|------------|
| ROAD & BRIDGE PCT. #1 | 1,402,599.10 | 826,405.93 | 576,193.17 | 59% |
| ROAD & BRIDGE PCT. #2 | 1,049,860.00 | 441,404.42 | 608,455.58 | 42% |
| ROAD & BRIDGE PCT. #3 | 2,053,505.98 | 1,122,228.82 | 931,277.16 | 55% |
| ROAD & BRIDGE PCT. #4 | 2,040,518.09 | 974,959.35 | 1,065,558.74 | 48% |
| TOTAL ROAD & BRIDGE | 6,546,483.17 | 3,364,998.52 | 3,181,484.65 | 51% |
| SHERIFF IMPOUND YARD | 14,000.00 | 8,824.00 | 5,176.00 | 63% |
| SMALL DAMS PROJECT | 79,830.00 | 64,345.82 | 15,484.18 | 81% |
| LAW LIBRARY | 31,000.00 | 10,196.62 | 20,803.38 | 33% |
| D. A. FORFEITURE | 397,700.00 | 299,533.46 | 98,166.54 | 75% |
| SHERIFF'S FORFEITURE | 277,990.00 | 449,887.00 | (171,897.00) | 162% |
| SHERIFF'S FEDERAL FORFEITURE | 100,000.00 | 408,550.32 | (308,550.32) | 409% |
| DEBT SERVICE | 253,950.00 | 229,591.92 | 24,358.08 | 90% |
| BAIL BOND BOARD | 2,000.00 | 0.00 | 2,000.00 | 0% |
| JUSTICE COURT TECHNOLOGY | 15,000.00 | 11,109.00 | 3,891.00 | 74% |
| RECORDS MANAGEMENT | 157,500.00 | 6,716.75 | 150,783.25 | 4% |
| TOTAL EXPENDITURES | 30,355,353.44 | 17,683,748.03 | 12,671,605.41 | 58% |
| | | | REC.% | 58% |
| | | | POSITIVE (NEGATIVE) VARIANCE | 0% |

**JIM WELLS COUNTY
REVENUE & EXPENDITURE YTD COMPARISON
JULY 2024 TO JULY 2025**

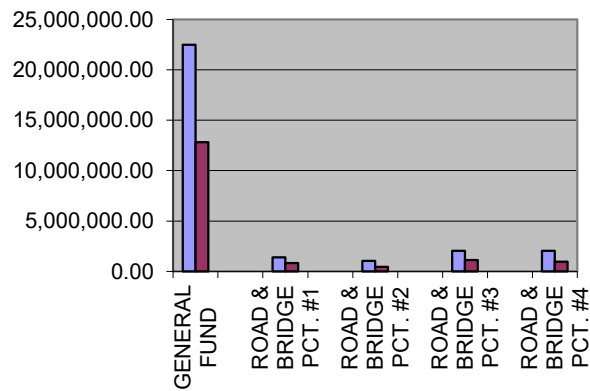
REVENUES:

| FUNDS | BUDGET - 2025 | ACTUAL YTD | YTD - % | FUNDS | BUDGET - 2024 | ACTUAL YTD | YTD - % |
|-----------------------|---------------|---------------|---------|-----------------------|---------------|---------------|---------|
| GENERAL FUND | 21,688,613.00 | 18,986,977.27 | 88% | GENERAL FUND | 20,115,847.99 | 17,400,116.70 | 86% |
| ROAD & BRIDGE PCT. #1 | 1,645,908.00 | 1,319,496.49 | 80% | ROAD & BRIDGE PCT. #1 | 1,571,126.00 | 1,421,481.72 | 90% |
| ROAD & BRIDGE PCT. #2 | 989,498.00 | 895,949.00 | 91% | ROAD & BRIDGE PCT. #2 | 922,728.00 | 761,842.27 | 83% |
| ROAD & BRIDGE PCT. #3 | 1,839,127.00 | 1,580,510.64 | 86% | ROAD & BRIDGE PCT. #3 | 1,720,095.00 | 1,457,738.73 | 85% |
| ROAD & BRIDGE PCT. #4 | 2,211,621.00 | 1,906,877.92 | 86% | ROAD & BRIDGE PCT. #4 | 2,075,595.00 | 1,742,655.38 | 84% |

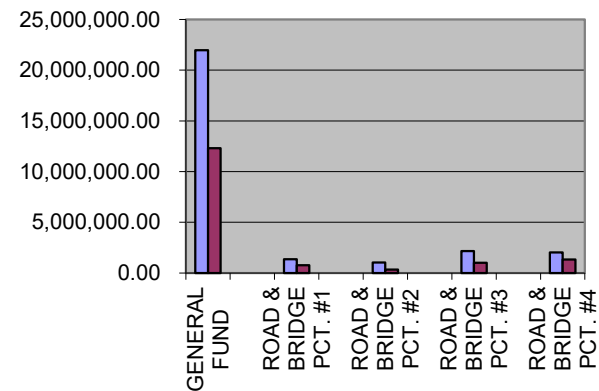


EXPENDITURES:

| | BUDGET - 2025 | ACTUAL YTD | YTD - % |
|-----------------------|---------------|---------------|---------|
| GENERAL FUND | 22,477,880.27 | 12,829,994.62 | 57% |
| ROAD & BRIDGE PCT. #1 | 1,402,599.10 | 826,405.93 | 59% |
| ROAD & BRIDGE PCT. #2 | 1,049,860.00 | 441,404.42 | 42% |
| ROAD & BRIDGE PCT. #3 | 2,053,505.98 | 1,122,228.82 | 55% |
| ROAD & BRIDGE PCT. #4 | 2,040,518.09 | 974,959.35 | 48% |



| FUNDS | BUDGET - 2024 | ACTUAL YTD | YTD - % |
|-----------------------|---------------|---------------|---------|
| GENERAL FUND | 21,966,953.00 | 12,320,066.90 | 56% |
| ROAD & BRIDGE PCT. #1 | 1,366,104.46 | 770,850.85 | 56% |
| ROAD & BRIDGE PCT. #2 | 1,038,120.00 | 347,235.09 | 33% |
| ROAD & BRIDGE PCT. #3 | 2,174,935.10 | 1,023,448.53 | 47% |
| ROAD & BRIDGE PCT. #4 | 2,037,584.17 | 1,329,483.55 | 65% |





JIM WELLS COUNTY

SALES TAX MONTHLY REPORT

FOR THE MONTH ENDING JULY 31, 2025

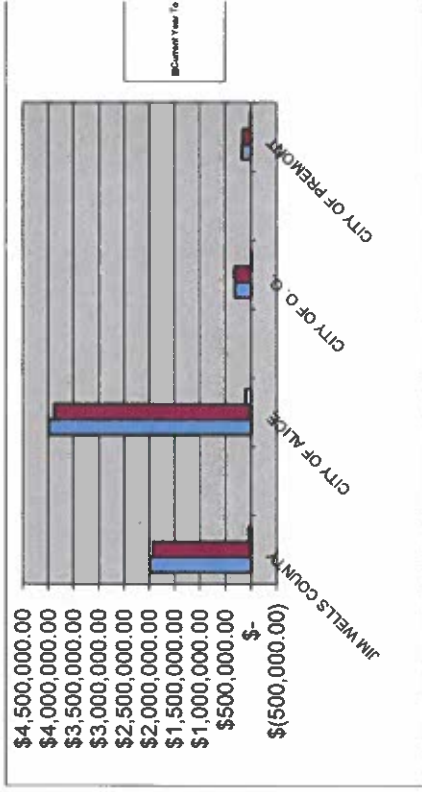
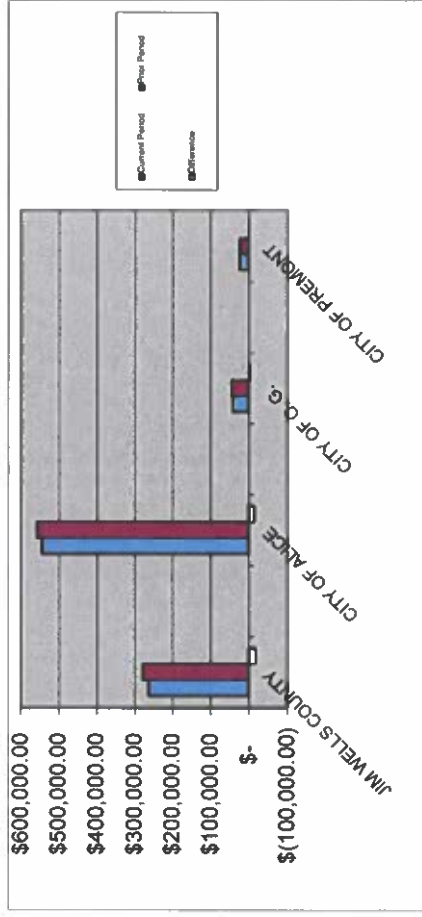
PREPARED BY: CINDY GARCIA, JIM WELLS COUNTY AUDITOR

**JIM WELLS COUNTY
SALES TAX REVENUE REPORT
MONTH ENDING JULY 31, 2025**

| | BUDGET - 2025 | REVENUE YTD | YTD % | BALANCE |
|-----------------------|----------------------|--------------------|--------------|----------------|
| GENERAL FUND | 2,682,631.00 | 1,583,942.74 | 59.04% | 1,098,688.26 |
| ROAD & BRIDGE PCT. #1 | 132,120.00 | 78,009.18 | 59.04% | 54,110.82 |
| ROAD & BRIDGE PCT. #2 | 109,854.00 | 64,822.86 | 59.01% | 45,031.14 |
| ROAD & BRIDGE PCT. #3 | 205,490.00 | 121,330.01 | 59.04% | 84,159.99 |
| ROAD & BRIDGE PCT. #4 | 223,262.00 | 131,823.64 | 59.04% | 91,438.36 |
| TOTALS | 3,353,357.00 | 1,979,928.43 | 59.04% | 1,373,428.57 |

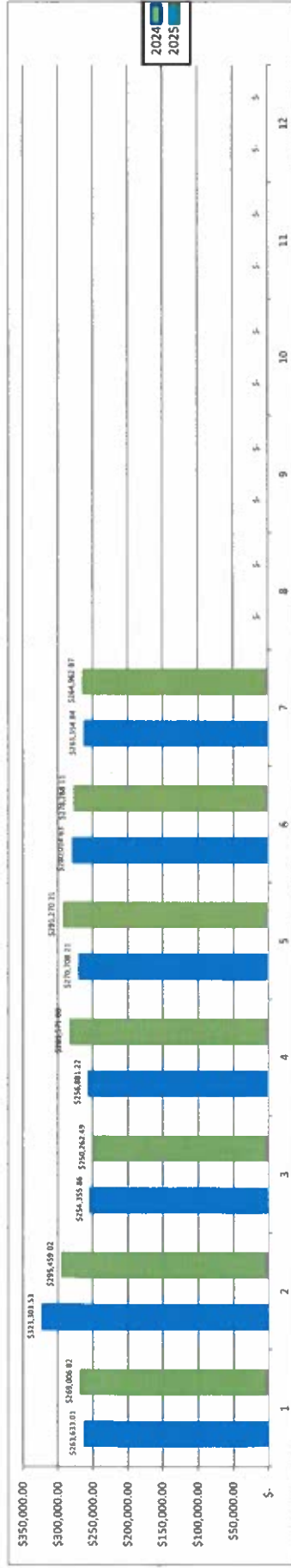
TEXAS COMPTROLLER OF PUBLIC ACCOUNTS
SALES TAX REVENUE - LOCAL GOVERNMENTS
JULY 2025

| TAXING ENTITY | MONTHLY PAYMENT | | | % Change | TAXING ENTITY | YEAR TO DATE PAYMENTS | | |
|------------------|-------------------------------|-----------------------------|----------------|----------|------------------|------------------------------|----------------------------|---------------|
| | Net Payment Current Period | Net Payment Prior Period | Difference | | | 2025 Payments Current YTD | 2024 Payments Prior YTD | Difference |
| JIM WELLS COUNTY | \$ 263,354.84 | \$ 280,014.63 | \$ (16,659.79) | -5.95% | JIM WELLS COUNTY | \$ 1,979,928.43 | \$ 1,934,820.52 | \$ 45,107.91 |
| CITY OF ALICE | \$ 544,854.04 | \$ 557,448.57 | \$ (12,594.53) | -2.26% | CITY OF ALICE | \$ 3,988,756.16 | \$ 3,889,621.58 | \$ 99,134.58 |
| CITY OF O. G. | \$ 42,223.14 | \$ 45,028.71 | \$ (2,805.57) | -6.23% | CITY OF O. G. | \$ 315,945.73 | \$ 323,892.36 | \$ (7,946.63) |
| CITY OF PREMONT | \$ 24,517.15 | \$ 23,324.70 | \$ 1,192.45 | 5.11% | CITY OF PREMONT | \$ 174,094.36 | \$ 157,516.91 | \$ 16,577.45 |
| TOTALS | \$ 874,949.17 | \$ 905,816.61 | \$ (30,867.44) | -3.41% | TOTALS | \$ 6,458,724.68 | \$ 6,305,851.37 | \$ 152,873.31 |



JIM WELLS COUNTY
SALES TAX REVENUE COMPARISON BY MONTH
FOR THE YEAR ENDING JULY 31, 2025

| MONTH | January | February | March | April | May | June | July | August | September | October | November | December | TOTAL |
|---------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------|-----------|---------|----------|----------|-----------------|
| REVENUES 2025 | \$ 263,633.01 | \$ 323,303.53 | \$ 254,355.86 | \$ 256,881.22 | \$ 270,708.21 | \$ 280,014.63 | \$ 263,354.84 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,912,251.30 |
| REVENUES 2024 | \$ 269,006.02 | \$ 295,459.02 | \$ 250,262.49 | \$ 283,571.00 | \$ 293,270.21 | \$ 278,288.11 | \$ 264,962.87 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,934,820.52 |
| INCREASE/(DECREASE) | (5,373.81) | 27,844.51 | 4,093.37 | (26,689.78) | (22,562.00) | 1,726.52 | (1,608.03) | - | - | - | - | - | (22,569.22) |



County of Jim Wells, Texas

Title: Discuss, consider and take action on payroll and bills as submitted by County Auditor with the exemption of fund 52, 53 & 54.

Summary: Discuss, consider and take action on payroll and bills as submitted by County Auditor with the exemption of fund 52, 53 & 54.

Background:

ATTACHMENTS:

File Name

Description

No Attachments Available