


**NOTICE OF SPECIAL CALLED MEETING  
KENT COUNTY COMMISSIONERS' COURT**

**Monday, February 5th, 2024 @ 9:00 a.m., @ Kent County Courthouse, the Court will convene in a **SPECIAL CALLED** meeting to discuss, consider and take action on the following agenda items.**

**COMPLETE AGENDA OF OPEN MEETING:** May not be discussed in the order shown

1. Call to order, prayer
2. Discuss Kent County Nursing Home Staffing
3. Old business/New Business/ public comments

Pursuant to the authority granted under Government Code, Chap. 551, the Commissioners Court may convene in closed session to discuss any of the above agenda items. Immediately before any closed session, the specific section or sections of the Government Code, Chapter 551 that provides statutory authority will be announced. In addition to the above, the court will consider any matter brought before it by any interested party (consider placing on agenda). I hereby certify that this notice was by me posted on the bulletin board in the courthouse of Kent County in Jayton, Texas on **January 31st, 2024**. A copy of this notice shall be recorded in the minutes of the Commissioners' Court of Kent County.

  
Layne Coulter  
Kent County Judge

**FILED FOR RECORD**

at 1:05 o'clock p m.

Date 1-31-2024

Craig Harrison  
COUNTY CLERK, KENT COUNTY, TEXAS

By DTB Deputy

**BE IT REMEMBERED** that on the 5th Day of February, 2024 the Commissioners' Court of Kent County, Texas did convene in a Special Meeting at the regular meeting place therein in the Courthouse at Jayton, Texas with the following members present: **679**

Layne Coulter, County Judge

Roy W. Chisum, Commissioner Precinct No. 1,

Ray Hall, Commissioner Precinct No. 2

Daryl Ham, Commissioner Precinct No. 3

Robert Graham Commissioner Precinct No. 4

Craig Harrison, Clerk, Commissioners' Court, absent

**WHEREUPON** the following business was transacted and is now placed of record in the Minutes of Said Court

#### CALL TO ORDER

Judge Layne Coulter called to Order a Regular Meeting at 09:00 p.m. followed by prayer.

#### EXECUTIVE SESSION

A MOTION was made by Judge Layne Coulter seconded by Roy Chisum to approve Commissioners' Court convene into executive session at 09:03 am. Motion carried.

A MOTION was made by JUDGE Layne Coulter seconded by Ray Hall to approve Commissioners' Court reconven back into Regular Special Meeting at 12:25 pm. Motion carried.

#### ADOURN

MOTION was made by Robert Graham seconded by Ray Hall to approve to Adjourn Special Meeting. Motion carried.

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THE FOREGOING MINUTES were read and approved in open Court on this the 12<sup>th</sup> Day of February, 2024 A.D.

Layne Coulter  
Layne Coulter, County Judge

Roy W. Chisum  
Roy W. Chisum, Commissioner Precinct 1

Ray Hall  
Ray Hall, Commissioner Precinct 2

Daryl Ham  
Daryl Ham, Commissioner Precinct 3

Robert Graham  
Robert Graham, Commissioner Precinct 4

ATTEST: Craig Harrison  
Craig Harrison, Clerk, Commissioners' Court

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**NOTICE OF SPECIAL CALLED MEETING  
KENT COUNTY COMMISSIONERS' COURT**

**Thursday, February 8th, 2024 @ 1:00 p.m., @ Kent County Courthouse, the Court will convene in a SPECIAL CALLED meeting to discuss, consider and take action on the following agenda items.**

**COMPLETE AGENDA OF OPEN MEETING:** May not be discussed in the order show

- 1. Call to order, prayer
- 2. Audience with Theora Management Systems  
Kent County Nursing Home Executive In-Service
- 3. Old business/New Business/ public comments

Pursuant to the authority granted under Government Code, Chap. 551, the Commissioners Court may convene in closed session to discuss any of the above agenda items. Immediately before any closed session, the specific section or sections of the Government Code. Chapter 551 that provides statutory authority will be announced. In addition to the above, the court will consider any matter brought before it by any interested party (consider placing on agenda). I hereby certify that this notice was by me posted on the bulletin board in the courthouse of Kent County in Jayton, Texas on **January 31st, 2024**. A copy of this notice shall be recorded in the minutes of the Commissioners' Court of Kent County.

  
 Layne Coulter  
 Kent County Judge

**FILED FOR RECORD**  
 at 1:05 o'clock P m.  
 Date 1-31-2024  
Craig Harris  
 COUNTY CLERK, KENT COUNTY, TEXAS  
 By DeBunck Deputy

**BE IT REMEMBERED** that on the 8<sup>th</sup> day of February, 2024 Commissioners' Court of Kent County, Texas did convene in a Special meeting at the regular meeting place therein in the Courthouse at Jayton, Texas with the following members constituting a quorum present:

Layne Coulter, County Judge,

Roy W. Chisum, Commissioner Precinct 1

Ray Hall, Commissioner Precinct 2

Daryl Ham, Commissioner Precinct 3

Robert Graham, Commissioner Precinct 4

Craig Harrison, Clerk, Commissioners' Court, absent

**WHEREUPON** the following business was transacted and is now placed of record in the Minutes of said Court.

#### CALL TO ORDER

Judge Layne Coulter call the Court the Special Meeting at 01:00 p.m. followed by prayer.

#### APPROVAL OF NURSING HOME CONSULTANTS


At 01:00 p.m. Theora Management met with the Court for Compliance training, with A MOTION made by Roy Chisum and duly seconded by Daryl Ham the Court approved to retain Theora Management as Kent County Nursing Home consultants. Motion carried

#### ADJOURN


A MOTION was made by Daryl Ham seconded by Ray Hall to approve to adjourn Special court meeting. Motion carried.

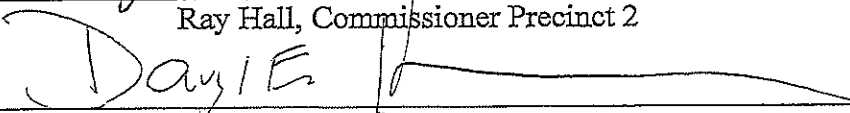
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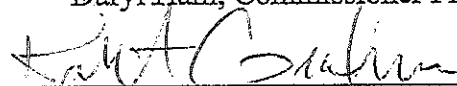
THE FOREGOING MINUTES were read and approved in open Court on this the 12<sup>th</sup> Day of February, 2024 A.D.

  
Layne Coulter, County Judge

  
Roy W. Chisum, Commissioner Precinct 1

  
Ray Hall, Commissioner Precinct 2

  
Daryl Ham, Commissioner Precinct 3

  
Robert Graham, Commissioner Precinct 4

ATTEST:   
Craig Harrison, Clerk, Commissioners' Court

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Kent County Texas



Commissioners' Court


**NOTICE OF REGULAR MEETING**

**Monday, February 12th, 2024 @ 9:00 a.m., @ Kent County Courthouse, the Court will convene in **REGULAR** meeting to discuss, consider, and take action on the following agenda items.**

**COMPLETE AGENDA OF OPEN MEETING:** May not be discussed in the order show

1. Call to order, prayer
2. Minutes of previous meetings
3. Pay claims against the County, Treasurers report
4. Review Insurance Claims from TAC on June-23 Storm
5. Kent County Nursing Home Report
6. Designate Amadeus Donations \$17,500
7. Consider RV hookups at Clairemont
8. Consider Board Appointment to ASBD.
9. Application for use of road machinery
10. Sheriff Report, J.P. Report  
Approve Deputy Carter surety bond
11. Maintenance of county services, equipment, bridges, roads, buildings, communication tower.  
Discuss Cooper Creek Bridge Temporary Road
12. County/School Investments  
Approve \$1,000,000 CD reinvestment from Kent County State Bank to Plains Capital.  
Close CD 8098 KCSB and open CD#8755255800/1. 2 yr. @4.3% to mature 2/7/2026
13. Old business/New Business/ public comments

Pursuant to the authority granted under Government Code, Chap. 551, the Commissioners Court may convene in closed session to discuss any of the above agenda items. Immediately before any closed session, the specific section or sections of the Government Code. Chapter 551 that provides statutory authority will be announced. In addition to the above, the court will consider any matter brought before it by any interested party (consider placing on agenda). I hereby certify that this notice was by me posted on the bulletin board in the courthouse of Kent County in Jayton, Texas on **February 8th, 2024**. A copy of this notice shall be recorded in the minutes of the Commissioners' Court of Kent County.

  
Layne Coulter  
Kent County Judge

**FILED FOR RECORD**

at 11:30 o'clock a m.

Date 2-8-2024

Craig Harrison  
COUNTY CLERK, KENT COUNTY, TEXAS

By Alan B... Deputy

**BE IT REMEMBERED** that on the 12<sup>th</sup> Day of February, 2024 the Commissioners' Court of Kent County, Texas did convene in a Regular Meeting at the regular meeting place therein in the Courthouse at Jayton, Texas with the following members present:

Layne Coulter, County Judge

Roy W. Chisum, Commissioner Precinct No. 1,

Ray Hall, Commissioner Precinct No. 2

Daryl Ham, Commissioner Precinct No. 3

Robert Graham Commissioner Precinct No. 4

Craig Harrison, Clerk, Commissioners' Court

**WHEREUPON** the following business was transacted and is now placed of record in the Minutes of Said Court

#### CALL TO ORDER

Judge Layne Coulter called to Order a Regular Meeting at 09:00 <sup>A</sup>~~P~~.m. followed by prayer.

#### APPROVAL OF PREVIOUS COURT MEETING

A MOTION was made by Ray Hall seconded by Roy Chisum to approve the previous Court minutes of Regular Meeting January 22, Special Meeting February 5, and Special Meeting, February 8, 2024. Motion carried.

#### APPROVAL TO PAY BILLS

A MOTION was made by Roy Chisum seconded by Daryl Ham to approve to pay all claims against the County for goods and services brought before the Court. Motion carried.

#### APPROVAL OF BOND DEPUTY SHERIFF

A MOTION was made by Robet Graham seconded by Ray Hall to approve the Surety Bond for Jeremy Carter for the position of Deputy Sheriff for Kent County, Texas. Motion carried.



## APPROVAL OF RESOLUTION

A MOTION was made by Ray Hall seconded by Robert Graham to approve the Kent County Resolution of Indigent Defense Grant Program. Motion carried.

Resolution as follows:

**2023 Kent County Resolution  
Indigent Defense Grant Program**

WHEREAS, under the provisions of the Texas Government Code Section 79.037 and Texas Administrative Code Chapter 173, counties are eligible to receive grants from the Texas Indigent Defense Commission to provide improvements in indigent defense services in the county; and


WHEREAS, this grant program will assist the county in the implementation and the improvement of the indigent criminal defense services in this county; and

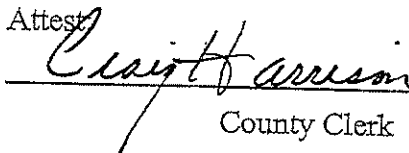
WHEREAS, Kent County Commissioners Court has agreed that in the event of loss or misuse of the funds, Kent County Commissioners assures that the funds will be returned in full to the Texas Indigent Defense Commission.

NOW THEREFORE, BE IT RESOLVED and ordered that the County Judge of this county is designated as the Authorized Official to apply for, accept, decline, modify, or cancel the grant application for the Indigent Defense Formula Grant Program and all other necessary documents to accept said grant; and

BE IT FURTHER RESOLVED that the County Auditor is designated as the Financial Officer for this grant.

Adopted this 12<sup>th</sup> day of February, 2024

  
\_\_\_\_\_  
Layne Coulter  
County Judge

Attest  
  
\_\_\_\_\_  
County Clerk

## APPROVAL OF REINVESTMENT

A MOTION was made by Robert Graham seconded by Ray Hall to approve a reinvestment of Permanent School Funds from Kent County State Bank into Plains Capital Bank in the amount of \$1,000,000.00. Motion carried.

## APPROVAL OF COMPENSATION

A MOTION was made by Roy Chisum seconded by Ray Hall to approve compensating Gina Coulter \$800 monthly for additional responsibilities at the Kent County Nursing Home. Motion carried with Judge Layne Coulter abstaining.

## KENT COUNTY NURSING HOME REPORT

Maggie McGhee, Nursing Home Administrator met with the Court to report nursing home activities with 41 residents at present time, I.J. and NHSN fines, along with aging report were discussed. With A MOTION made by Robert Graham and duly seconded by Roy Chisum the court approved Addendum #1 Transportation Policy for the Kent County Nursing Home Employee Handbook. Motion carried:



**KENT COUNTY  
NURSING HOME**

Phone: 806-237-3036 | Fax: 806-237-2090

### Transportation Policy

#### Transportation and Escort

- (A) The facility will provide the client with transportation, escort, or both to:
- (i) local community areas where a client may purchase items to meet his or her personal needs or conduct personal business according to the facility's published schedule.
  - (ii) recreational activities, field/community trips according to the facility's published schedule; and
  - (iii) the nearest available medical provider for medical appointments, therapies, and other medical care.
- (B) The facility will make arrangements for other transportation for the client to the medical care provider of the client's choice if the client's medical provider is not the nearest available provider.
- (C) Where alternate means of transportation are not available, Facility shall transport a Resident who is a Medicaid Beneficiary to the Medicaid medical provider of choice in the service area for physician-ordered, nonemergency medical services, including routine ambulance services involved in the certification or re-certification of Resident's need for nursing facility services. If no Medicaid provider is in their service area, Facility shall provide transportation to the nearest Medicaid provider chosen by the Resident.

#### Accommodation and Needs

The MD or DON will advise on accommodation of extra assistance by either a CNA or Nurse as fitting with resident abilities and needs.

#### APPROVAL OF ROAD MACHINERY USE

A MOTION was made by Roy Chisum seconded by Robert Graham to approve applications for the use of Kent County Road machinery use in the Kent County area. Motion carried.

#### APPROVAL OF RV HOOKUPS CLAIREMONT, TEXAS

A MOTION was made by Roy Chisum seconded by Daryl Ham to approve the RV hookup in Clairemont with a \$10.00 a day charge without the Community Center Rental, hookup included with the Community Center rental. Motion carried.


ADJOURN


A MOTION was made by Daryl Ham seconded by Robert Graham approving to adjourn court meeting. Motion carried.

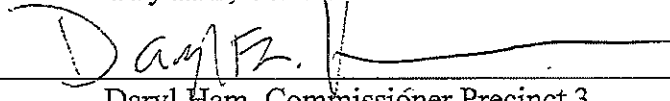
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THE FOREGOING MINUTES were read and approved in open Court on this the 26<sup>th</sup> Day of February, 2024 A.D.

  
Layne Coulter, County Judge

  
Roy W. Chisum, Commissioner Precinct 1

  
Ray Hall, Commissioner Precinct 2

  
Daryl Ham, Commissioner Precinct 3

  
Robert Graham, Commissioner Precinct 4

ATTEST:   
Craig Harrison, Clerk, Commissioners' Court

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Kent County Texas



Commissioners' Court

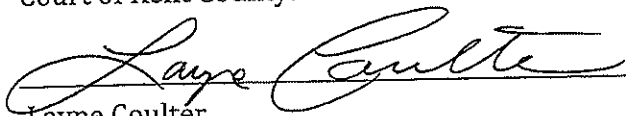
**NOTICE OF REGULAR MEETING**


**Monday, February 26th, 2024 @ 9:00 a.m., @ Kent County Courthouse, the Court will convene in **REGULAR** meeting to discuss, consider, and take action on the following agenda items.**

**COMPLETE AGENDA OF OPEN MEETING:** May not be discussed in the order show

1. Call to order, prayer
2. Minutes of previous meetings
3. Pay claims against the County, Treasurers report
4. Review Insurance Claims from TAC on June-23 Storm
5. Kent County Nursing Home Report
6. Review Texas Solar Nova 1 Certification of Commercial Operation Letter
7. Consider Board Appointment to ASBD.
8. Application for use of road machinery
9. Sheriff Report, J.P. Report
10. Maintenance of county services, equipment, bridges, roads, buildings, communication tower.
11. County/School Investments  
Approve request for reimbursement for capital improvements dated Feb. 20,2024 for \$130,768.78.
12. Old business/New Business/ public comments

Pursuant to the authority granted under Government Code, Chap. 551, the Commissioners Court may convene in closed session to discuss any of the above agenda items. Immediately before any closed session, the specific section or sections of the Government Code. Chapter 551 that provides statutory authority will be announced. In addition to the above, the court will consider any matter brought before it by any interested party (consider placing on agenda). I hereby certify that this notice was by me posted on the bulletin board in the courthouse of Kent County in Jayton, Texas on **February 21st, 2024**. A copy of this notice shall be recorded in the minutes of the Commissioners' Court of Kent County.

  
Layne Coulter  
Kent County Judge

**FILED FOR RECORD**  
at 2:00 o'clock P. m.  
Date 2-21-2024  
  
COUNTY CLERK, KENT COUNTY, TEXAS  
By \_\_\_\_\_ Deputy

**BE IT REMEMBERED** that on the 26<sup>th</sup> Day of February, 2024 the Commissioners' Court of Kent County, Texas did convene in a Regular Meeting at the regular meeting place therein in the Courthouse at Jayton, Texas with the following members present:

Layne Coulter, County Judge

Roy W. Chisum, Commissioner Precinct No. 1,

Ray Hall, Commissioner Precinct No. 2

Daryl Ham, Commissioner Precinct No. 3

Robert Graham Commissioner Precinct No. 4

Craig Harrison, Clerk, Commissioners' Court

**WHEREUPON** the following business was transacted and is now placed of record in the Minutes of Said Court

#### CALL TO ORDER

Judge Layne Coulter called the Court order a Regular Meeting at 09:00 a.m. followed by prayer.

#### APPROVAL OF PREVIOUS COURT MEETING

A MOTION was made by Roy Chisum seconded by Ray Hall to approve the previous Court minutes of Regular Meeting February 12<sup>th</sup>, 2024. Motion carried.

The Commissioners' reviewed and approved the Racial Profiling Report for Kent County.

#### APPROVAL TO PAY BILLS

A MOTION was made by Daryl Ham seconded by Judge Layne Coulter to approve to pay all claims against the County for goods and services brought before the Court. Motion carried.

Judge Layne Coulter presented to the Court the letter of Certificate of Commercial Operations as of December 1, 2023, between Kent County and Texas Solar Nova 1, LLC, the Owner, letter dated January 19, 2024:

Letter as follows:

**Texas Solar Nova 1, LLC**  
**4900 N. Scottsdale Rd, Suite 5000**  
**Scottsdale, AZ 85251**

January 19, 2024

The Honorable Layne Coulter  
 101 N. Main Street  
 Jayton, Texas 79528

**Re: Certification of Commercial Operation as of December 1, 2023**


Judge Coulter,

Texas Solar Nova 1, LLC (the "Owner") delivers this letter pursuant to Section IV.C.3 of that certain Tax Abatement Agreement dated as of August 26, 2019 (the "Abatement Agreement") by and between Owner and Kent County, Texas (the "County"). All capitalized terms used but not defined herein shall have the respective meanings ascribed thereto in the Abatement Agreement.

As required by Section IV.C.3 of the Abatement Agreement, Seller delivers this Certificate and does hereby certify that the Project achieved Commercial Operations as of December 1, 2023. The Nameplate Capacity of the Project is 252 MWac. All of the Improvements required for Commercial Operations have been installed as of December 1, 2023 and construction of the facility has been completed.

Please feel free to reach out to Daniel Fleischmann with any questions or concerns (daniel.fleischmann@clearwayenergy.com).

**Texas Solar Nova 1, LLC**

By:   
 Name: Dan Summa  
 Title: Vice President

CC: Kent County Chief Appraiser

#### APPROVAL OF REQUEST

A MOTION was made by Robert Graham seconded by Judge Layne Coulter to approve the request from Jayton-Girard ISD in the amount of \$130,768.48 from Permanent School Funds for capital improvements. Motion carried.

#### APPROVAL OF INVESTMENT GENERAL FUNDS

A MOTION was made by Robert Graham seconded by Judge Layne Coulter to approve an Investment CD in the amount of \$500,000.00 at Plains Capital Bank at the rate of 5% and due to mature May 22, 2024. Motion carried.

Joy Miller met with the Court to propose a Community Garden for Kent County. A meeting will be held at the Jayton Community Center Thursday the 29<sup>th</sup> at 04:30 pm for all who wants to attend.

Aaron Clements, Dickens County Attorney met with the Court to discuss SB 22 and how it would benefit neighboring counties that had County Attorney vacancies. Aaron presented an overview of the grant program along with eligibility for the grants, when the application was due and how to apply for the grant. The Court took no action.

KENT COUNTY NURSING HOME REPORT

Maggie McGhee, Nursing Home Administrator met with the Court to report nursing home activities with 39 residents and 2 as hospital patients. The court reviewed the past due invoices and how to go forward collecting these amounts. No immediate action taken.

ADJOURN

A MOTION was made by Roy Chisum seconded by Daryl Ham approving to adjourn court meeting. Motion carried.

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THE FOREGOING MINUTES were read and approved in open Court on this the 11<sup>th</sup> Day of March, 2024 A.D.

Layne Coulter  
Layne Coulter, County Judge

Roy W. Chisum  
Roy W. Chisum, Commissioner Precinct 1

Ray Hall  
Ray Hall, Commissioner Precinct 2

Daryl E. Ham  
Daryl Ham, Commissioner Precinct 3

Robert Graham  
Robert Graham, Commissioner Precinct 4

ATTEST:

Craig Harrison  
Craig Harrison, Clerk, Commissioners' Court

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