

**NOTICE OF REGULAR MEETING OF THE
COMMISSIONERS COURT OF THROCKMORTON COUNTY, TEXAS**

Notice is hereby given that a regular meeting of the above named Commissioners Court will be held on Monday, the 10th day of April 2023 at 09:00 A.M., at 101 N. Minter , Throckmorton, Texas, at which time the following subjects will be discussed, to-wit:

1. Call meeting to order.
2. Read and approve minutes of previous meeting.
3. Hospital reports/approve hospital bills.
4. Citizens Comments.
5. Discuss and take any action on renting a house for part-time Deputies.
6. Discuss and take any action on setting a due date on billing invoices.
7. Discuss and take any action on approving assistance from Wolf Pak for County Treasurer training on software.
8. Discuss and take any action on lawn maintenance for Throckmorton County Jail, Senior Citizens, Throckmorton County Courthouse, and south corner lot.
9. Discuss and take any action on combining part-time position and Custodian to make a full-time position.
10. Discuss and take any action on appointing Jake Lederle to represent Throckmorton County for Monarch Creek Wind project.
11. Discuss and take any action on abatement application with Monarch Creek Wind project.
12. Elected officials report.
13. Approve and pay bills.
14. Executive Session pursuant to Texas Government Code
 - A. 551.071: Consultation with attorney
 - B. 551.072: Deliberation regarding real property
 - C. 551.073: Deliberation regarding a prospective gift
 - D. 551.074: Personnel matters
15. Adjourn.

Commissioners Court of Throckmorton County, Texas

Kayley Briles
Agenda Clerk

FILED FOR RECORD
at 11 o'clock am

APR 06 2023
Diane Moore
CLERK COURT
THROCKMORTON, TX

/

COMMISSIONER'S COURT

Regular Meeting

Throckmorton County Commissioners' Court met in Regular Session on Tuesday the 10th day of April, 2023, at 9:00 A.M., at 105 North Minter, Throckmorton, Texas, with the following members present:

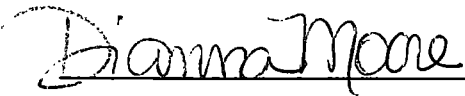
Casey Wells, Commissioner Pct. 1	Kasey Hibbitts, Commissioner Pct. 2
Greg Brockman, Commissioner Pct. 3	Klay Mitchell, Commissioner Pct. 4
Caleb Hodges, County Judge	Dianna Moore, County Clerk

Others present: Michelle Clark, Bobby Thompson, Bryan Key, Kirby Gober, Jake Lederle Allen Bristol, and Doc Wigington

1. Caleb Hodges called meeting to order at 9:00 A.M. and welcomed guest.
2. Minutes from the previous meeting were reviewed. Casey Wells made the motion with Kasey Hibbitts seconding to approve the minutes on regular meeting. Motion carried 5-0.
3. Kirby Gober presented the court with the Hospital bills and report. Mr. Gober stated the bills were in the amount of \$220,465.60 and that it was a routine month. Motion was made by Casey Wells and seconded by Klay Mitchell to approve the report and pay the bills. Motion carried 5-0.
4. Citizen's Comments: Allen Bristol with TAC introduced himself to the court and spoke on what TAC services that are offered to the county employees.
5. Caleb Hodges made the motion with Klay Mitchell seconding to allow the Sheriff to negotiate a contract with Shelby Shaver on renting a house for the relief deputies and to report back to the court. Motion carried 5-0.
6. Klay Mitchell made the motion with Kasey Hibbitts seconding to set the due date on billing invoices at 30 days. Motion carried 5-0.
7. Casey Wells made the motion with Kasey Hibbitts seconding to approve County Treasurer to get assistance from Wolfpak for training on her software. The training will be done via Zoom. Motion carried 5-0.
8. Greg Brockman made the motion with Klay Mitchell seconding to speak with the city and to advertise for lawn care for the Courthouse, Jail, Senior Citizen's, and the South Corner Lot on a scheduled basis. Motion carried 5-0.
9. Greg Brockman made the motion with Kasey Hibbitts seconding to combine part time position and custodial position as a full-time position. Motion carried 5-0.
10. Klay Mitchell made the motion with Kasey Hibbitts seconding to appoint Jake Lederle to represent Throckmorton County for the Monarch Creek Wind Project. Motion carried 5-0.
11. No action
12. Elected Officials Report: Doc Wigington's report is attached.
13. The bills were reviewed, and Casey Wells made the motion with Klay Mitchell seconding to approve and pay the bills. Motion carried 5-0.
14. At 9:29 am Caleb Hodges made the motion to go into Executive Session under 551.071 with Klay Mitchell seconding. Motion carried 5-0. At 9:41 am Casey Wells made the motion to

come out of Executive Session with Kasey Hibbitts seconding. Motion carried 5-0. The court resumed to regular session at 9:41 am.
15. Casey Wells made the motion and seconded by Greg Brockman to adjourn at 9:59 a.m. Motion carried 5-0.

Witnessed my hand AND approved this the 24th day of April, 2023.



ATTEST: County Clerk



County Judge

Caleb Hodges, County Judge

Throckmorton County, Texas

Subject: TCMH Payables

The attached payables for Throckmorton County Memorial Hospital were reviewed and approved by the Board of Directors at the Regular Monthly Business Meeting April 5, 2023

The total amount approved by the board is 220 465.60

County funds requested: 0



President TCMH Board of Directors

**THROCKMORTON COUNTY MEMORIAL
HOSPITAL**

Expenses Approved by
TCMH Board of Directors
April 5, 2023

Presented to:
Throckmorton County Commissioner's Court
April 10, 2023

04/05/2023

TCMH Expenditure List

Vendor #:	Vendor Name:	Invoice Date:	Amount:	Comments:
10002	ABC PRINTING SERVICE	3/17/2023	\$189.27	
10521	ABY BENEFITS LLC	3/24/2023	\$30.00	
10005	AFLAC	3/15/2023	\$1,278.48	
10006	AIRGAS	3/22/2023	\$252.48	
10006	AIRGAS	2/28/2023	\$558.17	
10138	ALSCO LINEN AND UNIFORM	3/9/2023	\$134.81	
10138	ALSCO LINEN AND UNIFORM	3/16/2023	\$328.47	
10138	ALSCO LINEN AND UNIFORM	3/9/2023	\$355.95	
10138	ALSCO LINEN AND UNIFORM	3/16/2023	\$355.95	
10138	ALSCO LINEN AND UNIFORM	3/23/2023	\$355.95	
10138	ALSCO LINEN AND UNIFORM	3/30/2023	\$355.95	
10138	ALSCO LINEN AND UNIFORM	3/23/2023	\$414.82	
10138	ALSCO LINEN AND UNIFORM	3/30/2023	\$427.84	
10393	AMAZON CAPITAL SERVICES	3/29/2023	\$39.56	
10393	AMAZON CAPITAL SERVICES	3/14/2023	\$57.78	
10393	AMAZON CAPITAL SERVICES	4/2/2023	\$72.33	
10102	AR MANAGEMENT & SOLUTIONS, LLC	3/13/2023	\$463.33	
10511	BENCHMARK BUSINESS SOLUTIONS	3/27/2023	\$629.18	
10103	BENSON, KARLA	3/27/2023	\$57.64	MILEAGE TO GET GROCERIES
10510	BENSON, KATHY	3/13/2023	\$80.07	MILEAGE TO PICKUP GROCERIES & FOOD ITEM REIMB.
10316	BETSY COOK, OTR	3/22/2023	\$1,900.00	OT SERVICES
3	BIG COUNTRY REG ADVISORY COUNCIL	3/22/2023	\$200.00	RAC DUES
10120	BLUECROSS BLUE SHIELD OF TEXAS	3/17/2023	\$28,597.47	\$25,131.11 - HOSPITAL PORTION
10018	BOUND TREE MEDICAL	3/24/2023	\$9.21	
10018	BOUND TREE MEDICAL	3/24/2023	\$424.99	
10429	BRADEN, JONATHAN	2/22/2023	\$400.00	WEBSITE HOSTING FEES (2022 & 2023)
10021	C D HARTNETT COMPANY	3/6/2023	\$342.19	
10021	C D HARTNETT COMPANY	3/13/2023	\$517.80	
10021	C D HARTNETT COMPANY	3/20/2023	\$616.32	
10021	C D HARTNETT COMPANY	3/27/2023	\$777.99	
10022	CARDINAL HEALTH MEDICAL PROD	3/2/2023	\$40.00	
10022	CARDINAL HEALTH MEDICAL PROD	3/2/2023	\$187.83	
10026	CITY OF THROCKMORTON	3/22/2023	\$359.36	
10028	COMMERCIAL & INDUSTRIAL	4/1/2023	\$234.00	
10471	CONCORD MEDICAL GROUP OF TEXAS	2/28/2023	\$33,325.00	FEB. PHYSICIAN COVERAGE
00157	CPSI	3/3/2023	\$332.00	
00157	CPSI	2/28/2023	\$3,000.00	
00157	CPSI	3/9/2023	\$34,406.70	
10400	EMERGENCE TELERADIOLOGY	4/1/2023	\$1,101.00	
10536	EMERSON EVANS DBA EZ CLEANING SOLUTIONS	3/31/2023	\$1,240.00	DIETARY EQUIPMENT MAINTENANCE
10038	EMPIRE PAPER COMPANY	3/14/2023	\$17.59	
10038	EMPIRE PAPER COMPANY	3/14/2023	\$158.10	
00032	EMSCHARTS INC	3/7/2023	\$181.41	

10313	ESCALON, SANDY		3/13/2023	\$208.91	LAB COURIER SERVICES
10413	EVERETT, LAUREN		3/20/2023	\$253.88	TRAVEL MILEAGE REIMB. & BAGGAGE CHECK REIMB. DFW
10533	GE MEDICAL SYSTEMS INFORMATION		3/2/2023	\$2,144.84	
10050	GRAHAM REGIONAL MEDICAL CENTER		4/3/2023	\$120.59	
10431	HANDYMAN SUPPLY INC.		3/31/2023	\$1,972.65	
10064	HEALTH CARE LOGISTICS		3/24/2023	\$13.40	MEDICAL SUPPLIES
10064	HEALTH CARE LOGISTICS		3/24/2023	\$75.41	MEDICAL SUPPLIES
10314	HENDRICK REGIONAL BLOOD CENTER		3/9/2023	\$932.00	
10465	HODGES, CALEB		3/27/2023	\$39.30	MILEAGE TO GET AMBULANCE
10248	HYSMITH AUTOMOTIVE & TRUCK REP		3/29/2023	\$503.70	MEDIC 2 TOW FEE FOR REPAIRS
10058	INTERSTATE ALL BATTERY CENTER		3/8/2023	\$61.52	
10060	LANDAUER INC		3/15/2023	\$200.62	RADIOLOGY DOSIMETRY SERVICE
10192	LEAL RODOLFO, JR		4/5/2023	\$610.00	LAWN CARE SERVICES
10522	LEONARD AUTO SUPPLY		3/31/2023	\$210.69	
10329	MAKOVY, DOBBI		3/28/2023	\$45.85	MILEAGE REIMB - PICK UP PHARMACY ITEM
10434	MCGUFFIN, TAMMI		3/28/2023	\$525.00	SPEECH THERAPY SERVICES
00164	MCKESSON MEDICAL-SURGICAL INC		4/4/2023	\$1.83	
00164	MCKESSON MEDICAL-SURGICAL INC		3/8/2023	\$2.23	
00164	MCKESSON MEDICAL-SURGICAL INC		3/13/2023	\$2.23	
00164	MCKESSON MEDICAL-SURGICAL INC		3/15/2023	\$2.23	
00164	MCKESSON MEDICAL-SURGICAL INC		3/21/2023	\$2.23	
00164	MCKESSON MEDICAL-SURGICAL INC		3/24/2023	\$2.23	
00164	MCKESSON MEDICAL-SURGICAL INC		3/24/2023	\$2.23	
00164	MCKESSON MEDICAL-SURGICAL INC		3/27/2023	\$2.23	
00164	MCKESSON MEDICAL-SURGICAL INC		3/28/2023	\$2.23	
00164	MCKESSON MEDICAL-SURGICAL INC		3/29/2023	\$2.23	
00164	MCKESSON MEDICAL-SURGICAL INC		3/30/2023	\$2.23	
00164	MCKESSON MEDICAL-SURGICAL INC		3/31/2023	\$9.85	
00164	MCKESSON MEDICAL-SURGICAL INC		3/29/2023	\$26.76	
00164	MCKESSON MEDICAL-SURGICAL INC		3/16/2023	\$30.15	
00164	MCKESSON MEDICAL-SURGICAL INC		3/30/2023	\$30.37	
00164	MCKESSON MEDICAL-SURGICAL INC		3/25/2023	\$30.98	
00164	MCKESSON MEDICAL-SURGICAL INC		3/16/2023	\$33.49	
00164	MCKESSON MEDICAL-SURGICAL INC		3/22/2023	\$35.00	
00164	MCKESSON MEDICAL-SURGICAL INC		3/31/2023	\$35.00	
00164	MCKESSON MEDICAL-SURGICAL INC		3/28/2023	\$35.48	
00164	MCKESSON MEDICAL-SURGICAL INC		3/29/2023	\$44.85	
00164	MCKESSON MEDICAL-SURGICAL INC		3/14/2023	\$50.00	
00164	MCKESSON MEDICAL-SURGICAL INC		4/4/2023	\$53.42	
00164	MCKESSON MEDICAL-SURGICAL INC		3/29/2023	\$57.40	
00164	MCKESSON MEDICAL-SURGICAL INC		3/15/2023	\$63.26	
00164	MCKESSON MEDICAL-SURGICAL INC		3/29/2023	\$63.29	
00164	MCKESSON MEDICAL-SURGICAL INC		3/30/2023	\$74.78	
00164	MCKESSON MEDICAL-SURGICAL INC		3/12/2023	\$75.00	
00164	MCKESSON MEDICAL-SURGICAL INC		4/4/2023	\$91.33	

00164	MCKESSON MEDICAL-SURGICAL INC	3/27/2023	\$96.14	
00164	MCKESSON MEDICAL-SURGICAL INC	3/12/2023	\$100.00	
00164	MCKESSON MEDICAL-SURGICAL INC	3/8/2023	\$101.98	
00164	MCKESSON MEDICAL-SURGICAL INC	3/1/2023	\$131.19	
00164	MCKESSON MEDICAL-SURGICAL INC	3/23/2023	\$133.05	
00164	MCKESSON MEDICAL-SURGICAL INC	3/24/2023	\$174.35	
00164	MCKESSON MEDICAL-SURGICAL INC	3/27/2023	\$176.17	
00164	MCKESSON MEDICAL-SURGICAL INC	3/17/2023	\$180.34	
00164	MCKESSON MEDICAL-SURGICAL INC	3/24/2023	\$235.52	
00164	MCKESSON MEDICAL-SURGICAL INC	3/30/2023	\$241.72	
00164	MCKESSON MEDICAL-SURGICAL INC	3/13/2023	\$263.17	
00164	MCKESSON MEDICAL-SURGICAL INC	3/28/2023	\$275.80	
00164	MCKESSON MEDICAL-SURGICAL INC	3/31/2023	\$276.26	
00164	MCKESSON MEDICAL-SURGICAL INC	3/9/2023	\$289.80	
00164	MCKESSON MEDICAL-SURGICAL INC	3/1/2023	\$305.53	
00164	MCKESSON MEDICAL-SURGICAL INC	3/21/2023	\$426.82	
00164	MCKESSON MEDICAL-SURGICAL INC	4/4/2023	\$637.00	
00164	MCKESSON MEDICAL-SURGICAL INC	3/28/2023	\$740.95	
00164	MCKESSON MEDICAL-SURGICAL INC	3/30/2023	\$756.00	
00164	MCKESSON MEDICAL-SURGICAL INC	3/27/2023	\$768.54	
00164	MCKESSON MEDICAL-SURGICAL INC	3/26/2023	\$952.22	
00164	MCKESSON MEDICAL-SURGICAL INC	3/22/2023	\$1,028.53	
00164	MCKESSON MEDICAL-SURGICAL INC	3/14/2023	\$1,119.63	
00164	MCKESSON MEDICAL-SURGICAL INC	3/16/2023	\$1,496.26	
00164	MCKESSON MEDICAL-SURGICAL INC	4/4/2023	\$1,996.86	
00164	MCKESSON MEDICAL-SURGICAL INC	3/31/2023	\$2,054.49	
00164	MCKESSON MEDICAL-SURGICAL INC	3/1/2023	\$2,774.83	
00164	MCKESSON MEDICAL-SURGICAL INC	3/23/2023	\$13,430.92	
10230	MLR GRAPHICS	3/24/2023	\$162.00	EMS SHIRTS
10410	MYER, AMBER	3/20/2023	\$361.88	TRAVEL MILEAGE REIMB. & BAGGAGE CHECK REIMB. DFW
10397	NEILANDS, GARYELLE	4/3/2023	\$1,425.00	19 PT VISITS
10397	NEILANDS, GARYELLE	3/17/2023	\$1,500.00	20 PT VISITS
10065	NEWLIGHT HEALTHCARE LLC	3/31/2023	\$12,239.81	
10069	OFFICE DEPOT	3/15/2023	\$175.46	
00078	OLIVER, HALIE	4/1/2023	\$7,350.00	42 PT VISITS
10141	OPTUM	3/10/2023	\$100.00	
10237	OTT TO PRINT GREEN	4/5/2023	\$361.00	
10534	FITNEY BOWES BANK INC	3/8/2023	\$204.91	
10196	POSITIVE PROMOTIONS, INC.	3/17/2023	\$35.95	
10196	POSITIVE PROMOTIONS, INC.	3/17/2023	\$286.50	
10537	PRECISION DYNAMICS CORP	3/8/2023	\$96.36	
10391	PRINCIPAL LIFE INSURANCE	3/17/2023	\$2,221.31	\$1,485.47 - HOSPITAL PORTION
00071	QUEST DIAGNOSTICS	3/28/2023	\$126.00	
10062	QUILL CORPORATION	3/24/2023	\$21.79	
10062	QUILL CORPORATION	3/3/2023	\$89.36	

10062	QUILL CORPORATION		3/8/2023	\$115.99	
10062	QUILL CORPORATION		3/24/2023	\$144.99	
10488	R.A. BROWN RANCH		3/28/2023	\$829.91	BEEF PURCHASE
10469	SIDDONS-MARTIN EMERGENCY GROUP		4/3/2023	\$845.88	AMBULANCE REPAIRS
10529	SIEMENS HEALTHCARE DIAGNOSTICS		2/8/2023	\$1,000.00	LAB TRAINING
10361	SONO ART LLC		3/15/2023	\$470.00	4 ULTRASOUNDS
00153	STAMFORD AMERICAN		3/6/2023	\$130.00	ADVERTISEMENT
10086	STERICYCLE INC		3/31/2023	\$1,084.76	
10016	SUPERIOR VISION OF TEXAS		3/15/2023	\$251.74	\$188.48 - HOSPITAL PORTION
10528	SYNTRIO SOLUTIONS LLC		3/6/2023	\$69.72	
10528	SYNTRIO SOLUTIONS LLC		3/1/2022	\$3,786.00	EMS BUILDING INTERNET SETUP
10539	TEXAS SELECT STAFFING, LLC		2/28/2023	\$2,326.55	NURSING COVERAGE
10539	TEXAS SELECT STAFFING, LLC		2/16/2023	\$3,479.85	NURSING COVERAGE
10539	TEXAS SELECT STAFFING, LLC		2/23/2023	\$3,489.35	NURSING COVERAGE
10539	TEXAS SELECT STAFFING, LLC		3/16/2023	\$3,514.05	NURSING COVERAGE
10539	TEXAS SELECT STAFFING, LLC		3/29/2023	\$3,545.40	NURSING COVERAGE
10539	TEXAS SELECT STAFFING, LLC		3/8/2023	\$5,122.40	NURSING COVERAGE
10446	TXU ENERGY		3/24/2023	\$0.07	
10446	TXU ENERGY		3/25/2023	\$5.80	
10446	TXU ENERGY		3/24/2023	\$79.32	
10446	TXU ENERGY		3/24/2023	\$104.59	
10446	TXU ENERGY		3/24/2023	\$183.98	
10116	VOSS, KINSI		3/7/2023	\$628.02	MILEAGE, HOTEL, AND TTCF EXPENSE REIMB.
10366	WEB FIRE COMMUNICATIONS, INC		3/17/2023	\$37.50	
10366	WEB FIRE COMMUNICATIONS, INC		4/5/2023	\$1,050.00	
10366	WEB FIRE COMMUNICATIONS, INC		3/28/2023	\$2,550.00	REPAIRS TO PHONE SYSTEM
10097	WILLIS SUPPLY COMPANY		3/31/2023	\$412.25	
10514	WINDER'S AUTO REPAIR		4/3/2023	\$533.24	REPAIRS TO MEDIC 2
10098	WINDSTREAM		3/24/2023	\$31.54	
10098	WINDSTREAM		3/30/2023	\$3,131.41	
GRAND TOTAL				\$220,465.60	

PAYROLL

03/03/2023-03/16/2023	\$67,562.79
3/17/2023-03/30/2023	\$67,259.09
TOTAL:	\$134,821.88

13 Month Bank Balance Tracking

	3/9/2022	4/6/2022	5/11/2022	6/8/2022	7/6/2022	8/3/2022	9/7/2022	10/5/2022	11/9/2022	12/7/2022	1/4/2023	2/8/2023	3/8/2023	4/5/2023	Average
Operating	\$1,831,866.98	\$1,684,632.40	\$2,410,627.08	\$2,251,127.54	\$2,213,366.55	\$1,882,675.08	\$1,481,993.48	\$1,054,826.41	\$1,293,099.40	\$1,095,311.96	\$808,913.54	\$856,203.48	\$547,430.97	\$319,175.77	\$1,406,517.90
Payroll	\$5,183.90	\$4,969.31	\$3,593.69	\$4,504.49	\$3,593.69	\$3,864.45	\$4,087.24	\$3,854.50	\$4,067.19	\$4,329.78	\$3,788.42	\$4,448.55	\$3,845.44	\$3,945.15	\$4,148.27
EMS	\$10,932.15	\$10,932.15	\$10,932.15	\$10,932.15	\$10,932.15	\$10,932.15	\$10,932.15	\$10,932.15	\$10,932.15	\$10,932.15	\$10,932.15	\$10,932.15	\$10,932.15	\$10,932.15	\$10,932.15
CD	\$200,493.60	\$200,493.60	\$200,617.19	\$200,617.19	\$200,617.19	\$200,740.86	\$200,740.86	\$200,740.86	\$200,867.35	\$200,867.35	\$200,867.35	\$200,988.42	\$200,988.42	\$200,988.42	\$200,720.99
Total	\$2,048,476.63	\$1,901,027.46	\$2,625,770.11	\$2,467,181.37	\$2,428,509.58	\$2,098,212.54	\$1,697,753.73	\$1,270,353.92	\$1,508,966.09	\$1,271,441.24	\$1,024,501.46	\$1,072,572.60	\$562,208.56	\$334,053.07	\$1,593,644.88

Rolling 13 Month Census 2021-2022

	2022												2023		Average
	Feb.	March	April	May	June	July	Aug	Sept	Oct	Nov.	Dec.	Jan.	Feb.		
ADMISSIONS:															
INPATIENT	4	2	3	2	3	3	2	4	4	1	2	1	2	2.5	
OBSERVATION	1	0	2	1	1	0	2	1	0	3	1	0	0	0.9	
SWINGBED	4	5	2	2	2	6	0	0	3	3	1	1	1	2.3	
RESPIRE	0	0	0	0	1	1	0	0	0	1	0	0	0	0.2	
HOSPICE	0	0	0	0	1	1	0	0	0	1	0	0	0	0.2	
TOTAL ADMISSIONS:	9.0	7.0	7.0	5.0	8.0	11.0	4.0	5.0	7.0	9.0	4.0	2.0	3.0	6.2	
PATIENT DAYS:															
INPATIENT	12	7	11	5	15	12	8	9	21	5	3	7	6	9.3	
OBSERVATION	4	0	3	1	1	0	2	1	0	7	1	0	0	1.5	
SWINGBED	32	93	22	27	14	113	0	0	67	39	14	13	5	33.8	
RESPIRE	0	0	0	0	22	19	0	0	0	2	0	0	0	3.3	
HOSPICE	0	0	0	0	13	2	0	0	0	2	0	0	0	1.3	
TOTAL PATIENT DAYS:	48.0	100.0	36.0	33.0	65.0	146.0	10.0	10.0	88.0	55.0	18.0	20.0	11.0	49.2	
INSURANCE CLASSIFICATIONS:															
MEDICARE	9	4	5	5	4	8	4	4	3	4	4	2	3	4.5	
MEDICAID	0	0	0	0	0	0	0	0	0	0	0	0	0	-	
COMMERCIAL INS.	0	3	2	0	2	1	0	1	4	4	0	0	0	1.3	
NO INSURANCE	0	0	0	0	2	2	0	0	0	1	0	0	0	0.4	
Total Admissions:	9.0	7.0	7.0	5.0	8.0	11.0	4.0	5.0	7.0	9.0	4.0	2.0	3.0	6.2	
Insurance Days:															
MEDICARE	48	80	24	33	26	92	10	8	61	27	18	20	11	35.2	
MEDICAID	0	0	0	0	0	0	0	0	0	0	0	0	0	-	
COMMERCIAL INS.	0	20	12	0	4	33	0	2	27	26	0	0	0	9.5	
NO INSURANCE	0	0	0	0	35	21	0	0	0	2	0	0	0	4.5	
Total Patient Days:	48.0	100.0	36.0	33.0	65.0	146.0	10.0	10.0	88.0	55.0	18.0	20.0	11.0	49.2	
ER'S	29	33	32	26	32	43	32	39	36	30	48	30	46	35.1	
OUTPATIENTS	23	12	15	8	22	6	31	19	20	7	35	33	5	18.2	
Total	52.0	45.0	47.0	34.0	54.0	49.0	63.0	58.0	56.0	37.0	83.0	63.0	51.0	53.2	
Labs	716	994	987	846	959	959	986	847	918	831	885	844	724	884.3	
X-Ray	47	62	61	58	59	72	58	56	56	55	48	54	51	56.7	
Ultrasound	2	5	12	2	8	13	10	10	8	10	11	12	11	8.8	
Clinic															
Dr. Beasley	89	130	119	125	106	102	109	130	105	136	85	113	101	111.5	
Mr. King	110	148	148	112	135	136	152	114	162	115	111	163	153	135.3	
Other	3	18	3	0	8	7	7	10	6	1	29	8	6	8.2	
Totals	202	296	270	237	249	245	268	254	273	252	225	284	260	255.0	
EMS							39	24	23	26	24	18	21	25.0	

THROCKMORTON COUNTY
COMMISSIONER'S COURT

Throckmorton County Commissioner's Court Regular Meeting
April 10, 2023

101 North Minter Ave, Throckmorton, Texas 76483
Throckmorton County Courtroom



Sheriff Doc Wigington
Throckmorton County Sheriff's Office
The Great State of Texas
P.O. Box 578/ 108 Pogue St.
Throckmorton, TX 76483
Office: (940) 849-8855

04/10/2023

Re: Rental of Property for part-time Deputy

To: Honorable Commissioners Court of Throckmorton County

Today I am proposing and seeking approval to enter into an agreement to rent property.

Owner: Shelby Shawver

Location of Property: 108 N. Matthews, City of Throckmorton County of Throckmorton State of Texas.

Description of Property: Barn red tiny-house, one bedroom, one bath. Fully furnished.

Purpose of Rental: Housing for Deputies that come into work from out of county/other emergency needs

Cost/Month: \$500.00 All bills paid

Contract Information: Length of Contract at my or the Commissioners Court's discretion.

Payment date: Owner prefers 1st of the month yet willing to accommodate due to Court approval.

Amount spent on hotel: 01/2023-03/2023 = \$1100.00 @ Yellow Rose

Amount in budget pre bills: \$19,368.00 or almost 3 years' worth of rental payments.

Accommodations: Deputy is not able to bring drinks, snack food or food to prepare their own meals

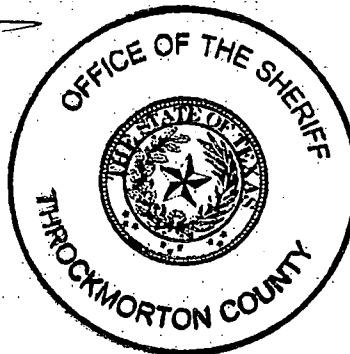
this would rectify that situation, plus remove the S.O. patrol unit from the main Hwy when off duty.

This would give the visiting Deputy a little more privacy when working and not have to eat out every meal or must listen to road noise during the day after working the night shift.

I ask that you look favorable on this proposal and allow me as Sheriff of Throckmorton County to enter this contract for the benefit of the Deputies coming into Throckmorton working part-time.

A handwritten signature in black ink, appearing to read "Doc Wigington", written over a horizontal line.

Sheriff Doc Wigington
Throckmorton County
The Great State of Texas



Contract Length _____

State of Texas Rev. 133EE17 LEASE AGREEMENT

This Lease Agreement (this "Agreement") is made this _____ day of _____, 20____, by and between Shelby Shaver & Debbie Leinenbach ("Landlord") and _____ ("Tenant"). Each Landlord and Tenant may be referred to individually as a "Party" and collectively as the "Parties."

1. Premises. The premises leased is a house located at 108 N. Matthews, Unit _____ Throckmorton, TX 76483 (the "Premises").

2. Agreement to Lease. Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord, according to the terms and conditions set forth herein, the Premises.

3. Term. This Agreement will be for a term beginning on _____ and ending on _____ (the "Term").

4. Rent. Tenant will pay Landlord a monthly rent of **\$500** for the Term. Rent will be payable in advance and due on the 1st day of each month during the Term (unless agreed on otherwise). The first rent payment is payable to Landlord when Tenant signs this Agreement. Rent will be paid to Landlord at Landlord's address provided herein (or to such other places as directed by Landlord) by mail or in person by one of the following methods: Personal check, Cashier's check, Venmo (@ShelbyAsh), Money order, and will be payable in U.S. Dollars. Tenant further agrees to pay \$25.00 for each dishonored bank check.

5. Late Fee. Rent paid after the 1st day of each month will be deemed as late; and if rent is not paid within five (5) days after such due date, Tenant agrees to pay a late charge of \$30.00. **DISREGARD - Not Applicable in this Lease Agreement**

6. Additional Rent. There may be instances under this Agreement where Tenant may be required to pay additional charges to Landlord. All such charges are considered additional rent under this Agreement and will be paid with the next regularly scheduled rent payment. Landlord has the same rights and Tenant has the same obligations with respect to additional rent as they do with rent.

Contract Length _____

7. Utilities. Landlord is responsible for payment of all utility and other services for the Premises.

8. Security Deposit. Upon signing this Agreement, Tenant will pay a security deposit in the amount of \$100.00 to Landlord. The security deposit will be retained by Landlord as security for Tenant's performance of its obligations under this Agreement. The security deposit may not be used or deducted by Tenant as the last month's rent of the Term. Tenant will be entitled to a full refund of the security deposit if Tenant returns possession of the Premises to Landlord in the same condition as accepted, ordinary wear and tear excepted. Within thirty (30) days after the termination of this Agreement, Landlord will return the security deposit to Tenant (minus any amount applied by Landlord in accordance with this section). Any reason for retaining a portion of the security deposit will be explained in writing. The security deposit will not bear interest while held by Landlord in accordance with applicable state laws and/or local ordinances.

9. Landlord's Failure to Give Possession. In the event Landlord is unable to give possession of the Premises to Tenant on the start date of the Term, Landlord will not be subject to any liability for such failure, the validity of this Agreement will not be affected, and the Term will not be extended. Tenant will not be liable for rent until Landlord gives possession of the Premises to Tenant.

10. Holdover Tenancy. If Landlord accepts a rent payment from Tenant, other than past due rent or additional rent, after the Term expires, both Parties understand that a month-to-month holdover tenancy will be created at the agreed upon monthly rent, unless proper notice has been served as required by applicable laws. If either Tenant or Landlord wishes to end the month-to-month tenancy, such Party must provide at least thirty (30) days' written notice before the desired termination date.

11. Use of Premises. The Premises will be occupied only by Tenant and Tenant's immediate family and used only for residential purposes. Tenant will not engage in any objectionable conduct, including behavior which will make the Premises less fit to live in, will cause dangerous, hazardous or unsanitary conditions or will interfere with the rights of others to enjoy their property. Tenant will be liable for any damage occurring to the Premises and any damage to or loss of the contents thereof which is done by Tenant or Tenant's guests or invitees.

12. Condition of the Premises. Tenant has examined the Premises, including the appliances and fixtures, and acknowledges that they are in good condition and repair, normal wear excepted, and tear and accepts them in its current condition.

13. **Maintenance and Repairs.** Tenant will maintain the Premises, including the grounds and all appliances and fixtures, in clean, sanitary and good condition and repair. Tenant will not remove Landlord's appliances and fixtures from the Premises for any purpose. If repairs other than general maintenance are required, Tenant will notify Landlord for such repairs. In the event of default by Tenant, Tenant will reimburse Landlord for the cost of any repairs or replacement.

14. **Reasonable Accommodations.** Landlord agrees to comply with all applicable laws providing equal housing opportunities, including making reasonable accommodations for known physical or mental limitations of qualified individuals with a disability, unless undue hardship would result. Tenant is responsible for making Landlord aware of any such required accommodations that are reasonable and will not impose an undue hardship. If Tenant discloses a disability and requests an accommodation, Landlord has the right to have a qualified healthcare provider verify the disability if the disability is not readily apparent, and Landlord has the right to use the qualified healthcare provider verifying the disability as a resource for providing the reasonable accommodation.

15. **Compliance.** Tenant agrees to comply with all applicable laws, ordinances, requirements and regulations of any federal, state, county, municipal or other authority.

16. **Mechanics' Lien.** Tenant understands and agrees that Tenant and anyone acting on Tenant's behalf do not have the right to file for mechanic's liens or any other kind of liens on the Premises. Tenant agrees to give actual advance notice to any contractors, subcontractors or suppliers of goods, labor or services that such liens are invalid. Tenant further agrees to take the additional steps necessary to keep the Premises free of any and all liens that may result from construction completed by or for Tenant.

17. **Subordination.** With respect to the Premises, this Agreement is subordinate to any mortgage that now exists, or may be given later by Landlord.

18. **Alterations.** Tenant will not make any alteration, addition or improvement to the Premises without first obtaining Landlord's written consent. Any and all alterations, additions or improvements to the Premises are without payment to Tenant and will become Landlord's property immediately on completion and remain on the Premises, unless Landlord requests or permits removal, in which case Tenant will return that part of the Premises to the same condition as existed prior to the alteration,

addition or improvement. Tenant will not change any existing locks or install any additional locks on the Premises without first obtaining Landlord's written consent and without providing Landlord a copy of all keys.

19. Smoking. Smoking of any kind is strictly prohibited on any part of the Premises. This prohibition applies to Tenant and any visitors, guests or other occupants on the Premises.

20. Pets. Tenant is not allowed to have or keep any pets, unless authorized by a separate written Pet Addendum to this Residential Lease Agreement on any part of the Premises. The unauthorized presence of any pet will subject Tenant to penalties, damages, deductions and/or termination of this Agreement. Properly trained service animals that provide assistance to individuals with disabilities may be permitted on the Premises with the prior written consent of Landlord, which shall not be unreasonably withheld. Tenant will be responsible for the costs of de-fleaing, deodorizing and/or shampooing all or any portion of the Premises if a pet has been on the Premises at any time during the Term (whether with or without written consent of Landlord). If Landlord grants permission to Tenant to keep pets, an additional pet fee of **\$250** will be required by the Landlord.

21. Fire and Casualty. If the Premises are damaged by fire or other serious disaster or accident and the Premises becomes uninhabitable as a result, Tenant may immediately vacate the Premises and terminate this Agreement upon notice to Landlord. Tenant will be responsible for any unpaid rent or will receive any prepaid rent up to the day of such fire, disaster or accident. If the Premises are only partially damaged and inhabitable, Landlord may make full repairs and will do so within a prompt and reasonable amount of time. At the discretion of Landlord, the rent may be reduced while the repairs are being made.

22. Liability. Landlord is not responsible or liable for any loss, claim, damage or expense as a result of any accident, injury or damage to any person or property occurring anywhere on the Premises, unless resulting from the negligence or willful misconduct of Landlord.

23. Assignment and Subletting. Tenant will not assign this Agreement as to any portion or all of the Premises or make or permit any total or partial sublease or other transfer of any portion or all of the Premises.

24. Insurance Requirements. Tenant will not do or permit to be done any act or thing that will increase the insurance risk under any policy of insurance covering the Premises. If the premium for such policy of insurance increases due to a breach of

Contract Length _____

Tenant's obligations under this Agreement, Tenant will pay the additional amount of premium as additional rent under this Agreement.

25. Right of Entry. Landlord or its agents may enter the Premises at reasonable times to inspect the Premises, to make any alternations, improvements or repairs or to show the Premises to a prospective tenant, buyer or lender. In the event of an emergency, Landlord may enter the Premises at any time.

26. Surrender. Tenant will deliver and surrender to Landlord possession of the Premises immediately upon the expiration of the Term or the termination of this Agreement, clean and in as good condition and repair as the Premises was at the commencement of the Term, reasonable wear and tear excepted.

27. Default. In the event of any default under this Agreement, Landlord may provide Tenant a notice of default and an opportunity to correct such default. If Tenant fails to correct the default, other than a failure to pay rent or additional rent, Landlord may terminate this Agreement by giving a thirty (30) day written notice. If the default is Tenant's failure to timely pay rent or additional rent as specified in this Agreement, Landlord may terminate this Agreement by giving a thirty (30) day written notice to Tenant. After termination of this Agreement, Tenant remains liable for any rent, additional late, costs, including costs to remedy any defaults, and damages under this Agreement.

28. Remedies. If this Agreement is terminated due to Tenant's default, Landlord may, in addition to any rights and remedies available under this Agreement and applicable law, use any dispossession, eviction or other similar legal proceeding available in law or equity.

29. Subordination. This Agreement and Tenant's right under it shall be subject and subordinate to the lien, operation and effect of each existing or future mortgage, deed of trust, ground lease and/or any other similar instrument of encumbrance covering any or all of the Premises, if any, and each renewal, modification, consolidation, replacement or extension thereof.

30. Condemnation. If all or substantially all of the Premises are covered by a condemnation including the exercise of any power of eminent domain by a governmental authority, this Agreement shall terminate on the date possession of the Premises is taken by the condemning authority, and all rent under this Agreement shall be prorated and paid to such date. Landlord is entitled to collect from the condemning authority the entire amount of any award made in any proceeding.

Contract Length _____

Tenant waives any right, title or interest which Tenant may have to any such award and agrees to not make any claim for the Term of this Agreement.

31. Hazardous Materials. Tenant shall not keep on the Premises any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

32. Notices. All notices given under this Agreement must be in writing. A notice is effective upon receipt and shall be delivered in person, sent via certified or registered mail to the following addresses (or to another address that either Party may designate upon reasonable notice to the other Party): 1102 Smith Street Throckmorton , TX 76483 Notices shall be sent to the Tenant at the following address:

33. Quiet Enjoyment. If Tenant pays the rent and performs all other obligations under this Agreement, Tenant may peaceably and quietly hold and enjoy the Premises during the Term.

34. No Waiver. No Party shall be deemed to have waived any provision of this Agreement or the exercise of any rights held under this Agreement unless such waiver is made expressly and in writing.

35. Severability. If any provision of this Agreement is held to be invalid, illegal or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid, legal and enforceable as though the invalid, illegal or unenforceable part had not been included in this Agreement.

36. Successors and Assigns. This Agreement will inure to the benefit of and be binding upon the Parties and their permitted successors and assigns.

37. Governing Law. The terms of this Agreement and the rights and obligations of the Parties hereto shall be governed by and construed in accordance with the laws of the State of Texas, without regard to its conflicts of laws provisions.

38. Disputes. Any dispute arising from this Agreement shall be resolved through mediation.

40. Amendments. This Agreement may be amended or modified only by a written agreement signed by the Parties.

Contract Length _____

41. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and all of which together shall constitute one and the same document.

42. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes and cancels all prior agreements of the Parties, whether written or oral, with respect to the subject matter.

IN WITNESS WHEREOF, the Parties hereto, individually or by their duly authorized representatives, have executed this Agreement as of the Effective Date.

Signature Landlord Full Name

Signature Tenant Full Name