COUNTY OF JIM WELLS

PEDRO TREVINO JR. | 200 N. Almond | Ph: (361) 668-5706
County Judge | Alice, Texas 78332 | Fax: (361) 688 8671

PEDRO TREVINO JR. Presiding
NOTICE OF PUBLIC HEARING OF THE
COMMISSIONER'S COURT OF JIM WELLS COUNTY, TEXAS

Pursuant to Article 551 of the Texas Government Code notice is hereby given that a Regular Meeting of the Commissioner's Court of Jim Wells County, Texas will be held in the County Court Room on April 10, 2026, at 9:00 AM

1. Open Meeting

2. Pledge of Allegiance

3. Public Testimony

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. Previous Minutes

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

5. Preliminary Plat/Re-Plat

5.1. Discuss, consider and take action to approve the preliminary plat of a subdivision of 65 acres on county road 118.

5.2. Discuss, consider and take action to approve a re-plat of a portion (3.313 acres) of Lot 15, Mi Tierra Subdivision with the re-platted area to be known as Lincoln Orange Grove Subdivision.

6. Proclamation - Soil & Water Stewardship

6.1. Discuss, consider and take action on a Proclamation proclaiming April 26, 2026 to May 3, 2026 Texas Soil and Water Stewardship Week.

7. Jim Wells County Electioneering Rules

7.1. Discuss, consider and take action to amend the Jim Wells County electioneering rules to prohibit electioneering at the Courthouse and adjacent county owned premises at all times unless the Courthouse has been designated and is being used as a polling location.

8. County Auditor- Cindy Garcia

8.1. Certification of funds by County Auditor from Ed Rachel Foundation for Jim Wells County Sheriff Department. Certification of Funds in General Fund #12.

9. County Treasurer Mark Dominguez

9.1. Discuss, consider and take action to approve the Annual Jim Wells County Investment Policy.

10. Honorable Pedro "Pete" Trevino Jr.

10.1. Discuss, consider and take action on an authorization to issue a Request for Qualifications (RFQ) for engineering services related to the Rural Business-Development Grant (RBDG) pursuant to the rules and regulations of the Rural Business-Development Grant (RBDG) Business Enterprise Project an agency of the United States Department of Agriculture (USDA).

11. Justice of the Peace Pct 6 Noe Cadena

11.1. Discuss, consider and take action on a contract between Jim Wells County and Local Government Solutions for the Justice of the Peace offices.

12. Sheriff's Department - Guy Baker

12.1. Discuss, consider, and take action to enter into an agreement with "The GEO Group, Inc." to house inmates for Jim Wells County.

13. Payroll and Bills

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

14. Adjourn

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.

AGENDA ITEM NO. 4.1

Item Cover Page

COMMISSIONER'S COURT AGENDA ITEM REPORT

DATE:	**April 10, 2026**
SUBMITTED BY:	**Isabel Trevino**
ITEM TYPE:	**Previous Minutes**
AGENDA SECTION:	**Previous Minutes**
SUBJECT:	**Discuss, consider and take action to approve minutes from previous meetings.**
SUGGESTED ACTION:	

AGENDA ITEM NO. 5.1

Item Cover Page

COMMISSIONER'S COURT AGENDA ITEM REPORT

DATE: April 10, 2026
SUBMITTED BY: Isabel Trevino
ITEM TYPE: Preliminary Plat
AGENDA SECTION: Preliminary Plat/Re-Plat
SUBJECT: Discuss, consider and take action to approve the preliminary plat of a subdivision of 65 acres on county road 118.
SUGGESTED ACTION:
ATTACHMENTS:
Plat Subdivision 65 acres on Cty Road 118 CC 04.10.2026.pdf

MAR 13 2026
BY:

AGENDA ITEM REQUEST TO THE OFFICE OF THE JIM WELLS COUNTY JUDGE PEDRO "PETE" TREVINO JR. FOR A MEETING OF JIM WELLS COUNTY COMMISSIONER'S COURT

IMPORTANT NOTICE:
Special Meetings are held on the 4th Friday of each month at 9:00am.
Regular Meetings are held on the 2nd Friday of each month at 9:00am.

You may also email your request to Isabel.trevino@co.jim-wells.tx.us

All amendments to the agenda must be approved by the County Judge personally. The only time amendments will be considered is in the event of an emergency.
Date of meeting you want the request considered: 3-27-26
Agenda item:

Would like the Court to consider A Plat to subdivide 65 Acres on County Road 118

Background Information:

*** ALL ATTACHMENTS/AGREEMENTS/CONTRACTS MUST BE SUBMITTED WITH YOUR REQUEST

Garth Herro / 3-13-26
SIGNATURE AND DATE

Garth Herro, Jr.

GARTH HERRO, JR.
G. D. H. LAND CO.
SPECIALIZING IN SMALL ACREAGE TRACTS
MOBILE: (361) 946-5263
GDHPROPERTIES@YAHOO.COM
PO BOX 222
FULTON, TX 78358

DEED RESTRICTIONS
Turkey Run Subdivision

NOW THEREFORE, GDH Land and Cattle LLC, hereby imposes, make and publish the following limitations and restrictions, which are to apply to and become a part of all contracts of sale, contract for deeds, deeds and other legal instruments whereby title or possession is divested out of the present owner and vested in other persons, person, or legal entities, to all of which I bind myself as fee owner of the above described property. All of the limitations and restrictions contained herein shall extend to and include the heirs, assigns devisees, lessees and holders of every kind of and under all who may purchase, acquire or possess real property in the SAID SUBDIVISION. The limitations and restrictions are:

1. No building whatever except a private dwelling house with the necessary outbuildings, including a private garage, if desired, shall be erected, placed or permitted on the premises or any part thereof, and such dwelling house permitted on the premises shall be used as private residence only. Storage barns used in connection with livestock productions and-or horse stalls and pens are considered necessary outbuildings and are allowed. No building shall be built within 50 feet of the easement line.

2. The ground floor of any permanent residence, exclusive of one-story open porches and garages, shall be not less than 1100 square feet, and all buildings located within SAID SUBDIVISION must be insurable.
All mobile homes must be 1995 models or newer and in good repair. Mobile homes must be skirted and place parallel to the road.

3. No manufacturing or commercial enterprise of any kind for profit shall be maintained on, in front of, or in connection with SAID SUBDIVISION nor shall such property, in any way, be used for other than strictly residential purposes.

4. There will be allowed no encroachment, including fences, mail boxes, etc., upon the easements reserved for roadways as shown by the plat, identifying this property, filed or to be filed for public record, in the records, of said County, Texas. Any culvert in roadways shown by said plat must be at least 15" or more in diameter.

5. Perpetual easements are reserved along and within ten (10) feet of the rear line, front line and side lines of all tracts in this development for the installation and maintenance of underground cables, lines, poles, wires, down guys and fixtures for electric lines and-or telephone lines, gas lines, water lines and to trim any trees or brush, which at any time may interfere or threaten to interfere with the maintenance of such lines, with the right of ingress to and egress from and across said premises to employees of utilities owning said lines. Said easements to also extend along any owners side and rear property lines in case of fractions acreage tracts.
It is understood and agreed that it shall not be considered a violation of line provisions of this easement if wires or cables carried by such pole lines pass over some portions of said tracts not within the ten (10) foot wide strip as long as such lines do not prevent the construction of building on any tracts in this development.

6. No car, bus, tent, garage, barn or other outbuilding located within SAID SUBDIVISION shall be used at any time as a permanent residence.

7. No operation of a commercial feed lot for livestock shall be conducted on the herein described property. This does not include domestic or household pets or animals for personal enjoyment or to provide food for personal use of the owner. All animals must be kept on the premises and not allowed to roam outside of their owners property.

8. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No motorcycles or other motor-driven vehicular track or course shall be permitted upon any lot or combination of lots.

9. No lot or tract shall be used to store junk, junk vehicles or as an automobile wrecking yard. No vehicle without current registration or which is not in running condition shall be kept or left on any lot or tract except farm and construction equipment which is not required to be registered. Such farm and construction equipment must be in running condition.

10. Each lot owner shall provide for a sanitary sewerage disposal system complying with the requirements of and approved by the Public Health Department for the State of Texas and-or the County, and/or the Texas Natural Resources Conservation Commission.

11. These restrictions shall be binding upon the parties hereto and all parties claiming by, through or under them and upon all owners of property in SAID SUBDIVISION. Any of the parties hereto or their assigns shall have the right to enforce the observance of such restrictions. In the event a tract becomes so unsightly with debris or other offensive items, the owner of property adjoining such tract, acting jointly with the developer of the subdivision, shall have the right to request the offending owner to clean up his property and if he fails to do so within forty-five (45) days from the date of such notification, the parties giving notice shall have the right to clean the premises and charge the owner with the cost thereof. Such expense, if not voluntarily paid by the owner may be added to the balance, if any, owing on the purchase price of his tract, or suit may be filed thereon.

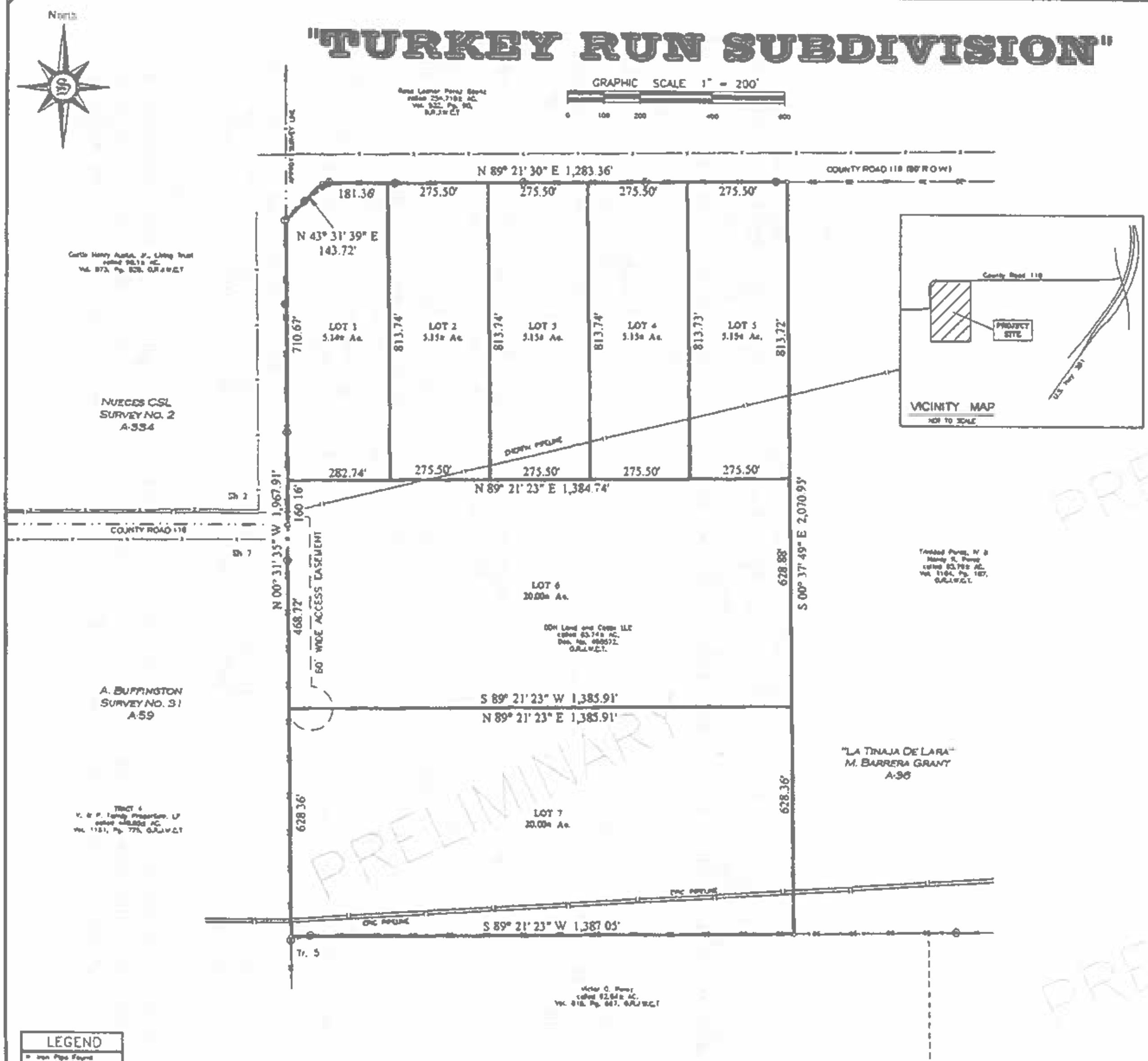
12. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to abolish or amend said covenants in whole or in part.

13. It shall be lawful, not only for the said grantor, his heirs and assigns, but also for the owner or owners of any lot or lots within the SAID SUBDIVISION who have derived or who shall hereafter derive title through or from the grantor, to institute and prosecute any proceedings, at law or in equity, for damages, specific performance or for injunction, against the person or persons violating or threatening to violate the covenants.

14. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the provisions which shall remain in full force and affect.

15. Lot shall be used for one single family dwelling and guest house only. There will be allowed no division of any lot in subdivision.

"TURKEY RUN SUBDIVISION"



Legal Description:

Being a portion of a 85.74 acre tract, called 85.76 acres as recorded in Document No. 488572, Official Records, Jim Wells County, Texas. Said 85.76 acres being the West half of a called 131.57 acre tract comprised of a called 17.25 acre tract as recorded in Volume 222, Pages 247-248, Deed Records, Jim Wells County, Texas, a called 8.788 acre tract as recorded in Volume 223, Pages 245-248, Deed Records, Jim Wells County, Texas and a called 105.74 acre tract as recorded in Volume 222, Pages 238-244, Jim Wells County, Texas. Also being out of "LA TINAJA DE LARA" M. BARRERA GRANT Abstract 36. Situated approx. 3.3 miles Northwest of Alice, Jim Wells County, Texas.

STATE OF TEXAS
COUNTY OF JIM WELLS

I, Garth Herro, Jr., as owner of all the land embraced within the boundaries as shown and described hereon and have caused the same to be surveyed and platted into seven lots for the purpose of description, development and dedication, do hereby designate this subdivision as "TURKEY RUN SUBDIVISION".

____
Garth Herro, Jr.
GDH Land and Cattle, LLC

STATE OF TEXAS
COUNTY OF JIM WELLS

SWORN AND SUBSCRIBED BEFORE ME, the undersigned authority, on this day personally appeared Garth Herro, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purpose therein expressed and in the capacity therein stated given under my hand and seal of office, this ____ day of __________ 2026

____
Notary Public, for the State of Texas

STATE OF TEXAS
COUNTY OF JIM WELLS

I, Jose R. Lopez, a Registered Professional Land Surveyor of the State of Texas, do certify that this plat of "TURKEY RUN SUBDIVISION" is true and correct according to an actual survey made upon the ground. All property corners and points of reference are properly marked with 5/8" iron rods except as noted.

____
Registered Professional Land Surveyor
Texas Registration No. 6054

STATE OF TEXAS
COUNTY OF JIM WELLS

I, Jose R. Lopez hereby certify that I have consulted the Federal Insurance Flood Hazard Map Panel No. 48249C 0240 D Dated August 15, 2017 and found that the property described herein as "TURKEY RUN SUBDIVISION" is located in an area designated as Zone X.

____
Registered Professional Land Surveyor
Texas Registration No. 6054

STATE OF TEXAS
COUNTY OF JIM WELLS

This final plat of "TURKEY RUN SUBDIVISION" is hereby approved by the Jim Wells Commissioners Court. The _____ day of ______________, 2026

STATE OF TEXAS
COUNTY OF JIM WELLS

I, J.C. Perez III, Clerk of the County Court in and for Jim Wells County, Texas, do hereby certify that the foregoing plat of "TURKEY RUN SUBDIVISION" dated the ____ day of __________ 2026 with its certificate of authentication was filed for record in my office this ____ day of __________ 2026 at ____ o'clock ___ M and duly recorded in the Map Records of Jim Wells County, Texas in Plat Cabinet _____ Envelope _____

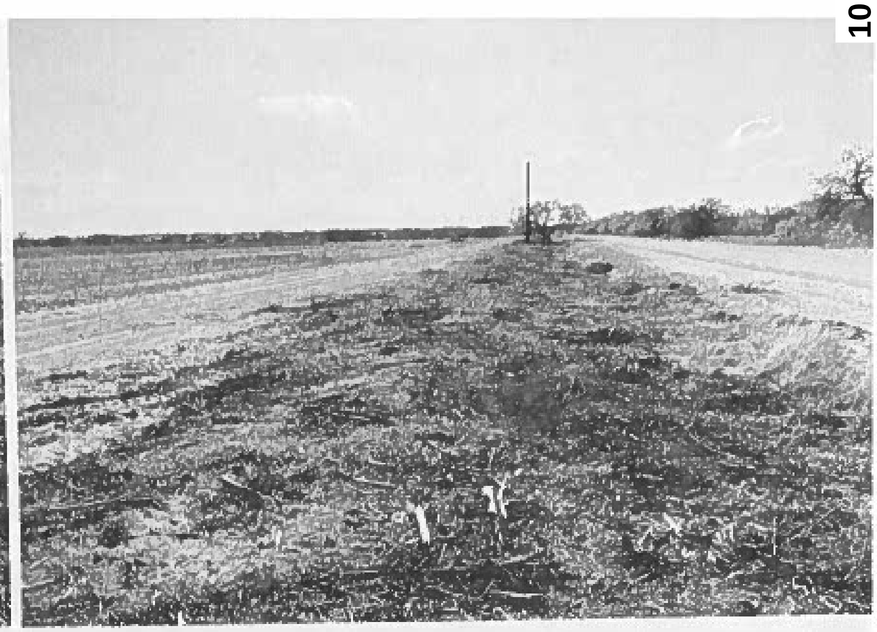
____
J.C. Perez III County Clerk, Jim Wells County, Texas

By ____________________
Chief Deputy

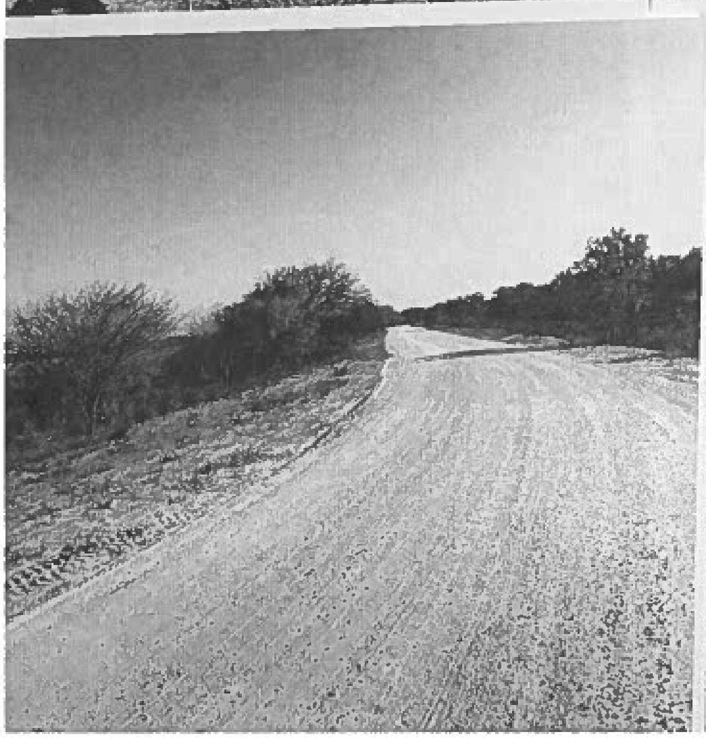
OWNER:
GDH LAND AND CATTLE LLC
P.O. BOX 228
FULTON, TEXAS 78358
361-946-8083

SURVEYOR:
SOLUM SURVEYING, INC.
P.O. BOX 2280
ALICE, TEXAS 78333
Ph. 361-396-4300


D. H. LAND Co.




G.D.H. LAND AND CATTLE, LLC
(361) 946-5263
5 AND 10 ACRE TRACTS
OWNER FINANCED



AGENDA ITEM NO. 5.2

Item Cover Page

COMMISSIONER'S COURT AGENDA ITEM REPORT

DATE: April 10, 2026
SUBMITTED BY: Isabel Trevino
ITEM TYPE: Preliminary Plat
AGENDA SECTION: Preliminary Plat/Re-Plat
SUBJECT: Discuss, consider and take action to approve a re-plat of a portion (3.313 acres) of Lot 15, Mi Tierra Subdivision with the re-platted area to be known as Lincoln Orange Grove Subdivision.

SUGGESTED ACTION:

AGENDA ITEM NO. 6.1

Item Cover Page

COMMISSIONER'S COURT AGENDA ITEM REPORT

DATE:	**April 10, 2026**
SUBMITTED BY:	**Isabel Trevino**
ITEM TYPE:	**Proclamation-Soil & Water Stewardship**
AGENDA SECTION:	**Proclamation - Soil & Water Stewardship**
SUBJECT:	**Discuss, consider and take action on a Proclamation proclaiming April 26, 2026 to May 3, 2026 Texas Soil and Water Stewardship Week.**
SUGGESTED ACTION:	**ATTACHMENTS:**

2026 Stewardship Week Proclamation CC 04.10.2026.pdf

Soil.
Where it all Begins

Soil & Water Stewardship Week Proclamation

Whereas, healthy soil and clean water is a benefit to everyone, and
Whereas, effective conservation practices provide the soil,
water, animals, plants and air that can ensure a rich standard of living, and
Whereas, our security depends upon the robust management of
natural resources, and
Whereas, stewardship calls for each person to help conserve
these precious resources,
Therefore, I do hereby proclaim April 26 to May 3, 2026 as
Texas Soil & Water Stewardship Week

____
NAME

____
DATE SIGNED

TEXAS STATE
Soil & Water
CONSERVATION BOARD

AGENDA ITEM NO. 7.1

Item Cover Page

COMMISSIONER'S COURT AGENDA ITEM REPORT

DATE:	**April 10, 2026**
SUBMITTED BY:	**Isabel Trevino**
ITEM TYPE:	**Jim Wells County Electioneering Rules**
AGENDA SECTION:	**Jim Wells County Electioneering Rules**
SUBJECT:	**Discuss, consider and take action to amend the Jim Wells County electioneering rules to prohibit electioneering at the Courthouse and adjacent county owned premises at all times unless the Courthouse has been designated and is being used as a polling location.**

SUGGESTED ACTION:

AGENDA ITEM NO. 8.1

Item Cover Page

COMMISSIONER'S COURT AGENDA ITEM REPORT

DATE:	**April 10, 2026**
SUBMITTED BY:	**Isabel Trevino**
ITEM TYPE:	**County Auditor- Cindy Garcia**
AGENDA SECTION:	**County Auditor- Cindy Garcia**
SUBJECT:	**Certification of funds by County Auditor from Ed Rachel Foundation for Jim Wells County Sheriff Department. Certification of Funds in General Fund #12.**
SUGGESTED ACTION:	**ATTACHMENTS:**

Auditor's Certification 03 31 26. CC 04.10.2026.pdf

COUNTY OF JIM WELLS

STATE OF TEXAS

CINDY GARCIA
COUNTY AUDITOR

OFFICE (361) 668-5701
FAX (361) 664-6366

March 31, 2026

Commissioner's Court
Jim Wells County
Alice, Texas 78332

Commissioner's Court:

Pursuant to Local Government Code 111.0108, I hereby certify that Jim Wells County has received $50,000 from the Ed Rachel Foundation Grant, deposited into the General Sheriff Fund. These funds are designated for expenditures to be incurred by the Sheriff's Department and are available for appropriate use. This certification authorizes the inclusion of the grant proceeds in the 2026 Budget as an amendment.

Since this expenditure will be funded and paid from the General Sheriff Fund, I respectfully request the following amendments to the 2026 Jim Wells County Budget.

Ed Rachel Foundation	12-000-330.00	$50,000.00
Motor Vehicles-Ed Rachel	12-560-577.10	$50,000.00

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Cindy Garcia
Jim Wells County Auditor

200 NORTH ALMOND • P.O. DRAWER 3620 • ALICE, TEXAS 78333

Image Report

PROSPERITY BANK

ABA Number	114903284
Account Number	210063912
Serial Number	27015
Amount	$50,000.00
Paid Date	02/19/2026

Front

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

ED RACHAL FOUNDATION
555 N. CARANCAHUA STREET, STE. 700
CORPUS CHRISTI, TX 78401
(361) 881-9040

AMERICAN BANK, NA
711 N. CARANCAHUA STREET, STE. 100
CORPUS CHRISTI, TX 78401
88-328/1149

27015

9/17/2025

PAY TO THE ORDER OF Jim Wells County Sheriff's Office $**50,000.00

Fifty Thousand and 00/100** DOLLARS

Protected Against Fraud

Jim Wells County Sheriff's Office
300 North Cameron St.
Alice, TX 78332

MEMO

Details on Back

Intuit® CheckLock™ Secure Check

⑈027015⑈ ⑆114903284⑆0 210063912⑈

Back

BOFD 113122655
2/19/2026, 15:53:32,137110502657197
~~CB#/BR#: 1360/1081~~

PAY TO THE ORDER OF
PROSPERITY BANK
FOR DEPOSIT ONLY
JIM WELLS COUNTY
GEN FUN #12 4282561

AGENDA ITEM NO. 9.1

Item Cover Page

COMMISSIONER'S COURT AGENDA ITEM REPORT

DATE:	**April 10, 2026**
SUBMITTED BY:	**Isabel Trevino**
ITEM TYPE:	**County Treasurer- Mark Dominguez**
AGENDA SECTION:	**County Treasurer Mark Dominguez**
SUBJECT:	**Discuss, consider and take action to approve the Annual Jim Wells County Investment Policy.**
SUGGESTED ACTION:	**ATTACHMENTS:**

updated Investment Policy with suggestions 2026. CC 04.10.2026.docx

JIM WELLS COUNTY INVESTMENT POLICY

A. OBJECTIVES AND PRIORITIES

The objectives of the investment policy of the **Jim Wells County** Commissioners' Court are as follows and in the following order of priority:

1. To comply with the laws of the State of Texas as defined in Government Code 10 (Chapter 2256), known as the Public Funds Investment Act (short title).

2. To provide for the preservation and safety of principal of all **Jim Wells County** funds.

3. To provide sufficient funds to meet the cash needs of the continuing operation of **Jim Wells County**.

4. To attain a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs, and consistent with current and future bank depository contracts.

5. To require diversification in the types, issuers, and maturities of **Jim Wells County** investments with due consideration to the quality of the investment.

6. To pursue an active versus a passive portfolio management philosophy; securities may be sold or exchanged before they mature if market conditions present an opportunity for **Jim Wells County** to benefit from the trade or if necessary to meet the cash needs of **Jim Wells County**. Under this investment policy, all investments will be made with the intent of pursuing, at the time of purchase, the best rate of return on securities held until maturity, and not with the intent of speculative trading.

7. To maintain the highest professional and ethical standards, with capable and high quality investment management, as custodians of the public trust.

B. INVESTMENT SCOPE

This investment policy applies to all cash assets of **Jim Wells County** at the present time, any funds to be created in the future, and any other funds held in custody by the County Treasurer, unless expressly prohibited by law or unless it is in contravention of any depository contract between **Jim Wells County** and its depository bank.

C. INVESTMENT STRATEGY

Jim Wells County Commissioners' Court has adopted an investment strategy for each of the funds under its control. Those are incorporated into this investment policy as Appendix A.

D. INVESTMENT RESPONSIBILITY AND CONTROL

COUNTY INVESTMENT OFFICER

In accordance with Government Code 10 (Chapter 2256), the County Treasurer, under the direction of the **Jim Wells County** Commissioners' Court, shall be the **Jim Wells County** Investment Officer and may invest County funds that are not immediately required to pay the obligations of the County. This Investment Officer is hereby bestowed all of the obligations and authorities contained in this **Jim Wells County** Investment Policy.

The County Treasurer shall develop and maintain written administrative procedures for the operation of the investment program, consistent with this investment policy. It is **Jim Wells County's** policy that the Treasurer earns and maintains current certification as a Level II Investment Officer. Certification training must include education in investment controls, security risks, strategy risks, market risks, and be in compliance with Government Code 10, Chapter 2256.

STANDARD OF CARE

Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived. In determining whether the Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration the investment of all funds over which the officer had responsibility rather than a consideration as to the prudence of a single investment, and whether the investment decision was consistent with **Jim Wells County's** Investment Policy.

ETHICS AND CONFLICTS OF INTEREST

The Investment Officer shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair his/her ability to make impartial investment decisions. The Investment Officer shall disclose to the **Jim Wells County Commissioners'** Court any material financial interests in financial institutions that conduct business with **Jim Wells County** and any personal financial/investment positions that could be related to the performance of the County's portfolio. The Investment Officer shall subordinate his/her personal investment transactions to those of the County, particularly with regard to the timing of purchases and sales.

SUBJECT TO AUDIT

The **Jim Wells County** Treasurer is subject to audit by the **Jim Wells County** Auditor. In addition, it is the policy of **Jim Wells County** Commissioners' Court, at a minimum, to have an annual audit of all County funds by an independent auditing firm. The **Jim Wells County** Treasurer and the County's investment procedures shall be subject to an annual compliance audit and any special audits as required.

E. INVESTMENT DIVERSIFICATION

It is the intent of the County to diversify the investment instruments within the portfolio to avoid incurring unreasonable risks inherent in over investing in specific instruments, individual financial institutions or maturities. The asset allocation in the portfolio should, however, be flexible depending upon the outlook for the economy and the securities markets. Diversification to avoid over concentration in a specific instrument does not apply to U.S. Treasury securities.

Jim Wells County recognizes that investment risks can result from issuer defaults, market price changes or various technical complications leading to temporary illiquidity. Portfolio diversification is employed as a way to control risk. The Investment Officer is expected to display prudence in the selection of securities as a way to minimize default risk. No individual investment transaction shall be undertaken that jeopardizes the total capital position of the overall portfolio. In the event of default by a specific issuer, the Investment Officer shall review, and if appropriate, proceed to liquidate securities having comparable credit risks. To control market price risks, volatile investment instruments shall be avoided.

F. YIELD

The Investment Officer shall strive to earn a competitive total return on the portfolio consistent with the objectives and priorities stated in this policy and the Investment Strategy outlined in Appendix A. Total return shall mean the interest or dividend payments and appreciation or depreciation of the principal of the investment.

G. LIABILITY

The **Jim Wells County** Investment Officer shall not be responsible for any loss of the County's funds through the failure or negligence of any depository, nor any loss resulting from normal fluctuations in market value of investments or collateral securities. Nothing in this section shall release the Investment Officer from responsibility for misappropriation of funds by him or her.

H. INVESTMENT MATURITIES

The timely and predictable return of principal shall be a priority of the Investment Officer. It is recognized that some securities authorized for investment are not best described by the term "maturity"; instead, terms such as average life, weighted average maturity or expected maturity are more descriptive. In this regard, the term "expected maturity" shall be used to mean the point in time when all accrued interest and principal is expected, at the time of purchase, to be returned to the County. The Investment Officer shall be responsible for a determination of expected maturity and shall report any significant deviation as specified in paragraph M. Reporting and Performance.

Notwithstanding the expected maturity of an investment, the maximum allowable stated maturity of an individual investment for **Jim Wells County** General funds and other operating funds shall not exceed five years, unless a temporary extension of maturities is approved by Commissioners' Court.

Debt service funds in individual investments shall have maximum stated maturities of ten years unless a temporary extension of maturities is approved by Commissioners' Court.

For pooled fund groups, the maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio shall be two years.

I. AUTHORIZED INVESTMENTS

Within the guidelines provided in Government Code 10 (Chapter 2256), Public Funds Investment Act (short title), and subject to such other restrictions as may be imposed by the Commissioners' Court by resolution or order, the Commissioners' Court of **Jim Wells County**, Texas has hereby adjudged and decreed that the following investments are allowed for **Jim Wells County** funds:

1. <u>Obligations of, or Guaranteed by, Governmental Entities</u>. Authorization: Government Code 10, Chapter 2256, Subchapter A, Section 2256.009.

(a) obligations of the United States or its agencies and instrumentalities;

(b) direct obligations of this state or its agencies and instrumentalities;

(c) collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States; and,

(d) other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, this state or the United States or their respective agencies and instrumentalities.

2. Certificates of Deposit.
Authorization: Government Code 10, Chapter 2256, Subchapter A, Section 2256.010.

A certificate of deposit is an authorized investment for **Jim Wells County** if the certificate of deposit is issued by a state or national bank domiciled in this state or a savings and loan association domiciled in this state and is:

(a) guaranteed or insured by the Federal Deposit Insurance Corporation or its successor;

(b) secured by obligations that are described in I.1 above, including mortgage backed securities directly issued by a federal agency or instrumentality that have a market value of not less than the principal amount of the certificates, but excluding those mortgage backed securities not authorized as investments under Section 2256.009, Government Code 10, Chapter 2256, Subchapter A, or

(c) secured in any other manner and amount provided by law for deposits of the investing entity.

3. Repurchase Agreements.
Authorization: Government Code 10, Chapter 2256, Subchapter A, Section 2256.011.

In this section, "repurchase agreement" means a simultaneous agreement to buy, hold for a specified time, and sell back at a future date obligations described in I.1 above, at a market value at the time the funds are disbursed of not less than the principal amount of the funds disbursed.

A fully collateralized repurchase agreement is an authorized investment for **Jim Wells County** if the repurchase agreement:

(a) has a defined termination date;

(b) is secured by obligations described in I.1 above;

(c) requires the securities being purchased by **Jim Wells County** be pledged to **Jim Wells County**, held in **Jim Wells County's** name, and deposited at the time the investment is made with **Jim Wells County** or with a third party selected and approved by **Jim Wells County**; and

(d) is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this state.

Reverse security repurchase agreements are not allowed under this investment policy.

4. Commercial Paper
   Authorization: Government Code 10, Chapter 2256, Subchapter A, Section 2256.013

   Commercial paper is an authorized investment if the commercial paper:
   a) has a stated maturity of 365 days or fewer from the date of its issuance; and
   b) is rated not less than A-1 or P-1 or an equivalent rating by at least:
      A. two nationally recognized credit rating agencies; or
      B. one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state.

5. Mutual Funds.
Authorization: Government Code 10, Chapter 2256, Subchapter A, Section 2256.014

A no-load money market mutual fund is an authorized investment if the mutual fund:
a) Is regulated by the Securities and Exchange Commission;

b) Has a dollar-weighted average stated maturity of 90 days or fewer;

c) Includes in its investment objectives the maintenance of a stable net asset value of $1 for each share;

d) Is continuously rated as to investment quality by at least one nationally recognized investment rating firm of not less than AAA or its equivalent; and

e) Is invested exclusively in U.S. Treasury or Federal agency securities.

6. Public Funds Investment Pools.
Authorization: Government Code 10, Chapter 2256, Subchapter A, Section 2256.016.

A public funds investment pool is eligible for investment of **Jim Wells County** funds only if the particular pool is approved by resolution of the **Jim Wells County** Commissioners' Court .

J. INVESTMENT INSTITUTIONS AND REPRESENTATIVES

The **Jim Wells County** Treasurer shall invest County funds with any or all of the following institutions or groups consistent with federal and state law and the current bank depository contract:

1. Depository Bank;
2. Other state or national banks domiciled in Texas that are insured by FDIC;
3. Savings and loan associations domiciled in Texas that are insured by FSLIC (or its successor);
4. Public funds investment pools; or
5. Government securities brokers and dealers.
6. Investment management firm registered under the Investment Advisers Act of 1940.

AUTHORIZED INSTITUTIONS AND FIRMS

Jim Wells County shall maintain a list of authorized broker/dealers and financial institutions which are approved for investment purposes by the Commissioners' Court. It shall be the policy of the County to place investments with and purchase securities only from authorized institutions and firms. A list of institutions which are approved to do business with the County shall be reviewed periodically and be included as Appendix B to this investment policy.

BROKER/DEALERS

Broker/dealers must submit annual audited financial statements to **Jim Wells County** and be in good standing with the National Association of Securities Dealers. Representatives of brokers/dealers shall be registered with the Texas State Securities Board.

K. DELIVERY VS. PAYMENT

It shall be the policy of the County that all funds involved in the transaction of investment securities be transferred using the delivery vs. payment (DVP) method through the Federal Reserve System. By so doing, County funds or securities are not released by a third party until the counterparty presents the agreed upon transaction.

L. SAFEKEEPING

All purchased securities shall be held in safekeeping by the County, or in a third party financial institution, or with a Federal Reserve Bank.

All certificates of deposit, insured by the U. S. Government, purchased outside the Depository Bank shall be held in safekeeping by either the County or an account in a third party financial institution.

All pledged securities by the Depository Bank shall be held in safekeeping by the County, or in a third party financial institution, or with a Federal Reserve Bank.

All certificates of deposit, pledged by the Depository Bank shall be held in custody of a Federal Reserve Bank for safekeeping, be the subject of a valid pledge agreement designating the County as the beneficiary of the pledge agreement; be insured by the U.S. Government; be described in detail by a safekeeping receipt issued to the County by the Federal Reserve Bank.

M. REPORTING and PERFORMANCE

MONTHLY REPORT

The County Treasurer shall submit to the Commissioners' Court and to the County Auditor monthly investment reports that summarize recent market conditions and anticipated investment conditions.

QUARTERLY REPORT

The County Treasurer shall prepare and submit to **Jim Wells County** Commissioners' Court written quarterly reports of investment transactions for all funds for the preceding reporting period. The reports must:

1. Describe in detail the investment position of **Jim Wells County** on the date of the report;
2. Be signed by the County Treasurer;
3. Contain a summary statement of each pooled fund group that states beginning market values, changes in market values, and ending market values for the reporting period;
4. State the book value and market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested;
5. State the maturity date of each separately invested asset that has a maturity date;
6. State the fund for which each individual investment was acquired; and
7. State the compliance of the investment portfolio as it relates to the investment strategy expressed in the **Jim Wells County** Investment Policy and relevant provisions of Government Code 10, Chapter 2256.

NOTIFICATION OF INVESTMENT CHANGES

It shall be the duty of the **Jim Wells County** Treasurer to notify the **Jim Wells County** Commissioners' Court of any significant changes in current investment methods and procedures prior to their implementation.

N. CHANGE IN POLICY

The **Jim Wells County** Commissioners' Court expressly reserves the right to alter, add to and delete from this Investment Policy as they so choose.

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Mark Dominguez, CIO
County Treasurer

George Aguilar Commissioner Precinct 1	**Ventura Garcia** Commissioner Precinct 2
Renee K. Chapa Commissioner Precinct 3	**Wicho Gonzalez** Commissioner Precinct 4

Pedro "Pete" Trevino
County Judge

Executed this **10th** day of **April 2026.**

APPENDIX A

INVESTMENT STRATEGY

GENERAL FUND

Suitability - The primary investment objectives of this fund are preservation of principal and liquidity; income is secondary. The investments must be appropriate to meet the needs and circumstances of the **Jim Wells County** General Fund. The Investment Officer shall use reasonable judgment to determine whether the investment is applicable to the portfolio needs of **Jim Wells County**.

Preservation and Safety of Principal - The Investment Officer shall exercise diligence and thoroughness in making an investment transaction. Receipts for confirmations of trades will include information on trade date, par value, maturity, price, settlement date, description of securities purchased, and they will show **Jim Wells County** as the purchaser.

Liquidity - Maturities must be laddered to meet scheduled Accounts Payable and Payroll needs of **Jim Wells County**.

Marketability if Liquidation Arises - Investments will be made with the intent of pursuing, at the time of purchase, the best rate of return on securities held until maturity, and not with the intent of speculative trading. Securities, however, may be sold or exchanged before they mature if market conditions present an opportunity to benefit from the trade or if necessary to meet cash needs. Careful consideration will be given to the effect of the sale on the remaining portfolio.

Diversification of Portfolio - The investment portfolio will be diversified to avoid incurring undue concentration in securities of one type or securities of one financial institution, so that no single investment or class of investments can have a disproportionate impact on the total portfolio. This restriction does not apply to U. S. Treasury securities.

Yield - Cash flow forecasts are used to make investment decisions. All available funds should be invested to earn interest for **Jim Wells County**. Enough of the funds will be invested in nonvolatile, liquid investments to ensure payments when due. Moderate income volatility is permitted. Financial risk is unacceptable, and because the investment time horizon of the fund is relatively short, exposure to interest rate risk and purchasing power risk will be minimal.

PRESERVATION & AUTOMATION FUND

Suitability - The primary investment objectives of this fund are preservation of principal and liquidity; income is secondary. The investments must be appropriate to meet the needs for which the funds were established.

Preservation and Safety of Principal - The Investment Officer shall exercise diligence and thoroughness in making an investment transaction. Receipts for confirmations of trades will include information on trade date, par value, maturity, price, settlement date, description of securities purchased, and they will show **Jim Wells County** as the purchaser.

Liquidity - Funds must be available to be used in the manner authorized.

Marketability if Liquidation Arises - Investments will be made with the intent of pursuing, at the time of purchase, the best rate of return on securities held until maturity, and not with the intent of speculative trading. Securities, however, may be sold or exchanged before they mature if market conditions present an opportunity to benefit from the trade or if necessary to meet cash needs. Careful consideration will be given to the effect of the sale on the remaining portfolio.

Diversification of Portfolio - Because the funds are subject to fluctuating needs, diversification is limited to highly liquid investment types.

Yield - Cash flow forecasts are used to make investment decisions. All available funds should be invested to earn interest. Enough of the funds will be invested in nonvolatile, liquid investments to ensure payments when due. Moderate income volatility is permitted. Financial risk is unacceptable, and because the investment time horizon of the fund is relatively short, exposure to interest rate risk and purchasing power risk will be minimal.

GRANT FUNDS

Suitability - Grant requirements state that funds must be disbursed upon receipt. There is no opportunity, therefore, for investment earnings.

Preservation and Safety of Principal - Funds are deposited for safekeeping and disbursed to comply with grant requirements.

Liquidity - Funds must be available to be used in the manner authorized.

PAYROLL FUND

Suitability – These funds serve as a clearing account to meet payroll needs. The only investment suitable is an interest-earning depository bank account to take advantage of float

Preservation and Safety of Principal – Funds are deposited for safekeeping and the account is debited as checks are cleared.

Liquidity – Funds must be available to cover checks drawn on the account.

OTHER FUNDS

Suitability – Other funds established by **Jim Wells County** are done so to meet specific accounting needs. The only investments suitable are interest-earning depository bank accounts when appropriate.

Preservation and Safety of Principal - Funds are deposited for safekeeping and disbursed as needed.

Liquidity – Funds must be available to cover checks drawn on the accounts.

APPENDIX B

Jim Wells County Authorized List of Investment Pools, Brokers/Dealers, Investment Advisors

April 10, 2026

INSTITUTION/FIRM DEALER/ADVISOR	POOL/BROKER-
1. First Public 12007 Research Blvd. Austin, Texas 78759 Office 800.558.8875	Cole Hentchel Senior Relationship Manager Cell (713) 855-5702
2. Cresta Advisors 2019 E. Del Mar Blvd STE 100 Laredo, TX 78041	Jeronimo A. Martinez Director of Public Funds (967) 267-8130
3. Texas CLASS 717 17th Street, Suite 1850 Denver, Colorado 80202	Tony Sekaly Regional Director (800) 707-6242

AGENDA ITEM NO. 10.1

Item Cover Page

COMMISSIONER'S COURT AGENDA ITEM REPORT

DATE:	**April 10, 2026**
SUBMITTED BY:	**Isabel Trevino**
ITEM TYPE:	**County Judge Pedro Trevino Jr.**
AGENDA SECTION:	**Honorable Pedro "Pete" Trevino Jr.**
SUBJECT:	**Discuss, consider and take action on an authorization to issue a Request for Qualifications (RFQ) for engineering services related to the Rural Business-Development Grant (RBDG) pursuant to the rules and regulations of the Rural Business-Development Grant (RBDG) Business Enterprise Project an agency of the United States Department of Agriculture (USDA).**

SUGGESTED ACTION:

AGENDA ITEM NO. 11.1

Item Cover Page

COMMISSIONER'S COURT AGENDA ITEM REPORT

DATE:	**April 10, 2026**
SUBMITTED BY:	**Isabel Trevino**
ITEM TYPE:	**Justice of the Peace Pct 6 Noe Cadena**
AGENDA SECTION:	**Justice of the Peace Pct 6 Noe Cadena**
SUBJECT:	**Discuss, consider and take action on a contract between Jim Wells County and Local Government Solutions for the Justice of the Peace offices.**
SUGGESTED ACTION:	

AGENDA ITEM NO. 12.1

Item Cover Page

COMMISSIONER'S COURT AGENDA ITEM REPORT

DATE:	**April 10, 2026**
SUBMITTED BY:	**Isabel Trevino**
ITEM TYPE:	**Sheriff's Department - Guy Baker**
AGENDA SECTION:	**Sheriff's Department - Guy Baker**
SUBJECT:	**Discuss, consider, and take action to enter into an agreement with "The GEO Group, Inc." to house inmates for Jim Wells County.**
SUGGESTED ACTION:	**ATTACHMENTS:**

Agreement with Jim Wells County - FINAL (1).CC 04.10.2026.docx

STATE OF TEXAS §
§
COUNTY OF JIM WELLS §

CONTRACT FOR HOUSING AND CONFINEMENT OF INMATES

This Agreement for Services (the "Agreement") is made and entered into by and between **Jim Wells County, Texas** (the "County"), a Texas political subdivision, and **The GEO Group. Inc.** (the "Contractor"), a **Florida** corporation.

WHEREAS, the County has a need for the housing, management, supervision and care of County inmates as it deems necessary on "an as needed basis" to be housed at the Brooks County Detention Facility ("the Facility") which is owned and operated by the Contractor.

WHEREAS, the Contractor was found by the Commissioners Court of Jim Wells County to be beneficial and in the best interests of the public safety and welfare of the citizens of the County;

WHEREAS, the County and the Contractor desire to enter into the Agreement for the Contractor to provide housing and care for certain Jim Wells County inmates to be housed at the Facility;

NOW, THEREFORE, for and in consideration of the promises and the mutual covenants hereinafter contained, and subject to the conditions herein set forth, the parties hereto contract, covenant and agree as follows:

1. CONTRACTOR hereby agrees to house up to ninety-six (96) inmates for County at the Facility on a space available basis. The availability of space shall be determined by the Facility Administrator at the Facility in accordance with current regulations as promulgated by the Texas Commission on Jail Standards concerning the separation and categories of inmates.

2. County shall pay CONTRACTOR a daily inmate per diem of Seventy Five dollars ($75.00) per inmate per day. This rate covers one inmate/bed per day. A portion of any day shall count as an inmate day under this Agreement, except that the County shall not be billed for two days when an inmate is admitted one evening and removed the following morning. In that situation, the Contractor will bill for the day of arrival but not the day of departure. CONTRACTOR will provide County with a monthly, itemized invoice showing the daily inmate count at midnight. County will remit the full amount of the invoice within thirty (30) days of receipt of thereof.

3. County will responsible for any and all in-patient and out-patient hospital care, mental health, dental, or other health care services (such as x-ray/diagnostic imaging, laboratory testing, offsite community specialty consults and emergency medical transportation) and any prescription drugs provided to any County inmates housed at the Facility. Non-

prescription medication will be provided at no cost to County or its inmates.

4. Contractor reserves the right to refuse or return any Jim Wells County inmate at Contractor's sole discretion. County shall promptly arrange to take custody of any such inmate if so requested by Contractor.

5. This agreement shall commence as of the date of execution and shall continue for a term of one (1) year. Thereafter, the agreement will automatically renew for additional one (1) year terms. If either party deems renegotiation to be necessary, that party shall notify the other party at least sixty (60) days in advance of which the current term will expire.

6. All agreements between the parties are set out in this Agreement and no other agreements not contained herein shall be enforceable against either party.

In Witness Whereof, the Contractor and the County have, through their duly authorized representatives, entered into this Agreement. The parties, having read and understood the foregoing terms of this Amendment, do by their respective signatures dated below agree to the terms thereof.

The GEO Group, Inc.	Jim Wells County
By: _________________________________	By: _______________________________
_____________________________________ Name and Title, Printed	___________________________________ Name and Title, Printed
Date: _____________________________	Date: ___________________________

AGENDA ITEM NO. 13.1

Item Cover Page

COMMISSIONER'S COURT AGENDA ITEM REPORT

DATE: April 10, 2026
SUBMITTED BY: Isabel Trevino
ITEM TYPE: Payroll and Bills
AGENDA SECTION: Payroll and Bills
SUBJECT: Discuss, consider and take action on payroll and bills as submitted by the County Auditor with the exemption of fund 52, 53 & 54.

SUGGESTED ACTION: