

## **RAINS COUNTY, TEXAS SMALL SERVICES CONTRACT**

This Small Services Contract ("Agreement") is made and entered into by and between Rains County, Texas ("County") and the undersigned Contractor (All Pro Pest Control).

### **1. PURPOSE AND SCOPE**

This Agreement is for one-time, non-professional services as described in Exhibit A. Contractor agrees to perform the services in accordance with the terms and conditions of this Agreement.

### **2. TERM**

This Agreement shall begin on 09-09-2025 and end on 09-09-26, unless terminated earlier under Section 8.

### **3. COMPENSATION**

County agrees to pay Contractor a total amount not to exceed \$900.0 (4) time a year in accordance with Exhibit A. Payment will be made within forty-five (45) days after Commissioners Court approval of invoices. County is tax-exempt.

### **4. CONTRACTOR'S RESPONSIBILITIES**

Contractor shall furnish all labor, equipment, and materials necessary to complete the services described in Exhibit A in a safe, competent, and workmanlike manner.

### **5. INSURANCE REQUIREMENTS**

Before commencing work, Contractor must provide proof of insurance with the following minimum coverage levels:

1. Commercial General Liability – \$1,000,000 per occurrence / \$2,000,000 aggregate
2. Automobile Liability – \$300,000 combined single limit
3. Workers' Compensation – Statutory (if applicable)
4. Employer's Liability – \$100,000 per accident

Rains County must be named as an additional insured. Policies must provide at least 30 days' notice of cancellation. Proof of coverage shall be attached to Exhibit C.

### **6. INDEMNIFICATION**

Contractor shall indemnify, defend, and hold harmless Rains County, its officers, and employees from and against any and all claims, damages, or liabilities arising out of Contractor's negligence or willful misconduct.

## **7. INDEPENDENT CONTRACTOR STATUS**

Contractor is an independent contractor and not an employee, agent, or representative of Rains County.

## **8. TERMINATION**

County may terminate this Agreement for convenience at any time upon written notice. Contractor shall be paid only for work performed up to the termination date.

## **9. COMPLIANCE WITH LAW**

Contractor shall comply with all applicable federal, state, and local laws, including all licensing and permitting requirements.

## **10. REQUIRED STATUTORY CERTIFICATIONS**

Contractor must complete and attach all certifications in Exhibit B, including Conflict of Interest (CIQ), Form 1295, Israel Boycott, Terrorist Organization, E-Verify, and any applicable HB 23 disclosures.

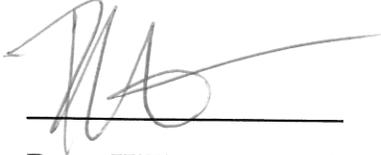
## **11. VENUE AND GOVERNING LAW**

Venue shall be in Rains County, Texas. This Agreement is governed by the laws of the State of Texas.

## **12. ENTIRE AGREEMENT**

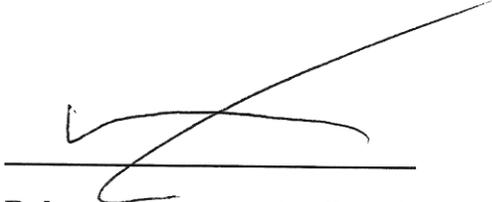
This Agreement, including all attached exhibits, constitutes the entire agreement between the parties. No modification shall be valid unless approved by Commissioners Court in writing.

**Signature:**



A handwritten signature in black ink, appearing to be 'BH', written over a horizontal line.

**Brent Hilliard, Rains County Judge**



A handwritten signature in black ink, appearing to be 'RK', written over a horizontal line.

**Robert Krants (All Pro Pest Control)**

**Date approved or ratified by Commissioners Court** \_\_\_\_\_

**EXHIBIT A**  
**SCOPE OF WORK AND COMPENSATION**

**Describe in detail the services to be performed, including location, schedule, and compensation.**

1. Provide treatment for general pest control, 4 x a year for Rains County buildings.
2. Treatments include inside and outside perimeter of the buildings.
3. All Pro will also provide termite monitoring stations for each location for an additional fee.
4. **Location of work:**
5. Court House: 167 E. Quitman Street, Emory, Texas  
Annex: 220 West Quitman Street, Emory, Texas  
Sheriff's Office/Jail: 313 W. N Street, Emory, Texas  
Library: 150 Doris Briggs, Parkway, Emory, Texas  
Commissioners Bldg: 189 E. North Street, Emory, Texas  
Road & Bridge: 1293 Tx -19, Emory, Texas  
Human Resources: 140 W. Quitman Street, Emory, Texas  
Hill Building: 239 N. Texas Street, Emory, Texas
6. Materials Provided by County: None
7. Total cost of project is \$900-Quarterly/\$3600.00 Annually
8. Rate or Lump Sum: \$3600.00
9. Total Cost to Rains County: \$3,600.00

**EXHIBIT B**  
**REQUIRED LEGAL CERTIFICATIONS**

By signing below, Contractor certifies compliance with the following statutes and requirements:

- Conflict of Interest Questionnaire (Gov't Code Chapter 176)
- Form 1295 – Certificate of Interested Parties (Gov't Code §2252.908)
- Non-Israel Boycott Certification (Gov't Code §2271.002)
- Prohibition on Contracting with Terrorist Organizations (Gov't Code §2252.152)
- Verification of Employment Eligibility (E-Verify)
- House Bill 23 – Disclosure of Conflicts (if applicable)

**Contractor Signature:**  \_\_\_\_\_ **Date:** 11/10/25

Robert Krantz (All Pro Pest Control)

insurance and indicate below:

- Certificate of Insurance attached
- County listed as Additional Insured

Policy Numbers / Carriers / Effective Dates:

**EXHIBIT D**  
**W-9 AND COUNTY CONTACT INFORMATION**

Vendor Tax ID (EIN/SSN): 466-71-2704

Vendor Mailing Address:  
128 PR 7330  
Smock, TX 75490

Vendor Contact Name / Phone / Email:  
Robert Kuntz  
(903) 268-7263  
All pro 018@gmail.com

County Department Contact: \_\_\_\_\_

\*\*\* Contractor shall provide current W-9 to the County Auditor

ALL PRO PEST CONTROL  
*BID PROPOSAL*  
**128 PR 7330**  
**EMORY, TX 77540**  
(903)268-7263

Date: 9/9/2025

Customer Name: Rains County

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Billing Address : P.O. Box 158 Emory, TX 75440

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Service Address : Rains County Offices

1. County Commissioner's Building
2. Court House
3. Courthouse Annex
4. Library
5. Department of Agriculture
6. The Clark Building
7. Constable office
8. Child Advocacy Building
9. Road & Bridge Office
- !0. Senior Center
11. Rains county jail

### Proposal

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Provide treatment for general pest control, 4x a year for Rains County buildings is \$900.00 per treatment.

\* Treatments include inside and outside perimeter of the buildings.

\* All Pro will also provide termite monitoring stations for each location for an additional fee.

\*We will also provide free call backs if needed.

Thanks, Robert Krantz

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**EXHIBIT C**  
**INSURANCE REQUIREMENTS & PROOF OF COVERAGE**

Contractor shall provide proof of insurance with the minimum limits stated in Section 5.  
Attach certificates of insurance and indicate below:

- Certificate of Insurance attached
- County listed as Additional Insured

Policy Numbers / Carriers / Effective Dates: LI P0001731-02



ALL PRO PEST CONTROL  
BID PROPOSAL  
128 PR 7330  
EMORY, TX 77540  
(903)268-7263

Date: 4/24/2024

Customer Name: Rains County

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Billing Address : P.O. Box 158 Emory, TX 75440

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Service Address : Rains County Offices

1. County Commissioner's Building
2. Court House
3. Courthouse Annex
4. Library
5. Department of Agriculture
6. Environmental Building
7. Constable office / Drivers licenses office
8. E.D.S Building
9. Road & Bridge Office
10. Senior Center
11. Rains county jail

Proposal

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Provide treatment for general pest control, 4x a year for Rains County buildings is \$800.00 per treatment.

\* Treatments include inside and outside perimeter of the buildings.

\* All Pro will also provide termite monitoring stations for each location for an additional fee.

\*We will also provide free call backs if needed.

Thanks, Robert Krantz

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# COUNTY OF RAINS

**BRENT D. HILLIARD**

COUNTY JUDGE



Resolution #112625IVB5

STATE OF TEXAS

COUNTY OF RAINS

BE IT REMEMBERED, at a regular meeting of the Commissioners Court of Rains County, Texas, held on the 26th day of November, 2025, on motion made by Commissioner of Precinct \_\_ and seconded by Commissioner of Precinct \_\_, the following Resolution was adopted:

WHEREAS, Rains County desires to enter into a contract with All Pro Pest Control; and

NOW, THEREFORE, BE IT RESOLVED that the Commissioners Court of Rains County, Texas:

Directs and authorizes the County Judge to execute all necessary documents as may be required to act in all matters in connection with this matter.

ENACTED UPON IN OPEN COURT on this the 26th day of November, 2025.

Brent D. Hilliard, County Judge

Jeremy Cook, Precinct 1

Mike Willis, Precinct 2

Korey Young, Precinct 3

Lori Northcutt, Precinct 4