COMMISSIONERS COURT COMMUNICATION

COURT ORDER NUMBER 145763

PAGE 1 OF 5

DATE: 8/19/2025

SUBJECT: **RFQ NO. 2023-143 - ANNUAL CONTRACT FOR OIL AND GAS MINERAL ASSET MANAGEMENT SERVICES FOR COUNTY-OWNED PROPERTIES - COUNTY ADMINISTRATOR'S OFFICE - ARGENT MINERAL MANAGEMENT - EXERCISE SECOND AND FINAL OPTION FOR RENEWAL - SAME CONTRACT TERMS**

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve renewal of RFQ No. 2023-143, Annual Contract for Oil and Gas Mineral Asset Management Services for County-Owned Properties, for the second and final optional twelve (12) month period at the same contract terms.

BACKGROUND

On September 19, 2023, the Commissioners Court, through Court Order #141767, awarded RFQ No. 2023-143, Annual Contract for Oil and Gas Mineral Asset Management Services for County-Owned Properties, for the County Administrator's Office, to Argent Mineral Management.

The award was based upon evaluation criteria set forth in the RFQ specifications and contained options to renew for two (2) additional twelve (12) month periods.

On August 6, 2024, the Commissioners Court, through Court Order #143602, approved the first renewal option.

The purpose of this contract is to select the most qualified vendor for the overall management of Tarrant County's oil and gas mineral assets on or beneath County-owned properties which includes, but is not limited to developing a strategic leasing plan, reviewing and updating standard gas lease documents, as well as negotiating lease details and providing all necessary landman and oil/gas attorney services.

The vendor notified Purchasing in writing that they will extend the same contract terms through September 21, 2026. The County Administrator's Office notified Purchasing in writing that they are pleased with the vendor and want to renew.

Therefore, it is the joint recommendation of the County Administrator's Office and Purchasing that the Commissioners Court approve renewal of RFQ No. 2023-143, Annual Contract for Oil and Gas Mineral Asset Management Services for County-Owned Properties, for another twelve (12) month period.

FISCAL IMPACT

Argent Mineral Management will be paid five percent (5%) of the total receipts in each account and five percent (5%) of lease bonuses, pooling agreements, assignments, etc. negotiated on behalf of the County. $7,058.09 has been paid in administrative fees from July 2024 through June 2025.

SUBMITTED BY	Purchasing	PREPARED BY:	Teresa Ralls
		APPROVED BY:	Christopher Lax, CPSM, CPSD, CPCP

TARRANT COUNTY PURCHASING DEPARTMENT
100 E. Weatherford St. #303 • Fort Worth, TX 76196 • (817) 884-1414 • (817) 884-2629 (Fax)

Melissa Lee, C.P.M., A.P.P.
Purchasing Agent

Chris Lax, CPSM, CPSD, CPCP
Assistant Purchasing Agent

July 15, 2025

Argent Mineral Management
Mr. Travis Gist
Mineral Manager
4200 S. Hulen Street, Suite 217
Fort Worth, TX 76109

Re: RFQ NO. 2023-143
Annual Contract for Oil and Gas Mineral Asset Management Services for County-Owned Properties

Dear Mr. Gist:

Referenced bid was for twelve (12) months with two (2) options to renew for additional twelve (12) months each. The first renewal was for the period of September 22, 2024, through September 21, 2025. The effective dates for the second renewal option will run from September 22, 2025, through September 21, 2026.

Tarrant County Purchasing Department hereby extends an invitation to Argent Mineral Management to accept the second and final option for an additional one (1) year period for this bid as awarded on September 19, 2023. Argent Mineral Management acknowledges formal renewal of the option, and any contract is contingent upon review and approval by the Tarrant County Commissioners Court at a later date. Please mark the appropriate response below and provide your signature above your printed name. All contract terms remain firm for the optional renewal period through September 21, 2026.

☑ Yes, Argent Mineral Management will accept the offer to extend the same contract terms through September 21, 2026. **Please include a current 1295 Form with your response.**

☐ No, Argent Mineral Management will NOT accept the offer to extend the same contract terms through September 21, 2026.

Please email your signed response.

Sincerely,

Teresa Ralls, Senior Buyer
Tarrant County
817-884-3246

Travis Gist, Mineral Manager
Argent Mineral Management

7-15-2025
Date

Memorandum

To: Maegan South

Dept: County Administrator's Office

From: Teresa Ralls, Sr. Buyer, Purchasing Department

Date: July 3, 2025

Re: Renewal of RFQ 2023-143 Annual Contract for Oil and Gas Mineral Asset Management Services for County-Owned Properties

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The above referenced contract will expire on September 21, 2025. This contract included two (2) options to renew with the vendor for additional twelve (12) month terms. The second and final renewal term would commence September 22, 2025 and would expire September 21, 2026.

If you wish to exercise this option to renew and continue this contract with the vendor listed below for twelve more months, please check the appropriate item and email this form back to me by July 9, 2025.

Argent Mineral Management

☑ Yes, I wish to continue the current contract with the above mentioned vendor for the second renewal term of the contract.

Funds to support this contract will be provided by the following accounts:

N/A

☐ No, I do not wish to continue the current contract with the above-mentioned vendor for the following reason(s).

SIGNATURE: Maegan South DATE: 7-22-2025

RFQ 2023-143 Annual Contract for Oil and Gas Mineral Asset Management Services

Evaluation Criteria	Max Points	Argent Mineral Management Fort Worth, TX HUB - No	BOK Financial NA d/b/a Bank of Texas Fort Worth, TX HUB - No	PW Energy Fort Worth, TX HUB - No	The Northern Trust Company Fort Worth, TX HUB - No	CPH Law Group, PLLC San Antonio, TX HUB - Yes
Responsiveness	10	9.67	8.67	8.67	8.00	7.33
Qualifications and Experience	20	19.67	18.00	16.67	17.00	11.33
Management/Organization Plan	35	34.33	31.67	30.33	28.33	20.33
Experience/Availability of Portfolio Project Manager	20	20.00	20.00	16.00	14.67	8.00
References	15	9.00	9.00	9.00	9.00	12.00
Total	100	92.67	87.34	80.67	77.00	59.00

Ranking

1. Argent Mineral Management
2. BOK Financial NA d/b/a Bank of Texas
3. PW Energy
4. The Northern Trust Company

TAKINGS IMPACT ASSESSMENT CHECKLIST

Complete this form for any county action that involves the adoption of a regulation, policy, guideline, court resolution, or order.

Project/Regulation Name: RFQ No. 2023-143 - Annual Contract for Oil and Gas Mineral Asset Management Services for County-Owned Properties - County Administrator's Office - Argent Mineral Asset Management - Exercise Second and Final Option for Renewal - Same Contract Terms

County Department: PURCHASING

Contact Person: Melissa Lee, C.P.M., A.P.P.

Phone Number for Contact Person: (817) 884-3245

Type of TIA Performed: (SHORT TIA) or FULL TIA. Circle one after answering the questions in Sections II and III below.

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I. Stated Purpose

Attach to this checklist an explanation of the purpose of the regulation, policy, guideline, court resolution, or order.

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Note: The remainder of this Takings Impact Assessment Checklist should be completed in consultation with the Criminal District Attorney's Office.

II. Potential Effect on Private Real Property

1. Does the county action require a physical invasion, occupation, or dedication of real property?

   Yes_____ No__√__

2. Does the county action limit or restrict a real property right, even partially, or temporarily?

   Yes_____ No__√__

If you answered yes to either question, go to Section III. If you answered no to both, STOP HERE and circle SHORT TIA at the top of the form.

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