



FILED FOR RECORD
KRYSTAL VALDEZ
ELLIS COUNTY CLERK

RANDY STINSON
Commissioner Pct. #1

TODD LITTLE
County Judge

PAUL PERRY
Commissioner Pct. #3

LANE GRAYSON
Commissioner Pct. #2

Krystal Valdez
Ellis County Clerk

KYLE BUTLER
Commissioner Pct. #4

**NOTICE OF REGULAR MEETING
ELLIS COUNTY COMMISSIONERS' COURT**

Notice is hereby given that a meeting of the Ellis County Commissioners Court will be held on **Tuesday, July 27, 2021, 2:00 P.M., in the Historic Ellis County Courthouse, Commissioners' Courtroom (2nd floor), 101 W. Main Street, Waxahachie, Texas** at which time the following will be discussed and considered, to-wit:

OPENING COURT

County Judge will call meeting to order, declare quorum if present, and declare notices legally posted pursuant to Open Meetings Act §551

Motion to open meeting

Invocation, Moment of silence for passing of Mark Price (previous Ellis County Treasurer), and Pledge of Allegiance – *Commissioner, Pct #3, Paul Perry*

PUBLIC COMMENT*- Members of the public will have the opportunity to make their comments at the time the agenda item is being addressed.

CONSENT AGENDA – Consideration and action:

Administrative:

- A1 Approval of Regular Bills, Payroll and Officers' Reports. – *County Treasurer, Cheryl Chambers*
- A2 Approval of Commissioners' Court Regular Meeting Minutes from July 13, 2021. – *County Clerk, Krystal Valdez*
- A3 Approval of a revised version of the Authorized Brokers, part of the Ellis County Investment Policy. – *County Treasurer, Cheryl Chambers*
- A4 Approval of the Ellis County 2nd Quarter 2021 Investment Report. - *County Treasurer, Cheryl Chambers*
- A5 Approval of the monthly Treasurer's Report for May 2021 and June 2021. - *County Treasurer, Cheryl Chambers*
- A6 Consideration and Approval of a Purchasing Interlocal agreement between the City of Benbrook and Ellis County in accordance with the Interlocal Cooperation Act, chapter 791 of the Local Government Code. – *Purchasing Director, EJ Harbin*

- A7 Approval of Interlocal work between County of Ellis Precinct 4 and the City of Red Oak, reference Minute Order 124.21. Interlocal work to include: Rehabilitation, process cement super slurry, make ready and prime for asphalt laydown based on a 20' of Pansy Ln.; Sunflower St.; and Butterfly Ln. – *Commissioner Pct #4 – Kyle Butler*
- A8 Approval of Interlocal work between Ellis County, Precinct 4 and the City of Oak Leaf, reference Minute Order 513.20. Interlocal work to include: Rehabilitation make ready, add base as needed. Clean around driveway culverts, clean edge of roadway of Locust Dr. – *Commissioner Pct #4 – Kyle Butler*
- A9 Approval of Interlocal work between County of Ellis Precinct 4 and the City of Glenn Heights, reference Minute Order 251.21. Interlocal work to include: Reclaim, process cement super slurry, make ready and prime seal for asphalt laydown to Cinnamon Springs Rd. 20' x 976', and some overage of the split/divided area of roadway. - *Commissioner Pct #4 – Kyle Butler*
- A10 Approval to re-appoint director, Mr. Randel Kirk, to the Prairielands Groundwater Conservation District Board of Directors for a term of four years, to expire August 2025. – *County Judge, Todd Little*
- A11 Approval to execute a Master Services Agreement between Ellis County and Cybersafe Solutions, LLC. – *County Judge, Todd Little*
- A12 Acceptance of the May Cash Audit Reports. – *County Auditor's Office, DeVonda Spurlock*

Financial:

- F.1 **FY2020-21 LINE ITEM TRANSFER** – *Commissioner Pct #3, Paul Perry*
DECREASE 011-0704-508070 FM3 Misc by \$40,000.00
INCREASE 011-0704-509090 FM3 Repair/Parts by \$10,000.00
INCREASE 011-0704-509110 FM3 Gravel by \$30,000.00
- F.2 **FY 2020-2021 LINE ITEM TRANSFER** – *County Judge, Todd Little*
DECREASE 001-0140-507010 - Utilities by \$16,427.98
INCREASE 001-0020-507160- Courthouse Repairs by \$16,427.98
- F.3 **FY 2020-2021 LINE ITEM TRANSFER** – *Juvenile Services, Chelsea Smith*
DECREASE 008-0422-570000 - Contingency by \$33,269.70
INCREASE 008-0422-508030 - Furniture/Fixtures by \$33,269.70
- F.4 **FY 2020-2021 LINE ITEM TRANSFER** – *Juvenile Services, Chelsea Smith*
DECREASE 008-0422-570000 - Contingency by \$23,938.20
DECREASE 008-0422-508020 - Equipment by \$10,250.00
DECREASE 008-0422-508070 - Operating Expenditures by \$3,442.80
INCREASE 008-0422-509997- Curriculum by \$37,631.00
- F.5 **FY 2020-2021 LINE ITEM TRANSFER** - *AgriLife Extension Office, Mark Arnold*
DECREASE 001-0050-508020 - Equipment by \$162.00
INCREASE 001-0050-508090 -Auto Repair by \$162.00
- F.6 **FY 2020-2021 LINE ITEM TRANSFER** – *Commissioner, Pct #4, Kyle Butler*
DECREASE 012-0755-570000 - Contingency - Surplus by \$5,000.00
INCREASE 012-0755-509070 - Tires by \$5,000.00

- F.7 **FY 2020-2021 LINE ITEM TRANSFER** - *Commissioner, Pct #4, Kyle Butler*
DECREASE 012-0755-570000 - Contingency - Surplus by \$30,000.00
INCREASE 012-0755-509060 - Culverts by \$30,000.00
- F.8 **FY 2020-2021 LINE ITEM TRANSFER** – *County Treasurer, Cheryl Chambers*
DECREASE 001-0400-508010 - Supplies by \$1,000.00
INCREASE 001-0400-508050 - Conference by \$1,000.00
- F.9 **FY 2020-2021 LINE ITEM TRANSFER** – *Elections Office, Jana Onyon*
DECREASE 001-0210-508080 – Auto Gas / Oil by \$600.00
DECREASE 001-0210-508230 – Legal Notices by \$1,000.00
DECREASE 001-0210-508020 – Equipment by \$500.00
DECREASE 001-0210-508030 – Furniture/Fixtures by \$500.00
INCREASE 001-0210-508010 – Supplies by \$2,400.00
INCREASE 001-0210-506010 – Travel Reimbursements by \$200.00
- F.10 **FY 2020-2021 LINE ITEM TRANSFER** – *Emergency Management, Samantha Pickett*
DECREASE 001-0430-508090 – Auto Repair by \$500.00
DECREASE 001-0430-508190 – Computer by \$404.20
DECREASE 001-0430-508020 – Equipment by \$415.00
INCREASE 001-0430-507030 – Telephone by \$500.00
INCREASE 001-0430-508350 – Training by \$404.20
INCREASE 001-0430-506980 - Law Books/Dues by \$415.00
- F.11 **FY 2020-2021 LINE ITEM TRANSFER** – *County Judge, Todd Little*
DECREASE 001-0140-570000 – Contingency by \$101,875.06
INCREASE 004-0652-508120 - Radio by \$3,933.40
INCREASE 001-0010-508120 – Radio by \$84, 174.80
INCREASE 001-0450-508120 – Radio by \$3,933.40
INCREASE 001-0360-508120 – Radio by \$2,360.04
INCREASE 001-0611-508120 – Radio by \$1,966.70
INCREASE 001-0612-508120 – Radio by \$1,573.35
INCREASE 001-0613-508120 – Radio by \$1,573.35
INCREASE 001-0614-508120 – Radio by \$1,573.35
INCREASE 001-0430-508120 – Radio by \$786.67

REGULAR AGENDA – Discussion, Consideration and action:

DEPARTMENT OF DEVELOPMENT

- 1.1 **Discussion, consideration & action on a plat of Gibson Place.** The property contains ± 3.111 acres of land in the G.W. Younger Survey, Abstract No. 1195 and the B. Barton Survey, Abstract No. 137, located on the south side of Gibson Road ± 250 feet east of the intersection of Country Meadows Drive and Gibson Road, in the extraterritorial jurisdiction (ETJ) of Waxahachie, Road & Bridge Precinct No. 1.
- 1.2 **Discussion, consideration & action on a replat of Tract 32R & 32R-1 Grande Casa Ranchitos.** The property contains ± 7.442 acres of land, located on the east side of Grande Casa Road ± 1,350 feet south of the intersection of Grande Casa Road and FM 66, in the extraterritorial jurisdiction (ETJ) of Maypearl, Road and Bridge Precinct No. 3

- 1.3 **Discussion, consideration & action on a replat of Wickliffe Farm Lots 1A & 1B.** The property contains ± 10.030 acres of land located on the east side of FM 780, ± 350 feet southwest of the intersection of Mohundro Road and FM 780, in the extraterritorial jurisdiction (ETJ) of Ferris, Road and Bridge Precinct No. 1.

PURCHASING

- 2.1 Discussion, consideration, and approval to execute an agreement between Ellis County and National CineMedia, LLC for production and advertising services for a recruitment advertisement for the Sheriff's Office at ShowBiz Waxahachie in an amount of \$2,697.28.
- 2.2 Discussion, consideration, and approval to declare the listed equipment and various items as salvage for Sheriff's Office and to be disposed in accordance with Local Government Code Chapter 263: The following items are so worn, damaged, or obsolete that they have no value for the purposes for which they were originally intended.
- Approximately 10 damaged office chairs
 - Approximately 6 various rusted metal file cabinets
 - Damaged wooden office desk
 - Undetermined quantity of damaged modular office furniture
- 2.3 Discussion, consideration and approval to renew RFP-2016-002 Comprehensive Medical Inmate Services for an annual amount of \$1,547,378.40 with Wellpath. This includes an increase of 3% from the prior year's compensation.

ADMINISTRATIVE

- 3.1 Discussion, consideration, and approval to enter into 1st Amended Tax Abatement Agreement between Ellis County, and Cornerstone Development Partners, LLC, as follows:
- The name of the property owner is TXI Operations LP and the applicant to be added to the Agreement by the Amendment is Cornerstone Development Partners, LLC which entity will be the owner of certain real property to be used/leased by SunOpta Grains and Foods, Inc.
 - The name of the reinvestment zone shall be Midlothian Commercial-Industrial Tax Abatement Reinvestment Zone Number 16 and the location is the southeast corner of Power Way and Brookhollow Drive in the RailPort Business Park, City of Midlothian, Ellis County, Texas, being approximately 30 acres.
 - The improvements to be included in the tax abatement agreement generally consist of approximately 400,000 square foot building to be used primarily for manufacturing and this will not be changed by the Amendment
 - The estimate costs of the improvements are \$200,000,000.
- 3.2 Discussion, consideration, and approval to convey interest in "struck off" properties from Ellis County to Habitat for Humanity of Ellis County, Texas, the following properties shall be conveyed:
- Lot 2, Block 2, Lakeview Addition, Division 24, an addition to the City of Ennis, Ellis County, Texas, as described in Volume 326, Page 335, Deed Records of Ellis County, Texas. (159314)
 - Lot 5, Block 7, Valley View Addition, an addition to the City of Ennis, Ellis County, Texas, according to the map or plat thereof, recorded in Cabinet "A", Page 79, Plat Records of Ellis County, Texas. (162417). – *Linebarger Goggan Blair & Sampson, LLP, Charles Brady*
- 3.3 Discussion, consideration, and approval to enter into an Interlocal Agreement for Midlothian Redden Farms Public Improvement District Major Improvement Area between Ellis County, Texas and the City of Midlothian, Texas to provide Tax Assessment Collection Services. – *Richard Rozier, Tax Assessor Collector*

- 3.4 Discussion, consideration, and approval to enter into an Interlocal Agreement for Midlothian Redden Farms #1-2 Public Improvement District between Ellis County, Texas and the City of Midlothian, Texas to provide Tax Assessment Collection Services. – *Richard Rozier, Tax Assessor Collector*
- 3.5 Discussion, consideration, and approval of the Ellis County Debris Management Plan, dated July 20, 2021. – *Emergency Management, Samantha Pickett*
- 3.6 Introduction of Craig Pelletier as the Radio Amateur Civil Emergency Service (RACES) Coordinator. – *Emergency Management, Samantha Pickett*
- 3.7 Discussion, consideration and approval to change the beginning and end dates of pay periods, effective pay period beginning September 19, 2021. – *County Treasurer, Cheryl Chambers*
- 3.8 Discussion, consideration and approval to accept the donation of a Necci sewing machine, fabric, and notions from Lynn Yeldell Havens and an Elna sewing machine from Amy-Lea Goldsborough pursuant to Local Government Code 81.032. The machines will be used to teach sewing to students in the Juvenile Justice Alternative Education Program (JJAEP). – *County Auditor, Janet Martin*
- 3.9 Discussion, consideration, and approval of the following change order requests from Lookup Properties for the Ellis County Juvenile Probation Building – *County Engineer, Ted Kantor*:
- a. A larger generator for the Ellis County Juvenile Probation Building.
 - b. Increased construction costs associated with the JJAEP addition.
- 3.10 Discussion, consideration, and approval to schedule a public hearing and post notice for the installation of traffic control devices for the channelization of the intersection of Cunningham Meadows Rd and Old Maypearl Rd. – *County Engineer, Ted Kantor*
- 3.11 Discussion, consideration, and approval to accept a donation in the form of work within Ellis County right-of-way on Indian Creek Drive. – *County Engineer, Ted Kantor*
- 3.12 Discussion, consideration, and approval to accept a copy of the proposed Ellis County CSCD FY2022-2023 Biennium Budget. The Budget has not been finalized pending the Commissioners' Court notification. The Administrative Judges have reviewed and approved the proposed budget. – *CSCD Director, Hector Verdin*
- 3.13 Presentation regarding NCTCOG Trinity River Common Vision Program and regional flood management task force. – *Director of Environment and Development North Central Texas COG, Edith Marvin*
- 3.14 Discussion, consideration, and approval to enter into a Interlocal Agreement between the North Central Texas Emergency Communications District and Ellis County for Regional 9-1-1 Service beginning October 1, 2021 – September 30, 2023. – *County Judge, Todd Little*
- 3.15 Discussion, consideration, and approval to submit Request for Unclaimed Capital Credits to the Texas Comptroller of Public Accounts; pursuant to Section 74.602 of the Texas Property Code / Local Government Code Section 381.004. – *County Judge, Todd Little*
- 3.16 Discussion regarding proposed budget requests for FY 2021-2022 for Ellis County, Texas. – *County Judge, Todd Little*
- 3.17 Discussion of proposed Elected Officials and Department Head salary increases for FY 2021-2022. – *County Judge, Todd Little*

- 3.18 Discussion, consideration, and approval to appoint a Steering Committee to assist the Kitchell/ HOK team with Ellis County's Facility Needs Assessment and Long-Range Planning projects. – *County Judge, Todd Little*

RECESS TO CONVENE TO EXECUTIVE SESSION

The Commissioners Court of Ellis County reserves the right to adjourn into **Executive Session** at any time during the course of this meeting to discuss any of the matters listed in this agenda, in the order deemed appropriate, as authorized by Texas Government Code §551, or to seek the advice of its attorney and/or other attorneys representing Ellis County on any matter in which the duty of the attorney to the Commissioners Court under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Texas Government Code Chapter §551 or as otherwise may be permitted under §551.

- 4.1 Pursuant to Chapter §551.071 of the Government Code, consultation with legal counsel regarding pending or contemplated litigation matter concerning election law, redistricting, and/or county government law questions.
- 4.2 Pursuant to Chapter §551.072 of the Government Code, to deliberate the purchase, exchange, lease, or value of real property if the deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

ADJOURNMENT OF EXECUTIVE SESSION

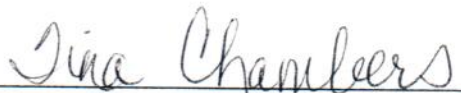
ADJOURNMENT OF REGULAR MEETING

Signed this the 23rd day of July, 2021.


Todd Little, Ellis County Judge

I, the undersigned, County Clerk of the Ellis County Commissioners' Court do hereby certify that the above Notice of Meeting of the Ellis County Commissioners' Court is a true and correct copy of said Notice, that I received said Notice, and it was posted at the doors of the Ellis County Courthouse, a place readily accessible to the general public at all times on the 23rd day of July, 2021 at 5:19 a.m./p.m.




Krystal Valdez, County Clerk

- The Commissioners' Court reserves the right to consider and take action on the above agenda items in any particular order.
- If you or your representative, have a disability that requires special arrangements and you plan to attend this public meeting, please contact the County Judge's Office at (972) 825-5011 within 72 hours of the meeting. Reasonable accommodations will be made to meet your needs at the meeting.