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FILED FOR RECORD
KRYSTAL VALDEZ
ELLIS COUNTY CLERK

RANDY STINSON
Commissioner Pct. #1

TODD LITTLE
County Judge

PAUL D. 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, February 20th, 2024, at 2:00 p.m.** in the Commissioners' Courtroom (2nd floor) of the Historic Ellis County Courthouse, located at **101 W. Main Street, Waxahachie, Texas**, a quorum of the Court will be physically present. During this meeting time the following will be discussed and considered:

OPENING COURT

The County Judge will call the meeting to order, declare quorum if present, and declare that notices have been legally posted, pursuant to the Open Meetings Act, Government Code Chapter 551.

MOTION TO OPEN MEETING

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation: Reverend David W. Norton, St. Mark the Evangelist Anglican Church

Pledge of Allegiance: Precinct 1 Commissioner Randy Stinson

RECOGNITIONS/CEREMONIAL

R.1 Approval of a proclamation and tribute to Commissioner Paul Perry, and declaring Paul Perry Day in Ellis County.

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:

A.1 Approval of Regular Bills, Payroll, and Officers' Reports. – *County Treasurer Cheryl Chambers*

- A.2 Approval of the Commissioners' Court regular meeting minutes from February 6th, 2024. – *County Clerk Krystal Valdez*
- A.3 Approval to appoint Shannan Lampier as a member to the Ellis County Bail Bond Board in the slot statutorily designated for the County Judge– *County Clerk Krystal Valdez*
- A.4 Approval of the Justice of the Peace, Precinct 1 monthly report for January 2024, pursuant to Local Government Code §114.044. – *The Honorable Chris Macon, Justice of the Peace, Precinct 1*
- A.5 Approval of the Justice of the Peace, Precinct 2 monthly report for January 2024, pursuant to Local Government Code §114.044. – *The Honorable Jackie Miller, Justice of the Peace, Precinct 2*
- A.6 Approval of the Justice of the Peace, Precinct 3 monthly report for January 2024, pursuant to Local Government Code §114.044. – *The Honorable Dan Cox, Justice of the Peace, Precinct 3*
- A.7 Approval of the Justice of the Peace, Precinct 4 monthly report for January 2024, pursuant to Local Government Code §114.044. – *The Honorable Louis Ponder, Justice of the Peace, Precinct 4*
- A.8 Approval of the December 2023 monthly auditor report, pursuant to Local Government Code §114.025. – *First Assistant County Auditor Staci Parr*
- A.9 Approval of the October 2023 cash audit report, pursuant to Local Government Code §115.002. – *First Assistant County Auditor Staci Parr*
- A.10 Approval of the November 2023 cash audit report, pursuant to Local Government Code §115.002. – *First Assistant County Auditor Staci Parr*
- A.11 Approval of the December 2023 cash audit report, pursuant to Local Government Code §115.002. – *First Assistant County Auditor Staci Parr*
- A.12 Approval of the Department of Development's (DoD) monthly financial report for January 2024, as required by Chapter 114.044 of the Texas Local Government Code. – *Department of Development Director Alberto Mares*
- A.13 Acceptance of the public official bond renewal for Elections Administrator Jana Onyon under Texas Elections Code Section 31.040. – *Elections Administrator Jana Onyon*

Financial:

- F.1 Acceptance of an insurance reimbursement from Sedgwick Claims Management by the Ellis County Sheriff's Office in the amount of \$11,633.¹⁶ as unanticipated revenue. Request special budget of unanticipated revenue:
- Increase 001-0010-508240 (Collision Repair) by \$11,633.¹⁶
- Pursuant to Local Government Code §111.0108, unanticipated revenue certified by County Auditor.
– *First Assistant County Auditor Staci Parr*

- F.2 Acceptance of funds from the State Comptroller's Office in the amount of \$3,000.⁰⁰ as unanticipated revenue. Request special budget of unanticipated revenue:
- Increase 018-0908-507240 (Lease Facility) by \$3,000.⁰⁰
- Pursuant to Local Government Code §111.0108, unanticipated revenue certified by County Auditor.
– *First Assistant County Auditor Staci Parr*
- F.3 Approval for the Tax Assessor/Collector to disburse property tax refunds in the amount of \$54,103.⁵⁵.
– *First Assistant County Auditor Staci Parr*
- F.4 Approval for the Tax Assessor/Collector to disburse property tax refunds in the amount of \$17,620.¹⁷.
– *First Assistant County Auditor Staci Parr*
- F.5 FY24 Line-Item Transfer. – *The Honorable Bob Carroll, 40th District Court*
- Decrease 001-0180-508330 (Extra Court Reporters) by \$1,500.⁰⁰
 - Increase 001-0180-508320 (Visiting Judge) by \$1,500.⁰⁰
- F.6 FY24 Line-Item Transfer. – *Precinct 1 Constable Roy Callender*
- Decrease 001-0611-508020 (Equipment) by \$1,613.⁰⁰
 - Increase 001-0611-508090 (Auto Repairs) by \$1,613.⁰⁰
- F.7 FY24 Line-Item Transfer. – *Emergency Management Coordinator Michaela Sandefer*
- Decrease 001-0430-508110 (Auto Insurance) by \$453.⁰⁰
 - Increase 001-0430-508050 (Conference) by \$453.⁰⁰
- F.8 FY24 Line-Item Transfer. – *Precinct 1 Commissioner Randy Stinson*
- Decrease 009-0602-570000 (Contingency) by \$25,000.⁰⁰
 - Increase 009-0602-509060 (Culverts) by \$20,000.⁰⁰
 - Increase 009-0602-509140 (Signs) by \$5,000.⁰⁰
- F.9 FY24 Line-Item Transfer. – *Information Technology Director Jocelyn King*
- Decrease 001-0035-506010 (Mileage Reimbursement) by \$616.⁰⁰
 - Increase 001-0035-508840 (Auto Insurance) by \$616.⁰⁰

REGULAR AGENDA – Discussion, Consideration and Action:

Department of Development:

- 1.1 Discussion, consideration, and action on a variance request to Section II (A) & (O), Volume III (Standard Construction Details) regarding the construction detail for the proposed Stella Rose Court, a proposed private road, not meeting the minimum pavement requirements. The property contains ~16-acre site and is located ± 2,410 feet west of the intersection of FM Hwy. 878 and Ike Road, Waxahachie, Road and Bridge Precinct No. 1.
- 1.2 Discussion, consideration, and action to ratify staff action on a preliminary plat of Palmer Park. The ± 14.67-acre site is located ± 745 feet west of the intersection of FM 813 and Neck Road, situated in the R. De La Pena Survey, Abstract No. 3, in the extraterritorial jurisdiction (ETJ) of Palmer, Road and Bridge Precinct No. 1.

- 1.3 Discussion, consideration, and action to ratify staff action on a plat of Cement Valley Corner. The ± 5.001-acre site is located on the southeast corner of the intersection of Miller Road and Cement Valley Road, situated in the J. Chamblee Survey, Abstract No. 192, in the extraterritorial jurisdiction (ETJ) of Midlothian, Road and Bridge Precinct No. 4.
- 1.4 Discussion, consideration, and action to release a maintenance bond and accept infrastructure for Country Meadows Estates, Phase Three. The ± 45.068-acre site is located ± 1,300 feet northwest of the intersection of Gibson Road and Cactus Road, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road & Bridge Precinct No. 1.
- 1.5 Discussion, consideration, and action to release a performance bond and accept a maintenance bond for Ferris Ranch, Phase Two. The ± 52.078-acre site is located ± 1,100 feet south of the intersection of Geronimo Street and FM 660, Ferris, Road & Bridge Precinct No. 1.
- 1.6 Discussion, consideration, and action to accept a performance bond for the proposed Jordan Meadows. The ± 129.463-acre site is located ± 330 feet south of the intersection of David Lane and Claire Drive, situated in the J. Smith Survey, Abstract No. 963, and the J. Johnson Survey, Abstract No. 558, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road & Bridge Precinct No. 3.
- 1.7 Discussion, consideration, and action to release a performance bond and accept maintenance bonds for Thunder Ridge Phase 2. The ± 57.92-acre site is located ± 640 feet west of the intersection of Silo Court and Old Maypearl Road, Waxahachie, Road & Bridge Precinct No. 3.

Purchasing

- 2.1 Discussion, consideration, and action for the County Judge to sign a notice exercising Ellis County's option to move to a month-to-month lease with Leasing Impressions Commercials, LLC, for property located at 330 N. 8th St., Suites 106 and 108, Midlothian, TX, 76065 for an amount of \$6,750.⁰⁰ per month, beginning March 1st, 2024.
- 2.2 Discussion, consideration, and action to approve an Interlocal agreement between Dallas County and Ellis County in accordance with the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code.
- 2.3 Discussion, consideration, and action to purchase an Uninterruptable Power Supply System and Installation from Morley-Moss for the Midlothian Tax Office located at 661 Aspen Parkway, Suite 100, Midlothian, Texas in the amount of \$2,612.⁶¹.
- 2.4 Discussion, consideration and action on Change Order #PCO#27 to the Rogers-O'Brien Contract (Minute Order 255.23) for demolition and reconstruction of the Veterans Office at Ellis County Central to meet required construction standards in an amount of \$111,181.⁰⁰.
- 2.5 Discussion, consideration and approval for finish-out construction of the Midlothian Tax Office located at 661 Aspen Parkway, Suite 100, Midlothian, Texas with SOMC, LLC's (landlord) construction company; Acker Bradbury in an amount not-to-exceed \$420,000.⁰⁰.

Administrative:

- 3.1 Discussion, consideration, and action to select Teague, Nall, and Perkins, Inc. to provide engineering-related services pending the negotiation and execution of a satisfactory contract by the County Judge, as permitted under Section 2254 of the Texas Government Code (Professional Services Procurement Act). Services provided will primarily include the review of civil plans for special districts, traffic engineering, drainage analysis, flood study reviews, right-of-way acquisition, and general consulting.
– *Department of Development Director Alberto Mares and County Engineer Ted Kantor*
- 3.2 Discussion, consideration, and action to select Westfall Engineering to provide engineering-related services pending the negotiation and execution of a satisfactory contract by the County Judge, as permitted under Section 2254 of the Texas Government Code (Professional Services Procurement Act). Services provided will primarily include standard civil plan review, flood study reviews, and general consulting. – *Department of Development Director Alberto Mares and County Engineer Ted Kantor*
- 3.3 Discussion, consideration, and action for the County Judge to sign the ARTS Renewal Agreement with the Texas Association of Counties (TAC) for the purposes of 1094C and 1095C reporting.
– *Human Resources Director Theresa Taylor*
- 3.4 Discussion, consideration, and action for the County Judge to sign the Master Services Agreement with Viapath Technologies for trust services, intake kiosks, release card, and self-release services.
– *Sheriff Brad Norman*
- 3.5 Discussion, consideration, and approval for the County Judge to remit a check to the McLennan County Auditor's Office in the amount of \$1,948.33 from Line Item 001-0140-508310 (Administrative Judicial) per Minute Order 218.20; the payment is for Ellis County's portion of the salary supplement and fringes for the 10th Court of Appeals Justices between October 1st, 2019 and September 30th, 2020.
– *County Judge Todd Little*

RECESS TO CONVENE TO EXECUTIVE SESSION

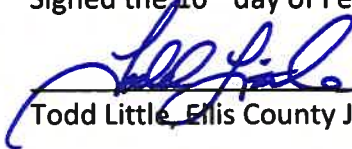
The Commissioners' Court of Ellis County reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed in this agenda, in the order deemed appropriate, as authorized by Texas Government Code Chapter 551, or to seek the advice of 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 Chapter 551.

- 4.1 Pursuant to Government Code §551.071 (1), consultation with legal counsel regarding pending or contemplated litigation concerning TCEQ matters, specifically pending Texas Pollutant Discharge Elimination Systems permits (TPDES) and pending petitions for the creation of Municipal Utility Districts (MUD's).
- 4.2 Pursuant to Texas Government Code §551.071(2), consultation with legal counsel on a matter in which the duty of the attorney to the governmental body under the Texas Rules of Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, and regarding contracts for engineering services if selected under 3.1 and 3.2.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 16th day of February, 2024



Todd Little, Ellis County Judge

I, the undersigned, County Clerk Ellis County, 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 16th day of February, 2024 at _____ p.m.



Krystal Valdez, County Clerk *Deputy*

