



FILED FOR RECORD
KRYSTAL VALDEZ
ELLIS COUNTY CLERK

RANDY STINSON
Commissioner Pct. #1

TODD LITTLE
County Judge

LOUIS PONDER
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, March 19th, 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 – *County Judge Todd Little*

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 2023 4th quarter investment report by the Ellis County Treasurer. – *Treasurer Cheryl Chambers*
- A.3 Approval of the Commissioners' Court regular meeting minutes from March 5th, 2024. – *County Clerk Krystal Valdez*
- A.4 Approval of the Commissioners' Court special meeting minutes from March 12th, 2024. – *County Clerk Krystal Valdez*

- A.5 Acceptance of the County Auditor's monthly report for January 2024, pursuant to Local Government Code §114.025. – *First Assistant Auditor Staci Parr*
- A.6 Acceptance of a tabulated report of the county's receipts and disbursements of funds from February 24th – March 8th, 2024, pursuant to Local Government Code §114.024. – *First Assistant Auditor Staci Parr*
- A.7 Acceptance of the County Auditor's February 2024 cash audit reports. – *First Assistant Auditor Staci Parr*
- A.8 Approval for the Tax Assessor/Collector to disburse property tax refunds in the amount of \$119,000.²¹. – *First Assistant Auditor Staci Parr*
- A.9 Acceptance of the Justice of the Peace, Precinct 1 monthly report for February 2024, pursuant to Local Government Code §114.044. – *The Honorable Chris Macon, Justice of the Peace, Precinct 1*
- A.10 Acceptance of the Justice of the Peace, Precinct 2 monthly report for February 2024, pursuant to Local Government Code §114.044. – *The Honorable Jackie Miller, Justice of the Peace, Precinct 2*
- A.11 Acceptance of the Justice of the Peace, Precinct 4 monthly report for February 2024, pursuant to Local Government Code §114.044. – *Melva Jones, Court Coordinator for Justice of the Peace, Precinct 4*
- A.12 Approval for the County & District Attorney to renew the contract with LexisNexis as budgeted in the FY24 Budget. – *County & District Attorney Ann Montgomery*
- A.13 Approval for the County & District Attorney to renew the contract with Adobe as budgeted in the FY24 budget. – *County & District Attorney Ann Montgomery*
- A.14 Approval for the County & District Attorney to accept grant funding and terms from the Comptroller under the Rural Prosecutor's Act. – *County & District Attorney Ann Montgomery*
- A.15 Approval of the Department of Development's (DoD) monthly financial report for February 2024, as required by §114.044 of the Texas Local Government Code. – *Department of Development Director Alberto Mares*
- A.16 Approval for the County Engineer to submit the 2023 Municipal Separate Storm Sewer System (MS4) Annual Report to the Texas Commission on Environmental Quality (TCEQ). – *Engineer Ted Kantor*
- A.17 Acceptance of the application by Dustin Dixon to replace Jason Birdwell, whose term ends on December 31st, 2025, for ESD #7 (Bristol). – *Fire Marshal Tim Birdwell*
- A.18 Approval for environmental control changes at various county locations to environmental services for \$4,950.⁰⁰ using ARPA funds. – *County Judge Todd Little*
- A.19 Authorization for the County Judge to sign a document supporting the name change of Prairie Ridge to Goodland, Texas. – *County Judge Todd Little*

- A.20 Discussion, consideration, and action to appoint Mr. Steve Johnson, Mr. Macon Bodle, Mr. Gary Threadgill, and Mr. Joe Chadic to the Levee #2 Board of Directors. – *Precinct 1 Commissioner Randy Stinson*
- A.21 Discussion, consideration, and action to appoint Mr. Steven Beakley and Ms. Carrie Chan Twining to the Levee #3 Board of Directors. – *Precinct 1 Commissioner Randy Stinson*

Financial:

- F.1 Accept LEOSE funds from the Texas Comptroller's Office by the Constable, Precinct 2, in the amount of \$897.⁷⁷ as unanticipated revenue. Request special budget of unanticipated revenue:
- Increase 126-0612-408200 (LEOSE Training) by \$897.⁷⁷
- Pursuant to Local Government Code §111.0108, unanticipated revenue certified by County Auditor.
– *First Assistant Auditor Staci Parr*
- F.2 Accept LEOSE funds from the Texas Comptroller's Office by the Sheriff's Office in the amount of \$14,968.⁴⁸ as unanticipated revenue. Request special budget of unanticipated revenue:
- Increase 129-0129-408200 (LEOSE Training) by \$14,968.⁴⁶
- Pursuant to Local Government Code §111.0108, unanticipated revenue certified by County Auditor.
– *First Assistant Auditor Staci Parr*
- F.3 Accept funds from the City of Milford by FM3 in the amount of \$246.¹⁹ as unanticipated revenue. Request special budget of unanticipated revenue:
- Increase 011-0704-509110 (FM3 Gravel) by \$246.¹⁹
- Pursuant to Local Government Code §111.0108, unanticipated revenue certified by County Auditor.
– *First Assistant Auditor Staci Parr*
- F.4 Accept juror donations by Veterans Services in the amount of \$4,785.⁰⁰ as unanticipated revenue. Request special budget for unanticipated revenue:
- Increase 001-0070-506550 (Juror Donations – Veterans Services) by \$4,785.⁰⁰
- Pursuant to Local Government Code §111.0108, unanticipated revenue certified by County Auditor.
– *First Assistant Auditor Staci Parr*
- F.5 FY24 Line-Item Transfer. – *Behavioral Health Director Caitlyn Wilkinson*
- Decrease 001-0130-508680 (Contract Services) by \$8,000.⁰⁰
 - Increase 001-0130-508010 (Supplies/Forms) by \$1,000.⁰⁰
 - Increase 001-0130-508050 (Conference) by \$2,000.⁰⁰
 - Increase 001-0130-508060 (Bond/Dues) by \$1,000.⁰⁰
 - Increase 001-0130-508350 (Training) by \$2,000.⁰⁰
 - Increase 001-0130-508880 (Computer Service) by \$2,000.⁰⁰
- F.6 FY24 Line-Item Transfer. – *Precinct 1 Commissioner Randy Stinson*
- Decrease 003-0601-570000 (Contingency) by \$15,000.⁰⁰
 - Increase 003-0601-520100 (RB1 – CDL Training) by \$15,000.⁰⁰

F.7 FY24 Line-Item Transfer. – *Precinct 2 Commissioner Lane Grayson*

- Decrease 010-0653-508070 (FM2 General Expenses) by \$7,000.⁰⁰
- Increase 010-0653-509180 (FM2 Hardware Tools) by \$7,000.⁰⁰

F.8 FY24 Line-Item Transfer. – *County Judge Todd Little*

- Decrease 018-0908-509731 (H/C JP2 Sub-Courthouse) by \$300,000.⁰⁰
- Increase 018-0908-509802 (H/C Ellis Co Central) by \$300,000.⁰⁰

REGULAR AGENDA – Discussion, Consideration and Action:

Department of Development:

- 1.1 Discussion, consideration, and action on a variance request to Volume I, Section IV (A) of the Subdivision & Development Standards regarding the minimum public road frontage requirements for Parcel ID 184596. This ± 3.50-acre site is located ± 5,920 feet southeast of the intersection of FM 780 and Wickliffe Road, Ferris, Road and Bridge Precinct No. 1.
- 1.2 Discussion, consideration, and action on a variance request to Volume I, Section IV (A) of the Subdivision & Development Standards regarding the minimum public road frontage requirements for Parcel ID 191454. This ± 11.955-acre site is located ± 90 feet south of the intersection of Maree Drive and Carlton Parkway, Waxahachie, Road and Bridge Precinct No. 1.

MOTION TO ENTER PUBLIC HEARING

- P.1 Conduct a public hearing on proposed amendments to the 2019 Ellis County Master Thoroughfare Plan, specifically revising proposed thoroughfares & road classifications near FM 813, Windham Road, and Broadhead Road related to the proposed Terra Vista development.

MOTION TO EXIT PUBLIC HEARING

- 1.3 Discussion, consideration, and action upon proposed amendments to the 2019 Ellis County Master Thoroughfare Plan, specifically revising proposed thoroughfares & road classifications near FM 813, Windham Road, and Broadhead Road related to the proposed Terra Vista development; providing a conflicts clause; providing a severability clause and providing for an effective date.

Purchasing

- 2.1 Discussion, consideration, and approval to purchase one (1) 2024 Dodge Ram 3500 4WD Chassis and one (1) 2023 Dodge Ram 1500 4X4 in the amount of \$130,303.⁵⁰ using BuyBoard Cooperative Contract Number 724-23 for Road & Bridge Precinct 3.
- 2.2 Discussion, consideration, and approval to purchase one (1) 2024 Ford Police Interceptor Explorer for Constable, Precinct 4.
- 2.3 Discussion, consideration, and approval of Change Order #32 for the Ellis County Central Project for the restoration of the Jesús Moroles Monument for work to be completed by Rogers-O'Brien (\$60,965.⁰⁰) and Moroles & Associates, LLC, (\$44,964.⁰⁰) for a total project cost of \$105,929.⁰⁰.

- 2.4 Discussion, consideration, and approval to award RFP-2024-002 Grant Writing Services for the County and negotiation of the contract with TJD Consulting.

Administrative:

- 3.1 Acceptance of the 26th consecutive, prestigious Award of Financial Reporting Achievement on the Annual Comprehensive Financial Reports on behalf of the Audit Department for the fiscal year ended on September 30th, 2022. – *County Judge Todd Little*
- 3.2 Presentation by representatives of Databank Datacenters, LLC regarding a proposed tax abatement agreement. – *County Judge Todd Little*
- 3.3 Presentation by the Emergency Management Coordinator overviewing plans for the April 8th eclipse. – *Emergency Management Coordinator Michaela Sandefer*
- 3.4 Discussion, consideration, and action to designate a temporary signatory for Justice of the Peace, Precinct 4's routine personnel approvals. – *County Judge Todd Little*
- 3.5 Discussion, consideration, and approval of an amendment to the Purchase and Sale Agreement for the First Baptist Church Campus, to extend the closing date to April 12, 2024, or 10 days after Sellers complete all obligations. – *County Judge Todd Little*
- 3.6 Discussion, consideration, and action on a request to grant new easements on County-owned properties known as Ellis County Ennis Sub Courthouse Addition and a vacant ± 3.005 acres located between South Sonoma Trail & IH-45 northbound service road and approval for the County Judge to sign any required documents associated with this request. – *Department of Development Director Alberto Mares*

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, to seek legal advice on the appointment of JP4.

- 4.3 Pursuant to Government Code §551.072, deliberate the purchase, exchange, lease, or value of real properties if the deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with third parties.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 15th day of March, 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 15th day of March, 2024 at 4:12 p.m.



Krystal Valdez, County Clerk *Deputy*

