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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, April 30th, 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 – *Precinct 1 Commissioner Randy Stinson*

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

RECOGNITIONS

R.1 Proclamation Recognizing May 2nd as the National Day of Prayer in Ellis County

R.2 Proclamation Recognizing May 7th as National Fentanyl Awareness Day in Ellis County

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 February 2024 Monthly Treasurer's Report, pursuant to Local Government Code §114.044. – *County Treasurer Cheryl Chambers*

- A.3 Approval of the March 2024 Monthly Treasurer's Report, pursuant to Local Government Code §114.044. – *County Treasurer Cheryl Chambers*
- A.4 Approval of the Commissioners' Court Regular Meeting Minutes from April 30th, 2024. – *County Clerk Krystal Valdez*
- A.5 Acceptance of the County Auditor's March 2024 cash audit of receipts. – *County Auditor Staci Parr*
- A.6 Acceptance of the 2023 annual audit of the Tax Office Special Inventory Tax Account's penalty and interest. – *County Auditor Staci Parr*
- A.7 Acceptance of the March 2024 County Auditor's Monthly Report, pursuant to Local Government Code §114.025. – *County Auditor Staci Parr*
- A.8 Acceptance of a tabulated report of the county's receipts and disbursements of funds from March 21st – April 19th, 2024, pursuant to Local Government Code §114.024. – *County Auditor Staci Parr*

Financial:

- F.1 Discussion, consideration, and approval to award the North Central Texas Council of Governments Aging Program the regional match requirements in the amount of \$8,806.⁰⁰ for the FY24 yearly contribution. – *County Judge Todd Little*
- F.2 Approval for the Tax Assessor/Collector to disburse property tax refunds in the amount of \$6,977.⁰⁸. – *County Auditor Staci Parr*
- F.3 Accept probationer restitution in the amount of \$655.⁰⁰ from the Ellis County Sheriff's Office as unanticipated revenue. Request special budget of unanticipated revenue:
- Increase 001-0010-506970 (Evidence Analysis and Testing) by \$655.⁰⁰
- Pursuant to Local Government Code §111.0108, unanticipated revenue certified by County Auditor.
– *County Auditor Staci Parr*
- F.4 Accept probationer restitution in the amount of \$952.⁰⁰ from the Ellis County Sheriff's Office as unanticipated revenue. Request special budget of unanticipated revenue:
- Increase 001-0010-506970 (Evidence Analysis and Testing) by \$952.⁰⁰
- Pursuant to Local Government Code §111.0108, unanticipated revenue certified by County Auditor.
– *County Auditor Staci Parr*
- F.5 Accept probationer restitution in the amount of \$515.⁰⁰ from the Ellis County Sheriff's Office as unanticipated revenue. Request special budget of unanticipated revenue:
- Increase 001-0010-506970 (Evidence Analysis and Testing) by \$515.⁰⁰
- Pursuant to Local Government Code §111.0108, unanticipated revenue certified by County Auditor.
– *County Auditor Staci Parr*

- F.6 Accept insurance reimbursement from Sedwick Claims in the amount of \$11,899.²⁷ from the Ellis County Sheriff's Office as unanticipated revenue. Request special budget of unanticipated revenue:
- Increase 001-0010-508240 (Collision Repair) by \$11,899.²⁷
- Pursuant to Local Government Code §111.0108, unanticipated revenue certified by County Auditor.
– *County Auditor Staci Parr*
- F.7 Accept insurance reimbursement from the Texas Division of Emergency Management in the amount of \$224,285.⁴¹ as unanticipated revenue. Request special budget of unanticipated revenue:
- Increase 023-0923-509310 (TXDOT Projects – 10% Match) by \$146,286.⁸⁶
 - Increase 018-0908-509803 (Soft Costs – Courts & Admin Building) by 77,998.⁵⁵
- Pursuant to Local Government Code §111.0108, unanticipated revenue certified by County Auditor.
– *County Auditor Staci Parr*
- F.8 FY24 Line-Item Transfer. – *Precinct 4 Commissioner Kyle Butler*
- Decrease 012-0755-508070 (Operating Expend.) by \$5,000.⁰⁰
 - Increase 012-0755-509070 (Tires) by \$5,000.⁰⁰
- F.9 FY24 Line-Item Transfer. – *County Engineer Ted Kantor*
- Decrease 001-0375-508350 (Training) by \$5,000.⁰⁰
 - Decrease 001-0375-506890 (GIS Software) by \$4,264.⁰⁰
 - Decrease 001-0375-508680 (Contract Services) by \$34,000.⁰⁰
 - Increase 001-0375-509330 (Consultant) by \$5,000.⁰⁰
 - Increase 001-0375-508190 (Computer Equipment) by \$38,264.⁰⁰
- F.10 FY24 Line-Item Transfer. – *Sheriff Brad Norman*
- Decrease 001-0010-506940 (Employee Recognition) by \$351.⁸¹
 - Increase 001-0010-508850 (Sales Tax) by \$26.81
 - Increase 042-0942-400870 (Sheriff Forfeiture) by \$325.⁰⁰

REGULAR AGENDA – Discussion, Consideration and Action

Department of Development:

- 1.1 Discussion, consideration, and action on a request for a variance for Parcel ID 184093 – 6411 Old Buena Vista Road (the proposed Jacob's Addition Plat) from Section IV (A) of the Subdivision & Development Regulations to allow this property to develop with an existing structure encroaching into the proposed front building line setback and front drainage and utility easement. The ± 26.022-acre site is located ± 350 feet west of the intersection of Old Buena Vista Road & Barn Owl Aly, partially in the extraterritorial jurisdiction of Maypearl, Road and Bridge Precinct No. 3.
- 1.2 Discussion, consideration, and action to ratify staff action on a plat of Jacob's Addition, Tracts 1 & 2. The ± 26.022-acre site is located ± 350 feet west of the intersection of Old Buena Vista Road & Barn Owl Aly, situated in the J.A. Gaona Survey, Abstract No. 386, partially in the extraterritorial jurisdiction of Maypearl, Road and Bridge Precinct No. 3.

- 1.3 Discussion, consideration, and action upon variance requests for Parcel ID No. 138308, 188546, 190063 – (proposed TerraVista development) from Volume III, Section II (F) & Section IV (D) of the Standard Construction Details to allow placement of utility lines within the right-of-way and waive the required cement stabilized flexbase. The ± 472.494-acre site is located at the southwest corner of FM 813 and Windham Road, Waxahachie, Road and Bridge Precinct No. 4 & a portion of Precinct No. 1.

Purchasing

- 2.1 Discussion, consideration, and action on a resolution and certificate for use in an application to the Texas Historic Courthouse Preservation Program (THCPP) for emergency repairs to the Ellis County Historic Courthouse.
- 2.2 Discussion, consideration, and action for the County Judge to execute lease agreements with American National Leasing for fifteen (15) 2023 Chevrolet Tahoe PPV's, twenty (20) 2024 Chevrolet Tahoe PPV's, and two (2) 2024 F250 Animal Control Trucks, including the purchase of equipment from CapFleet (BuyBoard Contract #724-23) on all 2023-year models for the Sheriff's Office.
- 2.3 Discussion, consideration, and action to purchase Meraki Network Hardware, Firmware, License, and Five-Year Warranty for Ellis County Central from Flair Data Systems, Inc. using the Texas DIR Cooperative Contract No. DIR-TSO-4167 in the amount of \$196,270.⁸⁹.
- 2.4 Discussion, consideration, and approval for the listed items from Road & Bridge Precinct 1 to be listed as surplus and disposed in accordance with Local Government Code Chapter 263 (see supporting documentation for list).
- 2.5 Discussion, consideration, and action to cancel the award for RFP-2023-003 Software and Implementation Services for a Court Case Management System due the inability to negotiate a satisfactory contract with Catalis Courts & Land Records.
- 2.6 Discussion, consideration, and action to award RFP-2023-003 Software and Implementation Services for a Court Case Management System and negotiation of the contract with Equivant.
- 2.7 Discussion, consideration, and action to execute an agreement with LexisNexis for the Ellis County Law Library using DIR Cooperative Contract Number DIR-LGL-CALIR-O1A for a three-year period beginning October 1st, 2024 and ending September 30th, 2027.
- 2.8 Discussion, consideration, and action for the County Judge to execute one (1) lease agreement with American National Leasing for one (1) 2024 Ford F150 Crew Cab 4X4 for the Ellis County Engineering Office using BuyBoard Contract #724-23 (Sewell Chevrolet).
- 2.9 Discussion, consideration, and action for the County Judge to execute one (1) lease agreement with American National Leasing for one (1) 2024 Jeep Compass 4X4 for the Ellis County Department of Development Office using BuyBoard Contract #724-23 (Sewell Chevrolet).
- 2.10 Discussion, consideration, and action to accept the donation from the Ennis Police Department of one (1) police cage for use by Constable Pct. 1 in accordance with Sec. 81.032 of the Texas Local Government Code.

- 2.11 Discussion, consideration, and action for the purchase of one (1) 2024 Ford F-250 with Service Body & one (1) Ford F-350 with Service Body from Bluebonnet Ford in an amount of \$132,059.50 using Sourcewell Cooperative Contract #93413 for Ellis County Commissioner Pct. 1.

Public Hearing:

- P.1 Conduct a public hearing regarding a tax abatement agreement with Databank Datacenters, LLC.

Administrative:

- 3.1 Discussion, consideration, and action on a tax abatement agreement with Databank Datacenters, LLC.
– County Judge Todd Little
- 3.2 Acceptance of County Judge Todd Little's County Investment Training Certificate of Achievement for completing the Basics of County Investment Course, Section 2256.008. – County Judge Todd Little
- 3.3 Presentation, discussion, and action to accept the FY2023 Annual Comprehensive Financial Report and Single Audit by Patillo Brown and Hill, LLP. – County Auditor Staci Parr

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 Government Code §551.072, 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 third parties regarding the former First Baptist Church campus and purchase of right-of-way along Hampton Road, as well as the potential purchase of additional real estate in Waxahachie.

ADJOURNMENT OF EXECUTIVE SESSION

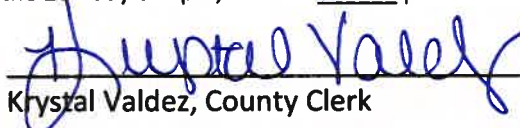
ADJOURNMENT OF REGULAR MEETING

Signed the 26th day of April, 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 26th day of April, 2024 at 3:28 p.m.




Krystal Valdez, County Clerk