



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, May 14th, 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 2 Commissioner Lane Grayson*

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 April 30th, 2024. – *County Clerk Krystal Valdez*
- A.3 Acceptance of Justice of the Peace, Precinct 2 monthly report for April 2024, pursuant to Texas Local Government Code §114.044. – *The Honorable Jackie Miller, Justice of the Peace, Precinct 2*
- A.4 Acceptance of Justice of the Peace, Precinct 3 monthly report for April 2024, pursuant to Texas Local Government Code §114.044. – *The Honorable Dan Cox, Justice of the Peace, Precinct 3*

- A.5 Acceptance of the Justice of the Peace, Precinct 4 monthly report for March 2024, pursuant to Texas Local Government Code §114.044. – *The Honorable Mike McKenna, Justice of the Peace, Precinct 4*
- A.6 Acceptance of the Justice of the Peace, Precinct 4 monthly report for April 2024, pursuant to Texas Local Government Code §114.044. – *The Honorable Mike McKenna, Justice of the Peace, Precinct 4*
- A.7 Acceptance of the April 2024 cash audit reports from the County Auditor. – *County Auditor Staci Parr*
- A.8 Acceptance of a tabulated report of the county's receipts and disbursements of funds from April 20th, 2024 – May 3rd, 2024, pursuant to Local Government Code §114.024. – *County Auditor Staci Parr*
- A.9 Appoint Jason Smithey to replace James Malone, whose term ends December 31st, 2025, for Emergency Services District #6 (Waxahachie). – *Fire Marshal Tim Birdwell*
- A.10 Appoint Mohammed Khalaf to replace Geneva Mullins, whose term ends December 31st, 2025, for Emergency Services District #1 (Maypearl). – *Fire Marshal Tim Birdwell*

Financial:

- F.1 FY24 Line-Item Transfer. – *Elections Administrator Jana Onyon*
- Decrease 001-0210-508880 (Computer Software) by \$20,000.⁰⁰
 - Decrease 001-0210-508040 (Postage) by \$3,500.⁰⁰
 - Increase 001-0210-508680 (Contract Services) by \$23,500.⁰⁰
- F.2 FY24 Line-Item Transfer. – *Sheriff Brad Norman*
- Decrease 001-0015-505020 (Salaries – Full Time) by \$200,000.⁰⁰
 - Increase 001-0015-505022 (Overtime Pay) by \$200,000.⁰⁰

REGULAR AGENDA – Discussion, Consideration and Action

Department of Development:

- 1.1 Discussion, consideration, and action to ratify staff action on a preliminary plat of Lopez Estates. The ± 43.153-acre site is located at the intersection of Skrivaneck Road and Chmelar Road, situated in the R. de la Peña Survey, Abstract No. 3, Ennis, Road and Bridge Precinct No. 1.
- 1.2 Discussion, consideration, and action to ratify staff action on a plat of Alejandro Subdivision, Tracts 1 & 2. The ± 18.05-acre site is located ± 1,110 feet southwest of the intersection of FM 85 and Section House Road, situated in the T.J. Chambers Survey, Abstract No. 1, Ennis, Road and Bridge Precinct No. 2.
- 1.3 Discussion, consideration, and action to ratify staff action on a plat of Swords Estates, Lots 1-4, Block 1. The ± 22.200-acre site is located ± 180 ft southwest of the intersection FM 984 and Slovak Road, situated out of the Joseph Boren Survey, Abstract No. 36, Ennis, Road and Bridge Precinct No. 2.

- 1.4 Discussion, consideration, and action to ratify staff action on a plat of Ramirez Ranchette, Lot 1, Block A. The ± 4.485-acre site is located ± 1,800 feet northeast of the intersection of Vinyard Dr and Old Maypearl Road, situated in the J. Benton Survey Abstract No. 39, in the extraterritorial jurisdiction (ETJ) of the City of Maypearl, Road and Bridge Precinct No. 3.
- 1.5 Discussion, consideration, and action to ratify staff action on an amending plat of Price's Addition, Lot 10R, Block D. The ± 2.001-acre site is located ± 515 feet southeast of the intersection of Derrs Chapel Road and Davenport St, in the extraterritorial Jurisdiction (ETJ) of the City of Italy, Road and Bridge Precinct No. 3.
- 1.6 Discussion, consideration, and action to ratify staff action on a plat of Hutchings Place, Lot 1, Block A. The ± 1.026-acre site is located ± 100 feet southeast of Shabazz St and Franks Road, situated in the Anderson Nicks Survey, Abstract 794, located in the extraterritorial jurisdiction (ETJ) of the City of Milford, Road and Bridge Precinct No. 3.
- 1.7 Discussion, consideration, and action to ratify staff action on a final plat of Byrum Ranch, Phase One. The ± 93.237-acre site is located on the northwest corner of the intersection of FM 157 and Ozro Road, situated in the J. Jackson Survey Abstract No. 561, in the extraterritorial jurisdiction (ETJ) of the City of Maypearl, Road & Bridge Precinct No. 4.
- 1.8 Discussion, consideration, and action to ratify staff action on a plat of Orange Tree Acres. The ± 3.493-acre site is located ± 555 feet south of the intersection of Joe Wilson Road and Hidden Valley Lane, situated in the B. Adair Survey, Abstract No. 17, the S. Frederick Survey, Abstract No. 358, and the R. Billingsley Survey, Abstract No. 1337, in the extraterritorial jurisdiction (ETJ) of the City of Ovilla, Road and Bridge Precinct No. 4.
- 1.9 Discussion, consideration, and action to ratify staff action on a final plat of Oxford Ranch Two, Phase Three. The ± 17.684-acre site is located ± 1,000 feet north of the intersection of Wales Court and O'Brien Road, situated in the Thomas Cassidy Survey, Abstract No. 225, Waxahachie, Road and Bridge Precinct No. 4.
- 1.10 Discussion, consideration, and action to ratify staff action on a plat of Shanks Estates. The property contains ± 1.11- acre site is located ± 675 feet east of the intersection of Patrick Road and O'Brien Road, situated in the C. Hurst Survey, Abstract No. 456, Waxahachie, Road and Bridge Precinct No. 4.

Purchasing

- 2.1 Discussion, consideration, and action to award RFSQ-2024-001 Construction Materials Testing and Geotechnical Services to Alpha Testing LLC, Terracon Consultants Inc., Raba Kistner Inc., HVJ Associates and Alliance Geotechnical Group, Inc.
- 2.2 Discussion, consideration, and action to award RFSQ-2024-002 Civil Engineering Services to Teague Nall and Perkins Inc, LJA Engineering, DE Corp, Kimley-Horn and Associates Inc, Westfall Engineering, Henley-Johnston & Associates and Braun Intertec Corp.

- 2.3 Discussion, consideration, and action to purchase of one (1) 2024 Ford F-250 with Service Body from Bluebonnet Ford in an amount of \$54,840.⁰⁰ using Sourcewell Cooperative Contract #93413 for Ellis County Commissioner Pct. 4.
- 2.4 Discussion, consideration, and action to purchase a camera and access control system for the Midlothian Tax Office from BAT Security in the amount of \$39,641.⁰⁰.
- 2.5 Discussion, consideration, and approval for the County Judge to execute one (1) lease agreement with American National Leasing for one (1) 2024 Ford Ranger 4X4 for the Ellis County Department of Development in an amount of \$40,936.⁰⁶.
- 2.6 Discussion, consideration, and action to declare the listed items from the Constable, Precinct 2, as surplus to be disposed in accordance with the Local Government Code 263: one (1) 2012 Chevrolet Tahoe, VIN 1GNLC2E07CR206867, and one (1) 2001 Chevrolet 4-dr. Sedan, VIN 1G1JC524027173979.
- 2.7 Discussion, consideration, and action to sign six (6) lease agreements with EAN Holdings, LLC, utilizing the Harris County Interlocal Agreement (MINUTE ORDER #136.24) for use by the Ellis County Sheriff's Office.
- 2.8 Discussion, consideration, and action for the purchase of a Cimline DuraPatcher on Kenworth Chassis in an amount of \$312,488.⁵⁰ from Cimline, Inc. using the Sourcewell Cooperative Contract Number 080521-CME for Road and Bridge Precinct 3.
- 2.9 Discussion, consideration, and action on PCO#036 to the Rogers-O'Brien Contract (Minute Order 255.23) for North Face Brick Modification at Ellis County Central in an amount of \$84,680.⁰⁰.

Administrative:

- 3.1 Discussion, consideration, and approval for the County Judge to seek outside counsel for all matters related to tax abatement agreements. – *County Judge Todd Little*
- 3.2 Discussion, consideration, and approval for the County Judge to sign closing documents for the remaining First Baptist Church properties in the amount of \$1,729,630.⁹³. – *County Judge Todd Little*
- 3.3 Discussion, consideration, and approval of a Resolution of Support for County Motor Fuel Tax Exemption. – *County Judge Todd Little*
- 3.4 Discussion, consideration, and approval for the County Judge to sign the Interlocal Cooperation Contract for Detention Services for Class C misdemeanors only. – *Sheriff Brad Norman*
- 3.5 Discussion, consideration, and action to accept a grant from the Texas Anti-Gang Center – North Texas of two (2) TIS Tech Trailers with LPR cameras for the Ellis County Sheriff's Office valued at \$97,350.⁰⁰. – *Sheriff Brad Norman*
- 3.6 Discussion, consideration, and approval for the County Judge to sign off on the closeout of Grant DR4485 Texas COVID-19 Public Assistance for Ellis County. – *Emergency Management Coordinator Michaela Sandefer*

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 the potential purchase of additional real estate in Waxahachie.

ADJOURNMENT OF EXECUTIVE SESSION

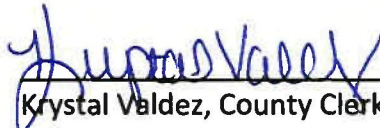
ADJOURNMENT OF REGULAR MEETING

Signed the 10th day of May, 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 10th day of May, 2024 at 3:19 p.m.



Krystal Valdez, County Clerk