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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, June 25th, 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 Consent:

- A.1 Approval of regular bills, payroll, and officers' reports. – *County Treasurer Cheryl Chambers*
- A.2 Approval of the May 2024 monthly Treasurer's report, pursuant to Local Government Code §114.026. – *County Treasurer Cheryl Chambers*
- A.3 Approval of the Commissioners' Court regular meeting minutes from June 11th, 2024. – *County Clerk Krystal Valdez*
- A.4 Approval of a tabulated report of the county's receipts and disbursements of funds from June 1st – 14th, 2024, pursuant to Local Government Code §114.024. – *County Auditor Staci Parr*

- A.5 Approval of the annual audit report of the fiscal accounts and records for Emergency Services District #3 (Italy), pursuant to Health & Safety Code §775.082. – *Fire Marshal Tim Birdwell*
- A.6 Approval of the annual audit report of the fiscal accounts and records for Emergency Services District #8 (Avalon), pursuant to Health & Safety Code §775.082. – *Fire Marshal Tim Birdwell*
- A.7 Approval of the Department of Development's (DoD) monthly financial report for May 2024, as required by Chapter 114.044 of the Texas Local Government Code. – *Department of Development Director Alberto Mares*
- A.8 Appoint County Judge Todd Little and Tax Assessor/Collector Richard Rozier as delegates to the National Association of Counties 2024 annual conference from July 9th – 14th in Tampa, Florida. – *County Judge Todd Little*

Financial Consent:

- F.1 FY24 Line-Item Transfer. – *County Auditor Staci Parr*
- Decrease 001-0030-508020 (Equipment) by \$3,000.⁰⁰
 - Decrease 001-0030-508350 (Training) by \$2,500.⁰⁰
 - Decrease 001-0030-508190 (Computer Equipment) by \$3,500.⁰⁰
 - Increase 001-0030-508880 (Computer Software) by \$9,000.⁰⁰
- F.2 FY24 Line-Item Transfer. – *Precinct 3 Constable Curtis Polk, Jr.*
- Decrease 001-0613-508020 (Equipment) by \$2,000.⁰⁰
 - Decrease 001-0613-508090 (Auto Repairs) by \$800.⁰⁰
 - Decrease 001-0613-508100 (Auto Tires) by \$850.⁰⁰
 - Decrease 001-0613-508350 (Training) by \$1,300.⁰⁰
 - Increase 001-0613-508190 (Computer Equipment) by \$4,950.⁰⁰
- F.3 FY24 Line-Item Transfer. – *Precinct 3 Constable Curtis Polk, Jr.*
- Decrease 001-0613-508210 (Uniform Exp) by \$150.⁰⁰
 - Increase 001-0613-508100 (Auto Tires) by \$150.⁰⁰
- F.4 FY24 Line-Item Transfer. – *Precinct 4 Constable Mike Jones*
- Decrease 001-0614-508100 (Auto Tires) by \$1,000.⁰⁰
 - Decrease 001-0614-508120 (Radios) by \$1,000.⁰⁰
 - Increase 001-0614-508090 (Auto Repairs) by \$2,000.⁰⁰
- F.5 FY24 Line-Item Transfer. – *County & District Attorney Ann Montgomery*
- Decrease 001-0360-508030 (Furniture-Fixtures) by \$5,000.⁰⁰
 - Decrease 001-0360-506010 (Mileage) by \$1,000.⁰⁰
 - Decrease 001-0360-508020 (Equipment) by \$1,000.⁰⁰
 - Increase 001-0360-508680 (Contract Services) by \$7,000.⁰⁰

- F.6 FY24 Line-Item Transfer. – *Precinct 2 Commissioner Lane Grayson*
- Decrease 010-0653-509150 (FM2 Gravel) by \$150,000.⁰⁰
 - Increase 010-0653-508020 (Equipment) by \$150,000.⁰⁰
- F.7 FY24 Line-Item Transfer. – *Precinct 3 Commissioner Louis Ponder*
- Decrease 005-0703-509090 (RB3 Repairs/Parts) by \$2,000.⁰⁰
 - Increase 005-0703-508190 (RB3 Computer Equipment) by \$500.⁰⁰
 - Increase 005-0703-509180 (RB3 Tools/Hardware) by \$1,500.⁰⁰
- F.8 FY24 Line-Item Transfer. – *Department of Development Director Alberto Mares*
- Decrease 001-0060-508680 (Contract Services) by \$6,000.⁰⁰
 - Increase 001-0060-508020 (Equipment) by \$3,300.⁰⁰
 - Increase 001-0060-508190 (Computer Equipment) by \$2,700.⁰⁰
- F.9 FY24 Line-Item Transfer. – *Sheriff Brad Norman*
- Decrease 001-0015-505020 (Salaries – Full Time) by \$73,000.⁰⁰
 - Increase 001-0015-507020 (Repairs) by \$73,000.⁰⁰

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 227605 & 250571. This ± 1.663-acre site is located ± 615 feet southeast of the intersection of FM 983 and Parksville Drive (a private road) located in the extraterritorial jurisdiction (ETJ) of the City of Ferris, Road and Bridge Precinct No. 1.
- 1.2 Discussion, consideration, and action on a request for a variance for Parcel ID 304027 – (the proposed GA Morgan Estates) from Section IV (B) 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 ± 1.41-acre site is located ± 1,775 feet west of the intersection of Hoyt Road and Angus Road, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 3.
- 1.3 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 192690. This ± 2.346-acre site is located ± 3,475 feet southwest of the intersection of FM 813 and Clopton Lake Road (a private road) located in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 4.
- 1.4 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 No. 181085 (4330 & 4328 Cement Valley Rd.). This ± 3.74-acre site is located ± 130 feet southeast of the intersection of Cement Valley Road and St. Jacques Avenue in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No. 4.

- 1.5 Discussion, consideration, and action to accept a performance bond for the proposed Edgewood Estates. The ± 83.567-acre site is located ± 2,010 feet east of the intersection of FM 875 and Skinner Road, situated in the D.P. Fearis Survey, Abstract No. 378, Waxahachie, Road & Bridge Precinct No. 3.
- 1.6 Discussion, consideration, and action to release a performance bond and accept a maintenance bond for the 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.
- 1.7 Discussion, consideration, and action to ratify staff action on a plat of Triple R Ranch. The ± 5.716-acre site is located ± 1,600 feet southeast of the intersection of West State Highway 34 and FM 985, situated in the Nathan Hodge Survey Abstract No. 509, Bardwell, Road and Bridge Precinct No. 2.

Purchasing

- 2.1 Discussion, consideration, and action to advertise and solicit a request for proposal for Veterans Treatment Court assessments.
- 2.2 Discussion, consideration, and action to declare the listed items as surplus to be disposed in accordance with Local Government Code 263 for Road & Bridge Precinct 4 and the Department of Development:
 - One 2007 Ford F250 Super Cab, VIN #1FTSX20P07EB22464 (Precinct 4)
 - One 2003 Ford F250 Super Cab, VIN #1FTNX20P13EC28431 (Precinct 4)
 - One 2005 Chevrolet Trailblazer, VIN #1GNDT13SX52265152 (DOD)
 - One 2006 Ford Ranger Truck, VIN #1FTYR10U66PA46644 (DOD)
- 2.3 Discussion, consideration, and action on PCO#8 to the McGough Contract (Minute Order 445.23) for Addendum #6 Changes Required by the City at the Justice of the Peace Precinct 2 Building Project in an amount of \$132,442.⁷⁸.
- 2.4 Discussion, consideration, and action on a sole source exemption under Local Government Code Section 262.024 (7)(A), "items for which competition is precluded because of the existence of patents, copyrights, secret processes, or monopolies" and 262.024 (7) (B) "films, manuscripts, or books," from the bidding requirements of Local Government Code Section 262.023, for the purchase of West Complete products provided by Thomson Reuters for the Ellis County Law Library.
- 2.5 Discussion, consideration, and action for the purchase of West Complete products for the Ellis County Law Library in an amount of \$135,720.⁰⁰ from Thomson Reuters using the approved sole source exemption.
- 2.6 Discussion, consideration, and action to solicit a request for proposal for facilities maintenance for the Ellis County Central building, Justice of Peace Precinct 2 new facility, Juvenile Services facility, and other facilities as requested.
- 2.7 Discussion, consideration, and action to purchase a hot water storage tank for Ellis County Detention Center using BuyBoard Contract 657-21 in an amount of \$67,622.⁰⁰.

- 2.8 Granting an exemption under Section 262.024 (2), Local Government Code, (an item necessary to preserve and protect the public health or safety of the residents of the county) from the bidding requirements of Section 262.023, Local Government Code, for the repair of the Courts & Administration Building fire alarm devices by Elyon Fire & Life Safety, LLC.
- 2.9 Discussion, consideration, and approval for the repair of the Courts & Administration Building fire alarm system in an amount of \$48,520.⁷⁰ from Elyon Fire & Life Safety, LLC for the Facilities Department using the approved exemption.

Administrative:

- 3.1 Recognition of County Treasurer Cheryl Chambers for her pursuit of 15 years of excellence in the Texas Association of Counties (TAC) County Investment Academy. – *County Judge Todd Little*
- 3.2 Discussion, consideration, and approval of the petition for the creation of Ellis County Emergency Services District #11 (Alma), and setting the regular Commissioners' Court meeting on August 6th, 2024 as the date of the required public hearing. – *County Judge Todd Little and Fire Marshal Tim Birdwell*
- 3.3 Discussion, consideration, and action to renew or modify the current County & Retiree Health Insurance coverage and premiums through the Texas Association of Counties and Employee Benefits Pool for the Fiscal Year 2024-2025, including approval for the County Judges to sign the renewal. – *Human Resources Director Sharon Mancilla*
- 3.4 Discussion, consideration, and approval for the County Judge to execute a contract for Paymerang to provide invoice automation and payment services for Ellis County. – *County Auditor Staci Parr*
- 3.5 Discussion, consideration, and action of a platting exemption for Parcel ID No. 181271 – 3798 Old Fort Worth Road, as stated in Texas Local Government Code, Section 232.0015 (e). The ± 2.62-acre site is located at the southwest corner of Miller Road & Old Fort Worth Road, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No. 4. – *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 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 a third person regarding the purchase of right-of-way along Hampton Road in Road & Bridge Precinct 4.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 21st day of June, 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 21st day of June, 2024 at 5:05 p.m.


Krystal Valdez, County Clerk Deputy

