



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, August 6th, 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 3 Commissioner Louis Ponder*

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 June 2024 monthly Treasurer's report, pursuant to Local Government Code §114.026. – *County Treasurer Cheryl Chambers*
- A.3 Approval of the Ellis County 4th Quarter Investment Report. – *County Treasurer Cheryl Chambers*
- A.4 Approval of the Commissioners' Court regular meeting minutes from July 23rd, 2024. – *County Clerk Krystal Valdez*

- A.5 Acceptance of Justice of the Peace, Precinct 3 monthly report for July 2024, pursuant to Texas Local Government Code §114.044. – *The Honorable Dan Cox, Justice of the Peace, Precinct 3*
- A.6 Acceptance of Justice of the Peace, Precinct 4 monthly report for July 2024, pursuant to Texas Local Government Code §114.044. – *The Honorable Mike McKenna, Justice of the Peace, Precinct 4*
- A.7 Acceptance of completed continuing educational training hours during the V.G. Young South Texas County Judges & Commissioners Conference from June 24th – 27th, 2024 for Commissioner Randy Stinson. – *Precinct 1 Commissioner Randy Stinson*
- A.8 Approval for the County Judge to engage Cantey Hanger, LLP for consultation on tax abatement agreements and guidelines. – *County Judge Todd Little*
- A.9 Approval of the Fiscal Year 2025 Commissioners' Court regular meeting dates, holiday schedule, and payroll schedule. – *County Judge Todd Little*

Financial Consent:

- F.1 FY24 Line-Item Transfer. – *County Judge Todd Little*
- Decrease 018-0908-509731 (JP2 Sub-Courthouse – Hard Costs) by \$600,000.⁰⁰
 - Increase 018-0908-509802 (Ellis County Central – Hard Costs) by \$600,000.⁰⁰
- F.2 FY24 Line-Item Transfer. – *County Judge Todd Little*
- Decrease 001-0140-570000 (Contingency Surplus) by \$10,000.⁰⁰
 - Increase 001-0140-508680 (Contract Services) by \$10,000.⁰⁰
- F.3 FY24 Line-Item Transfer. – *Department of Development Director Alberto Mares*
- Decrease 001-0060-508680 (Contract Services) by \$400.⁰⁰
 - Increase 001-0060-508100 (Auto Tires) by \$400.⁰⁰
- F.4 FY24 Line-Item Transfer. – *Elections Administrator Jana Onyon*
- Decrease 001-0210-506950 (FICA) by \$1,000.⁰⁰
 - Increase 001-0210-506010 (Mileage Reimbursement) by \$1,000.⁰⁰
- F.5 FY24 Line-Item Transfer. – *County Auditor Staci Parr*
- Decrease 050-0950-570000 (Contingency) by \$20,177.⁴⁵
 - Increase 050-0950-505020 (Salaries) by \$16,961.⁵⁴
 - Increase 050-0950-505540 (Retirement) by \$1,918.³⁵
 - Increase 050-0950-505530 (Social Security) by \$1,297.⁵⁶
- F.6 FY24 Line-Item Transfer. – *The Honorable Jackie Miller, Justice of the Peace, Precinct 2*
- Decrease 001-0520-508740 (Docket Books Printing) by \$1,300.⁰⁰
 - Decrease 001-0520-508730 (Maint Equip) by \$300.⁰⁰
 - Increase 001-0520-508680 (Contract Services) by \$1,600.⁰⁰

- F.7 FY24 Line-Item Transfer. – *Precinct 4 Commissioner Kyle Butler*
- Decrease 006-0754-570000 (Contingency – Surplus) by \$150,000.⁰⁰
 - Increase 006-0755-508680 (Contract Labor) by \$150,000.⁰⁰
- F.8 FY24 Line-Item Transfer. – *Precinct 3 Commissioner Louis Ponder*
- Decrease 005-0703-505022 (RB3 Salaries – Part Time) by \$12,000.⁰⁰
 - Increase 005-0703-505027 (RB3 Salaries – Seasonal) by \$12,000.⁰⁰

REGULAR AGENDA – Discussion, Consideration and Action

Department of Development:

- 1.1 Ratify staff action on a revised preliminary plat of Blue Jay Estates. The ± 89.915-acre site is located ± 1,015 feet south of the intersection of FM 878 and Youngblood Road, situated in the W. Balch Survey, Abstract No. 107, and the E. Pulse Survey, Abstract No. 846, Waxahachie, Road and Bridge Precinct No. 1.
- 1.2 Ratify staff action on a revised preliminary plat of Palmer Park. The ± 14.67-acres 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 Ratify staff action on an amending plat of Quinta Cinco Estrellas, Lot 1 . The ± 1.387-acre site is located at the corner of Palmyra and Hunsucker Road, Ferris, Road and Bridge Precinct No. 1.
- 1.4 Discussion, consideration, and action of a platting exemption for Parcel ID No. 303627, as stated in Texas Local Government Code, Section 232.0015 (e). The ± 1.00-acre site is located ± 1,650 feet east of the intersection of Wilemon Road and Old Buena Vista Road, in the extraterritorial jurisdiction (ETJ) of Maypearl, Road and Bridge Precinct No. 3.
- 1.5 Discussion, consideration, and action to ratify staff action on a plat of Caverly Addition. The ± 3.768-acre site is located ± 3,300 feet northwest of the intersection of FM 66 and Arrowhead Road, situated in the W.D. Harmening Survey, Abstract No. 536, Waxahachie, Road and Bridge Precinct No. 3.
- 1.6 Discussion, consideration, and action to ratify staff action on a plat of Chavera 1. The ± 5.359-acre site is located ± 1,700 feet southeast of the intersection of Hight Road and Edmondson Road, situated in the T Butler Survey, Abstract No. 67, Waxahachie, Road and Bridge Precinct No. 3.
- 1.7 Discussion, consideration, and action on a plat of C.H. Silliman’s Subdivision Lot 1R, Block 12, being a replat of C.H. Silliman’s Subdivision Block 12. The ± 3.0-acre site is located ± 2,000 feet west of the intersection of Old Buena Vista Road and Mesa Road, Waxahachie, Road and Bridge Precinct No. 3.

Purchasing

- 2.1 Discussion, consideration, and action on PCO #037 to the Rogers-O’Brien Contract (Minute Order 255.23) for exterior signage and monument signage changes at Ellis County Central in an amount of \$94,998.⁰⁰.

- 2.2 Discussion, consideration, and action on PCO#22 to the McGough Contract (Minute Order 445.23) for a TXDOT Turn Lane on Business Hwy. 287 at the Justice of the Peace Precinct 2 Building Project in an amount of \$304,232.⁸⁹ including allowance for unknown conditions to be paid for out of the Road Improvement Fund.
- 2.3 Discussion, consideration, and action to approve an Interlocal agreement between Town of Poetry and Ellis County in accordance with the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code.
- 2.4 Discussion, consideration, and action to authorize the County Judge to execute a lease agreement with Leasing Impressions Commercial, LLC for property located at 301 N. 8th Street, Midlothian, TX 76065 (JP4/Constable 4 facility), for a two-year term in an amount of \$10,500.⁰⁰ per month.
- 2.5 Discussion, consideration, and action to declare the following items from Road & Bridge Precinct 4 as surplus to be disposed in accordance with Local Government Code Chapter 263:
- 2001 Ingersoll-Rand Smooth Drum Vibratory, VIN 169289
 - 2010 DYNAPAC Pneumatic Roller, VIN 2163BR3031
 - 1998 Ford F-800 Truck, VIN 1FDXF80C4WVA35119
 - John Deere 84" Grapple Bucket, SN: 1T0GS84XHH0000310
 - 4EA Tractor Tires

Administrative:

MOTION TO ENTER PUBLIC HEARING

- P.1 Public hearing regarding the adoption or reauthorization of the Ellis County Tax Abatement Guidelines.

MOTION TO EXIT PUBLIC HEARING

- 3.1 Discussion, consideration, and action on the adoption or reauthorization of the Ellis County Tax Abatement Guidelines under Texas Tax Code 312.002.

MOTION TO ENTER PUBLIC HEARING

- P.2 Public hearing regarding a potential tax abatement agreement with Loloi, Inc.

MOTION TO EXIT PUBLIC HEARING

- 3.2 Discussion, consideration, and action to enter into a tax abatement agreement with Loloi, Inc.
– *County Judge Todd Little*

MOTION TO ENTER PUBLIC HEARING

- P.3 Public hearing regarding a potential tax abatement agreement with Soprema, Inc.

MOTION TO EXIT PUBLIC HEARING

- 3.3 Discussion, consideration, and action to enter into a tax abatement agreement with Soprema, Inc.
– *County Judge Todd Little*
- 3.4 Presentation of the 2023 annual report for the Prairielands Groundwater Conservation District. – *Kathy Turner Jones, General Manager of the Prairielands Groundwater Conservation District*
- 3.5 Discussion, consideration, and approval for the County Judge to provide a letter of endorsement for the Major Events Reimbursement Program for the 2024 NHRA Fall Nationals at the Texas Motorplex.
– *County Judge Todd Little*
- 3.6 Discussion, consideration, and approval for the County Judge to request unclaimed property capital credits for Ellis County, pursuant to Local Government Code §381.004. – *County Judge Todd Little*
- 3.7 Discussion, consideration, and approval to appoint John Knight with the City of Red Oak Economic Development Team to the North Texas Economic Development District Board to represent Ferris, Italy, Oak Leaf, Ovilla, Palmer, and Red Oak for a three-year term. – *County Judge Todd Little*
- 3.8 Discussion, consideration, and action on approval to order the General Election to be held on November 5th, 2024 for the purpose of electing County and Precinct Officers as required by Article XVI, §65 of the Texas Constitution; for approval of the Early Voting Schedule. – *Elections Administrator Jana Onyon*
- 3.9 Discussion, consideration, and action to approve the appointment of the presiding, alternate judges and central counting station personnel for the upcoming two-year term (September 1st, 2024 through August 31st, 2026), as submitted by the Democratic and Republican Parties. – *Elections Administrator Jana Onyon*

MOTION TO ENTER PUBLIC HEARING

- P.4 Public hearing regarding ordering an election to be held on November 5th, 2024 to confirm the creation of Ellis County Emergency Services District No. 11, and authorize the imposition of a tax not to exceed the rate allowed by section 48-e, Article III, Texas Constitution.

MOTION TO EXIT PUBLIC HEARING

- 3.10 Discussion, consideration, and action ordering an election to be held on November 5th, 2024 to confirm the creation of Ellis County Emergency Services District No. 11, and authorize the imposition of a tax not to exceed the rate allowed by section 48-e, Article III, Texas Constitution.
– *Elections Administrator Jana Onyon*
- 3.11 Discussion, consideration, and action to approve final contract with Equivant for Case Management (District Clerk, County Courts, Justice of The Peace Courts, and Constables); Land and Vital Records; and Jury Management System. – *County Judge Todd Little*
- 3.12 Updates and discussion regarding the Fiscal Year 2025 budget. – *County Judge Todd Little and Chief of Staff Ryan Garrett*

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 §551.071 (1), consultation with legal counsel regarding pending or contemplated litigation concerning Cause No. 114602 in the 40th District Court, styled Stephen Selinger, v. Ellis County, Texas.
- 4.3 Pursuant to Government Code §551.071 (1), consultation with legal counsel regarding pending or contemplated litigation concerning the settlement in Cause No. 110141 in the 40th District Court, styled Ellis County, Texas v. M. Sharp Limited Family Partnership, et. al.
- 4.4 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 Ellis County Tax Abatement Guidelines.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

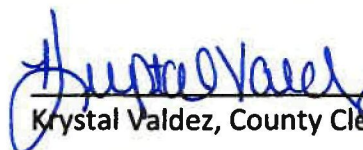
Signed the 2nd of August, 2024 –



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 2nd of August, 2024 at 2:47 p.m.





Krystal Valdez, County Clerk