



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, December 10th, 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 Ellis County Commissioners' Court regular meeting minutes from November 26th, 2024. – *County Clerk Krystal Valdez*
- A.3 Acceptance of the Justice of the Peace, Precinct 1 monthly report for November 2024, pursuant to Texas Local Government Code §114.044. – *The Honorable Chris Macon, Justice of the Peace, Precinct 1*
- A.4 Acceptance of the Justice of the Peace, Precinct 2 monthly report for November 2024, pursuant to Texas Local Government Code §114.044. – *The Honorable Jackie Miller, Jr., Justice of the Peace, Precinct 2*

- A.5 Acceptance of the Justice of the Peace, Precinct 3 monthly report for November 2024, pursuant to Texas Local Government Code §114.044. – *The Honorable Dan Cox, Justice of the Peace, Precinct 3*
- A.6 Acceptance of the Justice of the Peace, Precinct 4 monthly report for November 2024, pursuant to Texas Local Government Code §114.044. – *The Honorable Mike McKenna, Justice of the Peace, Precinct 4*
- A.7 Acceptance of the resignation of Albert Garcia from Emergency Services District #3 (Italy), effective December 31st, 2024. – *Fire Marshal Tim Birdwell*
- A.8 Acceptance of the application of Adam Lennon for Emergency Services District #3 (Italy), effective January 1st, 2025. – *Fire Marshal Tim Birdwell*
- A.9 Acceptance of a tabulated report of the county's receipts and disbursements of funds from November 15th – 30th, 2024, pursuant to Texas Local Government Code §114.024. – *County Auditor Staci Parr*
- A.10 Action to correct Minute Order No. 318.24, an approval for a road frontage variance request to Parcel ID No. 192690, to the correct location at Parcel ID No. 183498. The ± 2.345-acre site out of the overall ± 94.5 acres 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. – *Department of Development Director Alberto Mares*

Financial Consent:

- F.1 FY25 Line-Item Transfer. – *County Auditor Staci Parr*
- Decrease 001-0140-507080 (Comprehensive Insurance) by \$226,235.⁰⁰
 - Increase 001-0010-507080 (Comprehensive Insurance) by \$63,172.⁰⁰
 - Increase 001-0010-508840 (Auto Insurance) by \$32,390.⁰⁰
 - Increase 001-0020-508840 (Auto Insurance) by \$29.⁰⁰
 - Increase 001-0035-508840 (Auto Insurance) by \$187.⁰⁰
 - Increase 001-0050-508840 (Auto Insurance) by \$29.⁰⁰
 - Increase 001-0060-508840 (Auto Insurance) by \$1,635.⁰⁰
 - Increase 001-0210-508110 (Auto Insurance) by \$1,191.⁰⁰
 - Increase 001-0360-508110 (Auto Insurance) by \$208.⁰⁰
 - Increase 001-0375-508110 (Auto Insurance) by \$1,553.⁰⁰
 - Increase 001-0450-508110 (Auto Insurance) by \$1,347.⁰⁰
 - Increase 001-0611-508110 (Auto Insurance) by \$1,016.⁰⁰
 - Increase 001-0612-508110 (Auto Insurance) by \$1,287.⁰⁰
 - Increase 003-0601-509160 (Auto/Equip/Bldg) by \$1,558.⁰⁰
 - Increase 004-0652-509160 (Auto/Equip/Bldg) by \$19,826.⁰⁰
 - Increase 005-0703-509160 (Auto/Equip/Bldg) by \$5,965.⁰⁰
 - Increase 006-0754-609160 (Auto/Equip/Bldg) by \$2,342.⁰⁰
 - Increase 001-0140-507100 (Tax Appraisal Fee) by \$93,000.⁰⁰

- F.2 Approval of a yearly contribution to The Heights Ellis County Family Resources in the amount of \$50,000.⁰⁰ from the Community Support line for Fiscal Year 2025. – *County Judge Todd Little*
- F.3 Approval of a yearly contribution to Court-Appointed Special Advocates (CASA) of Ellis County in the amount of \$50,000.⁰⁰ from the Community Support line for Fiscal Year 2025. – *County Judge Todd Little*
- F.4 Acceptance of \$23,230.⁰⁰ from the sale of right-of-way as unanticipated revenue. Request special budget of unanticipated revenue:
- Increase 018-0908-507020 (Building Repairs & Improvements) by \$23,230.⁰⁰
- Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*
- F.5 Acceptance of a rebate payment of \$209.⁵⁶ from Paymerang as unanticipated revenue. Request special budget of unanticipated revenue:
- Increase 001-0030-500055 (Misc Rebates) by \$209.⁵⁶
- Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*
- F.6 Acceptance of \$2,738.⁰⁰ of juror donations by Veteran Services as unanticipated revenue. Request special budget of unanticipated revenue:
- Increase 001-0070-506330 (Juror Donations – Veteran Services) by \$2,378.⁰⁰
- Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*

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 192739. The ± 1.97-acre site is located at the intersection of Pratt Road and Link Street, located in the extraterritorial jurisdiction (ETJ) of the City of Red Oak, 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 lot size requirements and Septic Regulations (Order No. 134.24) for Parcel ID 177590. This ± 1.086-acre site is located ± 4,546 feet southeast of the intersection of FM 1181 and Hooper Cemetery Road, Ennis, Road and Bridge Precinct No. 2.
- 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 258986. This ± 2.85-acre site is located ± 240 feet east of the intersection of Shiloh Road and Falcon Way, located in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No. 4.

- 1.4 Discussion, consideration, and action on a variance request to Volume I, Section IV (A) Lots & Structures (iii) & Volume III, Section II (Table II-A) of the Engineering & Construction Standards for Parcel ID No. 155168 – 4758 Griffing Avenue. The property contains ± 0.231 acres of land located ± 923 feet north of the intersection of Griffing Avenue and Tayman Drive, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No. 4.
- 1.5 Discussion, consideration, and action on a variance request to Volume I, Section IV (A) of the Subdivision & Development Standards regarding the minimum lot size requirements and Septic Regulations (Order No. 134.24) for Parcel ID 189873. The property contains ± 0.76 acres of land located $\pm 1,320$ feet north of the intersection of Saralvo Road and E FM 875, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 4.
- 1.6 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 207270. This ± 5.074 -acre site is located $\pm 1,198$ feet east of the intersection of Seneca Drive and Tocca Drive, located in the extraterritorial jurisdiction (ETJ) of the Red Oak, Road and Bridge Precinct No. 4.
- 1.7 Discussion, consideration, and action on a plat of Armando Addition. The property contains ± 4.858 acres of land, located $\pm 3,000$ feet northwest of the intersection of South Central Street and Little Doc Road, located in the extra territorial jurisdiction (ETJ) of the City of Ferris, Road and Bridge Precinct No. 1.
- 1.8 Discussion, consideration, and action on a plat of Enchanted Grove, Block A, Lots 1 & 2, being a replat of Carlton Estates, Phase II, Lot 28 & 29. The property contains ± 13.324 acres of land and located ± 440 feet northwest of the intersection of Maree Court and Maree Drive, Waxahachie, Road and Bridge Precinct No. 1.
- 1.9 Discussion, consideration, and action on a plat of Allen Family Estates Tract 2R-A & 2R-B, being a replat of Allen Family Estates Lot 2, Block 1. The property contains ± 5.652 acres of land, located near the southwest intersection of Mulkey Road and Patrick Road, and located in the extra territorial jurisdiction (ETJ) of Waxahachie, Road and Bridge Precinct No. 4.

Purchasing:

- 2.1 Discussion, consideration, and action to declare the listed items from the Tax Office, Department of Development, and Engineering as surplus to be disposed in accordance with the Local Government Code 263 (see supporting documentation).
- 2.2 Discussion, consideration, and action to purchase a John Deere 5100E Cab Tractor and John Deere FC15M Flex Wing from United Ag & Turf, using Sourcewell Contract #082923-DAC (PG BA CG 76) in the amount of \$92,804.⁵⁵ for Road & Bridge Precinct 4.
- 2.3 Discussion, consideration, and action to advertise and solicit a request for bids for the sale of scrap metal and vehicles.

- 2.4 Discussion, consideration, and action to purchase furniture and installation services for the Justice of the Peace, Precinct 2 facility from Oak Cliff Office Products using the TIPS Cooperative Contract Number 200301 and Omnia Partners Cooperative Contract Number R191804. The total furniture and installation cost will be \$267,708.⁸⁸.
- 2.5 Discussion, consideration, and action to purchase 103 Taser 10 models for the Ellis County Sheriff's Office from Axon Enterprise, Inc., in an amount of \$431,717.⁶⁹ using the BuyBoard Cooperative Contract No. 698-23. The quote is based on a 5-year period with the first payment of \$82,096.³⁷ due in March of 2025 and then four annual payments of \$87,405.³³ due each March until 2029. Tasers have been budgeted for \$88,000.⁰⁰ each year.
- 2.6 Discussion, consideration, and approval for the County Judge to execute an order form with Thomson Reuters for West Proflex products for Law Library Patron Access for a term of five years in a total amount of \$117,434.⁴⁰.

Administrative:

- 3.1 Discussion, consideration, and action to accept the terms and conditions of the letter of intent (LOI) for a proposed Texas Juvenile Justice Department Corrections Facility ground lease. – *County Judge Todd Little*
- 3.2 Discussion, consideration, and approval of a resolution authorizing approval of proposed Texas statewide opioid settlement agreement with The Kroger Co. in the amount of \$23,752.⁴⁴. – *County Judge Todd Little*
- 3.3 Discussion, consideration, and action to amend Minute Order 226.21 to increase the not-to-exceed amount by \$946.⁵⁰ using ARPA funds for the engagement of Carrington, Coleman, Sloman & Blumenthal, LLP in the administration of American Rescue Plan funds. – *Ryan Garrett, Chief of Staff for County Judge Todd Little*
- 3.4 Discussion, consideration, and action to set a place, date, and time for a hearing to consider the petition to establish Emergency Services District #12. – *County Clerk Krystal Valdez*
- 3.5 Discussion, consideration, and action to approve an Interlocal Agreement with North Texas Behavioral Health Authority (NTBHA) for Inmate Behavioral Health Services, including approval for the County Judge to execute the agreement upon final legal review. – *Behavioral Health Director Caitlin Wilkinson*

MOTION TO ENTER 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, 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 Texas 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 §551.074, deliberation on the duties of a public employee, specifically Alberto Mares as Director of the Department of Development and his duties under Local Government Code Chapter 232 and the Local Development Regulations Vol. 1 - 3 along with interim duties for the Department of Engineering.
- 4.3 Pursuant to Texas Government Code §551.071 (2), consultation with outside legal counsel, Littler Mendelson P.C., via remote video conference, 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, regarding employment matters, specifically the Commissioners' Court's role in handling a complaint filed with the County Human Resources Department.
- 4.4 Pursuant to Texas Government Code Section 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.
- 4.5 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 legal questions on Texas Transportation Code Chapter 251.

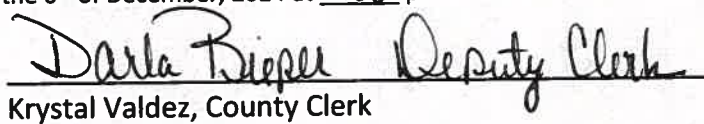
ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 6th of December, 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 6th of December, 2024 at 2:50 p.m.


Krystal Valdez, County Clerk

