



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 **Monday, December 23rd, 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 4 Commissioner Kyle Butler*

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 Presentation of the Exemplary Service Award to an Outstanding Ellis County Citizen
- R.2 Special Recognition for Janice Hix for Her Contributions in the Ellis County Tax Office

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 Commissioners' Court regular meeting minutes from December 10th, 2024. – *County Clerk Krystal Valdez*

- A.3 Acceptance of the November 2024 cash audit reports, pursuant to Texas Local Government Code §115.002. – *County Auditor Staci Parr*
- A.4 Approval to re-appoint James Morrison and Walter Sample to Emergency Services District #1 for a two-year term beginning January 1st, 2025 and ending December 31st, 2026. – *Fire Marshal Tim Birdwell*
- A.5 Approval to re-appoint John Binford and Ronald Russel to Emergency Services District #2 for a two-year term beginning January 1st, 2025 and ending December 31st, 2026. – *Fire Marshal Tim Birdwell*
- A.6 Approval to re-appoint Joseph Barrett, Vincente Guerrero, and Albert Garvia to Emergency Services District #3 for a two-year term beginning January 1st, 2025 and ending December 31st, 2026. – *Fire Marshal Tim Birdwell*
- A.7 Approval to re-appoint Korey Cox and Brian Henson to Emergency Services District #4 for a two-year term beginning January 1st, 2025 and ending December 31st, 2026. – *Fire Marshal Tim Birdwell*
- A.8 Approval to re-appoint Alfred Lemon, Dallas Dial, and Larry Hutson to Emergency Services District #5 for a two-year term beginning January 1st, 2025 and ending December 31st, 2026. – *Fire Marshal Tim Birdwell*
- A.9 Approval to re-appoint Charles McCormack, William Howell, and Dale Walling to Emergency Services District #6 for a two-year term beginning January 1st, 2025 and ending December 31st, 2026. – *Fire Marshal Tim Birdwell*
- A.10 Approval to re-appoint Zach Crase and Edward McFadden to Emergency Services District #7 for a two-year term beginning January 1st, 2025 and ending December 31st, 2026. – *Fire Marshal Tim Birdwell*
- A.11 Approval to re-appoint Robert Grimes and Carrie Boyd to Emergency Services District #8 for a two-year term beginning January 1st, 2025 and ending December 31st, 2026. – *Fire Marshal Tim Birdwell*
- A.12 Approval to re-appoint Greg Penny, Paul Burns, and Zackary Zett to Emergency Services District #9 for a two-year term beginning January 1st, 2025 and ending December 31st, 2026. – *Fire Marshal Tim Birdwell*
- A.13 Approval of the Department of Development's (DoD) monthly financial report for November 2024, as required by Chapter 114.044 of the Texas Local Government Code. – *Department of Development Director Alberto Mares*
- A.14 Approval of the Engineering Department's monthly financial report for November 2024, as required by Chapter 114.044 of the Texas Local Government Code. – *Department of Engineering Interim Director Alberto Mares*
- A.15 Approval of the elected official bond for Joseph Gallo, Judge, County Court at Law 3, for a term of four years beginning January 1st, 2025 and ending January 1st, 2029, pursuant to Texas Government Code Chapter 604. – *County Judge Todd Little and County Clerk Krystal Valdez*

- A.16 Approval of the elected official bond for James A. Bryant, Justice of the Peace-elect, Precinct 3, for a term of two years beginning January 1st, 2025 and ending January 1st, 2027, pursuant to Texas Government Code Chapter 604. – *County Judge Todd Little and County Clerk Krystal Valdez*
- A.17 Approval of the elected official bond for Lindy Beaty, County Attorney-elect, for a term of four years beginning January 1st, 2025 and ending January 1st, 2029, pursuant to Texas Government Code Chapter 604. – *County Judge Todd Little and County Clerk Krystal Valdez*
- A.18 Approval of the elected official bond for Richard Rozier, Tax Assessor-Collector, for a term of four years beginning January 1st, 2025 and ending January 1st, 2029, pursuant to Texas Government Code Chapter 604. – *County Judge Todd Little and County Clerk Krystal Valdez*
- A.19 Approval of the elected official bond for Brad Norman, Sheriff, for a term of four years beginning January 1st, 2025 and ending January 1st, 2029, pursuant to Texas Government Code Chapter 604. – *County Judge Todd Little and County Clerk Krystal Valdez*
- A.20 Approval of the elected official bond for Randy Stinson, Commissioner, Precinct 1 for a term of four years beginning January 1st, 2025 and ending January 1st, 2029, pursuant to Texas Government Code Chapter 604. – *County Judge Todd Little and County Clerk Krystal Valdez*
- A.21 Approval of the elected official bond for Louis Ponder, Commissioner, Precinct 3, for a term of four years beginning January 1st, 2025 and ending January 1st, 2029, pursuant to Texas Government Code Chapter 604. – *County Judge Todd Little and County Clerk Krystal Valdez*
- A.22 Approval of the elected official bond for Roy Callender, Jr., Constable, Precinct 1, for a term of four years beginning January 1st, 2025 and ending January 1st, 2029, pursuant to Texas Government Code Chapter 604. – *County Judge Todd Little and County Clerk Krystal Valdez*
- A.23 Approval of the elected official bond for Casey Borders, Constable, Precinct 2, for a term of four years beginning January 1st, 2025 and ending January 1st, 2029, pursuant to Texas Government Code Chapter 604. – *County Judge Todd Little and County Clerk Krystal Valdez*
- A.24 Approval of the elected official bond for Curtis Polk, Jr., Constable, Precinct 3, for a term of four years beginning January 1st, 2025 and ending January 1st, 2029, pursuant to Texas Government Code Chapter 604. – *County Judge Todd Little and County Clerk Krystal Valdez*
- A.25 Approval of the elected official bond for Mark Bounds, Constable, Precinct 4, for a term of four years beginning January 1st, 2025 and ending January 1st, 2029, pursuant to Texas Government Code Chapter 604. – *County Judge Todd Little and County Clerk Krystal Valdez*

A.26 Approval of the following appointments and re-appointments to the Ellis County Historical Commission for a two-year term beginning January 1st, 2025 and ending December 31st, 2026, pursuant to Texas Local Government Code Chapter 318:

- Chair: David Sacha
- Marker Chair: Sharan Farmer
- Cemetery Chair: Raymond Mosley
- Board Members at Large: Elmerine Bell, Kendra Blakely, Rex Carey, Karen Carreon, Bill Dodson, Karen Esberger, Bruce Fowler, Erik Harmon, Michelle Haye, Carlene Perryman, Kameron Raburn, Corey Rogan, Susie Toal, Logan Treadaway, George Valdez, and John Wedel

-County Judge Todd Little and Ellis County Historical Commission Chair David Sacha

A.27 Approval of a resolution to authorize issuance of Senior Living Revenue Bonds to the New Hope Cultural Education Facilities Finance Corporation (Superior Living Foundation Project), pursuant to Internal Revenue Code Section 147 (f). – *County Judge Todd Little*

Financial Consent:

F.1 FY25 Line-Item Transfer. – *Department of Development Director Alberto Mares*

- Decrease 001-0375-508080 (Auto Oil/Gas) by \$1,750.⁰⁰
- Increase 001-0375-508020 (Equipment) by \$1,750.⁰⁰

F.2 FY25 Line-Item Transfer. – *Department of Development Director Alberto Mares*

- Decrease 001-0060-508080 (Auto Oil/Gas) by \$350.⁰⁰
- Increase 001-0060-508210 (Uniform) by \$350.⁰⁰

REGULAR AGENDA – Discussion, Consideration and Action

Department of Development:

- 1.1 Discussion, consideration, and action to release a letter of credit and accept infrastructure for Oak Creek Ranch. The ± 129.014-acre site is located near the intersection of FM 875 & Skinner Road, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road & Bridge Precinct No. 4.
- 1.2 Discussion, consideration, and action to accept a performance bond for the proposed Oak Creek Ranch Phase Two. The ± 155.277-acre site is located ± 1,050 feet south of the intersection of Skinner Road and FM 875, Waxahachie, Road and Bridge Precinct No. 4.
- 1.3 Discussion, consideration, and action on a plat of Oropeza Addition, Lots 1 & 2, Block A. The property contains ± 5.013 acres of land, located ± 4,400 feet west of the intersection of FM 878 and Ike Road, located in the JB & Ann Adams Survey, Abstract No. 5, Waxahachie, Road and Bridge Precinct No. 1.
- 1.4 Discussion, consideration, and action to ratify staff action on a plat of Markham Estates, Lot 1, Block A. The ± 1.086-acre site is located ± 4,640 feet southwest of the intersection of FM 1181 and Hooper Cemetery Road, situated in the Alejandro De La Garza Survey, Abstract No. 2, Ennis, Road and Bridge Precinct No. 2.

- 1.5 Discussion, consideration, and action on a plat of Tees Estates, Lots 1-3, Block A. The property contains ± 3.952 acres of land, located $\pm 1,845$ feet southwest of the intersection of Gillespie Road and Tees Road, situated in the William Gibson Survey, Abstract No. 413, Italy, Road and Bridge Precinct No. 2.
- 1.6 Discussion, consideration, and action on a plat of Polson Estates, Lots 1, 2, & 3, Block A. The property contains ± 7.811 acres of land, located $\pm 3,600$ feet northeast of the intersection of Sun Ridge Road and East Ennis Avenue, located in the Amanda Carroll Survey, Abstract No. 234, in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 2.
- 1.7 Discussion, consideration, and action on a plat of The Pruett Addition, Lots 1 & 2, Block 1. The property contains ± 9.8933 acres of land, located ± 650 feet northeast of the intersection of River Road and Ozro Road, located partly in J.M. Kitchen Survey, Abstract No. 598, located in the extraterritorial jurisdiction (ETJ) of the City of Maypearl, Road and Bridge Precinct No. 3.
- 1.8 Discussion, consideration, and action to ratify staff action on a plat of Alvarez Addition, Lot 1 & 2, Block A. The ± 9.108 -acre site is located at the northwest intersection of Smith Road and Jackson Road, situated in the Margaret Cheek Survey, Abstract No. 219, located in the extraterritorial jurisdiction (ETJ) of the City of Maypearl, Road and Bridge Precinct No. 4.
- 1.9 Ratify staff action on an amending plat of Matthews Farms Addition, Phase One Lot 7, Block B. The ± 2.00 -acre site is located ± 960 feet northeast of the intersection of Marion Road and Ranch House Road, in the extraterritorial jurisdiction (ETJ) of the City of Maypearl, Road and Bridge Precinct No. 4.

Purchasing:

- 2.1 Discussion, consideration, and action to grant an exemption under Local Government Code §262.024 (a) (7) for inmate classification software from Northpointe, Inc., dba Equivant, as the sole source.
- 2.2 Discussion, consideration, and action to renew the agreement for inmate classification software from Northpointe, Inc., dba Equivant, utilizing the exemption granted under Local Government Code Section 262.024 (a) (7), in an amount of \$60,336.⁰⁰.

Administrative:

- 3.1 Discussion, consideration, and action on a resolution supporting a minor renovation to the Ellis Appraisal District facility. – *County Judge Todd Little*
- 3.2 Discussion, consideration, and approval to participate in Texas Association of Counties (TAC) cybersecurity training program and for the County Judge to sign the agreement. The cost is to be paid in an amount of \$5 per employee who completes training. – *Human Resources Director Sharon Mancilla*
- 3.3 Discussion, consideration, and action to temporarily increase the salary of Alberto Mares, Director of Development, by 10% to reflect his additional responsibilities as the acting head of the County Engineer Department. This adjustment will become effect on January 1st, 2025 and will remain in effect until a new County Engineer is appointed. – *Human Resources Director Sharon Mancilla*

- 3.4 Discussion, consideration, and approval to add one (1) additional cash drawer to the Department of Development. – County Auditor Staci Parr

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 §551.071 (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, regarding a letter received from Local Government Solutions, LP.

ADJOURNMENT OF EXECUTIVE SESSION

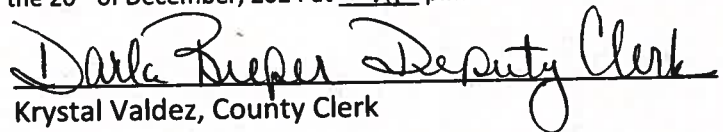
ADJOURNMENT OF REGULAR MEETING

Signed the 20th 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 20th of December, 2024 at 1:18 p.m.



Krystal Valdez, County Clerk

