



RANDY STINSON
Commissioner Pct. #1

TODD LITTLE
County Judge

PAUL PERRY
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 3, 2022, 2:00 P.M., in the Historic Ellis County Courthouse, Commissioners' Courtroom (2nd floor), 101 W. Main Street, Waxahachie, Texas**, at which time the following will be discussed and considered, to-wit:

OPENING COURT

County Judge will call meeting to order, declare quorum if present, and declare notices legally posted pursuant to Open Meetings Act §551

Motion to open meeting

Invocation and Pledge of Allegiance – *Commissioner Randy Stinson*

PUBLIC COMMENT*- Members of the public will have the opportunity to make their comments at the time the agenda item is being addressed.

RESOLUTION

AA Presentation and reading of a resolution in recognition of National Day of Prayer. – *County Judge, Todd Little*

CONSENT AGENDA – Consideration and action:

Administrative:

- A.1 Approval of Regular Bills, Payroll and Officers' Reports. – *County Treasurer, Cheryl Chambers*
- A.2 Approval of Commissioners Court Regular Meeting Minutes from April 19, 2022. – *County Clerk, Krystal Valdez*
- A.3 Approval of four FY2021 invoices in the amount of \$3,400.00 from FY2022 funds. – *County Auditor, Janet Martin*
- A.4 Acceptance of the September 2021 cash audit report. – *County Auditor, Janet Martin*
- A.5 Acceptance of the annual audit of the 2021 fiscal accounts and records of ESD #1 Maypearl, pursuant to §775.082 of the Texas Health and Safety Code. – *Fire Marshal, Tim Birdwell*

Financial:

- F.1 **FY2022 LINE ITEM TRANSFER – Justice of the Peace, Pct #2, Judge Jackie Miller**
 - a. **DECREASE** 001-0520-508350 JP2 Training by \$113.52
 - b. **INCREASE** 001-0400-507030 Emergency Preparedness Training by \$113.52

- F.2 **FY2022 LINE ITEM TRANSFER – Justice of the Peace, Pct #4, Steve Egan**
 - a. **DECREASE** 001-0540-508010 Supplies by \$100.00
 - b. **INCREASE** 001-0540-508060 Official Bond by \$100.00

- F.3 **FY2022 LINE ITEM TRANSFER – Commissioner, Pct #2, Lane Grayson**
 - a. **DECREASE** 001-0653-508070 FM2 General Expenses by \$18.92
 - b. **INCREASE** 001-0430-404100 Emergency Preparedness Training by \$18.92

- F.4 Consideration and acceptance of unanticipated revenue from Thomas J Parsons. Refund of wages paid to Election Worker. – *County Auditor, Janet Martin*

- F.5 Consideration and acceptance of unanticipated revenue for Road and Bridge Pct #4 from sale of equipment to HLH & R Metal Recycling in the amount of \$1,542.40; to fund line 006-0754-508070-Operating Expenditures. – *County Auditor, Janet Martin*

- F.6 Consideration and approval for Tax Collector Assessor’s Office to issue Property Tax refunds in the amount of \$341,055.67. – *County Auditor, Janet Martin*

REGULAR AGENDA – Discussion, Consideration and Action:

Department of Development:

- 1.1 **Discussion, consideration & action on a plat of Morales Acres. The property contains ± 3.501 acres of land in the L. White Survey, Abstract No. 1110, located on the south side of Wester Road ± 3,180 feet west of the intersection of Palmyra Road and Wester Road, Ferris, Road & Bridge Precinct No. 1.**

- 1.2 **Consideration and action for a request to accept a performance bond for the proposed Ferris Ranch, Phase II Subdivision (Parcel ID No. 178171). The property contains ± 52.078 acres of land in the R. De La Pena Survey, Abstract No. 3, located on the south side of FM 660 ± 1,095 feet south of the intersection of Geronimo Street and FM 660, Ferris, Road & Bridge Precinct No. 1.**

- 1.3 **Consideration and action for a request to accept a performance bond for the proposed Estates of Palmer (Parcel ID No. 289980)-. The property contains ± 57.8563 acres of land in the J.M. Riggs Survey, Abstract No. 902, located at the east side of Farrar Road ± 485 feet east of the intersection of FM 813 and Farrar Road, Palmer, Road & Bridge Precinct No. 1.**

- 1.4 **Discussion, consideration & action on a plat of Feaster Road Estates. The property contains ± 9.178 acres of land in the F.S. Williams Survey, Abstract No. 1130, located on the east side of Feaster Road ± 5,300 feet northeast of the intersection of Feaster Road and FM 34, Ennis, Road & Bridge Precinct No. 2.**

- 1.5 **Discussion, consideration & action on a plat of Rotenberry’s Subdivision Lot 1, Block 1. The property contains ± 6.645 acres of land in the Puerta Tierra Survey, Abstract No. 1235, the Simeon Odom Survey, Abstract No. 815, located at the southeast corner of the intersection of Ozro Road and FM 157, Maypearl, Road & Bridge Precinct No. 3.**

- 1.6 Discussion, consideration & action on a plat of Blowers Acres. The property contains ± 2.995 acres of land in the G. Alford Survey, Abstract No. 24, located on the north side of Joe Wilson Road, ± 520 feet east of the intersection of Ranch Cedar Road and Joe Wilson Road, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road & Bridge Precinct No. 4.

Purchasing:

- 2.1 Discussion, consideration, and approval of Task Order No. 2 for Preconstruction Constructability Reviews, Cost Estimating and Scheduling Services with Kitchell for the Justice of the Peace Court 2 Facility. To be funded by Capital Project Bond Funds – JP2 Architect Fees – Line Item #040-0940-509735 in the amount of \$44,000.
- 2.2 Discussion, consideration, and approval to engage Walker Land Surveying Company (WLSC) for surveying services for the Justice of the Peace Court 2 Facility. To be funded by Capital Bond Funds – JP2 Architect Fees – Line Item #040-0940-509735 in the amount of \$4,000.
- 2.3 Discussion, consideration and approval to purchase a John Deere 5100E Cab Utility Tractor from Deere & Company using the BuyBoard Cooperative Contract Number 611-20 for Road & Bridge Precinct 3. To be funded from the Equipment Budget – Line Item #005-0703-508020 in an amount of \$63,528.71
- 2.4 Discussion, consideration and approval to purchase a 2023 Tahoe PPV 4WD from Caldwell Country Chevrolet using the BuyBoard Cooperative Contract Number 601-19 for the Fire Marshal. To be funded from the Fire Marshal Special Fund – Line Item #024-09240-508020 in an amount of \$58,934.00
- 2.5 Discussion, consideration and approval to grant an exemption under Texas Local Government Code §262.023, for the purchase of a Mack MP3 Tractor Truck for Road & Bridge Pct #3.
- 2.6 Discussion, consideration and approval to purchase a 2015 Mack Truck Tractor from Bruckner Truck Sales, Inc. utilizing the exemption granted under 262.024 (1) of the Texas Local Government Code. To be funded from the Equipment Budget – Line Item #005-0703-508020 in an amount of \$91,976.05 for Road & Bridge Pct #3.
- 2.7 Discussion, consideration and approval to purchase a Dualm View X-Ray Inspection System and related items for the Ellis County Sheriff's Department using Sourcewell Contract #032620-SAF with SAFEWARE. To be funded with the Courthouse Security Fund – Line Item #033-0933-508020 in an amount of \$90,853.24. – *Purchasing, E.J. Harbin*

Administrative:

- 3.1 Discussion consideration and approval of funding for the Ellis County Child Welfare Board. To be funded from the Community Support – Line Item # 001-0140-50866
Ellis County Child Protective Services Board, Treasurer, Ms. Diann Wilson
- 3.2 Discussion, consideration and approval of a renewed burn ban, contingent on any updated fire incident data during dry season – *County Fire Marshal, Tim Birdwell*
- 3.3 Discussion, consideration and action to amend the previously approved amount for daily indexing that was calculated using an average from the prior year (Minute Order 225.21). This amount is subject to change with increases in volume due to increases in population. The set rate is \$1.85 per document and \$0.10 per additional party names over eight (8). Also, to approve payment on any previous month's invoices that were over the previously stated "average" amount. – *County Clerk, Krystal Valdez*

- 3.4 Discussion, consideration and approval of a tax abatement agreement with Chaparral Steel Midlothian, LP (Gerdau), the owner of property located within the Midlothian Commercial-Industrial Tax Abatement Reinvestment Zone Number 17. - *Todd Little, County Judge*
- 3.5 Discussion, consideration and approval to contest Ellis Ranch Mud No. 1 by retaining current MUD counsel Bickerstaff Health Delgado Acosta, LLP along with approval to execute any necessary litigation documentation, and/or engage P3 Works, LLC to explore other options. - *Todd Little, County Judge*

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 §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 §551.

- 4.1 Pursuant to Texas Government Code §551.087, consultation with legal counsel to review commercial or financial information received from a business prospect and/or deliberate the offer of a financial or other incentive to a business prospect regarding current and/or potential tax abatement agreement with Chaparral Steel Midlothian, LP (Gerdau).
- 4.2 Pursuant to Texas Government Code §551.071, consultation with legal counsel regarding pending or contemplated litigation matter(s) concerning a Petition filed with TCEQ seeking the creation of Ellis Ranch Municipal Utility District No. 1 by GRBK Edgewood, LLC.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed this the 29th day of April, 2022



 Todd Little, Ellis County Judge

I, the undersigned, County Clerk of the Ellis County Commissioners' Court 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 29th day of April, 2022 at 4:27 a.m./p.m.





 Krystal Valdez, County Clerk *Deputy*

- The Commissioners' Court reserves the right to consider and take action on the above agenda items in any particular order.
- If you or your representative, have a disability that requires special arrangements and you plan to attend this public meeting, please contact the County Judge's Office at (972) 825-5011 within 72 hours of the meeting. Reasonable accommodations will be made to meet your needs at the meeting.