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ELLIS



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, July 26<sup>th</sup>, 2022 at 2:00 P.M. in the Commissioners' Courtroom (2<sup>nd</sup> floor) of the Historic Ellis County Courthouse, located at 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 Texas Government Code Chapter 551.

Motion to open meeting

Invocation and Pledge of Allegiance – *Precinct 3 Commissioner Paul Perry*

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

**RECOGNITIONS & PROCLAMATIONS**

Recognition of the Auditor's Office for Receipt of the GFOA Award. – *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 Ellis County Investment Policy and 2<sup>nd</sup> Quarter 2022 Investment Report. – *County Treasurer Cheryl Chambers*
- A.3 Approval of Commissioners Court Regular Meeting Minutes from July 12<sup>th</sup>, 2022. – *County Clerk Krystal Valdez*

A.4 Approval of the FY 2023 budget calendar. – *County Judge Todd Little*

Financial:

- F.1 FY2022 Line-Item Transfer – *Precinct 1 Commissioner Randy Stinson*  
Decrease 009-0602-570000 FM1 Contingency by \$45,000.00  
Increase 009-0602-509140 FM1 Tires by \$5,000.00  
Increase 009-0602-509100 FM1 Fuel by \$40,000.00
- F.2 Presentation of a tabulated report of the county's receipts and disbursements of funds from July 2<sup>nd</sup>, 2022 – July 18<sup>th</sup>, 2022 pursuant to Local Government Code §114.024. – *County Auditor Janet Martin*
- F.3 Request for approval for the Tax Assessor/Collector to disburse property tax refunds in the amount of \$9,250.99. – *County Auditor Janet Martin*
- F.4 Request to accept a donation of 35 books to the Ellis County Jail Library Cart by Author Janice Wright. The donation has an estimated value of \$222.00. – *County Auditor Janet Martin*
- F.5 Request to accept a donation of 33 books to the Ellis County Jail Library Cart by an anonymous donor. The donation has an estimated value of \$360.00. – *County Auditor Janet Martin*
- F.6 Request to accept a donation of 51 books to the Ellis County Jail Library Cart by an anonymous donor. The donation has an estimated value of \$460.00. – *County Auditor Janet Martin*
- F.7 Request to pay FY2021 Xerox invoices using FY2022 budgeted funds. – *County Auditor Janet Martin*  
Invoice # 014006270 - \$190.86  
Invoice # 013517451 - \$204.17  
Invoice # 013270063 - \$292.97  
Total: \$688.00
- F.8 FY2022 Line-Item Transfer – *Precinct 4 Commissioner Kyle Butler*  
Decrease 012-0755-570000 Contingency Surplus by \$75,000.00  
Increase 012-0755-509110 Gravel by \$75,000.00
- F.9 FY2022 Line-Item Transfer – *Veterans Services Officer Ellsworth Huling IV*  
Decrease 001-0070-508050 Conference by \$37.84  
Increase 001-0430-509770 Emergency Preparedness Training by \$37.84
- F.10 FY2022 Line-Item Transfer – *Precinct 3 Commissioner Paul Perry*  
Decrease 005-0703-508070 RB3 Operating Expenses by \$23,500.00  
Increase 005-0703-505027 RB3 Salaries – Seasonal by \$23,500.00
- F.11 FY2022 Line-Item Transfer – *Precinct 3 Commissioner Paul Perry*  
Decrease 011-0704-570000 FM3 Contingency by \$10,000.00  
Increase 011-0704-509060 FM3 Culverts by \$10,000.00

- F.12 FY2022 Line-Item Transfer – *County Judge Todd Little*  
 Decrease 001-0140-570000 Contingency Surplus by \$15,384.00  
 Increase 001-0035-508880 Computer Software by \$15,384.00  
 Approved pursuant to Minute Order 320.22 from Commissioners’ Court on June 28<sup>th</sup>, 2022
- F.13 FY2022 Line-Item Transfer – *Human Resources Director Theresa Taylor*  
 Decrease 001-0425-508350 Safety/Training by \$776.32  
 Increase 001-0425-508190 Computer by \$776.32
- F.14 FY2022 Line-Item Transfer – *Emergency Management Coordinator Samantha Pickett*  
 Decrease 001-0430-509770 Preparedness Training by \$18.92  
 Increase 001-520-508350 JP2, Precinct 2 – JP2 Training by \$18.92

**REGULAR AGENDA** – Discussion, Consideration and Action:

Department of Development:

- 1.1 **Discussion, consideration, and action on a plat of Faith Farms, Lots 1 and 2.** The property contains ± 6.9712 acres of land in the T.R. Follet Survey, Abstract No. 373, located on the south side of West FM 813 ± 700 feet east of the intersection of West FM 813 and Scenic Drive in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No 1.
- 1.2 **Consideration and action for a request to accept a performance bond for the proposed Carrera Ranch (Parcel ID No. 277733).** This property contains ± 16.00 acres of land in the T. Jackson Survey, Abstract No. 574, located at the east side of FM 878, ± 2,440 feet south of the intersection of FM 878 and Ike Road in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 1.
- 1.3 **Consideration and action for a request to accept a performance bond for the proposed Ranch at Stone Hill (Parcel ID No. 287990).** This property contains ± 125.00 acres of land in the J Wells Survey, Abstract No. 1183; the J Woods Survey, Abstract No. 1144; the W.M. Turner Survey, Abstract No. 1093; the B Barton Survey, Abstract No. 138; located at the south of the intersection of Greathouse Road and Greathouse Circle, Waxahachie, Road and Bridge Precinct No. 3.
- 1.4 **Discussion, consideration, and action on a replat of Bob White Estates, Phase 2, Lots 10R1 & 10R2, Block A.** The property contains ± 2.69 acres of land located ± 800 feet south of the intersection of Bob White Road & Black Champ Road in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 4.

Purchasing:

- 2.1 Consideration and action to engage Berry Dunn for the next phase of the Ellis County, Texas Justice and Public Safety Software Project (implementation services for a computer-aided dispatch, records-management, and jail management system).
- 2.2 Discussion, consideration, and approval of an interlocal agreement between Waxahachie Independent School District and Ellis County in accordance with the Interlocal Cooperation Act pursuant to of the Texas Government Code Chapter 791.

- 2.3 Discussion, consideration, and approval to purchase remediation and construction services for damage occurring at the Ellis County Sheriff's Office in an amount of \$25,134.90 using BuyBoard Contract # 591-19 with Blackmon Mooring & BMS Cat.
- 2.4 Discussion, consideration, and approval for the award of Bid Number RFB-2022-023 Asphaltic Surface Preservation Treatment to Innovative Roadway Solutions, LLC for Road and Bridge Precincts 1, 2, 3, & 4.
- 2.5 Discussion, consideration, and approval to purchase furniture and installation services for the Red Oak Tax Office from Oak Cliff Office Products using the TIPS Cooperative Contract Number 200301 for \$14,876.44, Omnia Partners Cooperative Contract Number R191804 for \$257.16 and BuyBoard Cooperative Contract Number 656-21 for \$460.76. The total of the furniture, freight, and installation will be \$20,176.30.
- 2.6 Discussion, consideration, and approval to sign a notice exercising the option to renew a lease with Leasing Impressions Commercials, LLC for a property located at 301 N. 8<sup>th</sup> St., Midlothian, TX 76065 for a one-year term in an amount of \$10,000.00 per month.
- 2.7 Discussion, consideration and approval to request a quote from the Texas Association of Counties for liability and property insurance coverages for the County.

Administrative:

- 3.1 Discussion, consideration, and approval to reappoint E.J. Harbin as the Ellis County Purchasing Agent for a term from July 31<sup>st</sup>, 2022 through July 31<sup>st</sup>, 2024. - *County Judge Todd Little*
- 3.2 Discussion, consideration, and approval of the bond for Ellis County Purchasing Agent E.J. Harbin for a term from July 31<sup>st</sup>, 2022 through July 31<sup>st</sup>, 2024, immediately effective upon signing of the Bribery Statement and the Oath of Office, and being sworn in on July 31<sup>st</sup>, 2022. - *County Judge Todd Little*
- 3.3 Discussion, consideration, and action concerning taxpayer Jane Wilemon's request, pursuant to §33.011(h) of the Texas Tax Code. – *County Judge Todd Little*
- 3.4 Conduct a public hearing to consider a recommendation from the Ennis Economic Development Corporation to approve an Economic Development Performance Agreement with Decra Roofing Systems, Inc., regarding property located in a Texas Enterprise Zone and therefore located in a reinvestment zone in the City of Ennis, Ellis County, Texas. The improvements to be included in the tax abatement agreement generally consist of real and qualified personal property. The estimated costs of the acquisition and improvements of approximately 204,000 sf. are at least \$31 million.
- 3.5 Discussion and consideration of a bid relating to # RFB-2022-022 for the purchase of armored car/armed courier services, including either approval of the bid vendor or authorization to pursue other alternatives for services needed. – *County Treasurer Cheryl Chambers*
- 3.6 Discussion, consideration, and action regarding a burn ban, contingent on any updated data during dry season and summer weather. – *Fire Marshal Tim Birdwell*

- 3.7 Discussion, consideration and approval for the Sheriff's Office to provide a vaccination clinic in conjunction with the SPCA on August 13, 2022, at the Ellis County Youth Expo Center. – *Sheriff Brad Norman*
- 3.8 Receive update on the SPCA's continued closed intake status and its effect on the ability of animal control to respond to citizen calls. - *Sheriff Brad Norman*
- 3.9 Discussion, consideration, and action regarding recommendations by legal counsel concerning a hostile work environment claim. – *Human Resources Director Theresa Taylor*
- 3.10 Discussion, consideration, and approval of amendments to the Ellis County Tax Abatement Guidelines pursuant to Texas Tax Code §312.002(c).

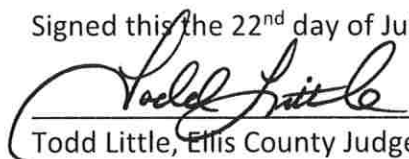
**RECESS TO CONVENE TO EXECUTIVE SESSION**

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 Texas Government Code §551.074, deliberation of the appointment, employment, evaluation, and duties of the Ellis County Purchasing Agent.
- 4.2 Pursuant to Texas Government Code §551.072, to 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.
- 4.3 Pursuant to Local Texas Government Code §551.071, consultation with legal counsel regarding pending or contemplated litigation concerning a hostile work environment claim. The legal consultation will be conducted pursuant to Texas Government Code §551.129 via the Internet.

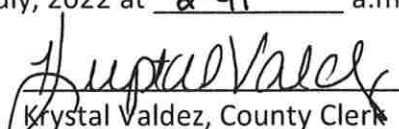
**ADJOURNMENT OF EXECUTIVE SESSION  
ADJOURNMENT OF REGULAR MEETING**

Signed this the 22<sup>nd</sup> day of July, 2022

  
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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 22<sup>nd</sup> day of July, 2022 at 2:41 a.m./p.m.



  
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Krystal Valdez, County Clerk

- 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.