

KRYSTAL VALDEZ  
ELLIS COUNTY CLERK



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

## AMENDED

### 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, February 23, 2021, 2:00 P.M., in the Historic Ellis County Courthouse, Commissioners' Courtroom (2<sup>nd</sup> floor), 101 W. Main Street, Waxahachie, Texas** at which time the following will be discussed and considered, to-wit:

#### **IMPORTANT INFORMATION RELATED TO COVID-19 IN CONNECTION TO COMMISSIONERS' COURT MEETINGS:**

**Visitors will be asked to review posted screening questions prior to entry. Pursuant to Governor Abbott's Executive Order GA-29, visitors will be asked to keep at least six (6) feet apart from other members of the public and Ellis County staff.**

#### **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

**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 Resolution of the Ellis County Commissioners' Court in Support of Texas House Bill 885, Navarro College Bachelor of Science in Nursing.

#### **CONSENT AGENDA – Consideration and action:**

##### Administrative:

A1 Approval of Regular Bills, Payroll and Officers' Reports. – *County Treasurer, Cheryl Chambers*

A2 Approval of Special Meeting Minutes and Regular Meeting Minutes from Tuesday, February 9, 2021. – *County Clerk, Krystal Valdez*

- A3 Approval of an Interlocal Cooperation Contract between County of Ellis and City of Ovilla for term agreement through December 31, 2021. – *Commissioner Pct. 4, Kyle Butler*
- A4 Approval of the Department of Development’s (DoD) monthly financial report for January 2021, as required by Chapter §114.044 of the Texas Local Government Code. – *Department of Development, Alberto Mares*

**Financial:**

- F.1 Acceptance of the December 2020 Cash Audit Reports. – *County Auditor, Janet Martin*
- F.2 Acceptance of the January 2021 Cash Audit Reports. – *County Auditor, Janet Martin*

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

**DEPARTMENT OF DEVELOPMENT**

- 1.1 **Consideration and action for a plat of Anglen Acres.** The property contains ± 10.048 acres of land in the M. Myers Survey, Abstract No. 714, J.C Armstrong Survey, Abstract No. 6, and the J. Fifier Survey, Abstract No. 351 located on the southside of FM 1446 ± 4,200 feet west of IH-35E, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 3.
- 1.2 **Consideration and action for a plat of Country Meadows Estates, Phase 3.** This property contains ± 45.068 acres of land in the George W. Younger Survey, Abstract No. 1195, located ± 1,300 feet northside of Youngblood Road of the intersection of Gibson Road and Cactus Road, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road & Bridge Precinct No. 1.
- 1.3 **Consideration and action for a plat of Garcia Addition.** The property contains ± 6.221 acres of land in the BBB & CRR Survey, Abstract No. 175 located on the west side of Westmoreland Road, ± 2,700 feet west of FM 878, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 1.
- 1.4 **Consideration and action for a plat of Garcia Estates.** The property contains ± 5.00 acres of land in the G.W. Younger Survey, Abstract No. 1195 and the B. Barton Survey, Abstract No. 137 located on the southside of Gibson Road ± 200 feet east of Country Meadows Drive, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 1.
- 1.5 **Consideration and action for a plat of Loya Estates.** The property contains ± 2.724 acres of land in the E.C. School Land Survey, Abstract No. 328 located on the west side Pecan Tree Road ± 2,200 feet north of FM 55, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 3.
- 1.6 **Consideration and action for a plat of Macias Estates.** The property contains ± 7.00 acres of land in the G.W. Younger Survey, Abstract No. 1195 and the B. Barton Survey, Abstract No. 137 located at the southern intersection of Gibson Road and Country Meadows Drive, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 1.
- 1.7 **Consideration and action for a plat of Martinkus Addition.** The property contains ± 1.00 acres of land in the T.R. Follett Survey, Abstract No. 373 located on the northside of FM 813 ± 100 feet west of Scenic Drive, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 1.

## RECESS TO HOLD PUBLIC HEARING:

- 1.8 **Conduct a public hearing to amend the County's development regulations**, the Ellis County Quality Growth Initiatives – Volume I (Subdivision & Development Standards), Volume II (Drainage Design Manual), and Volume III (Standard Construction Details), which were last revised by Minute Order No. 378.19. These proposed amendments will primarily address the following: (1) updates to process efficiency, clarification, cross-referencing, and comply with updates to state law and Attorney General opinions, (2) create and amend drainage requirements for storm sewer and roadside water conveyance systems, (3) create a new section for developments within special purpose districts, including lot frontage, set-back, and thoroughfare-plan requirements, (4) amend and update pavement standards, and (5) other changes in related articles, sections, and paragraphs; providing a conflicts clause; providing a severability clause, and an effective date.

## RECONVENE TO REGULAR SESSION:

- 1.9 **Consideration and action to amend the County's development regulations**, the Ellis County Quality Growth Initiatives – Volume I (Subdivision & Development Standards), Volume II (Drainage Design Manual), and Volume III (Standard Construction Details), which were last revised by Minute Order No. 378.19. These proposed amendments will primarily address the following: (1) updates to process efficiency, clarification, cross-referencing, and comply with updates to state law and Attorney General opinions, (2) create and amend drainage requirements for storm sewer and roadside water conveyance systems, (3) create a new section for developments within special purpose districts, including lot frontage, set-back, and thoroughfare-plan requirements, (4) amend and update pavement standards, and (5) other changes in related articles, sections, and paragraphs; providing a conflicts clause; providing a severability clause, and an effective date.

## PURCHASING

- 2.1 Discussion, consideration and approval to renew the lease of copiers from Xerox using the Omnia Partners Cooperative Contract Number R191104 in accordance with the Cooperative Purchasing Program, chapter §271 of the Texas Government Code.

## ADMINISTRATIVE

- 3.1 Discussion, consideration and approval of 1st Amended Abatement Agreement with FreshPet Inc., located in Reinvestment Zone No. 58, in the City of Ennis, Texas, in order to provide for construction of a new 400,000 square foot manufacturing facility, at a cumulative cost of not less than One Hundred Million Dollars (\$100,000,000.00).

## 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 Chapter §551.074 of the Government Code, deliberation of the appointment, employment, evaluation, and duties of a public officer, specifically for the (1) appointment of a Tax Assessor Collector and (2) employment of a Law Library Coordinator.

ADJOURNMENT

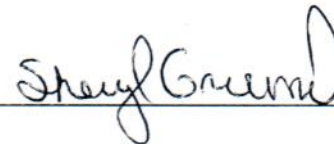
Signed this the 19~~th~~ day of February, 2021.

  
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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 19~~th~~ day of February, 2021 at 3:55 a.m./(p.m.)



Krystal Valdez, County Clerk

By , 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.