



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 4, 2021, 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:

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

Invocation and Pledge of Allegiance – Commissioner Lane Grayson

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:

PROCLAMATION

Presentation and Reading of National Day of Prayer Proclamation, recognizing May 6th, 2021 as a National Day of Prayer in Ellis County, TX. – *County Judge, Todd Little*

Administrative:

- A1 Approval of Regular Bills, Payroll and Officers' Reports. – *County Treasurer, Cheryl Chambers*
- A2 Acceptance of Ellis County Investment Report 1st Quarter 2021. - *County Treasurer, Cheryl Chambers*
- A3 Approval of Commissioners Court Regular Meeting Minutes from April 20, 2021. – *County Clerk, Krystal Valdez*

- A4 Approval of the county's receipts and disbursements of funds from April 13, 2021 – April 26, 2021, pursuant to Local Government Code §114.024. – *County Auditor, Janet Martin*
- A5 Acceptance of the Fire Marshal's Monthly report for March 2021. – *County Auditor, Janet Martin*
- A6 Acceptance of ESD #5's Statement of Cash Receipts and Disbursements. – *Fire Marshall, Tim Birdwell*
- A7 Approval of Bond No. 792022 issued by Harco National Insurance Company from American Medical Response Ambulance Service, Inc. to replace Fidelity and Deposit Company of Maryland's Bond No. 09107751. – *Fire Marshall, Tim Birdwell*
- A8 Acceptance of Training Hours for Constable Casey Borders. – *Constable, Pct #2, Casey Borders*
- A9 Acceptance of the Justice of the Peace, Pct #1 monthly report, pursuant to Local Government Code §114.044. – *Justice of the Peace, Pct #1, Chris Macon*
- A10 Authorization of final payment to Lone Star Event & Tents for tent rental, removal, & related services at the Ellis County Vaccination Hub in an amount of \$8,035.43.

Financial:

- F.1 Approval of property tax refunds in the amount of \$30,433.75 as submitted by the Ellis County Tax Assessor Collector. – *County Auditor, Janet Martin*
- F.2 **FY2020-21 Line Item Transfer**
 DECREASE 008-0420-508070 – Operating Expenses by \$8,000;
 INCREASE 008-0420-508020 – Equipment by \$8,000. – *County Auditor, Janet Martin*
 To replace a server. Expense was not expected. Transfer was approved by the Juvenile Probation Board on 4.21.21.
- F.3 **FY2020-21 Line Item Transfer**
 DECREASE 001-0020-507020- Repairs by \$5,000;
 INCREASE 001-0020-507160- Courthouse Repairs by \$5,000. – *Maintenance Director, Keith Roberts*
- F.4 **FY2020-21 Line Item Transfer**
 DECREASE 001-0140-505580- Contingency - Surplus by \$10,000;
 INCREASE 001-0030-508680- Contract Labor (Scanning Services) by \$10,000. – *County Judge, Todd Little*
- F.5 **FY2020-21 Line Item Transfer**
 DECREASE 012-0755-570000 - Contingency - Surplus by \$25,000;
 INCREASE 012-0755-508680- Contract Labor by \$25,000. – *Commissioner Pct #4, Kyle Butler*
- F.6 Acceptance of \$67,150.37 from the Tobacco Settlement Distribution Program per the Local Government Code, §111.0106. - *County Auditor, Janet Martin*

REGULAR AGENDA – Discussion, Consideration and action:

DEPARTMENT OF DEVELOPMENT

- 1.1 **Discussion, consideration & action on a plat of Nunez Ranch.** The property contains ± 2.032 acres of land situated in the R. De La Pena Survey, Abstract No. 3, located on the west side of Bennett Road, ± 560 feet northwest of the intersection of Bennett Road and Stacks Road, Ennis, Road and Bridge Precinct No. 1.
- 1.2 **Discussion, consideration & action on a plat of M & A Acres.** The property contains ± 4.5 acres of land situated in the H. Harris Survey, Abstract No. 460, located on the west side of Bud Run Road, ± 1,500 feet northwest of the intersection of Bud Run Road and Holder Road, Forresteron, Road and Bridge Precinct No. 3.
- 1.3 **Discussion, consideration & action on a plat of Martinez & Mijares Ranch.** The property contains ± 11.352 acres of land situated in the R. De La Pena Survey, Abstract No. 3, located on the north side of Neck Road, ± 1,900 feet east of the intersection of Neck Road and Newton Road, Ferris, Road and Bridge Precinct No. 1.
- 1.4 **Discussion, consideration & action on a plat of The Ranches on West Fork Weakley Branch.** The property contains ± 10.01 acres of land situated in the Jonathan Bozarth Survey, Abstract No. 147, located on the west side of Dollie Road, ± 1,600 feet south of the intersection of Dollie Road and FM 66, Maypearl, Road and Bridge Precinct No. 3.
- 1.5 **Discussion, consideration & action to accept a performance bond for the proposed Greystone Estates, Phase Two (Parcel ID No. 266837 & 274677).** The property contains ± 32.591 acres of land in the Abraham Snider Survey, Abstract No. 981, located on the east side of Singleton Road, ± 2,430 feet north of the intersection of Singleton Road and Campbell Road, Waxahachie, Road & Bridge Precinct No. 3.

PURCHASING

- 2.1 Discussion, consideration, and approval to engage BerryDunn for Project Initiation and Needs Assessment and Strategic Planning for possible replacement of current Justice and Public Safety software systems and related services, in an amount of \$48,000.00 using Texas DIR Cooperative Contract #DIR-TSO-3956. This will be funded by Non-Departmental-Contract Services.
- 2.2 Discussion, consideration, and approval to enter into a Professional Services Agreement with Kitchell under §2254.004 of the Texas Government Code for Facility Needs Assessment, Long Range Planning, and Construction Management Services. This will be funded by Non-Departmental-Contract Services.
- 2.3 Discussion, consideration, and approval for the purchase of three (3) Axon tasers and (3) Axon body cameras in an amount of \$5,724.00 for Ellis County Constable Pct. #2.
- 2.4 Discussion, consideration, and approval to execute a lease, in the amount of \$49,587.10, with American National Leasing, for a 2021 Chevrolet 1500 4x4 Crew Cab w/ Emergency Equipment from Cap Fleet, for Ellis County Constable Pct. #2, with execution upon delivery and acceptance of the vehicle.
- 2.5 Discussion, consideration, and approval for the purchase of a Motorola APX8500 All Band MP radio and related equipment in an amount of \$6,271.88 for Ellis County Constable Pct. #2.
- 2.6 Discussion, consideration, and approval for the purchase of three (3) sets of protective gear - and various other necessary safety equipment to perform job duties, in an amount of \$12,353.48, using BuyBoard Contract # 603-20 for Ellis County Constable Pct. #2.

2.7 Consideration and action to declare the listed equipment and other items as surplus for various County Departments and Sheriff's Office/Jail and to be disposed in accordance with Local Government Code Chapter 263:

- Approximately 20 ea Various Brands Printers/Copiers/Fax
- Approximately 25 ea Various Brand Desktop / Laptop Computers, 35 Keyboards, 25 Mouse
- Approximately 36 ea Various Cell Phones and Protective Covers
- Approximately 75 ea Conference/ Desk Chairs
- 5 ea Desks and 5 ea Office Furniture
- Miscellaneous Office Equipment – 2 ea Shredders, Power cords, approx. 20 Calculators, Printer cables, 1 ea Two Drawer file cabinet, 1 ea Damaged Metal Shelf, 10 staplers
- Approximately 120 ea Plastic Grey Totes with Lids
- Approximately 12 ea Flat Screen Monitors and 6 ea Monitor Stands
- 2 ea Sanyo TV's and 1 ea VHS Player / Recorder
- SO/Jail - Approximately 21 ea Office Desk Chairs
- SO/Jail 1 ea Treadmill
- SO/Jail-5 ea Book Shelves
- SO/Jail-5 ea Desks
- SO/Jail 1 ea Armoire
- SO/Jail 1 ea Shredder
- SO/Jail- Approximately 15 ea Metal Filing Cabinets
- SO/Jail Kitchen Prep Equipment -Stainless Food Prep Stations, 2 Food Warmers, Braising Pan, Refrigerator, Vent-a-Hood
- SO/Jail 2 Lockers
- SO/Jail Laundry Equipment- Washer, Clothes Hamper
- SO/Jail Lawn Equipment – 2 Push Mowers, 2 Weed Eaters
- SO/Jail Communication Equipment – 3 Communication Racks, 1 Transceiver Radio, 5 Satellite Dishes
- SO/Jail 2 Hydraulic Jacks and Parts
- SO/Jail Medical Examination Table
- SO/Jail Miscellaneous Office Equipment – Desk Tops Only, APC, Fan
- SO/Jail 2 Jail Cell Swing Stools

ADMINISTRATIVE

Motion to enter public hearing.

PUBLIC HEARING

Conduct a public hearing to discuss the adoption of Ellis County Alcohol Distance Regulations, pursuant to Texas Alcohol Beverage Code Section 109.33, which authorizes a county commissioners' court to enact restrictions on the sale and consumption of alcohol in those areas in the county outside an incorporated city or town; these local alcohol restrictions shall apply in all unincorporated areas of Ellis County, Texas. Copy of the proposed regulation is available upon request from the Office of the Ellis County Judge.

Conduct a public hearing to discuss setting the mandatory payment rate for Fiscal Year 21 applicable to Ellis County's Local Provider Participation Program. The Ellis County Commissioners' Court will hold the public hearing pursuant to Chapter 296A of the Texas Health & Safety Code, which authorized the creation of the Ellis County Local Provider Participation Program. Public hearing to discuss the amounts of any mandatory payments that the commissioners' court intends to require during the year and determine how the revenue derived from those payments is to be spent.

Motion to exit public hearing.

- 3.1 Discussion, consideration, and approval to set mandatory payment rate for Fiscal Year 21 pursuant to Chapter 296A of the Texas Health & Safety Code. – *County Judge, Todd Little*
- 3.2 Discussion, consideration, and approval of Ellis County Alcohol Distance Regulation Order, pursuant to Texas Alcohol Beverage Code Section 109.33. – *County Judge, Todd Little*
- 3.3 Discussion, consideration, and approval of Work Order under Interlocal Agreement between Ellis County and the City of Alma to perform a 2 Course Chip Seal Surface of Toth Rd. (from city limits to Alma Dr.) and Blazek Rd. (from city limits to FM 1183), totaling \$78,000.00. – *Commissioner, Pct #2, Lane Grayson*
- 3.4 Discussion, consideration and approval to assign the Ellis County Local Emergency Planning Committee (LEPC) Officers (TDEM Form #151) for a term of 2 years beginning April 13, 2021 that was voted on by the LEPC Membership on April 13, 2021. Chairman – Tommy Jackson; Vice-Chairman – William Stetson; Secretary/Treasurer – Hugh Grandstaff. – *Emergency Management Coordinator, Samantha Pickett*
- 3.5 Discussion, consideration and approval to enter into a Tax Abatement Agreement with SunOpta Grains and Foods Inc.
 - The name of the property owner is TXI Operations LP and the applicant for the tax abatement agreement is SunOpta Grains and Foods Inc.
 - The name of the reinvestment zone shall be Midlothian Commercial-Industrial Tax Abatement Reinvestment Zone Number 16 and the location is the southeast corner of Power Way and Brookhollow Drive in the RailPort Business Park, City of Midlothian, Ellis County, Texas, being approximately 30 acres.
 - The improvements to be included in the tax abatement agreement generally consist of approximately 400,000 square foot building to be used primarily for manufacturing.
 - The estimate costs of the improvements are \$200,000,000.
- 3.6 Discussion and Presentation of the FY 2021-2022 Budget Calendar. – *County Judge, Todd Little*

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 §551.087 of the Government Code, to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT

Signed this the 30th day of April, 2021.



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 30th day of April, 2021 at 12:44 a.m./p.m.

Krystal Valdez, County Clerk

By , Deputy 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.