

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – FEBRUARY 23, 2021

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, FEBRUARY 23, 2021 AT 2:01 P.M., IN THE HISTORIC ELLIS COUNTY COURTHOUSE, COMMISSIONERS COURTROOM (2ND FLOOR) 101 W. MAIN STREET, WAXAHACHIE, TEXAS AT WHICH TIME THE FOLLOWING WAS DISCUSSED AND CONSIDERED, TO-WIT:

MEMBERS PRESENT:

COUNTY JUDGE: TODD LITTLE

COUNTY CLERK: KRYSTAL VALDEZ

COMMISSIONERS:

RANDY STINSON, COMMISSIONER, PCT. 1

LANE GRAYSON, COMMISSIONER, PCT. 2

PAUL PERRY, COMMISSIONER, PCT. 3

KYLE BUTLER, COMMISSIONER, PCT. 4

OPENING COURT

COUNTY JUDGE CALLS MEETING TO ORDER, DECLARES QUORUM AND DECLARES NOTICES LEGALLY POSTED PURSUANT TO OPEN MEETINGS ACT.

MOTION TO OPEN COURT BY COMMISSIONER BUTLER, SECOND BY COMMISSIONER GRAYSON, MOTION CARRIED

INVOCATION AND PLEDGE OF ALLEGIANCE – *LANE GRAYSON, COMMISSIONER, PRECINCT 2*

RESOLUTION

MINUTE ORDER 160.21 (AA) APPROVING A RESOLUTION OF THE ELLIS COUNTY COMMISSIONERS' COURT IN SUPPORT OF TEXAS HOUSE BILL 885, NAVARRO COLLEGE BACHELOR OF SCIENCE IN NURSING.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECOND BY COMMISSIONER STINSON, MOTION CARRIED

CONSENT AGENDA:

MINUTE ORDER 161.21 APPROVING CONSENT AGENDA

ADMINISTRATIVE:

- A1 APPROVING REGULAR BILLS, PAYROLL AND OFFICER'S REPORTS. – *CHERYL CHAMBERS, COUNTY TREASURER*
- A2 APPROVING COMMISSIONERS' COURT SPECIAL MEETING MINUTES AND REGULAR MEETING MINUTES FROM FEBRUARY 9, 2021. – *KRYSTAL VALDEZ, COUNTY CLERK*
- A3 APPROVING AN INTERLOCAL COOPERATION CONTRACT BETWEEN COUNTY OF ELLIS AND CITY OF OVILLA FOR TERM AGREEMENT THROUGH 12/31/21. – *KYLE BUTLER, COMMISSIONER, PCT. 4*

- A4 APPROVING THE DEPARTMENT OF DEVELOPMENTS (DOD) MONTHLY FINANCIAL REPORT FOR JANUARY 2021, AS REQUIRED BY CHAPTER §114.044 OF THE TEXAS LOCAL GOVERNMENT CODE. – ALBERTO MARES, DEPARTMENT OF DEVELOPMENT

FINANCIAL:

- F1 ACCEPTING THE DECEMBER 2020 CASH AUDIT REPORTS. – JANET MARTIN, COUNTY AUDITOR
- F2 ACCEPTING THE JANUARY 2021 CASH AUDIT REPORTS. – JANET MARTIN, COUNTY AUDITOR

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECOND BY COMMISSIONER PERRY, MOTION CARRIED

REGULAR AGENDA

DEPARTMENT OF DEVELOPMENT

MINUTE ORDER 162.21 (1.1) APPROVING A PLAT OF ANGLER 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. FIFER 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.

MOTION TO APPROVE BY COMMISSIONER PERRY, SECOND BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 163.21 (1.2) APPROVING 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 ON THE NORTHSIDE OF YOUNGBLOOD ROAD AND THE INTERSECTION OF GIBSON ROAD AND CACTUS ROAD, IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF WAXAHACHIE, ROAD & BRIDGE PRECINCT NO. 1.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECOND BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 164.21 (1.3) APPROVING A PLAT OF GARCIA ADDITION. THE PROPERTY CONTAINS ± 6.221 ACRES OF AND 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.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECOND BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 165.21 (1.4) APPROVING 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.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECOND BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 166.21 (1.5) APPROVING A PLAT OF LOYA ESTATES WITH THE CONDITION OF WATER APPROVAL FROM NASH FORRESTON WSC. THE PROPERTY CONTAINS ± 2.724 ACRES OF LAND IN THE E. C. SCHOOL LAND SURVEY, ABSTRACT NO. 328 LOCATED ON THE WEST SIDE OF 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.

MOTION TO APPROVE BY COMMISSIONER PERRY, SECOND BY COMMISSIONER BUTLER, MOTION CARRIED

MINUTE ORDER 167.21 (1.6) APPROVING 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.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECOND BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 168.21 (1.7) APPROVING 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.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECOND BY COMMISSIONER GRAYSON, MOTION CARRIED

RECESS INTO PUBLIC HEARING

MOTION TO RECESS BY COMMISSIONER GRAYSON, SECOND BY COMMISSIONER PERRY, MOTION CARRIED

PUBLIC HEARING

MOTION TO OPEN PUBLIC HEARING BY COMMISSIONER GRAYSON, SECOND BY COMMISSIONER PERRY, MOTION CARRIED

- (1.8) 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.

CLOSE PUBLIC HEARING

MOTION TO CLOSE BY COMMISSIONER GRAYSON, SECOND BY COMMISSIONER PERRY, MOTION CARRIED

RECONVENE TO REGULAR SESSION

MOTION TO RECONVENE BY COMMISSIONER GRAYSON, SECOND BY COMMISSIONER PERRY, MOTION CARRIED

TABLED (1.8) 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

MINUTE ORDER 169.21 (2.1) APPROVING TO RENEW THE LEASE OF COPIERS FROM XEROX USING THE OMNIA PARTNERS COOPERATIVE CONTRACT NUMBER R191104 IN ACCORDANCE WITH THE COOPERATIVE PURCHASING PROGRAM, §271 OF THE TEXAS GOVERNMENT CODE.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECOND BY COMMISSIONER PERRY, MOTION CARRIED

ADMINISTRATIVE

MINUTE ORDER 170.21 (3.1) APPROVING THE 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). – *MARTY NELSON, CITY OF ENNIS*

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECOND BY COMMISSIONER STINSON, MOTION CARRIED

RECESS INTO EXECUTIVE SESSION 3:00 P.M.

MOTION TO RECESS BY COMMISSIONER GRAYSON, SECOND BY COMMISSIONER PERRY, MOTION CARRIED

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 §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.

RECONVENE TO REGULAR SESSION 3:47 P.M.

MOTION TO RECONVENE BY COMMISSIONER PERRY, SECOND BY COMMISSIONER BUTLER, MOTION CARRIED

ADJOURNMENT 3:48 P.M.

MOTION TO ADJOURN BY COMMISSIONER BUTLER, SECOND BY COMMISSIONER PERRY, MOTION CARRIED

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT OF FEBRUARY 23, 2021
ARE HEREBY APPROVED.

PRESIDING OFFICER:


TODD LITTLE, COUNTY JUDGE

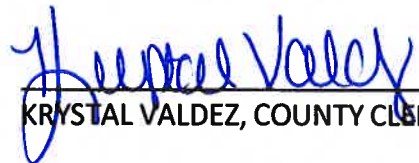

RANDY STINSON, COMMISSIONER, PCT 1


LANE GRAYSON, COMMISSIONER, PCT 2


PAUL PERRY, COMMISSIONER, PCT 3


KYLE BUTLER, COMMISSIONER, PCT 4

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 9TH DAY OF MARCH 2021.


KRYSTAL VALDEZ, COUNTY CLERK

