

**EXTENSION ACTIVITY REPORT TO COUNTY COMMISSIONERS COURT****Miles traveled: 628**

A2

**Selected major activities since last report****June 2018**

- 6//2 **37** Master Gardener Volunteers planned, scheduled and implemented a Garden Tour of their Demonstration Gardens for the public and their clientele. Over **65** area citizens attended.
- 6/4 Agent met with Master Gardener President to discuss upcoming meeting agendas, program plans and other business.
- Agent met with **9** Beef Project volunteers to discuss program and project needs, fundraising opportunities and educational programming. A showmanship education program will be incorporated into the annual Cooler Classic Steer and Heifer Show in August.
- 6/6 Agent conducted required TDA Pesticide License Training for **2** area producers during monthly scheduled training. Pesticide laws, safety, label comprehension and related topics were covered.
- 6/12-14 State 4-H Roundup, College Station. Agent assisted coworker, adult volunteers and 4-H members participating in their statewide educational achievement event.
- 6/15 **8** area producers attended Turn Row meeting with Dr. Gaylon Morgan, state cotton specialist, to discuss current crop situations, insect and disease, and marketing outlooks.
- 6/18 Agent assisted Ag Science Teacher, volunteer and beef project member with conducting the validation/varication process for 4H/FFA member to exhibit their beef project at upcoming Texas Major Stock Shows.
- Agent met with **22** Ag Science Teacher and volunteer to discuss rule changes and judges for the upcoming Ellis County Youth Expo for 2019.
- 6/19 State Steer and Heifer Validation continued.
- 6/20 Agent and **3** area commodity producers attended the planning series for the 2019 Blackland Income Growth Conference in Waco. Educational session for Beef, Forage, Grain, Cotton Wildlife and other related committees will be offered.
- 6/24 State Steer and Heifer Validation Continued.
- 6/25 Annual Row Crop Tour held with **51** in attendance. Corn, Cotton, Sorghum stops held along with educational sessions on sprayer clean out, Field Imagery, TDA Law and Regulations and related topics. 6 TDA CEU hours were offered.
- 6/28 Agent and Extension staff conducted Leadership Advisory Board meeting with **6** LAB members present. Program updates, Issue updates and membership of LAB were discussed.

Phone, email, office and site visits and consultations as needed and requested.

**Educational Programming**

Programs	9
Participants	300+

**Educational Contacts**

Site Visits 4-H	8
Site Visits Ag	6
Telephone	268
MG/MN Telephone	48
Office Visits	66
E-Mails	934
Newsletter/Letters	372
E-Gardening Newsletters	1605

**Media Outreach:**

Website hits	183
News Releases	2
Facebook posts	7
MG/MN new releases	3
MG/MN magazine	4
MG TV/Radio	4

**Major plans for next month**

7/8,9,10,11	State TCAAA Annual Meeting and Professional Improvement meeting in Denison.
7/12	District 8 Record book Judging. Waco
7/15-19	OSU Big 3 Livestock Judging Field Days-Stillwater, Oklahoma
7/21	Master Gardener/Farmers Market-Veggie Grill Fest-Waxahachie
7/23	USDA/FSA/Extension Seed Cotton Program and Dr. Joe Outlaw, Extension Economist-Waxahachie
7/24	TDA Private Applicator Training-Waxahachie
7/30-31	Fall State Show Entry Night-Waxahachie

**Mark Arnold****Name****County Extension Agent - Agriculture****Title****Ellis****County****7/13/18****Date**

**TEXAS A & M AgriLife Extension Service**  
**The Texas A&M University System**  
**MONTHLY SCHEDULE OF TRAVEL**

**NAME: Mark Arnold**

**TITLE: County Extension Agent – Agriculture**

**COUNTY: Ellis**

**MONTH: June 2018**

DATE	SCOPE AND DESCRIPTION OF OFFICIAL TRAVEL	MILES TRAVELED	AMOUNT	
			MEALS	LODGING
6/2	Waxahachie area-Master Gardener Garden Tour	21		
6/4	Waxahachie area-Beef Project Planning Meeting	6		
6/5	Waxahachie area-Homeowner consultation	7		
6/6	Waxahachie area-TDA Training	3		
6/7	Waxahachie area-Homeowner consultation	16		
6/13	Waxahachie-College Station-State 4-H Roundup	132		
6/14	College Station-Waxahachie-State 4-H Roundup	149		
6/15	Waxahachie-Bardwell area-Cotton Tour Row Meeting	39		
6/18	Waxahachie-Midlothian-Waxahachie-State 4-H/FFA Steer and Heifer Validation	78		
6/19	Waxahachie-Palmer-Italy Area-State 4-H/FFA Steer and Heifer Validation	107		
6/20	Waxahachie-Waco-Return-Blackland Income Growth Planning Meeting	129		
6/24	Palmer-Ferris-Waxahachie-State 4-H/FFA Steer and Heifer Validation	99		
6/25	Bardwell-Avalon area-Crop Tour Preparation	108		
6/26	Bardwell-Avalon area-Crop Tour	32		
6/27	Waxahachie-Red Oak Area-Homeowner Landscape Consultation	31		
6/28	Waxahachie Area-Leadership Advisory Board Meeting	2		

959

Other expenses in field (list)

I hereby certify this is a true and correct report of travel (mileage) and other expenses incurred by me in performance of my official duties for the month shown.

Date: 7/13/18 Signed: Mark Arnold

**Texas AgriLife Extension**  
**The Texas A&M University System**  
**MONTHLY SCHEDULE OF TRAVEL**

**NAME:** Rita Hodges  
**COUNTY:** Ellis

**TITLE:** County Extension Agent - Family & Community Health  
**MONTH:** June 2018

DATE	SCOPE AND DESCRIPTION OF OFFICIAL TRAVEL	MILES TRAVELED	AMOUNT	
			MEALS	LODGING
6/1	Midlothian, Waxahachie (Senior Center, Better Living for Texans program, Manna House, deliver Better Living for Texans newsletters)	57		
6/4	Ennis, Waxahachie (Golden Circle, WIC, Manna House, Better Living for Texans-deliver newsletter, Diabetes education)	71		
6/5	Waxahachie (Master Wellness Volunteers, Better Living for Texans, 4-H)	29		
6/6	Waxahachie (Senior Center, diabetes education, First Look, Waxahachie C.A.R.E., Better Living for Texans)	31		
6/7	Midlothian, Waxahachie (Master Wellness Volunteers, Better Living for Texans-deliver newsletters, Manna House)	62		
6/8	Waxahachie (Family & Community Health Webex, Better Living for Texans nutrition program, Senior Center)	17		
6/12	Ennis, Waxahachie (Golden Circle, Better Living for Texans, Haven of Hope)	61		
6/13	Waxahachie (First Look, Waxahachie C.A.R.E., Better Living for Texans nutrition program)	21		
6/25	Ennis, Waxahachie (Golden Circle, Diabetes education program, Better Living for Texans)	67		
6/26	Ennis, Waxahachie (Senior Center, Nutrition Education, Better Living for Texans, Master Wellness Volunteers)	71		
6/27	Ennis, Waxahachie (Better Living for Texans program, Golden Circle, 4-H)	79		
	<b>Total</b>	<b>586</b>		

Other expenses in field (list)

I hereby certify this is a true and correct report of travel (mileage) and other expenses incurred by me in performance of my official duties for the month shown.

Date: July 3, 2018

Signed:

*Rita M. Hodges*

**EXTENSION ACTIVITY REPORT TO COUNTY COMMISSIONERS COURT**  
**Miles traveled: 586**

**Selected major activities since last report****June 2018**

- 6/6 Better Living for Texans nutrition program; **11 attended**. Program focused on "Food Safety in the Home."
- 6/8 Family & Community Health Updates; upcoming issues, trainings, etc.
- 6/11 Diabetes Education Program; **19 attended**. Program focused on meal planning and importance of exercise.
- 6/25 Diabetes Education Program; **20 attended**. Program introduced how to count carbohydrates when diabetic and the importance of exercise.
- 6/27 Better Living for Texans nutrition program; **10 attended**. Program focused on nutrition, reading nutrition labels and increasing fruit and vegetable consumption.

**Educational Programming:**

Programs	5
Participants	74

**Educational Contacts:**

Site Visits-FCH	9
Telephone	41
Office Visits	9
E-mails	425
Newsletters/Letters	2325

**Media Outreach:**

News Releases	4
Website hits	77
Facebook hits	67

**Major plans for next month:**

- 7/2 Diabetes Education Program, Ennis
- 7/9 Diabetes Education Program, Ennis
- 7/11 Better Living for Texans Nutrition Program
- 7/13 Family & Community Health Training
- 7/16 Diabetes Education Program, Ennis
- 7/18 County Youth Camp-Foods
- 7/20 Better Living for Texans Training
- 7/23 Diabetes Education Program, Ennis
- 7/25 Better Living for Texans Nutrition Program
- 7/27 Quarterly Nutrition Update

**Rita Hodges**

**Name**

**County Extension Agent - Family & Community Health**

**Title**

**Ellis**

**County**

**07/3/18**

**Date**

EXTENSION ACTIVITY REPORT TO COUNTY COMMISSIONERS COURT  
June 2018

Selected major activities since last report

Miles traveled: 1555

- 06/04-07: Annual Leave
- 06/08: County Recordbook Judging
- 06/11: Southeast District 8 County Camp planning meeting/workshop leader training/District Council Officer Interviews, 3 contacts
- 06/11: SURGE Meeting to prepare for upcoming camp, 15 contacts
- 06/12-15: Texas 4-H Roundup
  - Tuesday-1 in Livestock Skillathon, 1 in Archery (5<sup>th</sup> place), 2 Fashion Storyboards, agent attended Scholarship Banquet and presentation as the TAE4-HA State President
  - Wednesday-1 Alumni Award, 2 Salute to Excellence Award winners, agent assisted with Share the Fun contest
  - Thursday-2 Educational Presentations (8<sup>th</sup> place Beef, 8<sup>th</sup> place Open), 1 Public Speaker, 1 Hippology team (6<sup>th</sup> place), 2 Wildlife Challenge Teams (int-1<sup>st</sup> place individual, 5<sup>th</sup> place individual, 1<sup>st</sup> place team/Senior-3<sup>rd</sup> place individual, 4<sup>th</sup> place individual, 2<sup>nd</sup> place team), 2 livestock judges
- 06/18-19: District 8 Horse Show, 4 students participated with many awards
- 06/20-22: Tri County Youth Ag Tour
  - Ellis County took 8 students (there were 29 total from all three counties). Spent one day in Ellis, Johnson, and Hill Counties. Highlights from tour were meeting with producers in Johnson County, touring the Whitney Dam, touring a silversmith shop, touring a raw milk dairy, meeting with a local producer and consultant with Pioneer, touring a local meat market, hearing from guest speakers who work with auctions/ag marketing, TDA, & Texas A&M AgriLife Extension
- 06/23: State Lamb, Goat, and Swine validation
- 06/23-27: District 8 SURGE,
  - Ellis County took 12 students and 1 volunteer to camp this year. The agent currently serves as the District Council Advisor and went early to help set up camp.
  - Ellis County had 3 students run for District Council, 1 was elected.
- 06/28-LAB meeting, 4 contacts
- 06/28: Make-up day for State Validation
- 06/29: Awards Banquet Planning meeting

Educational Contacts

**Educational Programming:**

Programs .....1  
Participants.....153

**Educational Contacts:**

Site Visits 4-H.....4  
Telephone.....59  
Office Visits.....47  
E-Mails.....465  
Newsletter/Letters.....465  
Faxes..... 10

**Media Outreach:**

News Releases.....1  
Website hits.....122  
Social Media Contacts..... 33 posts on FB, 1544 follows (13,425 post reach), 25 on Instagram (312 follows)

**Major plans for next month**

- Southeast District 8 County Camp
- District Recordbook Judging
- McLennan County Wildlife Camp
- Summer Camp Series, Ellis County (Science Camp, Food Camp, Craft Camp)
- EYCE Ambassadors Ag Tour
- County Council Retreat

Name: Megan Parr  
Title: County Extension Agent 4-H  
Texas A&M AgriLIFE Extension · The Texas A&M University System

County: Ellis  
Date: 07/10/2018

## TEXAS A&M *AgriLife* EXTENSION

The Texas A&M University System

### MONTHLY SCHEDULE OF TRAVEL

NAME: Megan Parr

TITLE: County Extension Agent - 4-H

COUNTY: Ellis

MONTH June 2018

Date	Scope and description of official travel	Miles Traveled	No. and Amount	
			Meals	Lodging
06/11	Southeast District 8 County Camp Planning meeting, Waco	160		
06/12-15	Texas 4-H Roundup-College Station	325		
06/18-19	District 8 Horse Show-Belton	260		
06/20-22	Tri-County Youth Ag Tour	360		
06/23-27	District 8 SURGE, New Braunfels	450		
		1555		

Other expenses in field (list)

I hereby certify this is a true and correct report of travel (mileage) and other expenses incurred by me in performance of my official duties

for the month shown. Date 07/10/2018 Signed: Megan Ryan

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ORIGINAL



FILED FOR RECORD

2018 JUL 23 PM 2: 36

40<sup>TH</sup> DISTRICT COURT  
378<sup>TH</sup> DISTRICT COURT  
443<sup>RD</sup> DISTRICT COURT

MELANIE REED  
DISTRICT CLERK  
ELLIS COUNTY, TX

ELLIS COUNTY COURTS BUILDING  
109 S. JACKSON  
WAXAHACHIE, TX 75165

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**COUNTY AUDITOR COMPENSATION ORDERS**  
**(October 1, 2018 – September 30, 2019)**

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By the unanimous vote of the undersigned District Court Judges during a public hearing held on June 29, 2018 as provided by Local Government Code §152.905(c), and pursuant to the authority specified in Local Government Code §152.905, §152.031, §152.032, §152.034, and §84.021, along with other related statutory provisions, it is ordered that for the 2018/2019 fiscal year of Ellis County, Texas, the Auditor of Ellis County, Texas, and the Assistant Auditors of Ellis County, Texas, shall be paid a salary as set forth in Exhibit-A attached hereto, plus any merit or other increases authorized to the majority of other employees of Ellis County, Texas, and any other benefits authorized to other employees of Ellis County, Texas, in the 2018/2019 fiscal year budget, but not to exceed the maximum provided by law; and it is further ordered that the travel expenses and other allowances of the Auditor and Assistant Auditors shall be paid for the 2018/2019 fiscal year as set forth in the attached Exhibit-A, plus any additional amounts approved by the Ellis County Commissioners Court, but not to exceed the maximum provided by law. Further, and without limitation, the 2018/2019 fiscal year budget for the Auditor of Ellis County, Texas, is hereby approved by the unanimous vote of the undersigned District Court Judges, and is submitted to the Ellis County Commissioners Court for final adoption.

Effective by unanimous vote on June 29, 2018.

40<sup>th</sup> Judicial District

Judge Bob Carroll

443<sup>rd</sup> Judicial District

Judge Cindy Ermatinger

378<sup>th</sup> Judicial District

Judge William Wallace

Account Number	Account Name	Revised Budget	Budget	Difference
<b>EXPENDITURES</b>				
001-0030-50502-00000-000	AUDITOR/ASSISTANTS SALARIES	361,996.00	361,996.00	0.00
001-0030-50505-00000-000	LONGEVITY	180.00	0.00	(180.00)
001-0030-50550-00000-000	HOSPITALIZATION/HEALTH	63,600.00	63,600.00	-
001-0030-50553-00000-000	SOCIAL SECURITY	27,706.00	27,706.00	-
001-0030-50554-00000-000	RETIREMENT	40,600.00	40,600.00	-
001-0030-50703-00000-000	TELEPHONE	685.00	685.00	-
001-0030-50801-00000-000	SUPPLIES	6,450.00	6,400.00	(50.00)
001-0030-50802-00000-000	EQUIPMENT/Copier	800.00	2,600.00	1,800.00
001-0030-50803-00000-000	FURNITURE/FIXTURES	0.00	1,000.00	1,000.00
001-0030-50805-00000-000	CONFERENCE	17,587.24	14,750.00	(2,837.24)
001-0030-50806-00000-000	DUES	915.00	1,500.00	585.00
001-0030-50819-00000-000	COMPUTER	1,265.00	2,680.00	1,415.00
001-0030-50868-00000-000	CONTRACT LABOR	500.00	0.00	(500.00)
Total Expenditures		522,284.24	523,517.00	1,232.76
<b>Transfer in from CSCD</b>				
001-0030-50000-00000-000	Fiscal Officer Fee - from CSCD	0.00	4,000.00	4,000.00

		Current
Miykael Reeve	COUNTY AUDITOR	\$ 110,000.00
Devonda Spurlock	FIRST ASST CO AUDITOR	\$ 71,000.00
Kim Brown	ASST CO AUDITOR AUDITOR II	\$ 47,500.00 *
Lisa Arent	ASST CO AUDITOR AUDITOR II	\$ 47,500.00 *
Brisa Gray	ASST CO AUDITOR	\$ 42,998.00 **
Staci Parr	ASST CO AUDITOR	\$ 42,998.00 **

\* Range from 40,000 to 47,500

\*\* Range from 40,000 to 42,998

## Exhibit – A

ORIGINAL



40<sup>TH</sup> DISTRICT COURT  
378<sup>TH</sup> DISTRICT COURT  
443<sup>RD</sup> DISTRICT COURT  
ELLIS COUNTY COURTS BUILDING  
109 S. JACKSON  
WAXAHACHIE, TX 75165

FILED FOR RECORD  
2018 JUL 11 PM 1:45

MELANIE REED  
DISTRICT CLERK  
ELLIS COUNTY, TX

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**COMPENSATION ORDER FOR  
THE DEPUTY COURT REPORTERS  
(October 1, 2018 – September 30, 2019)**

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By the unanimous vote of the undersigned District Court Judges, and pursuant to the authority specified in Texas Government Code §52.042 and §52.056, along with other related statutory provisions, it is ordered that for the 2018 – 2019 fiscal year of Ellis County, Texas, the Deputy Court Reporters shall be paid and compensated from the general funds of Ellis County, Texas, \$350 per day in exchange for professional services rendered.

Effective by unanimous vote on June 29, 2018.

40<sup>th</sup> Judicial District

Handwritten signature of Bob Carroll in black ink.

Judge Bob Carroll

443<sup>rd</sup> Judicial District

Handwritten signature of Judge Cindy Ermatinger in black ink.

Judge Cindy Ermatinger

378<sup>th</sup> Judicial District

Handwritten signature of Judge William Wallace in black ink.

Judge William Wallace

ORIGINAL



40<sup>TH</sup> DISTRICT COURT  
378<sup>TH</sup> DISTRICT COURT  
443<sup>RD</sup> DISTRICT COURT

ELLIS COUNTY COURTS BUILDING  
109 S. JACKSON  
WAXAHACHIE, TX 75165

FILED FOR RECORD

2018 JUL 11 PM 1:45

MELANIE REED  
DISTRICT CLERK  
ELLIS COUNTY, TX

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**COMPENSATION ORDER FOR PREPARATON OF CERTAIN INDIGENT  
TRANSCRIPTS AND OTHER TRANSCRIPTS BY THE OFFICIAL COURT  
REPORTERS AND DEPUTY COURT REPORTERS OF ELLIS COUNTY  
(October 1, 2018 – September 30, 2019)**

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By the unanimous vote of the undersigned District Court Judges, and pursuant to the authority specified in Local Government Code §152.905, Chapter 52 of the Texas Government Code, the Texas Code of Criminal Procedure, and the Texas Rules of Appellate Procedure, along with other related statutory provisions and constitutional authority, and in accordance with the inherent authority of a trial court Judge of a court of record in Texas, it is ordered that for the 2018 – 2019 fiscal year of Ellis County, Texas, the Official Court Reporters and Deputy Court Reporters shall be paid and compensated from the general funds of Ellis County, Texas, for the preparation of an original transcript (and two copies where applicable) for indigent criminal appeals, indigent appeals where court appointed counsel is mandatory by law in such cases as those involving the termination of parental rights by the Texas Department of Family and Protective Services, portions of testimony/trial court proceedings reasonably requested by indigent criminal defense counsel prior to an indigent appeal, and without limitation, in an instance where the trial court Judge requires the preparation of a transcript of some portion of the trial court proceeding necessary to render a fair, just, and legally correct ruling: \$5.50 per page for transcript pages, and \$0.30 (thirty cents) per page for exhibit pages.

Effective by unanimous vote on June 29, 2018.

40<sup>th</sup> Judicial District

Handwritten signature of Bob Carroll in black ink.

Judge Bob Carroll

443<sup>rd</sup> Judicial District

Handwritten signature of Judge Cindy Ermatinger in black ink.

Judge Cindy Ermatinger

378<sup>th</sup> Judicial District

Handwritten signature of Judge William Wallace in black ink.

Judge William Wallace

ORIGINAL



40<sup>TH</sup> DISTRICT COURT  
378<sup>TH</sup> DISTRICT COURT  
443<sup>RD</sup> DISTRICT COURT

ELLIS COUNTY COURTS BUILDING  
109 S. JACKSON  
WAXAHACHIE, TX 75165

FILED FOR RECORD  
2018 JUL 11 PM 1:45

MELANIE REED  
DISTRICT CLERK  
ELLIS COUNTY, TX

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**COMPENSATION ORDER FOR THE  
OFFICIAL DISTRICT COURT REPORTERS  
(October 1, 2018 – September 30, 2019)**

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By the unanimous vote of the undersigned District Court Judges, and pursuant to the authority specified in Local Government Code §152.905 and Texas Government Code §52.051, along with other related statutory provisions, it is ordered that for the 2018 – 2019 fiscal year of Ellis County, Texas, the Official District Court Reporter of the 40<sup>th</sup> Judicial District Court, the Official District Court Reporter of the 378<sup>th</sup> Judicial District Court, and the Official District Court Reporter of the 443<sup>rd</sup> Judicial District Court shall each be paid an annual salary of \$77,624 plus any other employee benefits authorized to other employees and elected officials of Ellis County, Texas; but not to exceed the maximum provided by law. This annual salary is inclusive of any possible cost-of-living increase provided by the Commissioner's Court to employees for the 2018 – 2019 fiscal year of Ellis County, Texas.

In setting the annual salary of the Official District Court Reporters, the undersigned District Court Judges are attempting to bring the salary in line with the market conditions and the salaries paid to other Court Reporters by counties in this general region, as evidenced by the 2018 Salary Comparison for Court Reporters (see Exhibit-A attached).

Effective by unanimous vote on June 29, 2018.

40<sup>th</sup> Judicial District

Judge Bob Carroll

443<sup>rd</sup> Judicial District

Judge Cindy Ermatinger

378<sup>th</sup> Judicial District

Judge William Wallace

**Court Reporters  
2018 Salary Comparisons**

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<b><u>COUNTY</u></b>	<b><u>SALARY</u></b>	<b><u>POPULATION</u></b>
Hill	\$ 66,144.00	35,077
Hood	\$ 96,657.00	56,857
Kaufman	\$ 77,624.00	111,236
Parker	\$ 85,248.00	128,681
Johnson	\$ 91,800.00	163,274
Ellis	\$ 73,202.00	168,499
Denton	\$ 114,371.00	836,210
Collin	\$ 91,902.00	939,585
Tarrant	\$ 108,900.00	2,016,872
Dallas	\$ 111,717.00	2,574,984

**Exhibit-A**

ALL SPORTS TROPHIES  
109 N. College St.  
Waxahachie, TX 75165

00073

A8

# Invoice

Date 7/10/2018  
Invoice # 12663

### Bill To

Ellis County  
101 W. Main St.  
Waxahachie, TX 75165

### Ship To

Sissy Rayford  
825-5200

P.O. #

Terms

Due on receipt

Ship Date 7/10/2018  
Due Date 7/10/2018  
Other

Item	Description	Qty	Price	Amount
Acrylics - PDU	6" Texas Acrylic Retirement - LISA R. YATES	1	69.00	69.00

APPROVAL   
DEPT. DSD  
DATE 7/13/18  
LINE ITEM 001-0060-50801  
\$ 69.00

Thank You for Your Business

**ALL SPORTS TROPHIES**  
tbuford@ectisp.net

(972) 937-2222  
(972) 937-2262

Subtotal \$69.00  
Sales Tax (0.0%) \$0.00  
Total \$69.00  
Payments/Credits \$0.00  
Balance Due \$69.00

F1

ELLIS COUNTY BUDGET  
2017/2018 LINE ITEM ADJUSTMENT

I am requesting that the Ellis County Commissioners' Court make necessary Line Item adjustments to my 2017/2018 Budget as follows:

TRANSFER FROM:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
001-0060-50808	Auto Gas	\$1,500.00
001-0060-50809	Auto Repairs	\$500.00
001-0060-50810	Auto Tires	\$500.00
	<b>TOTAL</b>	<b>\$2,500.00</b>

TRANSFER TO:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
001-0060-50805	Conference	\$2,500.00
	<b>TOTAL</b>	<b>\$2,500.00</b>

 Digitally signed by Alberto Mares, AICP, DR  
Date: 2018.07.17 22:12:49 -05'00'

7/17/2018

Department of Development  
Department

ELLIS COUNTY COMMISSIONERS' COURT FINDS THAT THIS TRANSFER OF FUNDS IS FOR COUNTY PURPOSES AND IS AN APPROPRIATE REQUEST.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

County Judge  
 Commissioner Precinct #1  
 Commissioner Precinct #2  
 Commissioner Precinct #3  
 Commissioner Precinct #4

Approved by County Auditor's Office:

DeVonda Spaulsk 7/20/18

**ELLIS COUNTY BUDGET  
2017/2018 LINE ITEM ADJUSTMENT**

**RECEIVED**  
JUL 19 2018 *FJ*  
ELLIS COUNTY  
AUDITOR

I am requesting that the Ellis County Commissioners' Court make necessary Line Item adjustments to my 2017/2018 Budget as follows:

**TRANSFER FROM:**

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
001-0320-50601	TRAVEL	\$600.00

**TRANSFER TO:**

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
001-0320-50805	CONFERENCE	\$600.00

	19-Jul-18	<b>County Clerk</b>
<i>Signature of Department Head</i>	<i>Date Signed</i>	<i>Department</i>

ELLIS COUNTY COMMISSIONERS' COURT FINDS THAT THIS TRANSFER OF FUNDS IS FOR COUNTY PURPOSES AND IS AN APPROPRIATE REQUEST.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017/2018

	County Judge
	Commissioner Precinct #1
	Commissioner Precinct #2
	Commissioner Precinct #3
	Commissioner Precinct #4

Approved by County Auditor's Office: DeVonde Spaullock 7/20/18

RECEIVED

JUL 24 2018 F3

ELLIS COUNTY BUDGET  
2017/2018 LINE ITEM ADJUSTMENT

BY: Ellis Co. Auditor's Ofc

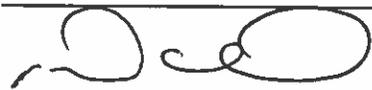
I am requesting that the Ellis County Commissioners' Court make necessary Line Item adjustments to my 2017/2018 Budget as follows:

TRANSFER FROM:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
001-0613-50806-00000-000	OFFICIAL BOND/DUES	\$300
001-0613-50808-00000-000	AUTO GAS/OIL REIMB	\$1,900
001-0613-50805-00000-000	CONFERENCE	\$450

TRANSFER TO:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
001-0613-50802-00000-000	EQUIPMENT	\$2,650



Signature of Department Head

7-24-18

Date Signed

ELLIS COUNTY CONSTABLE PCT.

Department

ELLIS COUNTY COMMISSIONERS' COURT FINDS THAT THIS TRANSFER OF FUNDS IS FOR COUNTY PURPOSES AND IS AN APPROPRIATE REQUEST.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017/2018

County Judge

Commissioner Precinct #1

Commissioner Precinct #2

Commissioner Precinct #3

Commissioner Precinct #4

Approved by County Auditor's Office:

DeVonde Saulsby 7/24/18

**ELLIS COUNTY BUDGET  
2017/2018 LINE ITEM ADJUSTMENT**

**RECEIVED**

JUL 23 2018

F4

ELLIS COUNTY  
AUDITOR

I Am requesting the the Ellis County Commissioners' Court make necessary line item adjustments to the Road and Bridge Precint 3 Budget as follows:

**TRANSFER FROM:**

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
005-0703-50807-00000-000	GEN/MISC	\$2,000.00

**TRANSFER TO:**

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
005-0703-50918-00000-000	HARDWARE/TOOLS	\$2,000.00


7-23-2018
Road & Bridge #3  
 Signature of Department Head      Date Signed      Department

ELLIS COUNTY COMMISSIONERS' COURT FINDS THAT THIS TRANSFER OF FUNDS IS FOR COUNTY PURPOSES AND IS AN APPROPRIATE REQUEST.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- County Judge
- Commissioner Precinct #1
- Commissioner Precinct #2
- Commissioner Precinct #3
- Commissioner Precinct #4

Approved by County Auditor's Office:

*DeVonde Spivek* 7/23/18

F5

ELLIS COUNTY BUDGET  
2017/2018 LINE ITEM ADJUSTMENT

I Am requesting the the Ellis County Commissioners' Court make necessary line item adjustments to the Road and Bridge Precint 3 Budget as follows:

TRANSFER FROM:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
005-0703-40010-00000-000	Sale of Equipment	\$31,665.52

TRANSFER TO:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
005-0703-50802-00000-000	Purchase of Equipment	\$31,665.52

 \_\_\_\_\_ 7/24/2018  
*Signature of Department Head*      *Date Signed*      Road & Bridge #3  
*Department*

ELLIS COUNTY COMMISSIONERS' COURT FINDS THAT THIS TRANSFER OF FUNDS IS FOR COUNTY PURPOSES AND IS AN APPROPRIATE REQUEST.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- County Judge
- Commissioner Precinct #1
- Commissioner Precinct #2
- Commissioner Precinct #3
- Commissioner Precinct #4

Approved by County Auditor's Office:

*DeVonde Spurlin 7/24/18*



**CERTIFICATION OF ADDITIONAL REVENUE**

**Ellis County  
Auditors Department**

DATE: 7/24/18

The undersigned hereby certify to the commissioners court the receipt of revenue from a new source of revenue not anticipated before the adoption of the budget and not included in the budget for the fiscal year.

Additional Revenue Received

Sale of Equipment 31,665.50

The Exemption is being claimed by Ellis County, Texas, as a Governmental Organization in accordance with Texas Local Government Code Chapter 111.0108.

Failure to comply with this local government code results in an offense Sec. 111.012 Penalty. An offense under this section is a misdemeanor punishable by a fine of not less than \$100 or more than \$1,000, confinement in the county jail for not less than one month or more than one year, or by both fine and confinement.

The undersigned hereby certifies that she is the County Auditor of the Ellis County, Texas.

Signed

Miykael Reeve

Miykael Reeve, CGFO  
County Auditor

RECEIVED

JUL 25 2018

ELLIS COUNTY  
AUDITOR

FL6

ELLIS COUNTY BUDGET  
2017/2018 LINE ITEM ADJUSTMENT

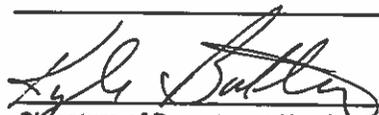
I am requesting that the Ellis County Commissioners' Court make necessary Line Item adjustments to my 2017/2018 Budget as follows:

TRANSFER FROM:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
006-0754-30302-00000-000	RB4/Fund Balance	70,000.00

TRANSFER TO:

ACCOUNT NO.	ACCOUNT TITLE	AMOUNT
006-0754-50802-00000-000	RB4/Purchase of Equipment	70,000.00

  
Signature of Department Head

7/25/2018  
Date Signed

Road & Bridge Pct. 4  
Department

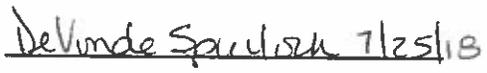
ELLIS COUNTY COMMISSIONERS' COURT FINDS THAT THIS TRANSFER OF FUNDS IS FOR COUNTY PURPOSES AND IS AN APPROPRIATE REQUEST.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017/2018

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

County Judge  
Commissioner Precinct #1  
Commissioner Precinct #2  
Commissioner Precinct #3  
Commissioner Precinct #4

Approved by County Auditor's Office:

  
DeVonde Spaulden 7/25/18



**CERTIFICATION OF  
BUDGET TRANSFER**

**Ellis County**

DATE: 7/25/18

The commissioners court certifies that the expenditure is necessary, due to grave public necessity, to meet and unusual and unforeseen condition which could not have been included in the original adopted budget through the use of reasonable diligent thought and attention. \$70,000.00 Fr 006-0754-30302 To 006-0754-50802

The court shall file a copy of its order amending the budget with the county clerk and the clerk shall attach the copy to the original budget.

The Exemption is being claimed by Ellis County, Texas, as a Governmental Organization in accordance with Texas Local Government Code Chapter 111.010.

Failure to comply with this local government code results in an offense Sec. 111.012 Penalty. An offense under this section is a misdemeanor punishable by a fine of not less than \$100 or more than \$1,000, confinement in the county jail for not less than one month or more than one year, or by both fine and confinement.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017/2018

\_\_\_\_\_ County Judge

\_\_\_\_\_ Commissioner Precinct #1

\_\_\_\_\_ Commissioner Precinct #2

\_\_\_\_\_ Commissioner Precinct #3

\_\_\_\_\_ Commissioner Precinct #3

County Clerk: \_\_\_\_\_

**ELLIS COUNTY BUDGET  
2017/2018 LINE ITEM ADJUSTMENT**

F7

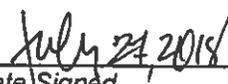
I am requesting that the Ellis County Commissioners' Court make necessary Line Item adjustments to my 2017/2018 Budget as follows:

**TRANSFER FROM:**

<u>ACCOUNT NO.</u>	<u>ACCOUNT TITLE</u>	<u>AMOUNT</u>
001-0390-50601	Travel Reimbursement	\$1,500.00

**TRANSFER TO:**

<u>ACCOUNT NO.</u>	<u>ACCOUNT TITLE</u>	<u>AMOUNT</u>
001-0390-50807	Gen Misc	\$1,500.00



Department \_\_\_\_\_

**ELLIS COUNTY COMMISSIONERS' COURT FINDS THAT THIS TRANSFER OF FUNDS IS FOR COUNTY PURPOSES AND IS AN APPROPRIATE REQUEST.**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017/2018

- \_\_\_\_\_ County Judge
- \_\_\_\_\_ Commissioner Precinct #1
- \_\_\_\_\_ Commissioner Precinct #2
- \_\_\_\_\_ Commissioner Precinct #3
- \_\_\_\_\_ Commissioner Precinct #4

Approved by County Auditor's Office: Delvonda Spivey 7/27/18



AGENDA ITEM SP1  
Ellis County Commissioners' Court  
July 31, 2018



**SHORT TITLE:**

Simplified plat of Americase Business Park

**LEGAL CAPTION:**

Consider and act on a request for a simplified plat of Americase Business Park, Lots 1 - 4. The property contains ± 21.009 acres of land in John Estes Survey, Abstract No. 335, bounded by Cox Road, Hoyt Road, and Perimeter Road in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road & Bridge Precinct No. 3.



**APPLICANT:**

Robby Kinsala, President & CEO of Americase, LLC.



**PURPOSE:**

The applicant wishes to create four (4) lots. Lot sizes range from ± 2.16 to ± 10.70 acres. The remaining ± 104 acres will remain unplatted at this time. However, the remnant property has approximately ± 1,300 feet of road frontage off Perimeter Road, a county-maintained road on the official County road list since 2005, so it can be subdivided sometime in the future.



**HISTORY:**

There is no previous subdivision history on this property. The City of Waxahachie approved this plat at its City Council meeting on June 4, 2018.



**OTHER RELEVANT INFORMATION:**

Thoroughfare Plan

There are no existing or proposed thoroughfares near the vicinity of this property.



**ANALYSIS:**

The plat meets all the requirements outlined in the regulations.



**ATTACHMENTS:**

1. Location Map
2. Simplified Plat



**RECOMMENDATION:**

Staff recommends approval of this request, as presented.



**DEPARTMENT OF DEVELOPMENT**  
**Ellis County**

: [dod@co.ellis.tx.us](mailto:dod@co.ellis.tx.us)  
: 972-825-5200  
: [co.ellis.tx.us/dod](http://co.ellis.tx.us/dod)



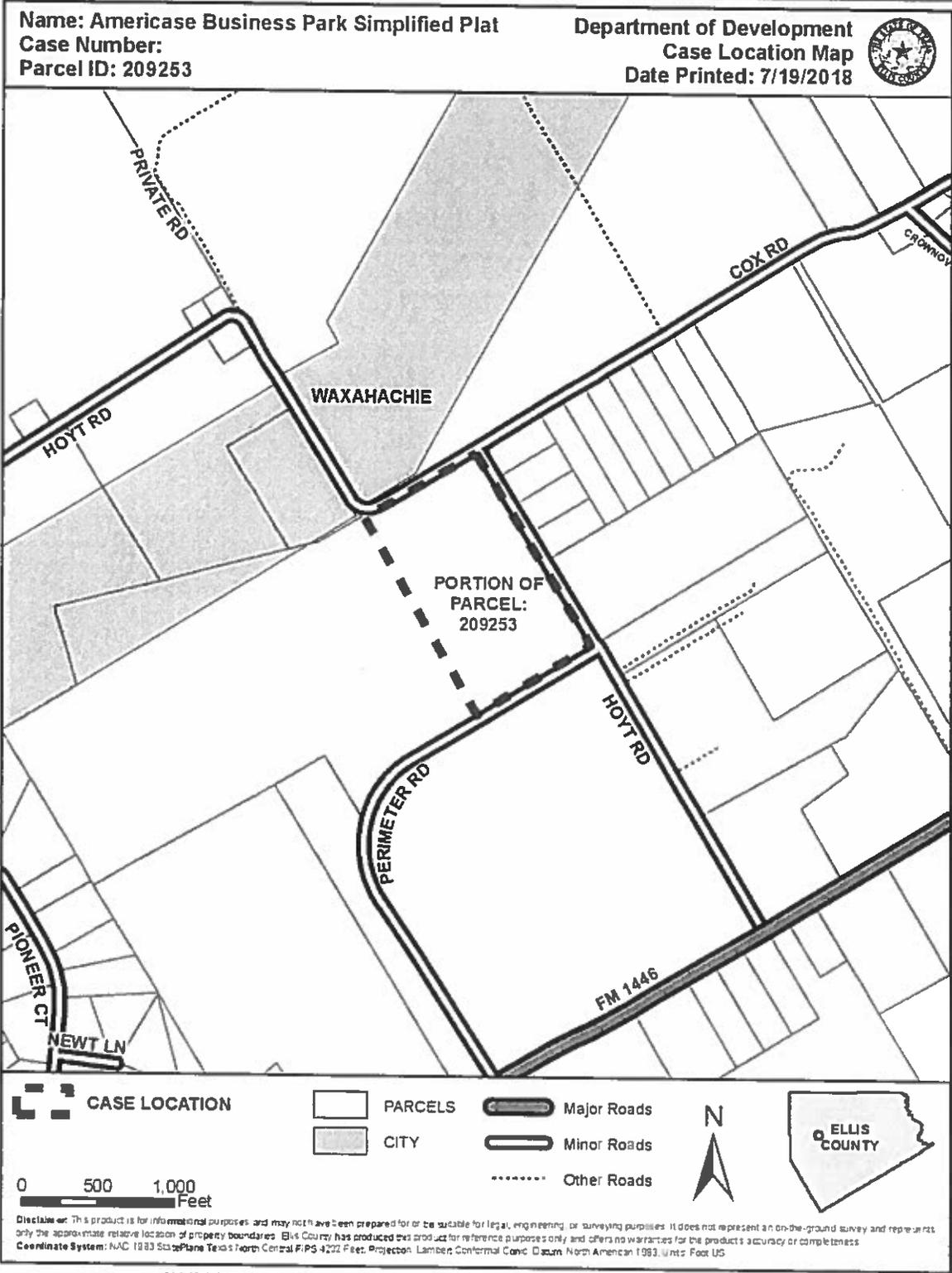
**SUBMITTED AND PRESENTED BY:**



Alberto Mares, AICP, DR  
Director of Planning & Development  
Ellis County

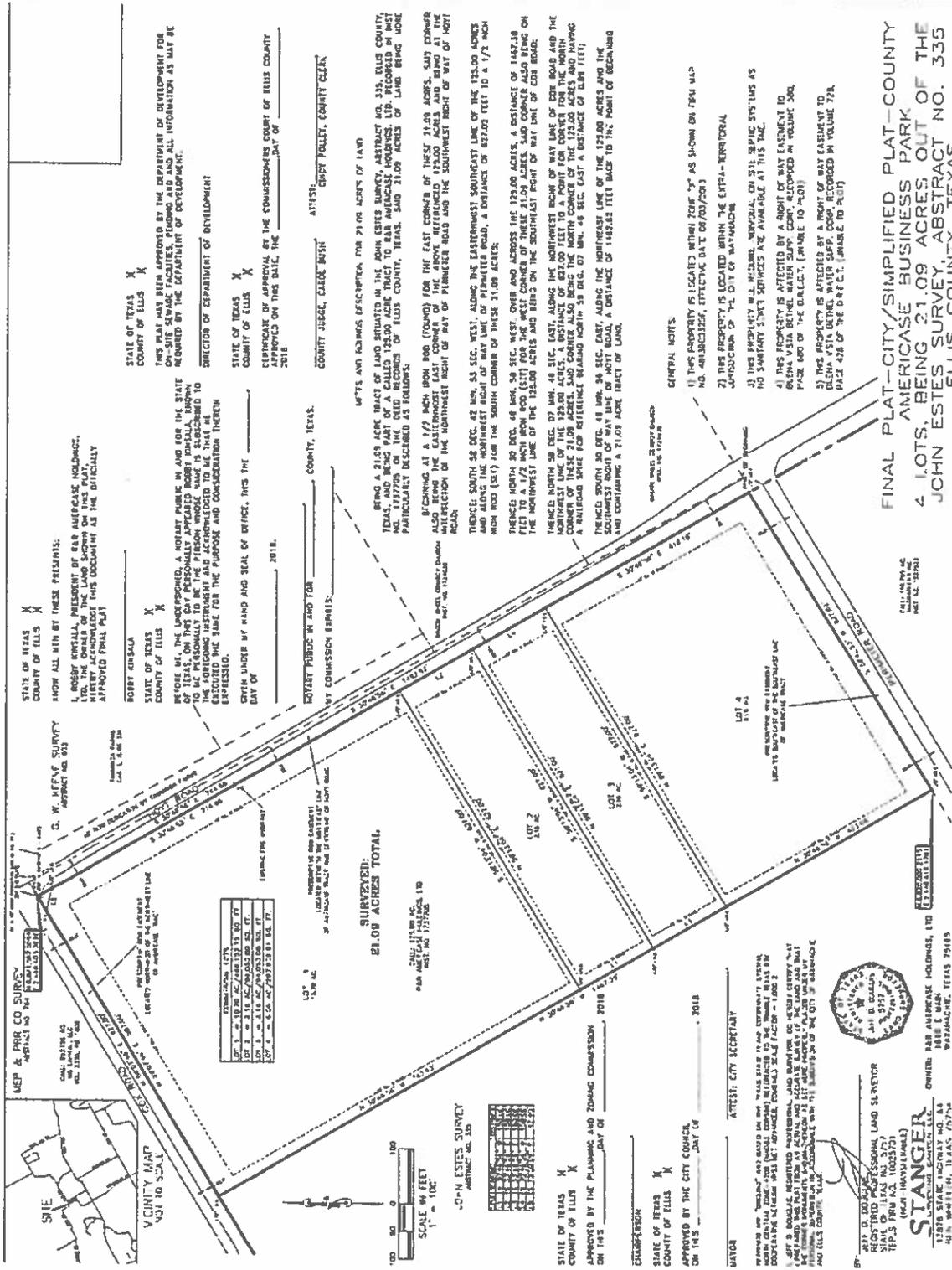


**ATTACHMENT NO. 1**





ATTACHMENT NO. 2





AGENDA ITEM SP2  
Ellis County Commissioners' Court  
July 31, 2018



**SHORT TITLE:**

Simplified plat of Baker 1

**LEGAL CAPTION:**

Consider and act on a request for a simplified plat of Baker 1, Lot 1, Block 1. The property contains ± 4.00 acres of land in T.D. Mason Survey, Abstract No. 1227, located near the southwest corner of Angus Road and Hoyt Road in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road & Bridge Precinct No. 3.



**APPLICANT:**

Donna Baker



**PURPOSE:**

The applicant wishes to create one (1) four-acre lot that was illegally subdivided years ago. The remaining ± 12.27 acres are owned by other individuals and are a part of Agenda Item SP4 for another simplified plat



**HISTORY:**

There is no previous subdivision history on this property. The City of Waxahachie approved this plat at its City Council meeting on June 18, 2018.



**OTHER RELEVANT INFORMATION:**

Thoroughfare Plan

There are no existing or proposed thoroughfares near the vicinity of this property.



**ANALYSIS:**

The plat meets all the requirements outlined in the regulations.



**ATTACHMENTS:**

1. Location Map
2. Simplified Plat



**RECOMMENDATION:**

Staff recommends approval of this request, as presented.

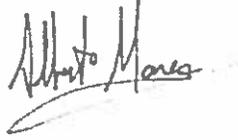


**DEPARTMENT OF DEVELOPMENT**  
**Ellis County**

: [dod@co.ellis.tx.us](mailto:dod@co.ellis.tx.us)  
: 972-825-5200  
: [co.ellis.tx.us/dod](http://co.ellis.tx.us/dod)



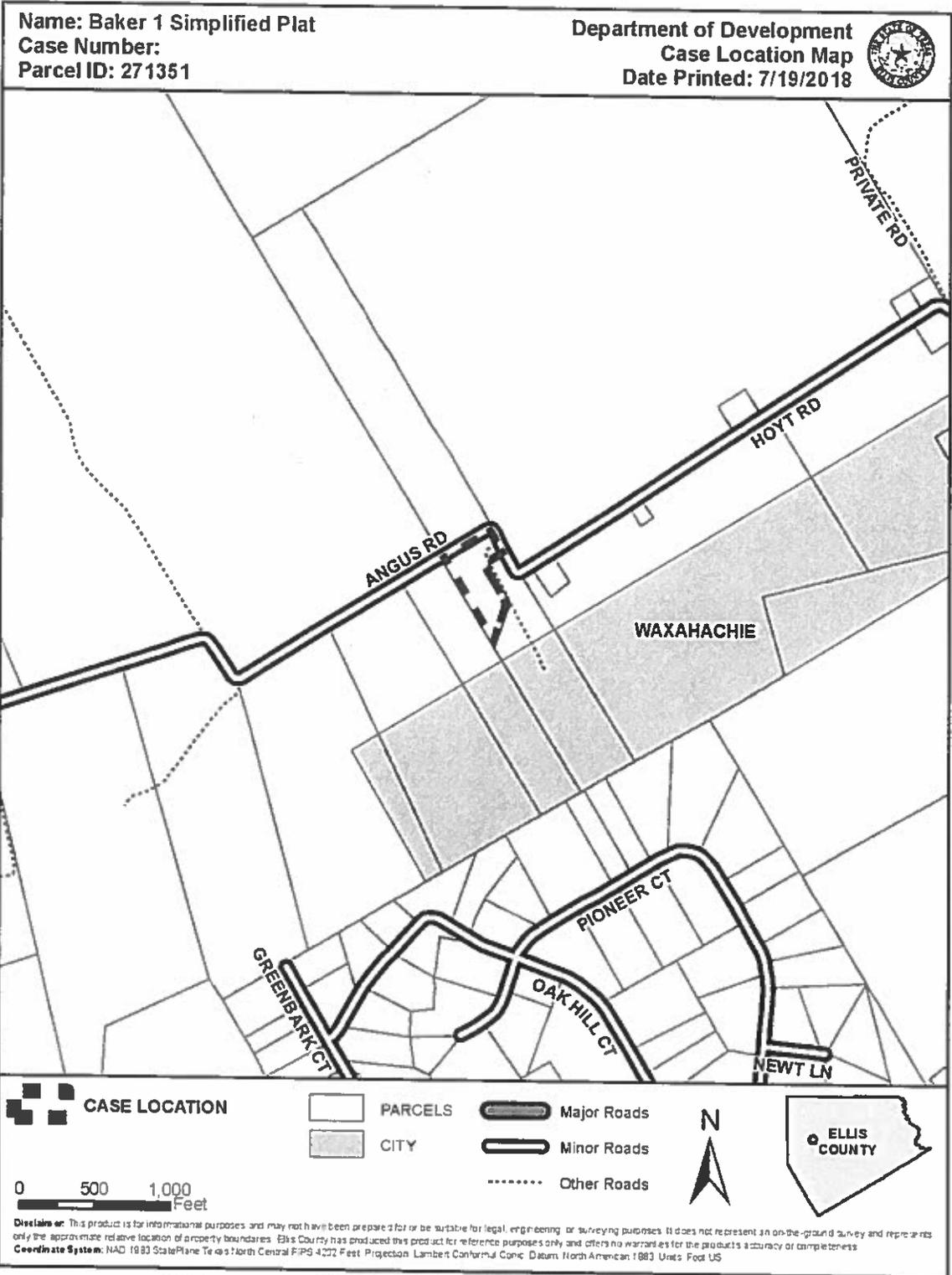
**SUBMITTED AND PRESENTED BY:**



Alberto Mares, AICP, DR  
Director of Planning & Development  
Ellis County



ATTACHMENT NO. 1



35 962342 32 368710 A:\mtr\_rebecca.charles GIS\co.ellis.tx.us Date Printed 7/19/2018 GIS\SW\_apps\template\Ellis County Layout\11 DOD\000 Case Location.mxd





AGENDA ITEM SP3  
Ellis County Commissioners' Court  
July 31, 2018



**SHORT TITLE:**

Simplified plat of Shiloh Addition

**LEGAL CAPTION:**

Consider and act on a request for a simplified plat of Shiloh Addition, Lots 1R-4R, Block 1. The property contains ± 4.36 acres of land in John Crane Survey, Abstract No. 246, located at the southwest corner of Shiloh Court and Walnut Grove Road in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road & Bridge Precinct No. 4.



**APPLICANT:**

Elaine Ruby



**PURPOSE:**

The applicant wishes to create four (4) lots ranging from ± 1.01 to ± 1.15 acres.



**HISTORY:**

There is no previous subdivision history on this property. The City of Midlothian approved this plat on July 13, 2018.



**OTHER RELEVANT INFORMATION:**

**Thoroughfare Plan**

Both Walnut Grove Road and Shiloh Court are identified as minor arterials on the Master Thoroughfare Plan. No further dedications are required as it meets the established right-of-way widths set forth by the City of Midlothian.



**ANALYSIS:**

The plat meets all the requirements outlined in the regulations.



**ATTACHMENTS:**

1. Location Map
2. Simplified Plat



**RECOMMENDATION:**

Staff recommends **approval** of this request, as presented.



**DEPARTMENT OF DEVELOPMENT**  
**Ellis County**

: [dod@co.ellis.tx.us](mailto:dod@co.ellis.tx.us)  
: 972-825-5200  
: [co.ellis.tx.us/dod](http://co.ellis.tx.us/dod)

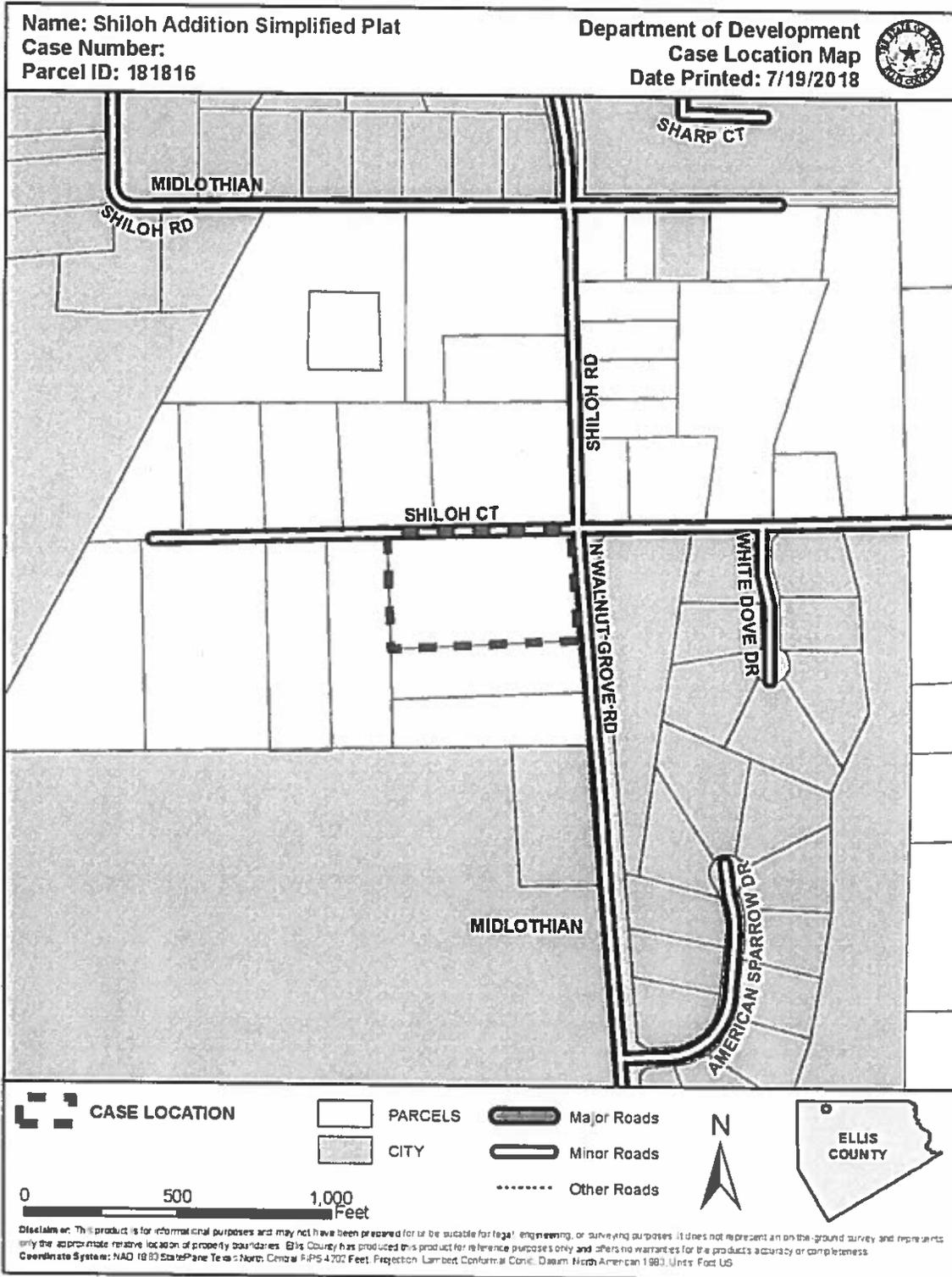


**SUBMITTED AND PRESENTED BY:**

Alberto Mares, AICP, DR  
Director of Planning & Development  
Ellis County



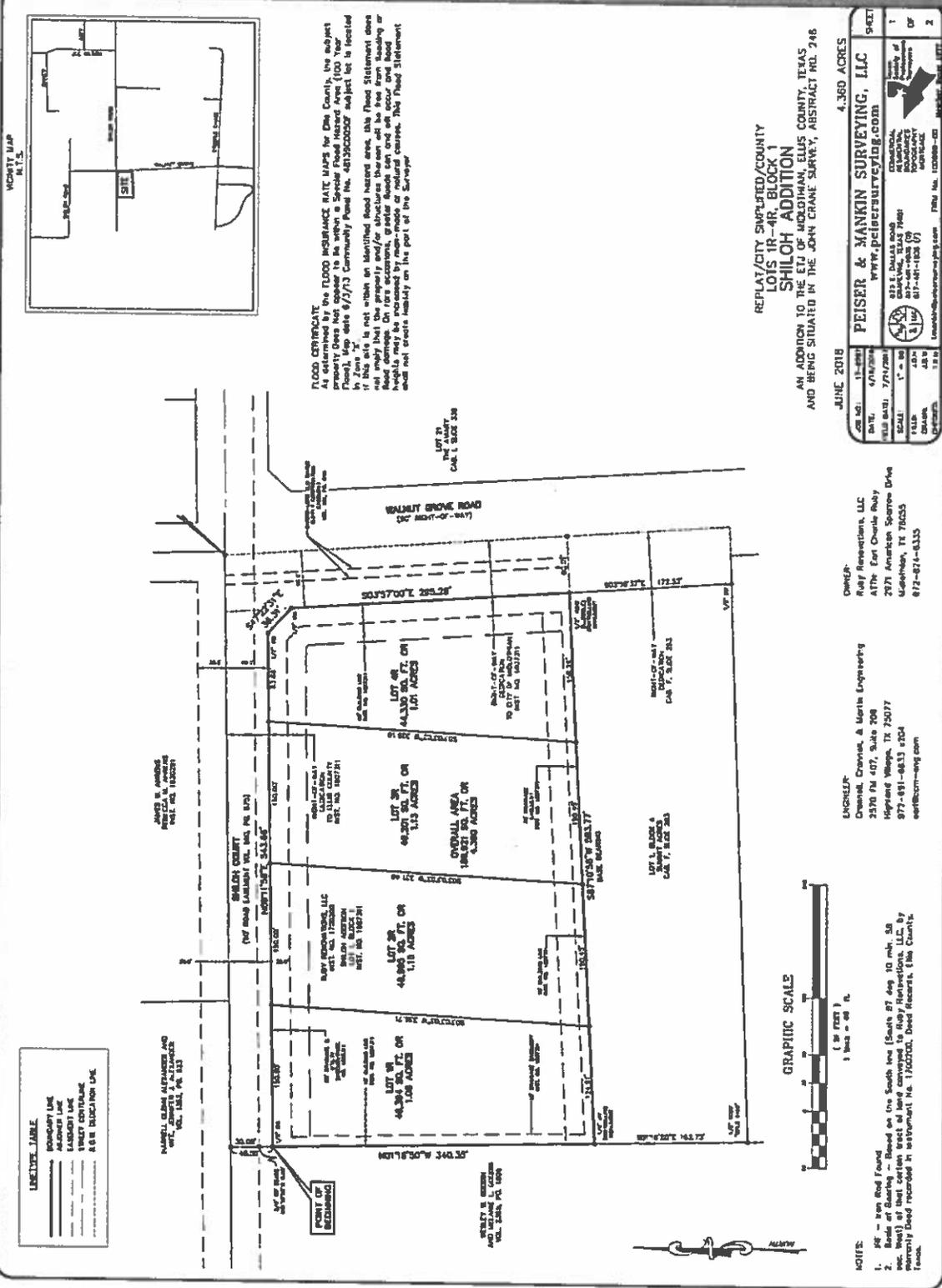
ATTACHMENT NO. 1



06/943411 02/5/18/33 Author: rebecca.charles GIS@co.ellis.tx.us Date Printed: 7/19/2018 G:\GISM\apps\Templates\Ellis County Layouts\11 000000 Case Location.mxd



ATTACHMENT NO. 2



**LEGEND TABLE**

---	PROPERTY LINE
---	ADJACENT LINE
---	ADJACENT STREET CENTERLINE
---	ADJACENT SECTION LINE

**FLOOD CERTIFICATE**  
As determined by the FLOOD INSURANCE RATE MAPS for Ellis County, the subject property is in a Special Flood Hazard Area (SFHA) Zone X (Unshaded Flood). Map date 6/7/73 Community Panel No. 4813060000 subject to a Flood in Zone X. If this site is not within an identified flood hazard area, this Flood Statement does not apply. The property owner/contractor is responsible for determining flood hazard areas. Flood hazard areas may be increased by man-made or natural causes. This Flood Statement does not create liability on the part of the Surveyor.

REPLAY/CITY SURVEYED/COUNTY  
LOTS 1R-4R BLOCK 1  
SHILOH ADDITION

AN ADDITION TO THE CITY OF WALKER, ELLIS COUNTY, TEXAS  
AND BEING SITUATED IN THE JOHN CRANE SURVEY, ABSTRACT NO. 246

JUNE 2018 4.360 ACRES

DATE	6/7/2018	WWW.PEISERSURVEYING.COM
SCALE	1" = 80'	
TRAIL	AS SHOWN	
OWNER	AS SHOWN	
PREPARED BY	PEISER & MANKIN SURVEYING, LLC	
ADDRESS	833 S. DALLAS ROAD DALLAS, TEXAS 75055	
PHONE	972-821-8100 (F)	
FAX	972-821-8100 (F)	
EMAIL	peiser@mankinsurveying.com	
PROJ. NO.	120808-00	
DATE	6/7/2018	
SCALE	1" = 80'	
TRAIL	AS SHOWN	
OWNER	AS SHOWN	
PREPARED BY	PEISER & MANKIN SURVEYING, LLC	
ADDRESS	833 S. DALLAS ROAD DALLAS, TEXAS 75055	
PHONE	972-821-8100 (F)	
FAX	972-821-8100 (F)	
EMAIL	peiser@mankinsurveying.com	
PROJ. NO.	120808-00	

**OWNER:**  
Rudy Revolutions, LLC  
ATtn: Earl Charles Rudy  
2971 American Spangue Drive  
Meyersdale, TX 75055  
972-821-8115

**ENGINEER:**  
Creswell, Cronus, & Morris Engineering  
2570 FM 407, Suite 208  
Hwy 407 & 25077  
972-881-8813  
ccm@ccm-eng.com



**NOTES:**

- RE - Run Rod Found
- Beats of Survey - Based on the South line [South 87 deg 10 min 58 sec West] of that certain tract of land conveyed to Rudy Revolutions, LLC, by recently deed recorded in instrument No. 1762700, Deed Records, Ellis County, Texas.



AGENDA ITEM SP4  
Ellis County Commissioners' Court  
July 31, 2018



**SHORT TITLE:**

Simplified plat of Wilson Family Farm

**LEGAL CAPTION:**

Consider and act on a request for a simplified plat of Wilson Family Farm, Lot 1, Block 1. The property contains ± 12.237 acres of land in the T. Mason Survey, Abstract No. 1227, located near the southwest corner of Angus Road and Hoyt Road in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie and the City of Waxahachie, Road & Bridge Precinct No. 3.



**APPLICANT:**

Joseph and Misty Wilson



**PURPOSE:**

The applicant wishes to create one (1) 12-acre lot that was illegally subdivided years ago. The remaining ± 4.00 acres are owned by another individual and are a part of Agenda Item SP2 for another simplified plat.



**HISTORY:**

There is no previous subdivision history on this property. The City of Waxahachie approved this plat at its City Council meeting on June 18, 2018.



**OTHER RELEVANT INFORMATION:**

Thoroughfare Plan

There are no existing or proposed thoroughfares near the vicinity of this property.



**ANALYSIS:**

The plat meets all the requirements outlined in the regulations.



**ATTACHMENTS:**

1. Location Map
2. Simplified Plat



**RECOMMENDATION:**

Staff recommends **approval** of this request, as presented.



**DEPARTMENT OF DEVELOPMENT**  
Ellis County

: [dod@co.ellis.tx.us](mailto:dod@co.ellis.tx.us)  
: 972-825-5200  
: [co.ellis.tx.us/dod](http://co.ellis.tx.us/dod)



**SUBMITTED AND PRESENTED BY:**

Alberto Mares, AICP, DR  
Director of Planning & Development  
Ellis County



ATTACHMENT NO. 1

Name: Wilson Family Farm Simplified Plat  
Case Number:  
Parcel ID: 266860

Department of Development  
Case Location Map  
Date Printed: 7/19/2018



**CASE LOCATION** (Grey square symbol)

**PARCELS** (White square symbol)

**CITY** (Grey square symbol)

**Major Roads** (Thick solid line)

**Minor Roads** (Thin solid line)

**Other Roads** (Dotted line)

0 500 1,000 Feet

**DISCLAIMER:** This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Ellis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness.

**Coordinate System:** NAD 1983 StatePlane Texas North Central FIPS 4202 Feet, Projection Lambert Conformal Conic, Datum North American 1983, Units Foot US

**ELLIS COUNTY** (Inset map)





**AGENDA ITEM 1.1**  
Ellis County Commissioners' Court  
July 31, 2018



**SHORT TITLE:**

Preliminary plat of Eyrie Meadows

**LEGAL CAPTION:**

Consider and act on a request for a preliminary plat of Eyrie Meadows. The property contains ± 73.69 acres of land in the T.B. Jackson Survey, Abstract No. 588 and J.A. Gaona Survey, Abstract No. 386, located north of Old Buena Vista Road and ± 2,125 feet east of FM 157, Maypearl, Road & Bridge Precinct No. 3



**APPLICANT:**

Ben Shanklin in care of Bob & Joy Fox



**PURPOSE:**

The applicant wishes to subdivide this property into fifty-three (53) residential lots.



**HISTORY:**

On June 19, 2018, the Commissioners' Court granted a variance to Section VIII (B) to allow one (1) shared access onto Old Buena Vista as the lot configuration caused the placement of three (3) lots outside of the interior street network for the subdivision. There is no other history associated with this property.



**OTHER RELEVANT INFORMATION:**

**Thoroughfare Plan:**

The Master Thoroughfare Plan identifies Old Buena Vista as a major arterial requiring a total right-of-way dedication of 100 feet. This plat shows one-half of the required dedication for this thoroughfare, complying with the dedication requirement.



**ANALYSIS:**

The plat meets all the requirements outlined in the regulations.



**ATTACHMENTS:**

1. Location Map
2. Preliminary Plat



**RECOMMENDATION:**

Staff recommends approval of this request, as presented.

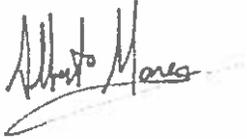


**DEPARTMENT OF DEVELOPMENT**  
**Ellis County**

: [dod@co.ellis.tx.us](mailto:dod@co.ellis.tx.us)  
: 972-825-5200  
: [co.ellis.tx.us/dod](http://co.ellis.tx.us/dod)



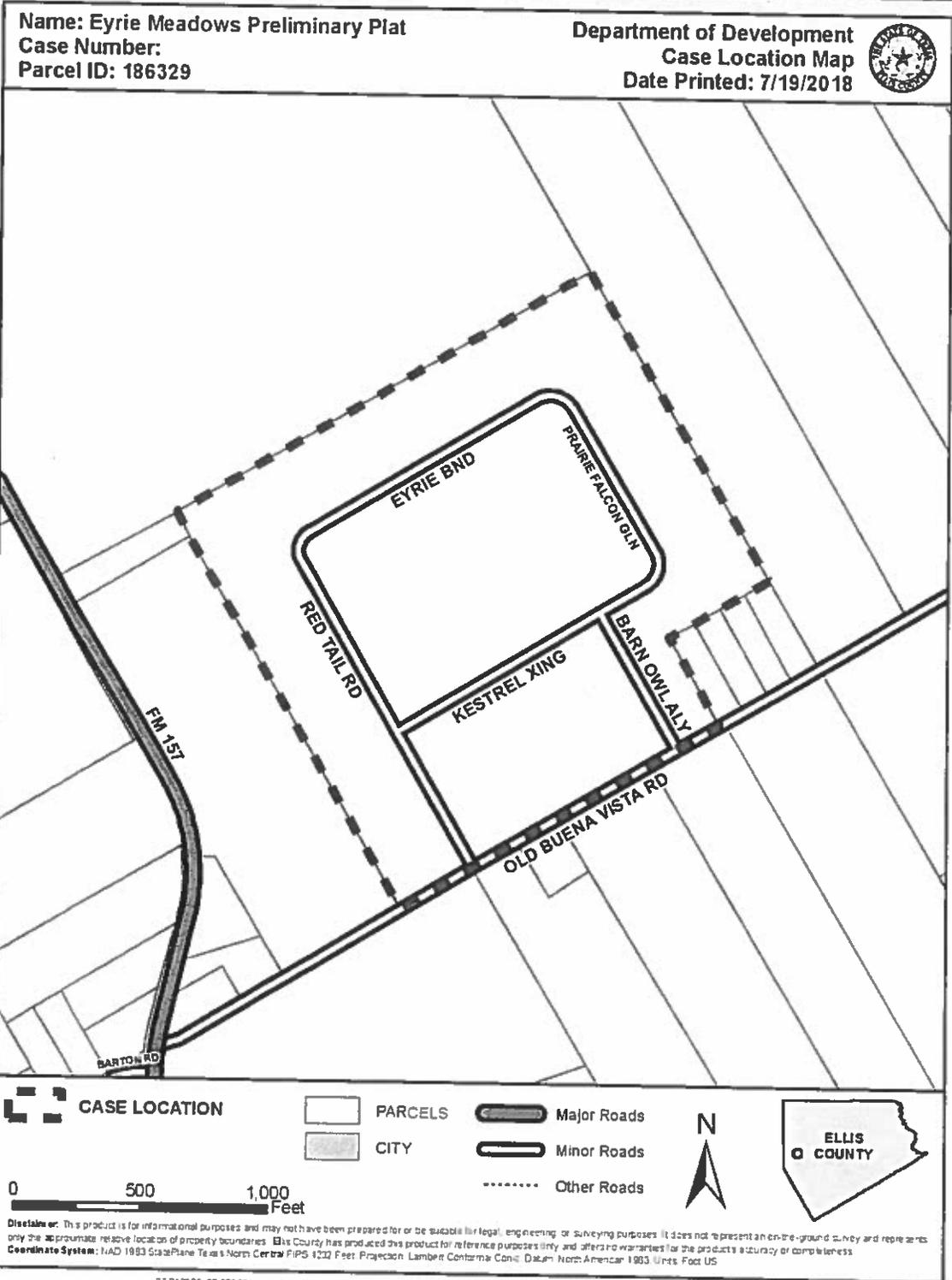
**SUBMITTED AND PRESENTED BY:**



Alberto Mares, AICP, DR  
Director of Planning & Development  
Ellis County



ATTACHMENT NO. 1







AGENDA ITEM 1.2  
Ellis County Commissioners' Court  
July 31, 2018



**SHORT TITLE:**

Amendment to move existing definition section to create a new section and modify existing definitions and adding new definitions.

**LEGAL CAPTION:**

Consider and act upon an amendment to Order No. 192.02, as amended, the Rules, Regulations, and Specifications for Subdivisions and Manufactured Homes, specifically amending Section 1-W (Definitions) and any other related articles, sections, and paragraphs and creating a new section for definitions and any other related articles, sections and paragraphs regarding traffic studies, concrete thickness, and development along private roads.



**PURPOSE & ANALYSIS:**

Staff is bringing forth this amendment package for the following reasons:

- In anticipation of a full redesign and reformatting of the upcoming Ellis County Subdivision and Development Standards, these definitions are being moved from the front of the regulations to the rear to provide one place for all definitions.
- These amendments propose eliminating the grey area by providing better clarity by deleting, changing, merging, and adding new definitions. These definitions will only enhance our efficiency and have things more clearly defined.
- Establishes an official procedure when the interpretation of a definition is questioned or challenged by granting the Commissioners' Court that authority to make a final determination.
- As needed, additional illustration and graphics will be used to explain certain definitions further.



**PROPOSED AMENDMENT:**

Below are the major amendments that either expanded or clarified the existing definition of a word:

- Alley, all-weather surface, building line, developer/owner, dwelling/residential unit, elevation certificate, flag lot, floodplain, floodway, the hierarchy of streets, lot, manufactured home park, mobile home park, multifamily residence, on-site sewage facility, plat, preliminary plat, subdivision, and trail.

Below are the new definitions proposed for this new section.

- Acreage, gross; acreage, net; lot of record, mobile home, mobile home park, motel, recreational vehicle park, space (as it relates to RV park), TCEQ, and Thoroughfare Plan.



Below are all the changes in red-line strike-through format. A clean version is available in Exhibit A of Attachment No. 2 (Draft Order).

**SECTION XXI**  
**DEFINITIONS**

**A. APPLICATION**

- (1) For the purpose of these Rules, regulations and specifications, the following terms, phrases, words and their derivations shall have the meaning ascribed to them in this section.
- (2) If the terms, phrases, words and their derivations are not located within these set of regulations, it may be located in the County's other associated development regulations. Illustrations and graphics may be used and added as needed to explain a definition better.
- (i) Definitions not expressly prescribed herein are to be construed in one of the following methods as determined by the Department of Development Director to apply a definition that closely applies:
- (a) Customary usage in subdivision, planning and engineering practices; or,
- (b) As allowed by Chapter 311.011 of the Code Construction Act of Texas.
- (ii) The department director shall interpret the definitions when questions arise. Should there be discrepancies or disagreement of the application of a definition, the Commissioners' Court shall make the final determination.

**B. DEFINITIONS**

**ACREAGE, GROSS**

The total acreage of a subdivision, including areas dedicated to the public use such as streets and alley right of ways, floodplains, etc.

**ACREAGE, NET**

The total acreage of a subdivision less those areas dedicated to public use such as street and rights of way, floodplains, etc. Easements, however, shall be included in net acreage calculations.



**ACREAGE, USEABLE**

The amount of land suitable for the installation of OSSF facilities as authorized by TCEQ and/or Ellis County regulations.

~~**ALLEY** a narrow street behind or between buildings.~~

~~A minor street used primarily for vehicular access to the back or the side of properties otherwise abutting on a street. The County does not maintain alleys.~~

~~**ALL-WEATHER SURFACE** is a surface, which allows vehicular traffic regardless of the weather conditions. This does not include 4x4 vehicles or other vehicles capable of navigating unimproved surfaces. An alternative paving material that is designed and sealed by a professional engineer that is approved by the County Engineer and the Fire Marshal and is equivalent to the County standards for road/street construction. At a minimum, it shall carry the weight of the fire engine or at least 75,000 pounds, whichever is greater.~~

~~**AVENUE**~~

~~A wide street or main thoroughfare.~~

**BLOCK**

A piece or parcel of land entirely surrounded by public highways or streets, other than alleys. In cases where the platting is incomplete or disconnected, the Department of Development may determine the outline of the block. A block is used to designate a series of lots within a subdivision for platting purposes.

~~**BOULEVARD** a broad avenue.~~

**BUILDING LINE OR SETBACK LINES**

~~A line or lines designating the area outside of which a building may not be erected. A line defining an area on the lot between the street right-of-way or property line and the building line within which no building shall be constructed, encroach or project, except as specifically authorized by the Commissioners' Court~~

**COMMISSIONERS' COURT**

~~The Commissioners Court governing body of Ellis County, Texas. The Court has five (5) elected members: the County Judge and four (4) elected precinct commissioners.~~

**COUNTY**

Ellis County, Texas.

**COUNTY JUDGE**



County Judge of Ellis County, Texas.

**COUNTY ENGINEER**

A registered professional civil engineer either employed ~~in the Department of Development~~, or on a consulting ~~status~~ basis with Ellis County or their designated representative in charge of the engineering functions for the County.

**COUNTY ROAD**

A public paved road or street, which has been accepted by the County, through prescription or dedication of right-of-way for maintenance purposes or street that was constructed or maintained by the County.

**CUL-DE-SAC**

A short, minor street having but one outlet to another street and terminated on terminating at the opposite end by vehicular turn-around. ~~In no case shall the CUL-DE-SAC be longer than one thousand (1,000) feet in length. If at a later date a cul-de-sac is connected to another street, then all frontage, setback, and right of way requirements must be met, or the street must remain a cul-de-sac.~~

**CUL-DE-SAC CORNER**

Enlargement of a 90-degree intersection by a forty (40) foot radius from the intersection of the centerline of the two streets.

**DEAD-END STREET**

A street, other than a cul-de-sac, with only one outlet.

**DEED RESTRICTIONS**

A restrictive covenant expressed in a contract between the buyer and the seller of real property that imposes duties on the buyer or restricts the buyer's use of the land. These restrictions are usually expressed in the form of language in the deed to the property. Deed restrictions are private and cannot be enforced by the County.

**DEPARTMENT OF DEVELOPMENT**

The Ellis County Department of Development (DOD).

**DEPARTMENT OF DEVELOPMENT DIRECTOR**

The Ellis County Department of Development Director or designated representative.

**DETENTION**

The temporary storage of stormwater runoff, with controlled peak discharge rates.



### DETENTION TIME

The amount of time a body of water is actually present in a stormwater detention facility.

### DEVELOPER OR OWNER

~~Any person,~~ An individual partnership, firm, association, corporation (or any combination thereof), or governmental entity, any officer, agent employee, servant or trustee thereof (or any combination thereof) undertaking the subdivision or improvement of land and other activities covered by these regulations, including the preparation of a subdivision plat showing the layout of the land and the public improvements involved therein or participates in, who performs or participated in the performing of any act toward the subdivision of land within the intent, scope and purview of these regulations. The term "developer" is intended to include the term "subdivider," "owner," or "applicant" even though personnel in successive stages of a project may vary.

### DRAINAGE, BUYERS RESPONSIBILITY

It is the responsibility of the buyer of a lot to take the steps necessary to allow water from the lot to flow to the drainage ditch in the front, rear or side whichever is the case. It is not the responsibility of the County Commissioner or other County official to solve drainage problems on private land.

### DRIVEWAY

A portion of a lot used for access to the lot from a public highway, road, or street and not used for public circulation.

### DWELLING UNIT/ HABITABLE AREA

Any building, or portion thereof, which is designed or used as living quarters for one or more families and contains at least three (3) plumbing fixtures, or any combination thereof from the following list as outlined below and no 220V connections for home appliances outside the principal structure; a residence.

- A water closet (i.e., toilet, commode, urinal, or similar.)
- A shower or bathing facility
- A bathroom or kitchen sink
- Laundry facilities

Any separate/detached structure on the same property, tract of land or lot used as living space meeting the same criteria as above shall be considered a secondary or accessory dwelling unit and requires an additional useable net acre before the issuance of a building permit.

### EASEMENT

A grant of one or more of the property rights by the property owner to and/or for ~~the~~ use



by the public, a corporation, or another person or entity and/or to a private utility corporation for a particular and expressed purpose.

**Access Easement**

An easement allowing access onto a property or adjoining property.

**Drainage Easement**

The right for the passage of natural drainage across private land, together with the right to enter thereon ~~for the purpose of maintaining~~ to maintain drainage structures and the free flow of drainage.

May also double as a utility easement if it is properly labeled on the plat.

**Non-access Easement:**

An easement ~~dedicated to the County prohibiting vehicle~~ access onto a property or adjoining property.

**Utility Easement**

An easement granted for access, over or under land, together with the right to enter thereon with machinery and other vehicles necessary for the construction and maintenance of utilities. May also double as a drainage easement if it is properly labeled on the plat. See utility definition.

**ELEVATION CERTIFICATE**

~~FEMA form 81-31, Jul 00 (or revision)~~

An official record that shows new buildings and substantial improvements in all identified Special Flood Hazard Areas (SFHAs) are properly elevated. This elevation information is needed to show compliance with the floodplain management ordinance.

**ENGINEER**

A person duly authorized and properly registered under the provisions of the Texas Registration Act to practice the profession of engineering.

**EXTRATERRITORIAL JURISDICTION (ETJ)**

The unincorporated area, not a part of any city, which is contiguous to the corporate limits of any city. The ~~extraterritorial jurisdiction size of the various population classes of cities applicable to Ellis County~~ (ETJ shall be as defined in Chapter 42.021 of the Texas Local Government Code, ~~V.T.C.A.~~) shall be as follows:

- ~~• The extraterritorial jurisdiction of any city having a population of less than five thousand (5,000) inhabitants shall consist of all the contiguous unincorporated area, not a part of any other city, within one half (1/2) mile of the corporate limits~~



~~of such city.~~

- ~~• The extraterritorial jurisdiction of any city having a population of five thousand (5,000) or more inhabitants, but less than twenty five thousand (25,000) inhabitants shall consist of all the contiguous unincorporated area, not a part of any other city, within one (1) mile of the corporate limits of such city.~~
- ~~• The extraterritorial jurisdiction of any city having a population of twenty five thousand (25,000) or more inhabitants, but less than fifty thousand (50,000) inhabitants, shall consist of all the contiguous unincorporated area, not a part of any other city within two (2) miles of the corporate limits of such city.~~

#### FAMILY

~~One or more persons related by blood, marriage, or adoption, or a group not to exceed four (4) persons not related by blood, marriage, adoption or guardianship, occupying a dwelling unit. Any number of related persons or not more than six (6) unrelated persons living in a single housekeeping unit.~~

#### FLAG LOT

~~A tract of land or lot connected to a public road by a long driveway or frontage less than 150 feet shall not be permitted in Ellis County. A lot shaped and designed where the main building site area is set back from the street on which it fronts and includes a narrow access strip connecting the main building site with the frontage street. It consists of two parts: The flag, which is the building site and may be located behind another lot and the pole, which connects the flag to the street, providing minimal road frontage for the lot and at any point is less than the minimum lot width.~~

#### FLOODPLAIN

~~The area subject to inundation by a flood event of a magnitude which would be expected to be equaled or exceeded once on the average in any given year based on existing conditions of development within the watershed area, as determined by or approved by the Department of Development and the Federal Emergency Management Agency (FEMA). Any land area adjoining the channel of a river, stream, lake, watercourse, marshy area, or another drainage element, which has been or may be inundated by stormwater runoff. The extent of the floodplain shall be determined by the crest of a flood having an average frequency of occurrence of once in one hundred (100) years, as established by F.E.M.A.~~

#### FLOODWAY

~~The channel of a stream, plus any adjacent floodplain areas within which no obstructions to flow would be allowed so that the 100 year flood under fully developed (ultimate) watershed conditions may pass without cumulatively increasing the 100 year water surface elevation more than one (1) foot, provided that hazardous velocities are not~~



~~produced. The floodway and floodplain limits are to be defined based on standard engineering practices or as determined by the Department of Development, the Federal Emergency Management Agency (FEMA), the Federal Insurance Administration (FIA), and Flood Insurance Rate Maps (FIRM). The channel of a river or other watercourse and the adjacent land areas that shall be reserved to discharge the base flood, as defined by the Corps of Engineers or F.E.M.A., without cumulatively increasing the water surface elevation more than one (1) foot.~~

#### **HIERARCHY OF STREETS AND ROADS:**

More detailed information concerning streets can be found in the Master Thoroughfare Plan for Ellis County.

~~**LOCAL:** The lowest order residential street in the hierarchy, usually carries no through traffic and includes short streets, cul de sacs, and courts.~~

#### **STREET**

A right-of-way which provides primary vehicular access to adjacent land, whether designated as a street, highway, thoroughfare, parkway, throughway, avenue, lane, boulevard, road, place, drive or however otherwise designated.

~~**REGIONAL ARTERIAL:** A county road or state highway that should have no residences on it. Its function is to conduct traffic between communities and activity centers and to connect communities to major state and interstate highways~~

~~**MINOR ARTERIAL OR PRIMARY THOROUGHFARE:** A high volume street or county road that provides access to the subdivision and connects to major state and interstate highways. The backbone of the street system.~~

~~**COLLECTOR OR SECONDARY THOROUGHFARE:** The minor collector provides passage to country lanes and conveys traffic to major collectors. Through traffic is discouraged. It serves the principal street in a subdivision.~~

#### **(1) STREET, MAJOR OR REGIONAL ARTERIAL**

A street whose primary function is to provide traffic movement between major traffic generators such as principal neighborhoods, commercial centers, and industrial areas, and to connect with surrounding municipalities. There shall be minimal residential traffic directly accessing it. Its function is to conduct traffic between communities and activity centers and to connect communities to major state and interstate highways.

#### **(2) STREET, MINOR ARTERIAL OR PRIMARY THOROUGHFARE**



A high-volume street or county road that provides access to the subdivision and connects to major state and interstate highways. The backbone of the street system. They also serve to collect and distribute traffic from streets of lower classification to major arterials.

**(3) STREET, COLLECTOR OR SECONDARY THOROUGHFARE**

The function of a collector street is to collect and distribute traffic from local access streets and to convey it to the arterial system. Major collectors provide limited access to abutting property, and parking is limited or restricted. It provides the most direct access to other collectors and arterials. Usually, serves as the principal street in a subdivision.

**(4) STREET, LOCAL**

A street that is used primarily for access to abutting residential property and circulation of traffic within residential neighborhoods. It is of a width and design to discourage through traffic, thereby protecting residential areas by including short street blocks, cul-de-sacs, and courts.

**(5) STREET, PRIVATE OR SERVICE DRIVE**

A vehicular access way under private ownership and maintenance that has not been dedicated to the County and accepted by the County.

**INTERIOR STREET/ROAD**

A street or road contained within a subdivision, which serves only the subdivision and does not connect with ~~one or more~~ other streets/roads outside the subdivision.

**LANE**

A narrow way or passage as between hedges; any narrow or well-defined route or course.

**LOT**

~~Any portion or piece, division or parcel of land.~~ An undivided tract or parcel of land having frontage on a public street or an approved open space having direct street access, and which is, or in the future may be, offered for sale, conveyance, transfer, or improvement, which is designated as a distinct and separate tract, and which is identified by a tract, or lot number, or symbol in a duly approved subdivision plat which has been duly filed and recorded.

**LOT, CORNER**

Lot ~~touching~~ located at the intersection of two ~~or more streets, roads, etc.~~ roadways that have frontage on each roadway.



**LOT, INTERIOR**

A lot other than a corner lot. A lot bounded by a street either at its front or back, but not on either of its sides; also called an inside lot.

**LOT LINES**

The property lines of any given tract or parcel of land which circumscribe the area divided by any plat of record in the plat records of Ellis County, Texas, or in the absence of such a plat, the lot lines shall mean those property lines circumscribing the lot.

**LOT OF RECORD:**

A lot which is part of a subdivision, the plat of which has been recorded in the office of the County Clerk of Ellis County before the adoption of this ordinance.

**MAY**

The word "may" is permissive and not mandatory.

**MANUFACTURED HOME**

A movable or portable dwelling or office connected to utilities and constructed to be towed on its own chassis by a motor vehicle over Texas roads or highways. It may consist of two or more units, which are separately towable but designed to be joined into one integral unit.

**MANUFACTURED HOME PARK**

Any facility or area developed as a site for the lease or rental location of two or more manufactured homes.

**MANUFACTURED HOME COMMUNITY**

A plot or tract of land separated into two (2) or more spaces or lots that are rented, leased, or offered for rent or lease for a term not to exceed 60 consecutive months on the same tract of land without a purchase option, for the installation of manufactured homes for use and occupancy as residencies.

**MOBILE HOME**

A transportable structure built on a permanent chassis designed to be used as a year-round single-family occupancy with or without a permanent foundation and having the required utility services (electrical, water, sewage, etc.) similar to those of a conventional dwelling.

**MOBILE HOME PARK**

Any area or tract of land under one ownership with required improvements and utilities designed for the long-term parking of other type of installation of at least two (2) or more



mobile homes on site/spaces or lots that are rented, leased, or offered for rent or lease, including all improvement, buildings, and structures which may include recreational areas or other facilities for the use of residents of such developments.

#### MOTEL

A building or group of buildings (attached, detached, or semi-detached) containing guest rooms or units per rent which are designed and used primarily for the transient accommodation of guests and not intended to be used as long-term housing.

#### MULTI-FAMILY RESIDENCE

~~A duplex, triplex, quadruplex, apartments, condominium, garden home, or townhouse as these structures are commonly defined~~ Any building or portion thereof designed, built, and rented, leased to be occupied as two (2) or more dwelling units and used as by one (1) family per dwelling with cooking facilities and other facilities found in a traditional single-family dwelling. It may be a duplex, triplex, quadruplex, apartments, condominium, garden home, or townhouse as those structures are commonly defined.

#### ON-SITE SEWAGE FACILITY

All systems and methods used for the treatment and disposal of sewage, other than organized disposal systems, operated under a valid permit issued by the ~~Ellis County~~ Department of Development and regulated by TCEQ; Ellis County Septic Order 182.11; and Title 30, Part 1, Chapter 285 of the Texas Administrative Code.

#### PLAT

~~A plan of a subdivision of land creating building lot or tracts showing all essential dimensions and other information essential to comply with the subdivision rules and regulation of Ellis County, and approved by the Ellis County Commissioners Court and filed with the County Clerk of Ellis County.~~ A map, drawing, chart, or plan showing the exact layout and proposed construction of a proposed subdivision into lots, blocks, streets, parks, school sites, commercial or industrial sites, drainage ways, easements, and/or any other elements as required by these Regulations, and which a subdivider shall submit for approval in accordance with these Regulations.

#### PLAT, PRELIMINARY

~~A map of a proposed development showing the character and proposed layout of the tract in sufficient detail to indicate the suitability of the proposed subdivision of land.~~ A plat that is submitted to the County for its review of the concept and performance of the subdivision as related to the provisions of these Regulations. The preliminary plan and the review thereof are intended to produce a subdivision design in which all planning factors are recognized and reconciled, before submission of the final plat.



**PLAT, FINAL (RECORDATION)**

A ~~map~~ plat of a subdivision prepared in a form suitable for filing or recording with the necessary affidavits, dedications, and acceptance and with complete bearings and dimensions of all lines defining lots and blocks, streets, public areas and other dimensions of land and subdivision requirements of ~~Ellis~~ the County, ~~Texas~~. For recordation, a final plat may also include a replat and simplified plat.

**PRIVATE STREETS, ROADS, EMERGENCY ACCESS EASEMENTS, ETC.**

A vehicular access way under private ownership and maintenance that has not been dedicated to or accepted by the County for maintenance.

**PUBLIC STREET**

Any area, parcel, or strip of land (road) which provides vehicular access to adjacent property or land whether designated as a street, highway, freeway, thoroughfare, avenue, boulevard, road, place, drive, or however otherwise designated and which is either dedicated or granted for public purposes or acquired for public use by prescription.

**RECREATIONAL VEHICLE**

A vehicle such as a camper or a motor home, used for traveling and/or recreational purposes, with running gear.

**RECREATIONAL VEHICLE PARK**

A lot or parcel of land used primarily as a rental community in which two (2) or more recreational vehicle sites/spaces are located, established or maintained for occupancy, usually for a fee, by recreational vehicles of the general public as living quarters or vacation purposes on a short-term basis not to exceed ninety (90) days.

**REPLAT**

A map of a subdivision incorporating changes, amendments, improvements, and/or corrections to a plat such as changes in lot size, further ~~subdividing~~ subdivision of existing lots, and relocation of street line/lot lines that is on record in the County Clerk's office.

**RIGHT-OF-WAY**

That portion of the subdivision dedicated for public roads with the adjacent lot lines being the boundaries of the right-of-way.

**ROAD**

A long stretch with a smoothed or paved surface made for traveling by motor vehicles; a highway; a strip of land appropriated and used for purposes of travel and communication between different places.



**ROAD FRONTAGE**

Contiguous frontage on a public road or street.

**ROADWAY**

That portion of any street or road designated for vehicular traffic not including shoulders or curbs.

**SHALL/MAY**

The word "shall" is mandatory and not permissive. ~~The word "may" is permissive and not mandatory.~~

**SPACE (relating to manufactured/mobile homes or recreational vehicle (RV) parks)**

A plot of ground designated or used within a manufactured home community, mobile home park, or recreational vehicle (RV) park for the accommodation, occupancy and exclusive use of one (1) mobile home, manufactured home, or recreational vehicle (RV) park.

**STREET**

A public road, usually paved, with or without sidewalks, curbs, and guttering with houses on each or at least one side of the same.

**STREET INTERSECTION**

Any street that joins another street at an angle, whether or not it crosses the other.

**SUBDIVISION**

~~Any division or re-division of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, for lease, transfer of ownership by deed or contract for deed or otherwise, or building or lot development must be platted. A division of a lot, tract, or parcel of land into two (2) or more parts, lots or sites or a combination of the same for the purpose, whether immediate or future, of sale, a division of ownership or development. Subdivision includes the division or development of land, whether by deed, metes and bounds description, device, map, plat or other recorded instrument, but shall exclude any division resulting from inheritance (by intestacy, will, or trust distribution), dissolution of marriage, condemnation or agreement in lieu thereof, or the granting of any rights other than ownership of land (such as licenses, easements, and rights-of-way). Subdivision includes re-subdivision of land or lots, which are part of a previously recorded subdivision. These regulations shall govern all transfers of ownership, division, or development of land. This term may also mean any development for which a permit is required.~~



**SURVEYOR**

A Licensed State Land Surveyor or Registered Professional Land Surveyor (RPLS), as authorized by the State Statutes to practice the profession of surveying.

**TCEQ**

Texas Commission on Environmental Quality or their successor agency.

**THROUGH ROAD/STREET**

~~A street or road running through a subdivision that connects two or more thoroughfares.~~  
A road or street on which traffic can move with minimal interruptions.

**THOROUGHFARE PLAN**

~~as defined in the Ellis County Thoroughfare Plan. Any road or street that is identified in the~~  
most recently-approved edition of the Ellis County Master Thoroughfare Plan, both map, and text, that describes street classifications and general location of the placement of the designated thoroughfares. Also called Master Thoroughfare Plan.

~~TNRCC - Texas Natural Resource Conservation Commission.~~

**TRACT**

~~A single individual parcel of land.~~ Any parcel of land or property.

**TRAIL**

~~a path or track across a wild or region.~~ A multi-use path usually separated from motor vehicle traffic by an open space or barrier and used by bicyclists, pedestrians, joggers, etc.

**TX-DOT**

~~Wherever mentioned refers to the~~ Texas Department of Transportation.

**TX-DOT SPECIFICATIONS**

Refers to the current edition of Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges.

**USEABLE ACREAGE**

The land remaining after excluding the floodplain, as authorized by TNRCC Rules and Regulations, or other applicable law, restricting the amount of land available for construction of an On-site Sewage Facility. With the submittal of an engineer sealed alternative plan the Department of Development will consider the alternative plan, but reserves the right to accept or reject the plan.



### UTILITIES

Electric, gas, television/cable, and telephone lines, water and sewer systems, or other buried or aerial utilities that provide a service for the general public, often for a service fee and the construction of which may be regulated by the County.

### VARIANCE

An adjustment in the application of these specific regulations to a parcel due to special conditions or circumstances of hardship peculiar to the particular parcel. Relief from a particular set of regulations is necessary to prevent the property from being deprived of right and privileges enjoyed by other parcels in the same vicinity; also called relief from the regulations.

### WRECKING YARD (JUNKYARD OR AUTO SALVAGE)

Any lot upon which three or more motor vehicles of any kind, which are incapable of being operated due to condition or lack of current registration and/or current state inspection, have been placed for the purpose of storage, obtaining parts, recycling, repair or resale.

~~DEFINITIONS NOT EXPRESSLY PRESCRIBED HEREIN ARE TO BE CONSTRUED IN ACCORDANCE WITH CUSTOMARY USAGE IN SUBDIVISION PLANNING AND ENGINEERING PRACTICES.~~

### ANALYSIS

Staff has worked on these set of amendments for the past few months and researched various county's regulations and common professional planning, subdivision, and engineering dictionaries to come up with these definitions.



#### **Legal Notifications:**

Staff advertised this proposed amendment in the July 15, 2018, edition of the Waxahachie Daily Light, satisfying the legal notification requirement of fifteen (15) days notice before the scheduled public hearing.

#### **ATTACHMENTS:**

1. Newspaper Notice
2. Draft Order



#### **RECOMMENDATION:**

Staff recommends approval of these amendments, as presented.



DEPARTMENT OF DEVELOPMENT  
Ellis County

✉: [dod@co.ellis.tx.us](mailto:dod@co.ellis.tx.us)  
☎: 972-825-5200  
🌐: [co.ellis.tx.us/dod](http://co.ellis.tx.us/dod)



**APPROVED AND PRESENTED BY:**

Alberto Mares, AICP, DR  
Director of Planning & Development  
Ellis County



ATTACHMENT NO. 1



Local listings for Waxahachie Daily Light, Midlothian Mirror and The Ellis County Trading Post

Search Classifieds

Search Legals

1

25 Results Per Page ▾ Sort Order ▾

★ Log in to save ad

definitions
07/15/2018
07/15/2018



★

TO be published 1 time in the Waxahachie Daily Light on Sunday, July 15th, 2018: The County of Ellis will conduct a public hearing to consider and act upon a request to amend Order No. 192.02, as amended, the Rules, Regulations, and Specifications for Subdivisions and Manufactured Homes, specifically amending Section 1-W (Definitions) and any other related articles, sections, and paragraphs and creating a new section specifically for definitions. This public hearing is scheduled for the Commissioners' Court on Tuesday, July 31, 2018, at 10:00 AM on the 2nd Floor of the Historic Ellis County Courthouse, 101 W. Main St., Waxahachie, Texas. Please contact the Department of Development concerning any questions at 972-825-5200. If you would like to speak at the meeting regarding this matter, please show up at least 15 minutes early to sign up to speak. [Show more »](#)

Post Date: 07/15 12:00 AM

■ Announcements(10)

- Legals (9)
- Personals (1)



**ATTACHMENT NO. 2**

**COMMISSIONERS COURT OF ELLIS COUNTY  
ORDER NO. \_\_\_\_\_**

**AMENDMENT TO RULES AND REGULATIONS  
DEFINITIONS**

On this the 31<sup>st</sup> day of July 2018, the Commissioners' Court of Ellis County, Texas, convened in a regular session of said court on the 2nd Floor of the Ellis County Historic Courthouse located at 101 West Main Street, Waxahachie, Texas, with the following members present, to wit:

**COUNTY JUDGE:**

- Judge Carol Bush

**COMMISSIONERS:**

- Randy Stinson, Commissioner, Pct. 1
- Paul Perry, Commissioner, Pct. 3
- Lane Grayson, Commissioner, Pct. 2
- Kyle Butler, Commissioner, Pct. 4

**AND AMONG OTHER PROCEEDINGS, THE FOLLOWING ORDER WAS PASSED AS FOLLOWS:**

**AN ORDER OF THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS AMENDING THE COUNTY OF ELLIS RULES, REGULATIONS, AND SPECIFICATIONS FOR SUBDIVISIONS AND MANUFACTURED HOMES, COURT ORDER NUMBER 192.02, AS AMENDED SPECIFICALLY AMENDING SECTION 1-W (DEFINITIONS) AND ANY OTHER RELATED ARTICLES, SECTIONS, AND PARAGRAPHS AND CREATING A NEW SECTION (SECTION XXI) FOR DEFINITIONS. AND ANY OTHER RELATED ARTICLES, SECTIONS, AND PARAGRAPHS REGARDING TRAFFIC STUDIES, CONCRETE THICKNESS, AND DEVELOPMENT ALONG PRIVATE ROADS., PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Commissioners' Court of Ellis County, Texas, in compliance with the laws of the State of Texas and the orders of Ellis County, Texas, have given the requisite notices and otherwise, and after holding and affording a full and fair hearing to all interested persons, and in the exercise of its legislative discretion, have concluded that this proposal should be approved;

**NOW, THEREFORE BE IT ORDAINED BY THE COMMISSIONERS' COURT OF ELLIS COUNTY TEXAS, THAT:**



**SECTION 1.** The approved amendments for the County of Ellis Rules, Regulations, and Specifications for Subdivision and Manufactured Homes are amended to read as follows and found in Exhibit A with the rest of the Section and Order remaining in full effect:

**SECTION 2. CONFLICTS.**

To the extent of any irreconcilable conflict with the provisions of this Order and other orders of Ellis County governing the use and development of the Property and which are not expressly amended by this Order, the provisions of this Order shall be controlling.

**SECTION 3. SEVERABILITY CLAUSE**

If any section, paragraph, sentence, phrase or word in this order is held invalid or unconstitutional, such holding shall not affect the validity of the remaining portions of this order; and the Commissioners Court hereby declares it would have passed such remaining portions of the Order despite such invalidity, which remaining portions shall remain in force and effect.

**SECTION 4. EFFECTIVE DATE.**

This Ordinance shall become effective from and after the date of its passage, and it is accordingly so ordained.

**PASSED, APPROVED, AND ADOPTED IN OPEN COURT BY THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS ON THIS THE 31<sup>ST</sup> DAY OF JULY, 2018.**

\_\_\_\_\_  
Carol Bush, County Judge

\_\_\_\_\_  
Commissioner Randy Stinson, Precinct No. 1

\_\_\_\_\_  
Commissioner Lane Grayson, Precinct No. 2

\_\_\_\_\_  
Commissioner Paul Perry, Precinct No. 3

\_\_\_\_\_  
Commissioner Kyle Butler, Precinct No. 4

**ATTEST:**

\_\_\_\_\_  
Cindy Polley, County Clerk



**EXHIBIT A**

**SECTION XXI**  
**DEFINITIONS**

**A. APPLICATION**

- (1) For these, regulations, the following terms, phrases, words and their derivations shall have the meaning ascribed to them in this section. Illustrations and graphics may be used and added as needed to explain a definition better.
- (2) If the terms, phrases, words and their derivations are not found within these set of regulations, it may be located in the County's other associated development regulations.
  - (i) Definitions not expressly prescribed herein are to be construed in one of the following methods as determined by the Department of Development Director to apply a definition that closely applies the following:
    - (a) Customary usage in subdivision, planning and engineering practices; or,
    - (b) As allowed by Chapter 311.011 of the Code Construction Act of Texas.
  - (ii) The department director shall interpret the definitions when questions arise. Should there be discrepancies or disagreement of the application of a definition, the Commissioners' Court shall make the final determination.

**B. DEFINITIONS**

**ACREAGE, GROSS**

The total acreage of a subdivision, including areas dedicated to the public use such as streets and alley right of ways, floodplains, etc.

**ACREAGE, NET**

The total acreage of a subdivision less those areas dedicated to public use such as street and rights of way, floodplains, etc. Easements, however, shall be included in net acreage calculations.

**ACREAGE, USEABLE**

The amount of land suitable, after excluding the floodplain for the installation of OSSF facilities as authorized by TCEQ and/or Ellis County regulations.

**ALLEY**

A minor street used primarily for vehicular access to the back or the side of properties otherwise abutting on a street. The County does NOT maintain alleys.



### **ALL-WEATHER SURFACE**

An alternative paving material that is designed and sealed by a professional engineer that is approved by the County Engineer and the Fire Marshal and is equivalent to the County standards for road/street construction. At a minimum, it shall carry the weight of the fire engine or at least 75,000 pounds, whichever is greater.

### **BLOCK**

A piece or parcel of land surrounded by public highways or streets, other than alleys. In cases where the platting is incomplete or disconnected, the Department of Development may determine the outline of the block. A block is used to designate a series of lots within a subdivision for platting purposes.

### **BUILDING LINE OR SETBACK LINES**

A line defining an area on the lot between the street right-of-way or property line and the building line within which no building shall be constructed, encroached, or project, except as specifically authorized by the Commissioners' Court.

### **COMMISSIONERS' COURT**

The governing body of Ellis County, Texas. The Court has five (5) elected members: The County Judge and four (4) elected precinct commissioners.

### **COUNTY**

Ellis County, Texas.

### **COUNTY JUDGE**

County Judge of Ellis County, Texas.

### **COUNTY ENGINEER**

A registered professional civil engineer either employed or on a consulting basis with Ellis County or their designated representative in charge of the engineering functions for the County.

### **COUNTY ROAD**

A public paved road or street, which has been accepted by the County, through prescription or dedication of right-of-way for maintenance purposes or street that was constructed or maintained by the County.

### **CUL-DE-SAC**

A short, minor street having but one outlet to another street and terminated on terminating at the opposite end by vehicular turn-around.



**CUL-DE-SAC CORNER**

Enlargement of a 90-degree intersection by a forty (40) foot radius from the intersection of the centerline of the two streets.

**DEAD-END STREET**

A street, other than a cul-de-sac, with only one outlet.

**DEED RESTRICTIONS**

A restrictive covenant expressed in a contract between the buyer and the seller of real property that imposes duties on the buyer or restricts the buyer's use of the land. These restrictions are usually expressed in the form of language in the deed to the property. Deed restrictions are private and cannot be enforced by the County.

**DEPARTMENT OF DEVELOPMENT**

The Ellis County Department of Development (DOD).

**DEPARTMENT OF DEVELOPMENT DIRECTOR**

The Ellis County Department of Development Director or designated representative.

**DETENTION**

The temporary storage of stormwater runoff, with controlled peak discharge rates.

**DETENTION TIME**

The amount of time a body of water is actually present in a stormwater detention facility.

**DEVELOPER OR OWNER**

An individual partnership, corporation or governmental entity, officer, agent employee, servant or trustee thereof (or any combination thereof) undertaking the subdivision or improvement of land and other activities covered by these regulations, including the preparation of a subdivision plat showing the layout of the land and the public improvements involved therein or participates in, who performs or participated in the performing of any act toward the subdivision of land within the intent, scope and purview of these regulations. The term "developer" is intended to include the term "subdivider," "owner," or "applicant" even though personnel in successive stages of a project may vary.

**DRAINAGE, BUYERS RESPONSIBILITY**

It is the responsibility of the buyer of a lot to take the steps necessary to allow water from the lot to flow to the drainage ditch in the front, rear or side whichever is the case. It is not the responsibility of the County Commissioner or other County official to solve drainage problems on private land.



### **DRIVEWAY**

A portion of a lot used for access to the lot from a public highway, road, or street and not used for public circulation.

### **DWELLING UNIT/ HABITABLE AREA**

Any building, or portion thereof, which is designed or used as living quarters for one or more families and contains at least three (3) plumbing fixtures, or any combination thereof from the following list as outlined below and no 220V connections for home appliances outside the principal structure; a residence.

- A water closet (i.e., toilet, commode, urinal, or similar.)
- A shower or bathing facility
- A bathroom or kitchen sink
- Laundry facilities

Any separate/detached structure on the same property, tract of land or lot used as living space meeting the same criteria as above shall be considered a secondary or accessory dwelling unit and requires an additional useable net acre before the issuance of a building permit.

### **EASEMENT**

A grant of one or more of the property rights by the property owner to and/or for use by the public, a corporation, or another person or entity and/or to a private utility corporation for a particular and expressed purpose.

#### **Access Easement**

An easement allowing access onto a property or adjoining property.

#### **Drainage Easement**

The right for the passage of natural drainage across private land, together with the right to enter thereon to maintain drainage structures and the free flow of drainage. May also double as a utility easement if it is properly labeled on the plat.

#### **Non-access Easement:**

An easement prohibiting access onto a property or adjoining property.

#### **Utility Easement**

An easement granted for access, over or under land, together with the right to enter thereon with machinery and other vehicles necessary for the construction and maintenance of utilities. May also double as a drainage easement if it is properly labeled on the plat. See utility definition.



### **ELEVATION CERTIFICATE**

An official record that shows new buildings and substantial improvements in all identified Special Flood Hazard Areas (SFHAs) are properly elevated. This elevation information is needed to show compliance with the floodplain management ordinance.

### **ENGINEER**

A person duly authorized and properly registered under the provisions of the Texas Registration Act to practice the profession of engineering.

### **EXTRATERRITORIAL JURISDICTION (ETJ)**

The unincorporated area, not a part of any city, which is contiguous to the corporate limits of any city. The size of the ETJ shall be as defined in Chapter 42.021 of the Texas Local Government Code.

### **FAMILY**

Any number of related persons or not more than six (6) unrelated persons living in a single housekeeping unit.

### **FLAG LOT**

A lot shaped and designed where the main building site area is set back from the street on which it fronts and includes a narrow access strip connecting the main building site with the frontage street. It consists of two parts: The flag, which is the building site and may be located behind another lot and the pole, which connects the flag to the street, providing minimal road frontage for the lot and at any point is less than the minimum lot width.

### **FLOODPLAIN**

Any land area adjoining the channel of a river, stream, lake, watercourse, marshy area, or another drainage element, which has been or may be inundated by stormwater runoff. The extent of the floodplain shall be determined by the crest of a flood having an average frequency of occurrence of once in one hundred (100) years, as established by F.E.M.A.

### **FLOODWAY**

The channel of a river or other watercourse and the adjacent land areas that shall be reserved to discharge the base flood, as defined by the Corps of Engineers or F.E.M.A., without cumulatively increasing the water surface elevation more than one (1) foot.

### **HIERARCHY OF STREETS AND ROADS:**

More detailed information concerning streets can be found in the Master Thoroughfare Plan for Ellis County.



## **STREET**

A right-of-way which provides primary vehicular access to adjacent land, whether designated as a street, highway, thoroughfare, parkway, throughway, avenue, lane, boulevard, road, place, drive or however otherwise designated.

### **(1) STREET, MAJOR OR REGIONAL ARTERIAL**

A street whose primary function is to provide traffic movement between major traffic generators such as principal neighborhoods, commercial centers, and industrial areas, and to connect with surrounding municipalities. There shall be minimal residential traffic directly accessing it. Its function is to conduct traffic between communities and activity centers and to connect communities to major state and interstate highways.

### **(2) STREET, MINOR ARTERIAL OR PRIMARY THOROUGHFARE**

A high-volume street or county road that provides access to the subdivision and connects to major state and interstate highways. The backbone of the street system. They also serve to collect and distribute traffic from streets of lower classification to major arterials.

### **(3) STREET, COLLECTOR OR SECONDARY THOROUGHFARE**

The function of a collector street is to collect and distribute traffic from local access streets and to convey it to the arterial system. Major collectors provide limited access to abutting property, and parking is limited or restricted. It provides the most direct access to other collectors and arterials. Usually, serves as the principal street in a subdivision.

### **(4) STREET, LOCAL**

A street that is used primarily for access to abutting residential property and circulation of traffic within residential neighborhoods. It is of a width and design to discourage through traffic, thereby protecting residential areas by including short street blocks, cul-de-sacs, and courts.

### **(5) STREET, PRIVATE OR SERVICE DRIVE**

A vehicular access way under private ownership and maintenance that has not been dedicated to the County and accepted by the County.

## **INTERIOR STREET/ROAD**

A street or road contained within a subdivision, which serves only the subdivision and does not connect other streets/roads outside the subdivision.

## **LANE**

A narrow way or passage as between hedges; any narrow or well-defined route or course.



**LOT**

An undivided tract or parcel of land having frontage on a public street or an approved open space having direct street access, and which is, or in the future may be, offered for sale, conveyance, transfer, or improvement, which is designated as a distinct and separate tract, and which is identified by a tract, or lot number, or symbol in a duly approved subdivision plat which has been duly filed and recorded.

**LOT, CORNER**

Lot located at the intersection of two roadways that has frontage on each roadway.

**LOT, INTERIOR**

A lot bounded by a street either at its front or back, but not on either of its sides; also called an inside lot.

**LOT LINES**

The property lines of any given tract or parcel of land which circumscribe the area divided by any plat of record in the plat records of Ellis County, Texas, or in the absence of such a plat, the lot lines shall mean those property lines circumscribing the lot.

**LOT OF RECORD:**

A lot which is part of a subdivision, the plat of which has been recorded in the office of the County Clerk of Ellis County before the adoption of this ordinance.

**MAY**

The word "may" is permissive and not mandatory.

**MANUFACTURED HOME**

A movable or portable dwelling or office connected to utilities and constructed to be towed on its own chassis by a motor vehicle over Texas roads or highways. It may consist of two or more units, which are separately towable but designed to be joined into one integral unit.

**MANUFACTURED HOME PARK**

Any facility or area developed as a site for the lease or rental location of two or more manufactured homes.

**MANUFACTURED HOME COMMUNITY**

A plot or tract of land separated into two (2) or more spaces or lots that are rented, leased, or offered for rent or lease for a term not to exceed 60 consecutive months on the same tract of land without a purchase option, for the installation of manufactured homes for use and occupancy as residencies.



### **MOBILE HOME**

A transportable structure built on a permanent chassis designed to be used as a year-round single-family occupancy with or without a permanent foundation and having the required utility services (electrical, water, sewage, etc.) similar to those of a conventional dwelling.

### **MOBILE HOME PARK**

Any area or tract of land under one ownership with required improvements and utilities designed for the long-term parking of another type of installation of at least two (2) or more mobile homes on

site/spaces or lots that are rented, leased or offered for rent or lease, including all improvement, buildings, and structures which may include recreational areas or other facilities for the use of residents of such developments.

### **MOTEL**

A building or group of buildings (attached, detached, or semi-detached) containing guest rooms or units per rent which are designed and used primarily for the transient accommodation of guests and not intended to be used as long-term housing.

### **MULTI-FAMILY RESIDENCE**

Any building or portion thereof that is designed, built, and rented, leased to be occupied as two (2) or more dwelling units and used as by one (1) family per dwelling with cooking facilities and other facilities found in a traditional single-family dwelling. It may be a duplex, triplex, quadruplex, apartments, condominium, garden home, or townhouse as those structures are commonly defined.

### **ON-SITE SEWAGE FACILITY**

All systems and methods used for the treatment and disposal of sewage, other than organized disposal systems, operated under a valid permit issued by the Department of Development and regulated by TCEQ; Ellis County Septic Order 182.11, as amended; and Title 30, Part 1, Chapter 285 of the Texas Administrative Code.

### **PLAT**

A map, drawing, chart, or plan showing the exact layout and proposed construction of a proposed subdivision into lots, blocks, streets, parks, school sites, commercial or industrial sites, drainage ways, easements, and/or any other elements as required by these Regulations, and which a subdivider shall submit for approval in accordance with these Regulations.

### **PLAT, PRELIMINARY**

A plat that is submitted to the County for its review of the concept and performance of the subdivision as related to the provisions of these Regulations. The preliminary plan and the review thereof are



intended to produce a subdivision design in which all planning factors are recognized and reconciled, before submission of the final plat.

**PLAT, FINAL (RECORDATION)**

A plat of a subdivision prepared in a form suitable for filing or recording with the necessary affidavits, dedications, and acceptance and with complete bearings and dimensions of all lines defining lots and blocks, streets, public areas and other dimensions of land and subdivision requirements of the County. For recordation, a final plat may also include a replat and simplified plat.

**PRIVATE STREETS, ROADS, EMERGENCY ACCESS EASEMENTS, ETC.**

A vehicular access way under private ownership and maintenance that has not been dedicated to or accepted by the County for maintenance.

**PUBLIC STREET**

Any area, parcel, or strip of land (road) which provides vehicular access to adjacent property or land whether designated as a street, highway, freeway, thoroughfare, avenue, boulevard, road, place, drive, or however otherwise designated and which is either dedicated or granted for public purposes or acquired for public use by prescription.

**RECREATIONAL VEHICLE**

A vehicle such as a camper or a motor home, used for traveling and/or recreational purposes, with running gear.

**RECREATIONAL VEHICLE PARK**

A lot or parcel of land used primarily as a rental community in which two (2) or more recreational vehicle sites/spaces are located, established or maintained for occupancy, usually for a fee, by recreational vehicles of the general public as living quarters or vacation purposes on a short-term basis not to exceed ninety (90) days.

**REPLAT**

A map of a subdivision incorporating changes, amendments, improvements, and/or corrections to a plat such as changes in lot size, further subdivision of existing lots, and relocation of street line/lot lines that is on record in the County Clerk's office.

**RIGHT-OF-WAY**

That portion of the subdivision dedicated for public roads with the adjacent lot lines being the boundaries of the right-of-way.



**ROAD**

A long stretch with a smoothed or paved surface made for traveling by motor vehicles; a highway; a strip of land appropriated and used for purposes of travel and communication between different places.

**ROAD FRONTAGE**

Contiguous frontage on a public road or street.

**ROADWAY**

That portion of any street or road designated for vehicular traffic not including shoulders or curbs.

**SHALL**

The word "shall" is mandatory and not permissive.

**SPACE (relating to manufactured/mobile homes or recreational vehicle (RV) parks)**

A plot of ground designated or used within a manufactured home community, mobile home park, or recreational vehicle (RV) park for the accommodation, occupancy and exclusive use of one (1) mobile home, manufactured home, or recreational vehicle (RV) park.

**STREET**

A public road, usually paved, with or without sidewalks, curbs and gutters or bar ditches, with houses on each or at least one side of the same.

**STREET INTERSECTION**

Any street that joins another street at an angle, whether or not it crosses the other.

**SUBDIVISION**

A division of a lot, tract, or parcel of land into two (2) or more parts, lots or sites or a combination of the same for the purpose, whether immediate or future, of sale, a division of ownership or development. Subdivision includes the division or development of land, whether by deed, metes and bounds description, device, map, plat or other recorded instrument, but shall exclude any division resulting from inheritance (by intestacy, will, or trust distribution), dissolution of marriage, condemnation or agreement in lieu thereof, or the granting of any rights other than ownership of land (such as licenses, easements, and rights-of-way). Subdivision includes re-subdivision of land or lots, which are part of a previously recorded subdivision. These regulations shall govern all transfers of ownership, division, or development of land. This term may also mean any development for which a permit is required.

**SURVEYOR**

A Licensed State Land Surveyor or Registered Professional Land Surveyor (RPLS), as authorized by the State Statutes to practice the profession of surveying.



**TCEQ**

Texas Commission on Environmental Quality or their successor agency.

**THROUGH ROAD/STREET**

A road or street on which traffic can move with minimal interruptions.

**THOROUGHFARE PLAN**

Any road or street that is identified in the most recently-approved edition of the Ellis County Master Thoroughfare Plan, both map, and text, that describes street classifications and general location of the placement of the designated thoroughfares. Also called Master Thoroughfare Plan.

**TRACT**

Any parcel of land or property.

**TRAIL**

A multi-use path usually separated from motor vehicle traffic by an open space or barrier and used by bicyclists, pedestrians, joggers, etc.

**TX-DOT**

Texas Department of Transportation.

**TX-DOT SPECIFICATIONS**

Refers to the current edition of Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges.

**UTILITIES**

Electric, gas, television/cable, and telephone lines, water and sewer systems, or other buried or aerial utilities that provide a service for the general public, often for a service fee and the construction of which may be regulated by the County.

**VARIANCE**

An adjustment in the application of these specific regulations to a parcel due to special conditions or circumstances of hardship peculiar to the particular parcel. Relief from a particular set of regulations is necessary to prevent the property from being deprived of right and privileges enjoyed by other parcels in the same vicinity; also called relief from the regulations.

**WRECKING YARD (JUNKYARD OR AUTO SALVAGE)**

Any lot upon which three or more motor vehicles of any kind, which are incapable of being operated due to condition or lack of current registration and/or current state inspection, have been placed for the purpose of storage, obtaining parts, recycling, repair or resale.

CUSTOMIZED PRODUCT PRICING SUMMARY BASED ON CONTRACT  
BUYBOARD 516-016

2.1

End User: Ellis County Prct 4 R.B Everett & Co. Rep: Chad Maddux  
 Contact: Kyle Butler Date: 7/2/2018  
 Product: Etnyre 7000 gallon Emulsion Tank A. Base Price: 66,500.00

B. Published Options (Itemize each Below)

OPTIONS	PRICE	OPTIONS	PRICE
8 Ft Legs		Gravity Flow	
Total of B Published Options:			0.00

C. Unpublished Options (Itemize each below, not to exceed 25%)

OPTION	PRICE	OPTION	PRICE
Total of C. Unpublished Options:			

**TOTAL LIST PRICE**

D. Contract Price Adjustment	Discount: 6%	66,500.00
E. Freight Charges		3,990.00
F. Total A + B + C + D + E = F		5,200.00
G. Quantity Ordered <u>1</u> x F =		67,710.00
H. Non-Equipment Charges & Credits	P.D.I.	67,710.00
		1,000.00

**TOTAL PURCHASE PRICE**

**68,710.00**

Ellis County Responsible for all equipment needed to unload tank at delivery. County also responsible for concrete slab, electricity and complete installation fo tank

3.5

WORK ORDER UNDER INTERLOCAL AGREEMENT

Service Provider: *Ellis County Texas*

Department to Provide Service: ROAD & BRIDGE, PCT. 1

Basis of Authority to Provide Services: *Interlocal Agreement dated 1-2-18*  
Per Commissioners Court Minute No. *111.18*

Local Government Requesting Service: *CITY OF PALMER*

Description of Project to be undertaken: *various locations*  
*reclaim + Resurface Roads,*

Location of Project to be undertaken: \_\_\_\_\_  
*Halifax, Palamino, Hamblen, Palmer View,*

\_\_\_\_\_  
*Commissioner, Precinct 1, Texas*

APPROVED in open Commissioners Court per Minute Order No. \_\_\_\_\_ on the  
\_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
*County Judge, Ellis County, Texas*

.....  
ACCEPTED AND AGREED TO this *2<sup>nd</sup>* day of *July*, 2018.

Signature: *[Handwritten Signature]*

Title: *CITY ADMINISTRATOR*

On Behalf of: \_\_\_\_\_



# TEXAS ASSOCIATION *of* COUNTIES RISK MANAGEMENT POOL

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## *2018 TAC RMP Employee Safety Equipment Program Frequently Asked Questions*

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### WHAT IS THE 2018 TAC RMP EMPLOYEE SAFETY EQUIPMENT PROGRAM?

Approved by the TAC RMP Board, the program allows qualified TAC RMP Workers' Compensation (WC) Program participants to select and purchase personal safety equipment through a customized online storefront. Two stores will be available: a Road and Bridge/Building Maintenance (R&B/BM) Store and a Law Enforcement (LE) Store.

### WHY IS TAC RMP OFFERING THIS PROGRAM?

TAC RMP is dedicated to eliminating accidents in the workplace, protecting employees and reducing claims for its members.

### WHY ARE THERE TWO STORES?

The top employee-related accidents in county government occur in the road and bridge, building maintenance and law enforcement areas. Because these are very distinct groups of employees with very different needs, we created two stores to meet those needs.

### WILL YOU OFFER A WEBINAR TO TEACH ME HOW TO ACCESS THE STORES?

Yes! We will present a one-hour webinar at 2 p.m. on July 12. Please email Lee Bell-Hovland at [leeb@county.org](mailto:leeb@county.org) to sign up.

### WHERE DO I LOG IN TO THE TAC RMP SAFETY EQUIPMENT STORES?

To log in to either of the TAC RMP Safety Equipment Stores start here: [www.Bullchase.com](http://www.Bullchase.com)

### WHO HAS THE LOGIN INFORMATION FOR MY COUNTY?

We sent your Pool coordinator and sheriff the login information via email. The county judge and commissioners were copied on the communications.

### WHO IS ALLOWED TO MAKE THE PURCHASES?

The Pool coordinator assigned to your county may make selections through the R&B/BM Store.  
The sheriff may make selections through the LE Store.

### CAN WE DESIGNATE SOMEONE ELSE TO MAKE PURCHASES?

Yes, the Pool coordinator and sheriff may each designate another person from your county to make purchases by either sharing login information with the designee or contacting Bullchase directly at (888) 558-2855 or [jennifer@bullchase.com](mailto:jennifer@bullchase.com).

### CAN WE COMBINE FUNDS FROM BOTH STORES?

No, the program's intent is to address employee safety in two very distinct employee groups with very different needs. The two stores were created to meet those needs.

**WHEN WILL I GET TO SHOP?**

The TAC RMP R&B/BM Store and the LE Store will be open for shopping from July 12–Oct. 1, 2018.

**WE ONLY PURCHASE EQUIPMENT THROUGH A BUY BOARD VENDOR. CAN WE USE THE STORES?**

Yes, Bullchase/Grainger is a Buy Board cooperative purchasing vendor.

**WHAT IS MY SPENDING LIMIT?**

The county's Pool coordinator and sheriff received an email with the allotted spending limit for each store. Your spending limit for a particular store will be indicated as you make selections within that store.

**HOW WAS MY SPENDING LIMIT DETERMINED?**

Amounts were determined based on (1) the total amount of funds approved by the TAC RMP Board for this program and (2) the number of employees in certain WC Class Codes.

**WHAT WC CLASS CODES WERE USED?**

Class Codes were selected based on the top loss producing class codes for the Pool over the past four years with a higher than average cost per claim:

- 5506 Road Employees-Paving, Repaving
- 9014 Building Maintenance and Janitors
- 7720 Law Enforcement

**WHAT IF I GO OVER MY SPENDING LIMIT?**

The store will not allow you to exceed your spending limit. However, if you would like to purchase additional items or add to the TAC RMP funds with a county payment, please contact Bullchase directly at (888) 558-2855 or [jennifer@bullchase.com](mailto:jennifer@bullchase.com).

**WHAT IF I AM UNDER MY SPENDING LIMIT?**

All funds must be used in 2018. The store includes low-cost items, so please keep shopping until you have hit your limit.

**CAN OUR COUNTY SUPPLEMENT ITS SPENDING LIMIT WITH OUR OWN FUNDS?**

Yes. Please contact Bullchase directly at (888) 558-2855 or [jennifer@bullchase.com](mailto:jennifer@bullchase.com).

**MY COUNTY DOESN'T WANT TO PARTICIPATE. HOW DO I OPT OUT?**

Please email us at [tacrms@county.org](mailto:tacrms@county.org) so we can assist you with opting out.

**IF ANOTHER COUNTY CHOOSES NOT TO PARTICIPATE, CAN I HAVE THEIR FUNDS?**

No, the TAC RMP Employee Safety Equipment Program amounts are specific to each member based on the number of employees in certain WC Class Codes.

**IF WE CHOOSE NOT TO PARTICIPATE, CAN WE GET CASH?**

No, the TAC RMP Employee Safety Equipment Program was created specifically to address employee safety through the purchase of safety equipment through these online stores.

**WHAT ITEMS ARE AVAILABLE?**

Please check out the store! TAC Risk Management Services staff and Bullchase worked together to develop a wide variety of employee safety equipment selections ranging from gloves to eye-wash stations.

**WHAT IF A STORE DOESN'T HAVE WHAT I NEED?**

The stores are stocked with a wide variety of employee safety equipment items recommend by TAC Risk Control Services and Bullchase. If you don't find an item you are looking for, please contact Bullchase directly at (888) 558-2855 or [jennifer@bullchase.com](mailto:jennifer@bullchase.com).

**WHAT IF I DON'T LIKE THE ITEMS I RECEIVE?**

You may exchange any damaged, defective or incorrect items directly to Bullchase for the right product.

**CAN I RETURN MY ITEMS FOR CASH?**

No, items can only be exchanged for credit for additional purchases.

**IS COUNTY-SPECIFIC LOGO BRANDING OFFERED?**

Due to the large scope of this program, we are unable to offer county-specific branding.

**WHAT IF WE MISS THE DEADLINE FOR ORDERING?**

You have until **Oct. 1, 2018**, to complete your shopping. After that date, the stores will be closed. We will send you a reminder via email in mid-September.

**WHERE WILL MY ITEMS SHIP TO?**

Selected items will be mailed to the physical address listed during the checkout process and were provided to Bullchase from our membership database. If the address is incorrect, please contact Bullchase directly at (888) 558-2855 or [jennifer@bullchase.com](mailto:jennifer@bullchase.com).

**CAN WE HAVE MORE THAN ONE "SHIP TO" ADDRESS?**

Yes, **before placing your order** please contact Bullchase directly at (888) 558-2855 or [jennifer@bullchase.com](mailto:jennifer@bullchase.com) to add additional shipping locations.

**WILL WE HAVE TO PAY FOR SHIPPING OUT OF OUR FUNDS?**

No, there are no tax or shipping costs charged to the county. There are no return shipping costs for returns due to damaged, defective or incorrectly delivered items.

**WHAT IF WE DO NOT HAVE INTERNET ACCESS?**

Internet access is required to access the stores and place your orders. Please contact Risk Control Services at (800) 478-8753 or email us at [tacracs@county.org](mailto:tacracs@county.org) if you have more questions or need assistance.

**HAVE ADDITIONAL QUESTIONS?**

Please contact Risk Control Services at (800) 478-8753 or email us at [tacracs@county.org](mailto:tacracs@county.org) if you have more questions or need assistance. You may also contact Bullchase directly at (888) 558-2855 or [jennifer@bullchase.com](mailto:jennifer@bullchase.com).

**WORK ORDER UNDER INTERLOCAL AGREEMENT**

Service Provider: Ellis County, Texas

Department to Provide Service: Road & Bridge, Pct. 3

Basis of Authority to Provide Service: Interlocal Agreement dated: 9-12-16

Per Commissioners County Minute Order \_\_\_\_\_

Local Government Requesting Service: City of Maypearl

Description of Project to be Undertaken: Repair portions of streets

West Fifth Phillips - Trice, East Fifth Main - dead ends, Noble

First - Fifth, Reagan East First - East Second, East Third - East Fourth,

Bowers East Third - East Fourth, Claunch Third - Fourth and reclaim some  
Location of Project to be Undertaken: City of Maypearl alleyway

Requested by: Jake Brewster

Department: City Mayor

Approved in Open Commissioners Court per Minute Order No. \_\_\_\_\_ on the  
\_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
County Judge, Ellis County, Texas

.....  
ACCEPTED AND AGREED TO this 9 day of July, 2018

Signature: Jake Brewster

Title: Mayor

On Behalf of: City of Maypearl

**City of Maypearl**  
**104 East Second/P. O. Box 400**  
**Maypearl, TX. 76064**  
**(972) 435-2380 - Fax (972) 435-2082**  
**cityofmaypearl.org**

City Council Regular Session  
July 9, 2018 - 7:00 p.m.  
City Hall  
Open to the Public

**MINUTES**

Mayor Jake Brewster opened the Regular Session at 7:01 p.m. and John Wayne Pruitt gave the invocation. Present were Mayor Jake Brewster, Mayor Pro Tem Mark Partin, council members Jo Ann Mathers, John Wayne Pruitt and Kathy Wiggins. Absent was Michael Harris.

Mayor Brewster led the pledge to the American and Texas flags

Public Comments. Jane Wilemon commented on the project the Chamber of Commerce is currently working on which is "Welcome" signs coming into town. She and Larry Burns encouraged the council to consider a slogan for the sign even though the Chamber Board voted not to have one. Larry presented three options for the council to consider. They are as follows..A Small Town with a Big Heart, The City of Tomorrow with the Charm of yesterday, and A gem of a town in a perfect setting.

1) Jo Ann Mathers made the motion with a second from John Wayne Pruitt to approve Ordinance No. 180709 amending the Comprehensive Zoning Ordinance #081307, Section 26.1.2 OF THE CITY OF MAYPEARL, TEXAS BY ADDING SECTIONS 26.1.2.2 REQUIRING CONCRETE APRON FOR DRIVEWAYS AND DUSTLESS GRAVEL FOR DRIVEWAYS FIFTY FEET (50) OR MORE AND 26.1.2.4 COVERING MOTORHOMES, RVs CAMPER AND TRAVEL TRAILERS BEING USED FOR HUMAN OCCUPANCY.

26.1.2.2 No parking shall be allowed except on a paved concrete, bituminous or dustless gravel surface on driveways over fifty (50) feet in length. All driveways are required to have a concrete apron starting at the street for the culvert or asphalt driveway the entire length to the structure on new construction. (City Council Minutes #080512)

26.1.2.3 No parking structure, including garages, carports, or similar structures, shall be located within the required distance from the lot lines for front, side, or rear yards of a lot or tract (Exceptio: Ten (10) feet from your property line where paved alleys are provided by developer).

26.1.2.4 It shall be unlawful for any person to park, place or locate any motorhome, RV, camping or travel trailer being used for human occupancy on any street, lot, tract or parcel of land in the city for a period of time up to seven (7) days allowing one (1) 7 day extension except in a licensed mobile home park. It shall be unlawful for any person to attach any motorhome, RV, camping or travel trailer to city utility service (sewer or water) within the city except in a mobile home park. A water hose can be attached, but only if an anti-siphoning valve is used. It is specifically provided that motorhomes, RV, camping or travel trailers may be located, for storage purposes only, on the

premises of the owner of the camping or travel trailer, so long as not more than one motor home, RV camping or travel trailer is placed on any one tract (one piece of property, regardless of the number of deeds or instruments of conveyance involved, owned by one person or company) of land. Motorhome, RV, camping or travel trailers may also be stored inside any area enclosed by a fence at least (8) feet in height of such construction as to prevent view through. Motion carried

2) John Wayne Pruitt made the motion with a second from Kathy Wiggins to approve an ad taking sealed bids on the used pipe from well #4. Motion carried.

3) Jo Ann Mathers made the motion with a second from John Wayne Pruitt to repeal the ordinance for sewer plant improvements and create one for drainage. The city currently receives \$5 on each water bill that is used for sewer plant improvements the new ordinance would be money collected to be used to improve drainage. Motion carried.

4) Jo Ann Mathers made the motion with a second from John Wayne Pruitt to approve the bid from Ellis County Precinct Three on street repair for \$56,543 for the following streets.... West Fifth Phillips - Trice 1,360', East Fifth Main - dead end 875', Noble First - Fifth 1,378', Reagan East First - East Second, East Third - East Fourth 680', Bowers East Third - East Fourth 340', Claunch Third - Fourth 343'. A vote of 4-for and 0-against. Motion carried.

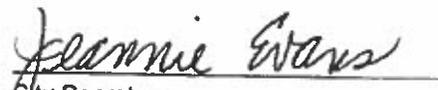
Mayor Brewster gave the monthly permit, court and utility report.  
Chief Norton gave the monthly police report.

#### Monthly Financial Report

- A) Mayor Brewster read the balance on all city account.
- B) Kathy Wiggins made the motion with a second from John Wayne Pruitt to approve the monthly bills . Motion carried.

Items from the council. Mark Partin thanked everyone for coming. Jo Ann Mathers thanked the police department including reserve, the CERT team and everyone that helped with the July 4 celebration. Kathy Wiggins also thanked everyone that helped with the fireworks and celebration. Mayor Brewster thanked everyone for coming to the meeting and helping with the July 4 celebration.

At 7:53 p.m. John Wayne Pruitt made the motion to adjourn with a second from Kathy Wiggins. Motion carried.

  
City Secretary