



RANDY STINSON
Commissioner Pct. #1

TODD LITTLE
County Judge

PAUL PERRY
Commissioner Pct. #3

LANE GRAYSON
Commissioner Pct. #2

Krystal Valdez
Ellis County Clerk

KYLE BUTLER
Commissioner Pct. #4

**NOTICE OF REGULAR MEETING
ELLIS COUNTY COMMISSIONERS' COURT**

Notice is hereby given that a meeting of the Ellis County Commissioners Court will be held on **Tuesday, October 19, 2021, 2:00 P.M., in the Historic Ellis County Courthouse, Commissioners' Courtroom (2nd floor), 101 W. Main Street, Waxahachie, Texas**, at which time the following will be discussed and considered, to-wit:

OPENING COURT

County Judge will call meeting to order, declare quorum if present, and declare notices legally posted pursuant to Open Meetings Act §551

Motion to open meeting

Invocation and Pledge of Allegiance – *Commissioner Kyle Butler*

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

Motion to enter public hearing.

PUBLIC HEARING

P.1 Public hearing on the ratification of the Ellis County Budget for FY 2021-2022, pursuant to Texas Local Government Code §111.007.

Motion to exit public hearing.

BUDGET MATTERS

B.1 Discussion, consideration, and approval to ratify the FY 2021-22 Budget, pursuant to Local Government Code §111.008 – *County Judge, Todd Little*

B.2 Discussion, consideration, and approval to ratify County tax rate of 0.310708, (consisting of an Interest and Sinking rate of 0.016852 and a Maintenance and Operations rate of 0.293856), and to adopt a Farm to Market tax rate of 0.028630 for Ellis County FY 2021-2022, pursuant to Texas Local Government Code §81.006 and Texas Tax Code §26.05. This will make the total tax rate 0.339338 per \$100 of taxable value. – *County Judge, Todd Little*

CONSENT AGENDA – Consideration and action:

Administrative:

- A.1 Approval of Regular Bills, Payroll and Officers' Reports. – *County Treasurer, Cheryl Chambers*
- A.2 Approval of Commissioners' Court Regular Meeting Minutes from September 28, 2021 and October 5, 2021. – *County Clerk, Krystal Valdez*
- A.3 Acceptance of July and August 2021 Monthly Treasurer's Report. – *County Treasurer, Cheryl Chambers*
- A.4 Acceptance of September 2021 Monthly Justice of the Peace Report, Pct. #1. – *Justice of the Peace, Pct. #1, Chris Macon.*
- A.5 Acceptance of the Department of Development's (DOD) monthly financial report for September 2021. - *Department of Development, Alberto Mares*

Financial:

- F.1 **FY2021-22 LINE ITEM TRANSFER – *County Auditor, Janet Martin***
DECREASE 005-0703-570000 Contingency - Surplus by \$40,000.00
INCREASE 005-0703-505020 Salaries – Full Time by \$40,000.00
- F.2 **FY2020-21 LINE ITEM TRANSFER – *Maintenance Director, Keith Roberts***
DECREASE 001-0020-508080 Auto Gas by \$500.00
DECREASE 001-0020-508090 Auto Repair by \$100.00
DECREASE 001-0020-508580 Custodial Supplies by \$800.00
DECREASE 001-0140-508020 Equipment by \$1,400.00
INCREASE 001-0020-508670 Burglar Alarm by \$1,600.00
INCREASE 001-0020-508070 Courthouse Lawncare by \$1,200.00
- F.3 Presentation of unanticipated revenue from Safeco in the amount of \$12,588.31. Money is from a claim for vehicle damage. Proposed budget for funds is \$12,588.31 increase to 003-0601-508020 Road & Bridges Equipment, in compliance with Texas Local Government Code 111.0108. – *County Auditor, Janet Martin*

REGULAR AGENDA – Discussion, Consideration, and action:

DEPARTMENT OF DEVELOPMENT

- 1.1 Discussion, consideration, and action on a plat of Keathly Addition. The property contains ± 5.243 acres of land in the Raphael De La Pena Survey, Abstract No. 3, located on the north side of Alsdorf Road, ± 2,475 feet west of the intersection of Union Hill Road and Alsdorf Road, Ennis, Road & Bridge Precinct No. 1.
- 1.2 Discussion, consideration, and action to release a drainage maintenance bond for Ike Farms. The property contains a total of ± 19.483 acres of land located at the southwest corner of Ike Road and FM 878, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road & Bridge Precinct No. 1.
- 1.3 Discussion, consideration, and action on a replat of Grandview Estates Lots 7R & 7R-1. The property contains ± 10.00 acres of land located on the north side of FM 85, ± 3,085 feet west of the intersection of Mach Road and FM 85, Ennis, Road and Bridge Precinct No. 2.
- 1.4 Discussion, consideration, and action to release a maintenance bond for Pioneer Point, Phases III & IV, and accept infrastructure. The property is located on the north side of FM 66 ± 400 feet west of Richard Road, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road & Bridge Precinct No. 3.

- 1.5 Discussion, consideration, and action for a one-time variance for the proposed Cunningham Estates (Parcel No. 187067 & 183334) from Volume III, Section II (B) (2) (Access) of the Standard Construction Details to allow ± 23 lots without interior access. The property contains ± 338.434 acres of land located southwest of the intersection of Old Maypearl Road and Cunningham Meadows, ± 1,870 feet south of the intersection of FM 66 and Cunningham Meadows Road, in the extra-territorial jurisdiction (ETJ) of Waxahachie, Road & Bridge Precinct No. 3.
- 1.6 Discussion, consideration, and action on a plat of Porterfield Acres. The property contains ± 4.001 acres of land in the H.G. Hurst Survey, Abstract No. 458, located on the south side of Mulkey Road, ± 1,565 feet east of the intersection of Westmoreland Road and Mulkey Road, in the extra-territorial jurisdiction (ETJ) of Waxahachie, Road & Bridge Precinct No. 4.
- 1.7 Discussion, consideration, and action to accept a performance bond for the proposed Oak Creek Ranch. The property contains ± 129.014 acres of land in the J. Baker Survey, Abstract No. 40, located east the intersection of Skinner Road and FM 875, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road & Bridge Precinct No. 4.

PURCHASING

- 2.1 Discussion, consideration, and approval to purchase a 2021 F600/F650 for Commissioner Precinct 1 in an amount of \$130,377.00 using Buy Board Contract # 301-19 with Cavender Grande.
- 2.2 Discussion, consideration, and approval to purchase furniture and installation services for the Sheriff's Office, from Oak Cliff Office Products using the TIPS Cooperative Contract Number 200301 for \$60,281.10; to be paid from water damage insurance claim.
- 2.3 Discussion, consideration, and approval for remodeling services of the Sheriff's administrative offices from Lookup Properties, Inc. using the Fort Worth Bid No. 13P-16-0161 "Remodeling Services BB PMD" pursuant to Section 271.102 of the Local Government Code; City of Fort Worth Interlocal Agreement with Ellis County, MO# 280.11, for \$236,759.39; to be paid from water damage insurance claim.
- 2.4 Discussion, consideration, and approval to advertise and solicit for Request for Statement of Qualifications (RFSQ) for Selection of a Medical Doctor with Staff to Administer Monoclonal Antibodies.

ADMINISTRATIVE

- 3.1 Discussion, consideration, and approval of yearly payment to the Texas County and District Retirement System (TCDRS) in the amount of \$300,000 to pay down the Ellis County liability. Payment to come from General Fund and was included in the FY2022 Ellis County Budget. – *County Auditor, Janet Martin*
- 3.2 Presentation regarding annual program from Dr. Donald Kelm, District Extension Administration, District 8.- *Texas A&M AgriLife Extension Service, Ellis County, Mark Arnold.*
- 3.3 Discussion, consideration, and approval of a Resolution authorizing the Meals on Wheels County Grant Program for FY 2022. – *Meals on Wheels, Christine Hockin-Boyd, Executive Director*
- 3.4 Discussion, consideration, and approval for Sheriff Brad Norman to sign an expanded subscription agreement with Guardian Tracking (Envisage Technologies, LLC), which will provide software subscriptions for the entire agency, at a yearly fee of \$7,340.00. – *County Sheriff, Brad Norman*
- 3.5 Discussion, consideration, and approval to renew Texas Association of Counties (TAC) Workers' Compensation Program for the 2022 plan year and submit pool documentation necessary for the pool to properly underwrite the renewal. - *Human Resources, Theresa Taylor*

- 3.6 Discussion, consideration, and approval for County Judge to sign the UT Southwestern Medical Center Mobile Mammography service agreement. – *Human Resources, Theresa Taylor*
- 3.7 Discussion, consideration, and approval to authorize Ellis County & District Attorney Ann Montgomery to terminate engagement agreement with Campbell & Associates Law Firm, P.C. concerning Texas State Bar administrative matter. – *County & District Attorney, Ann Montgomery*
- 3.8 Discussion, consideration, and approval of Amended Agreement between MDLabs,LLC, Ellis County, Texas, and the City of Ferris, Texas for the provision of a Monoclonal Antibody Infusion Clinic; consider approving a termination notice for the Agreement. – *County Judge, Todd Little*
- 3.9 Presentation by Berry Dunn of the Ellis County, Texas Justice and Public Safety System Needs Assessment. – *Berry Dunn, Tony Tull*
- 3.10 Discussion, consideration, and approval to advertise and solicit for Request for Proposals (RFP) for Selection of Justice and Public Safety software. – *Berry Dunn, Tony Tull*
- 3.11 Discussion, consideration, and approval to engage Berry Dunn for the next phase (RFP Preparation and Evaluation) of the Ellis County, Texas Justice and Public Safety software project. – *Berry Dunn, Tony Tull*

RECESS TO CONVENE TO EXECUTIVE SESSION

The Commissioners' Court of Ellis County reserves the right to adjourn into **Executive Session** at any time during the course of this meeting to discuss any of the matters listed in this agenda, in the order deemed appropriate, as authorized by Texas Government Code §551, or to seek the advice of its attorney and/or other attorneys representing Ellis County on any matter in which the duty of the attorney to the Commissioners Court under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Texas Government Code Chapter §551 or as otherwise may be permitted under §551.

- 4.1 Pursuant Chapter §551.071 of the Government Code, consultation with legal counsel regarding pending or contemplated litigation matters concerning special districts and/or TCEQ MUDs and TPDES applications.
- 4.2 Pursuant to Chapter §551.071 of the Government Code, consultation with legal counsel regarding pending or contemplated litigation matter concerning MDLabs, LLC agreement.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

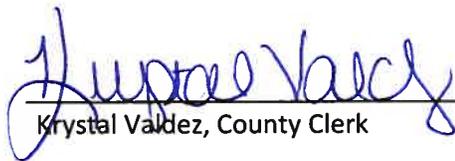
Signed this the 16th day of October, 2021.



Todd Little, Ellis County Judge

I, the undersigned, County Clerk of the Ellis County Commissioners' Court do hereby certify that the above Notice of Meeting of the Ellis County Commissioners' Court is a true and correct copy of said Notice, that I received said Notice, and it was posted at the doors of the Ellis County Courthouse, a place readily accessible to the general public at all times on the 16th day of October, 2021 at 12:46 a.m./p.m.





Krystal Valdez, County Clerk

- The Commissioners' Court reserves the right to consider and take action on the above agenda items in any particular order.
- If you or your representative, have a disability that requires special arrangements and you plan to attend this public meeting, please contact the County Judge's Office at (972) 825-5011 within 72 hours of the meeting. Reasonable accommodations will be made to meet your needs at the meeting.