

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – JUNE 25, 2024

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, JUNE 25, 2024, AT 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 WAS DISCUSSED AND CONSIDERED, TO-WIT:

MEMBERS PRESENT:

COUNTY JUDGE TODD LITTLE

COUNTY CLERK: TINA CHAMBERS, CHIEF DEPUTY

COMMISSIONERS:

PRECINCT 2 COMMISSIONER LANE GRAYSON

PRECINCT 3 COMMISSIONER LOUIS PONDER

OPENING COURT:

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

MOTION TO OPEN COURT BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

INVOCATION AND PLEDGE OF ALLEGIANCE: *PRECINCT 2 COMMISSIONER LANE GRAYSON*

CONSENT AGENDA: MINUTE ORDER 316.24

ADMINISTRATIVE:

- A.1 APPROVING REGULAR BILLS, PAYROLL AND OFFICER'S REPORTS. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.2 APPROVING OF THE MAY 2024 MONTHLY TREASURER'S REPORT, PURSUANT TO LOCAL GOVERNMENT CODE §114.026. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.3 APPROVING OF COMMISSIONERS' COURT REGULAR MEETING MINUTES FROM JUNE 11, 2024. – *COUNTY CLERK KRYSTAL VALDEZ*
- A.4 ACCEPTING OF A TABULATED REPORT OF THE COUNTY'S RECEIPTS AND DISBURSEMENTS OF FUNDS FROM JUNE 1ST – JUNE 14TH, 2024, PURSUANT TO LGC §114.024. – *COUNTY AUDITOR STACI PARR*
- A.5 APPROVING OF THE ANNUAL AUDIT REPORT OF THE FISCAL ACCOUNTS AND RECORDS FOR EMERGENCY SERVICES DISTRICT #3 (ITALY), PURSUANT TO HEALTH & SAFETY CODE §775.082. – *FIRE MARSHAL TIM BIRDWELL*
- A.6 APPROVING OF THE ANNUAL AUDIT REPORT OF THE FISCAL ACCOUNTS AND RECORDS FOR EMERGENCY SERVICES DISTRICT #8 (AVALON), PURSUANT TO HEALTH & SAFETY CODE §775.082. – *FIRE MARSHAL TIM BIRDWELL*
- A.7 APPROVING OF THE DEPARTMENT OF DEVELOPMENT'S (DoD) MONTHLY FINANCIAL REPORT FOR MAY 2024, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*

- A.8 APPOINTING COUNTY JUDGE TODD LITTLE AND TAX ASSESSOR/COLLECTOR RICHARD ROZIER AS DELEGATES TO THE NATIONAL ASSOCIATION OF COUNTIES 2024 ANNUAL CONFERENCE FROM JULY 9TH – 14TH IN TAMPA, FLORIDA. – COUNTY JUDGE TODD LITTLE

FINANCIAL:

- F.1 FY2024 LINE-ITEM TRANSFER – COUNTY AUDITOR STACI PARR
DECREASE 001-0030-508020 (EQUIPMENT) BY \$3,000.00
DECREASE 001-0030-508350 (TRAINING) BY \$2,500.00
DECREASE 001-0030-508190 (COMPUTER EQUIPMENT) BY \$3,500.00
INCREASE 001-0030-508880 (COMPUTER SOFTWARE) BY \$9,000.00
- F.2 FY2024 LINE-ITEM TRANSFER – PRECINCT 3 CONSTABLE CURTIS POLK, JR.
DECREASE 001-0613-508020 (EQUIPMENT) BY \$2,000.00
DECREASE 001-0613-508090 (AUTO REPAIRS) BY \$800.00
DECREASE 001-0613-508100 (AUTO TIRES) BY \$850.00
DECREASE 001-0613-508350 (TRAINING) BY \$1,300.00
INCREASE 001-0613-508190 (COMPUTER EQUIPMENT) BY \$4,950.00
- F.3 FY2024 LINE-ITEM TRANSFER – PRECINCT 3 CONSTABLE CURTIS POLK, JR.
DECREASE 001-0613-508210 (UNIFORM EXP) BY \$150.00
INCREASE 001-0613-508100 (AUTO TIRES) BY \$150.00
- F.4 FY2024 LINE-ITEM TRANSFER – PRECINCT 4 CONSTABLE MIKE JONES
DECREASE 001-0614-508100 (AUTO TIRES) BY \$1,000.00
DECREASE 001-0614-508120 (RADIOS) BY \$1,000.00
INCREASE 001-0614-508090 (AUTO REPAIRS) BY \$2,000.00
- F.5 FY2024 LINE-ITEM TRANSFER – COUNTY & DISTRICT ATTORNEY ANN MONTGOMERY
DECREASE 001-0360-508030 (FURNITURE-FIXTURES) BY \$5,000.00
DECREASE 001-0360-506010 (MILEAGE) BY \$1,000.00
DECREASE 001-0360-508020 (EQUIPMENT) BY \$1,000.00
INCREASE 001-0360-508680 (CONTRACT SERVICES) BY \$7,000.00
- F.6 FY2024 LINE-ITEM TRANSFER – PRECINCT 2 COMMISSIONER LANE GRAYSON
DECREASE 010-0653-509150 (FM2 GRAVEL) BY \$150,000.00
INCREASE 010-0653-508020 (EQUIPMENT) BY \$150,000.00
- F.7 FY2024 LINE-ITEM TRANSFER – PRECINCT 3 COMMISSIONER LOUIS PONDER
DECREASE 005-0703-509090 (RB3 REPAIRS/PARTS) BY \$2,000.00
INCREASE 005-0703-508190 (RB3 COMPUTER EQUIPMENT) BY \$500.00
INCREASE 005-0703-509180 (RB3 TOOLS/HARDWARE) BY \$1,500.00
- F.8 FY2024 LINE-ITEM TRANSFER – DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES
DECREASE 001-0060-508680 (CONTRACT SERVICES) BY \$6,000.00
INCREASE 001-0060-508020 (EQUIPMENT) BY \$3,300.00
INCREASE 001-0060-508190 (COMPUTER EQUIPMENT) \$2,700.00
- F.9 FY2024 LINE-ITEM TRANSFER – SHERIFF BRAD NORMAN
DECREASE 001-0015-505020 (SALARIES – FULL TIME) BY \$73,000.00
INCREASE 001-0015-507020 (REPAIRS) BY \$73,000.00

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

REGULAR AGENDA – DISCUSSION, CONSIDERATION AND ACTION:

DEPARTMENT OF DEVELOPMENT

TABLED (1.1) DISCUSSION, CONSIDERATION, AND ACTION ON A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) OF THE SUBDIVISION & DEVELOPMENT STANDARDS REGARDING THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENTS FOR PARCEL ID 227605 & 250571. THIS ± 1.663-ACRE SITE IS LOCATED ± 615 FEET SOUTHEAST OF THE INTERSECTION OF FM 983 AND PARKSVILLE DRIVE (A PRIVATE ROAD) LOCATED IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF FERRIS, ROAD AND BRIDGE PRECINCT NO. 1.

MINUTE ORDER 317.24 (1.2) APPROVING A VARIANCE FOR PARCEL ID 304027 – (THE PROPOSED GA MORGAN ESTATES) FROM SECTION IV (B) OF THE SUBDIVISION & DEVELOPMENT REGULATIONS TO ALLOW THIS PROPERTY TO DEVELOP WITH AN EXISTING STRUCTURE ENCROACHING INTO THE PROPOSED FRONT BUILDING LINE SETBACK AND FRONT DRAINAGE AND UTILITY EASEMENT. THE ± 1.41-ACRE SITE IS LOCATED ± 1,775 FEET WEST OF THE INTERSECTION OF HOYT ROAD AND ANGUS ROAD, IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:

1. ENCROACHMENT OF THE EXISTING STRUCTURE CAN ENCROACH INTO THE FRONT BUILDING LINE BY ± 30 FEET.
2. ENCROACHMENT OF THE EXISTING STRUCTURE INTO THE FRONT DRAINAGE & UTILITY EASEMENT BY ± 20 FEET.
3. THE NON-CONFORMING EXISTING STRUCTURE MAY NOT BE ENLARGED OR EXPANDED, NOR SHALL IT BE STRUCTURALLY ALTERED, UNLESS SUCH ALTERATION CONVERTS SUCH STRUCTURE INTO CONFORMITY WITH THE EXISTING REGULATIONS IN EFFECT AT THAT TIME.
4. NONCONFORMING STRUCTURES SHALL NOT BE REBUILT IN CASE OF PARTIAL OR TOTAL DESTRUCTION EXCEEDING 50 PERCENT OF THEIR FAIR MARKET VALUE. IF ANY SUCH STRUCTURE IS DAMAGED OR DESTROYED TO THE EXTENT OF EXCEEDING MORE THAN 50 PERCENT OF ITS FAIR MARKET VALUE, IT SHALL NOT BE REBUILT EXCEPT IN CONFORMANCE WITH THE COUNTY'S ADOPTED SUBDIVISION REGULATIONS AT THE TIME OF APPLICATION.
5. APPROVAL OF THESE VARIANCE REQUESTS DOES NOT EXTEND TO MULTI-TENANT, MULTI-UNIT, OR ANY OTHER COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.
6. THE PROPERTY OWNER OR APPLICANT SHALL SUBMIT A PLAT IDENTICAL TO THE SURVEY PLAT PROVIDED FOR THE PROPERTY.
7. NO FURTHER SUBDIVISION OF THIS PROPERTY SHALL OCCUR UNTIL IT CAN MEET THE SUBDIVISION REQUIREMENTS IN EFFECT AT THAT TIME.

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 318.24 (1.3) APPROVING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) OF THE SUBDIVISION & DEVELOPMENT STANDARDS REGARDING THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENTS FOR PARCEL ID 192690. THIS ± 2.346-ACRE SITE IS LOCATED ± 3,475 FEET SOUTHWEST

OF THE INTERSECTION OF FM 813 AND CLOPTON LAKE ROAD (A PRIVATE ROAD) LOCATED IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 4. SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PROPERTY OWNER OR APPLICANT SHALL SUBMIT A FINAL PLAT IDENTICAL TO THE SURVEY PLAT PROVIDED FOR THE PROPERTY.
2. NO FURTHER SUBDIVISION OF THIS PROPERTY SHALL OCCUR UNTIL IT CAN MEET THE SUBDIVISION REQUIREMENTS IN EFFECT AT THAT TIME.
3. APPROVAL OF THIS VARIANCE REQUEST DOES NOT EXTEND TO MULTI-TENANT, MULTI-UNIT, OR ANY OTHER COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME

MOTION TO APPROVE BY COUNTY JUDGE LITTLE, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 319.24 (1.4) DENYING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) OF THE SUBDIVISION & DEVELOPMENT STANDARDS REGARDING THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENTS FOR PARCEL ID NO. 181085 (4330 & 4328 CEMENT VALLEY RD.) THIS ± 3.74-ACRE SITE IS LOCATED ± 130 FEET SOUTHEAST OF THE INTERSECTION OF CEMENT VALLEY ROAD AND ST. JACQUES AVENUE IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PRECINCT NO. 4.

PUBLIC COMMENT: DONALD CAMPBELL

MOTION TO DENY BY COMMISSIONER GRAYSON, SECONDED BY JUDGE LITTLE, MOTION CARRIED, WITH COMMISSIONER PONDER VOTING NO

MINUTE ORDER 320.24 (1.5) ACCEPTING A PERFORMANCE BOND FOR THE PROPOSED EDGEWOOD ESTATES. THE ± 83.567-ACRE SITE IS LOCATED ± 2,010 FEET EAST OF THE INTERSECTION OF FM 875 AND SKINNER ROAD, SITUATED IN THE D.P. FEARIS SURVEY, ABSTRACT NO. 378, WAXAHACHIE, ROAD & BRIDGE PRECINCT NO. 3.

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 321.24 (1.6) APPROVING TO RELEASE A PERFORMANCE BOND AND ACCEPT A MAINTENANCE BOND FOR THE BYRUM RANCH, PHASE ONE. THE ± 93.237-ACRE SITE IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 157 AND OZRO ROAD, SITUATED IN THE J. JACKSON SURVEY ABSTRACT NO. 561, IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF MAYPEARL, ROAD & BRIDGE PRECINCT NO. 4.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 322.24 (1.7) RATIFYING STAFF ACTION ON A PLAT OF TRIPLE R RANCH. THE ± 5.716-ACRE SITE IS LOCATED ± 1,600 FEET SOUTHEAST OF THE INTERSECTION OF WEST STATE HIGHWAY 34 AND FM 985, SITUATED IN THE NATHAN HODGE SURVEY ABSTRACT NO. 509, BARDWELL, ROAD AND BRIDGE PRECINCT NO. 2.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

PURCHASING

MINUTE ORDER 323.24 (2.1) APPROVING TO ADVERTISE AND SOLICIT A REQUEST FOR PROPOSAL FOR VETERAN'S TREATMENT COURT ASSESSMENTS.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 324.24 (2.2) APPROVING TO DECLARE THE LISTED ITEMS AS SURPLUS TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL GOVERNMENT CODE 263 FOR ROAD & BRIDGE PRECINCT 4 AND THE DEPARTMENT OF DEVELOPMENT:

- ONE (1) 2007 FORD F250 SUPER CAB, VIN: 1FTSX20P07EB22464 (PRECINCT 4)
- ONE (1) 2003 FORD F250 SUPER CAB, VIN: 1FTNX20P13EC28431 (PRECINCT 4)
- ONE (1) 2005 CHEVROLET TRAILBLAZER, VIN: 1GNDDT13SX52265152 (DOD)
- ONE (1) 2006 FORD RANGER TRUCK, VIN: 1FTYR10U66PA46644 (DOD)

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 325.24 (2.3) APPROVING PCO #8 TO THE MCGOUGH CONTRACT (MINUTE ORDER 445.23) FOR ADDENDUM #6 CHANGES REQUIRED BY THE CITY AT THE JUSTICE OF THE PEACE PRECINCT 2 BUILDING PROJECT IN AN AMOUNT OF \$132,442.78.

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 326.24 (2.4) APPROVING A SOLE SOURCE EXEMPTION UNDER LOCAL GOVERNMENT CODE SECTION 262.024 (7)(A), "ITEMS FOR WHICH COMPETITION IS PRECLUDED BECAUSE OF THE EXISTENCE OF PATENTS, COPYRIGHTS, SECRET PROCESSES, OR MONOPOLIES" AND 262.024 (7)(B) "FILMS, MANUSCRIPTS, OR BOOKS," FROM THE BIDDING REQUIREMENTS OF LOCAL GOVERNMENT CODE SECTION 262.023, FOR THE PURCHASE OF WEST COMPLETE PRODUCTS PROVIDED BY THOMAS REUTERS FOR THE ELLIS COUNTY LAW LIBRARY.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 327.24 (2.5) APPROVING THE PURCHASE OF WEST COMPLETE PRODUCTS FOR THE ELLIS COUNTY LAW LIBRARY IN AN AMOUNT OF \$135,720.00 FROM THOMSON REUTERS USING THE APPROVED SOLE SOURCE EXEMPTION.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 328.24 (2.6) APPROVING TO SOLICIT A REQUEST FOR PROPOSAL FOR FACILITIES MAINTENANCE FOR THE ELLIS COUNTY CENTRAL BUILDING, JUSTICE OF THE PEACE PRECINCT 2 NEW FACILITY, JUVENILE SERVICES FACILITY AND OTHER FACILITIES AS REQUESTED.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 329.24 (2.7) APPROVING TO PURCHASE A HOT WATER STORAGE TANK FOR ELLIS COUNTY DETENTION CENTER USING BUYBOARD CONTRACT 657-21 IN AN AMOUNT OF \$67,622.00.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 330.24 (2.8) GRANTING AN EXEMPTION UNDER SECTION 262.024 (2), LOCAL GOVERNMENT CODE, (AN ITEM NECESSARY TO PRESERVE AND PROTECT THE PUBLIC HEALTH OR SAFETY OF THE RESIDENTS OF THE COUNTY) FROM THE BIDDING REQUIREMENTS OF SECTION 262.023, LOCAL GOVERNMENT CODE, FOR THE REPAIR OF THE COURTS & ADMINISTRATION BUILDING FIRE ALARM DEVICES BY ELYON FIRE & LIFE SAFETY, LLC.

MOTION TO APPROVE BY JUDGE LITTLE, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 331.24 (2.9) APPROVING FOR THE REPAIR OF THE COURTS & ADMINISTRATION BUILDING FIRE ALARM SYSTEM IN AN AMOUNT OF \$48,520.70 FROM ELYON FIRE & LIFE SAFETY, LLC FOR THE FACILITIES DEPARTMENT USING THE APPROVED EXEMPTION.

MOTION TO APPROVE BY JUDGE LITTLE, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

ADMINISTRATIVE

NO ACTION (3.1) RECOGNITION OF THE COUNTY TREASURER CHERYL CHAMBERS FOR HER PURSUIT OF 15 YEARS OF EXCELLENCE IN THE TEXAS ASSOCIATION OF COUNTIES (TAC) COUNTY INVESTMENT ACADEMY. – COUNTY JUDGE TODD LITTLE

MINUTE ORDER 332.24 (3.2) ACCEPTING THE PETITION FOR THE CREATION OF ELLIS COUNTY EMERGENCY SERVICES DISTRICT #11 (ALMA), AND SETTING THE REGULAR COMMISSIONERS' COURT MEETING ON AUGUST 6, 2024 AS THE DATE OF THE REQUIRED PUBLIC HEARING. – *COUNTY JUDGE TODD LITTLE AND FIRE MARSHAL TIM BIRDWELL*

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 333.24 (3.3) APPROVING "OPTION 1", FOR THE COUNTY & RETIREE HEALTH INSURANCE COVERAGE AND PREMIUMS THROUGH THE TEXAS ASSOCIATION OF COUNTIES AND EMPLOYEE BENEFITS POOL FOR THE FISCAL YEAR 2024-2025; AND APPROVING FOR THE COUNTY JUDGE TO SIGN THE RENEWAL. OPTION 1 INCLUDES AN INCREASE TO THE ER COPAY (FROM \$90 TO \$250); THE OPTION 1 RATES ARE AS FOLLOWS:

EMPLOYEE ONLY: \$1,194.08
EMPLOYEE + CHILD: \$1,525.26
EMPLOYEE + CHILDREN: \$1,922.74
EMPLOYEE + SPOUSE: \$2,650.04
EMPLOYEE + FAMILY: \$3,191.28

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 334.24 (3.4) APPROVING FOR THE COUNTY JUDGE TO EXECUTE A CONTRACT FOR PAYMERANG TO PROVIDE INVOICE AUTOMATION AND PAYMENT SERVICES FOR ELLIS COUNTY. – *COUNTY AUDITOR STACI PARR*

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 335.24 (3.5) APPROVING A PLATTING EXEMPTION FOR PARCEL ID No. 181271-3798 OLD FORT WORTH ROAD, AS STATED IN TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0015(E). THE ± 2.62-ACRE SITE IS LOCATED AT THE SOUTHWEST CORNER OF MILLER ROAD & OLD FORT WORTH ROAD, IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PRECINCT No. 4; SUBJECT TO THE FOLLOWING CONDITIONS:

1. NO FURTHER SUBDIVISION OF THIS ENTIRE ± 2.62-ACRE SITE SHALL OCCUR UNTIL IT MEETS THE SUBDIVISION REQUIREMENTS IN EFFECT AT THAT TIME.
2. ANY FURTHER SUBDIVISION OF THIS PROPERTY SHALL REQUIRE A PRELIMINARY PLAT, IF APPLICABLE, OR A FINAL PLAT IN ACCORDANCE WITH THE COUNTY'S REGULATIONS IN EFFECT AT THAT TIME.
3. AS STATED IN TEXAS LGC 232.0015 (E), IF ANY PIECE OF THIS PROPERTY SELLS OUTSIDE OF THE FAMILY, THE ENTIRE PROPERTY HAS TO BE PLATTED PRIOR TO ITS SALE.
4. ADHERENCE TO ANY OTHER REGULATIONS RELATING TO THIS PARTICULAR PLAT EXEMPTION AND OTHER DOCUMENTS SIGNED AS PART OF THIS APPLICATION.

5. APPROVAL OF THIS VARIANCE REQUEST DOES NOT EXTEND TO MULTI[1]TENANT, MULTI-UNIT, OR ANY OTHER COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

RECESS TO EXECUTIVE SESSION **3:00 P.M.**

MOTION TO RECESS BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

EXECUTIVE SESSION

THE COMMISSIONERS COURT OF ELLIS COUNTY RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED IN THIS AGENDA, IN THE ORDER DEEMED APPROPRIATE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE 551, OR TO SEEK THE ADVICE OF ITS ATTORNEY AND/OR OTHER ATTORNEYS REPRESENTING ELLIS COUNTY ON ANY MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE COMMISSIONERS COURT UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH TEXAS GOVERNMENT CODE CHAPTER 551 OR AS OTHERWISE MAY BE PERMITTED UNDER 551.

- 4.1 PURSUANT TO GOVERNMENT CODE §551.071(1), CONSULTATION WITH LEGAL COUNSEL REGARDING PENDING OR CONTEMPLATED LITIGATION CONCERNING TCEQ MATTERS, SPECIFICALLY PENDING TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEMS PERMITS (TPDES) AND PENDING PETITIONS FOR THE CREATION OF MUNICIPAL UTILITY DISTRICTS (MUDs).

RECONVENED TO REGULAR SESSION **3:40 P.M.**

MOTION TO RECONVENE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

ADJOURNMENT **3:41 P.M.**

MOTION TO ADJOURN BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON JUNE 25, 2024 ARE HEREBY APPROVED.

PRESIDING OFFICER:


TODD LITTLE, COUNTY JUDGE

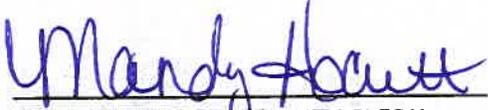

RANDY STINSON, COMMISSIONER, PCT 1


LANE GRAYSON, COMMISSIONER, PCT 2


LOUIS PONDER, COMMISSIONER, PCT 3


KYLE BUTLER, COMMISSIONER, PCT 4

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 9TH DAY OF JULY 2024.


KRYSTAL VALDEZ, COUNTY CLERK
Mandy Hocutt, Deputy

