



RANDY STINSON  
Commissioner Pct. #1

TODD LITTLE  
County Judge

LOUIS PONDER  
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 15<sup>th</sup>, 2024, at 2:00 p.m.** in the Commissioners' Courtroom (2nd floor) of the Historic Ellis County Courthouse, located at **101 W. Main Street, Waxahachie, Texas**. A quorum of the Court will be physically present. During this meeting time, the following will be discussed and considered:

**OPENING COURT**

The County Judge will call the meeting to order, declare quorum if present, and declare that notices have been legally posted, pursuant to the Open Meetings Act, Government Code Chapter 551.

**MOTION TO OPEN MEETING**

**INVOCATION AND PLEDGE OF ALLEGIANCE** – *Precinct 4 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.

**RECOGNITIONS**

R.1 Recognition of County Engineer Ted Kantor for His Service to Ellis County

**CONSENT AGENDA** – Consideration and action:

Administrative Consent:

A.1 Approval of regular bills, payroll, and officers' reports. – *County Treasurer Cheryl Chambers*

A.2 Approval of the Commissioners' Court regular meeting minutes from October 1<sup>st</sup>, 2024. – *County Clerk Krystal Valdez*

A.3 Acceptance of the Justice of the Peace, Precinct 1 monthly report for September 2024, pursuant to Texas Local Government Code §114.044. – *The Honorable Chris Macon, Justice of the Peace, Precinct 1*

- A.4 Acceptance of the Justice of the Peace, Precinct 4 monthly report for September 2024, pursuant to Texas Local Government Code §114.044. – *The Honorable Mike McKenna, Justice of the Peace, Precinct 4*
- A.5 Approval of the Department of Development’s (DoD) monthly financial report for September 2024, as Chapter 114.044 of the Texas Local Government Code requires. – *Department of Development Director Alberto Mares*
- A.6 Approval of a budget-neutral correction to Dispatcher and Dispatcher Supervisor step plan salaries to reflect intended salary distributions. – *Chief of Staff Ryan Garrett*

**REGULAR AGENDA – Discussion, Consideration and Action**

**Department of Development:**

- 1.1 Discussion, consideration, and action to accept a performance bond for the proposed Jewel Estates. The ± 15.318-acre site is located ± 5,210 feet north of the intersection of FM 813 and Robnett Road, situated in the A. Slayback Survey, Abstract No. 1005, Waxahachie, Road and Bridge Precinct No. 1.
- 1.2 Discussion, consideration, and action to ratify staff action on a plat of G Martinez & Bros Estates, Phase 3. The ± 1.104-acre site is located ± 1,390 feet southwest of the intersection of Bobs Run Road and Newton Road, situated in the R. De La Pena Survey, Abstract No. 3, Ferris, Road and Bridge Precinct No. 1.
- 1.3 Discussion, consideration, and action to ratify staff action on a plat of Martinez Farms, Phase One. The ± 2.331-acre site is located ± 3,650 feet southeast of the intersection of Wester Road and Trumbull Road, situated in Littleton White Survey, Abstract No. 1110, Ferris, Road and Bridge Precinct No. 1.
- 1.4 Discussion, consideration, and action to ratify staff action on a plat of Montes Addition. The ± 2.200-acre site is located ± 210 feet east of the intersection of Glen Oaks Dr and FM 387, situated in J. Stroop Survey, Abstract No. 142, Waxahachie, Road and Bridge Precinct No. 1.
- 1.5 Discussion, consideration, and action to ratify staff action on a plat of Newton Estates. The ± 6.714-acre site is located ± 2,300 feet southwest of the intersection of Maple Drive and Newton Road, situated in R. De La Pena Survey, Abstract No. 3, Ferris, Road and Bridge Precinct No. 1.
- 1.6 Discussion, consideration, and action to ratify staff action on a plat of Skyline Estates. The ± 3.611-acre site is located ± 4,600 feet northeast of the intersection of North IH-45 Service Road and Hampel Road, situated in R. De La Pena Survey, Abstract No. 3, Ferris, Road and Bridge Precinct No. 1.
- 1.7 Discussion, consideration, and action to ratify staff action on a plat of TF 3208. The ± 3.604-acre site is located ± 5,920 feet southeast of the intersection of FM 780 and Wickliffe Road, situated in W. Henry Survey, Abstract No. 428, I. Thompson Survey, Abstract No. 1089, and R. Nolen Survey, Abstract No. 1264, Ferris, Road and Bridge Precinct No. 1.

- 1.8 Discussion, consideration, and action to ratify staff action on a preliminary plat of Betik Estates. The ± 26.399-acre site is located at the southwest corner of FM 984 and Roach Road, situated in the Joseph Boren Survey, Abstract No. 36, Ennis, Road and Bridge Precinct No. 2.
- 1.9 Discussion, consideration, and action to ratify staff action on a plat of Mayspring Estates, Lots 1-4, Block A. The ± 12.146-acre site is located southeast of the intersection of Bacak Road and FM 877, situated in John Ball Survey, Abstract No. 47, Avalon, Road and Bridge Precinct No. 2.
- 1.10 Discussion, consideration, and action to ratify staff action on a plat of Blair Property No. 3. The ± 3.042-acre site is located ± 1,900 feet northwest of the intersection of Forreston Road and Blair Road, situated in the E.C. School Land Survey, Abstract No. 328, Waxahachie, Road and Bridge Precinct No. 3.
- 1.11 Discussion, consideration, and action to ratify staff action on a plat of Edgewood Estates Final Plat. The ± 80.559-acre site is located at the intersection of FM 875 and Florence Dr, situated in the D. Fears Survey, Abstract No. 378, Waxahachie, Road and Bridge Precinct No. 3.
- 1.12 Discussion, consideration, and action to ratify staff action on a plat of Haveron Addition, Lots 1 & 2, Block A. The ± 19.275-acre site is located ± 530 feet west of the intersection of Billingsley Dr and East Highland Road, situated in F.K. King Survey, Abstract No. 600, the J. Billingsley Survey, Abstract No. 76 and the J. Chapman Survey, Abstract No. 209, in the extraterritorial jurisdictions (ETJs) of the City of Oak Leaf and City of Ovilla, Road and Bridge Precinct No. 4.

#### Purchasing:

- 2.1 Discussion, consideration, and action to purchase a NAS Server 128TB, replacement storage and a backup solution from Safarimicro, for the Ellis County Sheriff's Office and Jail, using the TIPS Cooperative Contract # 240101 in an amount of \$94,149.<sup>29</sup>.
- 2.2 Discussion, consideration, and action to authorize the advertisement and solicitation for Competitive Sealed Proposals (CSP) for Renovation Services for the Ellis County Courts and Administration Building.
- 2.3 Discussion, consideration, and action to remove and replace the existing, non-functional chiller at the Courts & Administration Building with a York YVAA chiller in an amount not to exceed \$892,424.<sup>00</sup> from the Permanent Improvement Building Repairs budget line.

#### Administrative:

- 3.1 Discussion, consideration, and action on continued funding for Constables Pct. 1-4 for Justice Solutions LLC for the current fiscal year as a holdover while transitioning to Equivant. – *Precinct 1 Constable Roy Callender*
- 3.2 Discussion, consideration, and approval of a resolution of support for Meals on Wheels to apply for a grant from the Texas Department of Agriculture. – *County Judge Todd Little*

- 3.3 Discussion, consideration, and approval for the Texas Department of Transportation (TxDOT) to install and maintain Flock Safety automatic license plate reader (LPR) cameras on public rights-of-way in Ellis County, including authorization to sign a multiple use agreement (MUA) between Ellis County and TxDOT. – *Sheriff Brad Norman*
- 3.4 Discussion, consideration, and approval of a memorandum of understanding (MOU) between the Ellis County Sheriff's Office and the Texas Department of Public Safety (DPS) for the Sheriff's Office to gain access to the Texas Automated License Plate Reader (LPR) database. – *Sheriff Brad Norman*
- 3.5 Discussion, consideration, and approval for \$52,139.<sup>08</sup> to be paid out of the Behavioral Health Director's Contract Services budget for the first quarterly payment to the North Texas Behavioral Health Authority (NTBHA) for county matching funds in Fiscal Year 2025. The total amount to be paid in FY25 would be \$208,556.<sup>32</sup>. – *Behavioral Health Director Caitlin Wilkinson*
- 3.6 Discussion, consideration, and approval for the County Judge to sign an engagement letter with Pattillo, Brown, & Hill LLP to perform external audit services for the FY24 annual audit for Ellis County. – *County Auditor Staci Parr*
- 3.7 Discussion, consideration, and approval of a Limited-Service Deputy Agreement between Ellis County and Randall's Food Market (DBA Tom Thumb) for the performance of registration services in compliance with the Texas Transportation Code §520.0071(a). – *County Tax Assessor-Collector Richard Rozier*
- 3.8 Discussion, consideration, and action on the maintenance bond and acceptance or rejection of maintenance of the Roads for Murray Estates at Ruth Rd. in Waxahachie, Road & Bridge Precinct 1. – *Attorney Keith Adkisson, County & District Attorney's Office*

**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 Chapter 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 Chapter 551.*

- 4.1 Pursuant to Texas 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 (MUD's).
- 4.2 Pursuant to Government Code §551.071 (1), consultation with legal counsel regarding pending or contemplated litigation concerning the settlement in Cause No. 110141 in the 40th District Court, styled Ellis County, Texas v. M. Sharp Limited Family Partnership, et. al.
- 4.3 Pursuant to Texas Government Code §551.072, deliberate the purchase, exchange, lease, or value of real property if the deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

**ADJOURNMENT OF EXECUTIVE SESSION**

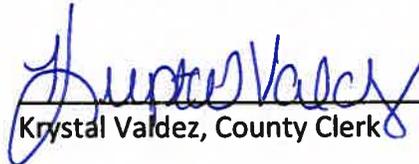
**ADJOURNMENT OF REGULAR MEETING**

Signed the 11<sup>th</sup> of October, 2024 –

  
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Todd Little, Ellis County Judge

I, the undersigned, County Clerk Ellis County, 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 11<sup>th</sup> of October, 2024 at 3:52 p.m.



  
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Krystal Valdez, County Clerk