

ELLIS COUNTY COMMISSIONERS COURT  
OFFICIAL MINUTES – AUGUST 6, 2024

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, AUGUST 6, 2024, AT 2:00 P.M., IN THE HISTORIC ELLIS COUNTY COURTHOUSE, COMMISSIONERS COURTROOM (2<sup>ND</sup> FLOOR) 101 W. MAIN STREET, WAXAHACHIE, TEXAS AT WHICH TIME THE FOLLOWING WAS DISCUSSED AND CONSIDERED, TO-WIT:

**MEMBERS PRESENT:**

COUNTY JUDGE TODD LITTLE

COUNTY CLERK: KRYSTAL VALDEZ

**COMMISSIONERS:**

PRECINCT 1 COMMISSIONER RANDY STINSON

PRECINCT 2 COMMISSIONER LANE GRAYSON

PRECINCT 3 COMMISSIONER LOUIS PONDER

PRECINCT 4 COMMISSIONER KYLE BUTLER

**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 PONDER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

INVOCATION AND PLEDGE OF ALLEGIANCE: *PRECINCT 3 COMMISSIONER LOUIS PONDER*

**CONSENT AGENDA: MINUTE ORDER 366.24**

**ADMINISTRATIVE:**

- A.1 APPROVING REGULAR BILLS, PAYROLL AND OFFICER'S REPORTS. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.2 APPROVING OF THE JUNE 2024 MONTHLY TREASURER'S REPORT, PURSUANT TO LOCAL GOVERNMENT CODE §114.026. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.3 APPROVING OF THE ELLIS COUNTY 2<sup>ND</sup> QUARTER INVESTMENT REPORT. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.4 APPROVING THE COMMISSIONERS' COURT REGULAR MEETING MINUTES FROM JULY 23, 2024. – *COUNTY CLERK KRYSTAL VALDEZ*
- A.5 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 3 MONTHLY REPORT FOR JULY 2024, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *DAN COX, JUSTICE OF THE PEACE, PRECINCT 3*
- A.6 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 4 MONTHLY REPORT FOR JULY 2024, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *MIKE MCKENNA, JUSTICE OF THE PEACE, PRECINCT 4*
- A.7 ACCEPTING OF COMPLETED CONTINUING EDUCATIONAL TRAINING HOURS DURING THE V.G. YOUNG SOUTH TEXAS COUNTY JUDGES & COMMISSIONERS CONFERENCE FROM JUNE 24<sup>TH</sup> – JUNE 27<sup>TH</sup>, 2024 FOR COMMISSIONER RANDY STINSON. – *PRECINCT 1 COMMISSIONER RANDY STINSON*

- A.8 APPROVING FOR THE COUNTY JUDGE TO ENGAGE CANTEY HANGER, LLP FOR CONSULTATION ON TAX ABATEMENT AGREEMENTS AND GUIDELINES. – *COUNTY JUDGE TODD LITTLE*
- A.9 APPROVING OF THE FISCAL YEAR 2025 COMMISSIONERS' COURT REGULAR MEETING DATES, HOLIDAY SCHEDULE, AND PAYROLL SCHEDULE. – *COUNTY JUDGE TODD LITTLE*

**FINANCIAL:**

- F.1 FY2024 LINE-ITEM TRANSFER – *COUNTY JUDGE TODD LITTLE*  
DECREASE 018-0908-509731 (JP2 SUB-COURTHOUSE – HARD COSTS) BY \$600,000.00  
INCREASE 018-0908-509802 (ELLIS COUNTY CENTRAL – HARD COSTS) BY \$600,000.00
- F.2 FY2024 LINE-ITEM TRANSFER – *COUNTY JUDGE TODD LITTLE*  
DECREASE 001-0140-570000 (CONTINGENCY SURPLUS) BY \$10,000.00  
INCREASE 001-0140-508680 (CONTRACT SERVICES) BY \$10,000.00
- F.3 FY2024 LINE-ITEM TRANSFER – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*  
DECREASE 001-0060-508680 (CONTRACT SERVICES) BY \$400.00  
INCREASE 001-0060-508100 (AUTO TIRES) BY \$400.00
- F.4 FY2024 LINE-ITEM TRANSFER – *ELECTIONS ADMINISTRATOR JANA ONYON*  
DECREASE 001-0210-506950 (FICA) BY \$1,000.00  
INCREASE 001-0210-506010 (MILEAGE REIMBURSEMENT) BY \$1,000.00
- F.5 FY2024 LINE-ITEM TRANSFER – *COUNTY AUDITOR STACI PARR*  
DECREASE 050-0950-570000 (CONTINGENCY) BY \$20,177.45  
INCREASE 050-0950-505020 (SALARIES) BY \$16,961.54  
INCREASE 050-0950-505540 (RETIREMENT) BY \$1,918.35  
INCREASE 050-0950-505530 (SOCIAL SECURITY) BY \$1,297.56
- F.6 FY2024 LINE-ITEM TRANSFER – *THE HONORABLE JACKIE MILLER, JR., JUSTICE OF THE PEACE, PRECINCT 2*  
DECREASE 001-0520-508740 (DOCKET BOOKS PRINTING) BY \$1,300.00  
DECREASE 001-0520-508730 (MAINT. EQUIP.) BY \$300.00  
INCREASE 001-0520-508680 (CONTRACT SERVICES) BY \$1,600.00
- F.7 FY2024 LINE-ITEM TRANSFER – *PRECINCT 4 COMMISSIONER KYLE BUTLER*  
DECREASE 006-0754-570000 (CONTINGENCY SURPLUS) BY \$150,000.00  
INCREASE 006-0755-508680 (CONTRACT LABOR) BY \$150,000.00
- F.8 FY2024 LINE-ITEM TRANSFER – *PRECINCT 3 COMMISSIONER LOUIS PONDER*  
DECREASE 005-0703-505022 (RB3 SALARIES – PART TIME) BY \$12,000.00  
INCREASE 005-0703-505027 (RB3 SALARIES – SEASONAL) BY \$12,000.00

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

**REGULAR AGENDA – DISCUSSION, CONSIDERATION AND ACTION:**

**DEPARTMENT OF DEVELOPMENT**

- MINUTE ORDER 367.24** (1.1) RATIFYING STAFF ACTION ON A REVISED PRELIMINARY PLAT OF BLUE JAY ESTATES. THE ± 89.915-ACRE SITE IS LOCATED ± 1,015 FEET SOUTH OF THE INTERSECTION OF FM 878 AND YOUNGBLOOD ROAD, SITUATED IN THE W. BALCH SURVEY, ABSTRACT NO. 107, AND THE E.

PULSE SURVEY, ABSTRACT NO. 846, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 1, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) DEDICATE MINIMUM RIGHT-OF-WAY REQUIRED (CURRENTLY 10 FEET) FOR FM 878 TO COMPLY WITH THE LATEST ADOPTED COUNTY THOROUGHFARE PLAN.

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

**MINUTE ORDER 368.24** (1.2) RATIFYING STAFF ACTION ON A REVISED PRELIMINARY PLAT OF PALMER PARK. THE ± 14.67-ACRES SITE IS LOCATED ± 745 FEET WEST OF THE INTERSECTION OF FM 813 AND NECK ROAD, SITUATED IN THE R. DE LA PENNA SURVEY, ABSTRACT NO. 3, IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF PALMER, ROAD AND BRIDGE PRECINCT NO. 1, SUBJECT TO THE FOLLOWING CONDITIONS:

1. LABEL QUINTERO DRIVE AS A PRIVATE ROAD.
2. LABEL THE DETENTION POND AS LOT 7X AND ADD TWO (2) ADDITIONAL PLAT NOTES INDICATING WHO WILL MAINTAIN IT AND INDICATING THAT LOT 7X IS NOT A BUILDABLE LOT AS IT IS FOR DETENTION/RETENTION POND ONLY.
3. UPDATE THE PLAT TITLE BLOCK TO INCLUDE LOT 7X AND UPDATE IT IN OTHER RELEVANT PLACES WITHIN THE PLAT.
4. UPDATE THE COURT APPROVAL SIGNATURE BLOCK.
5. REMOVE "CASE NO. SUB XXX-2023" FROM THE PLAT.
6. ADD AND LABEL 2-FOOT CONTOURS.

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

**MINUTE ORDER 369.24** (1.3) RATIFYING STAFF ACTION ON AN AMENDING PLAT OF QUINTA CINCO ESTRELLAS, LOT 1. THE ± 1.387-ACRE SITE IS LOCATED AT THE CORNER OF PALMYRA AND HUNSUCKER ROAD, FERRIS, ROAD AND BRIDGE PRECINCT NO. 1.

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

**MINUTE ORDER 370.24** (1.4) APPROVING A PLATTING EXEMPTION FOR PARCEL ID NO. 303627, AS STATED IN TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0015 (E.). THE ± 1.00-ACRE SITE IS LOCATED ± 1,650 FEET EAST OF THE INTERSECTION OF WILEMON ROAD AND OLD BUENA VISTA ROAD, IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF MAYPEARL, ROAD AND BRIDGE PRECINCT NO. 3, SUBJECT TO THE FOLLOWING CONDITIONS:

1. NO FURTHER SUBDIVISION OF THIS ENTIRE ± 1.00-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 SHALL 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-TENANT, MULTI-UNIT, OR ANY OTHER COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.

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

**MINUTE ORDER 371.24** (1.5) RATIFYING STAFF ACTION ON A PLAT OF CAVERLY ADDITION. THE  $\pm$  3.768-ACRE SITE IS LOCATED  $\pm$  3,300 FEET NORTHWEST OF THE INTERSECTION OF FM 66 AND ARROWHEAD ROAD, SITUATED IN THE W.D. HARMENING SURVEY, ABSTRACT NO. 536, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 3.

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

**MINUTE ORDER 372.24** (1.6) RATIFYING STAFF ACTION ON A PLAT OF CHAVERA 1. THE  $\pm$  5.359-ACRE SITE IS LOCATED  $\pm$  1,700 FEET SOUTHEAST OF THE INTERSECTION OF HIGHT ROAD AND EDMONDSON ROAD, SITUATED IN THE T. BUTLER SURVEY, ABSTRACT NO. 67, WAXAHACHIE, ROAD AND BRIDGE PRECINCT 3, SUBJECT TO THE FOLLOWING CONDITIONS:

1. CHECK THE SPELLING OF THE FINAL PLAT, THE APPLICATION STATES CHAVERA I.
2. PLEASE IDENTIFY THE WATER METER ON THE PLAT.
3. LABEL POINT OF BEGINNING.
4. ADD A PRINTED NAME TO THE SIGNATURE LINE.
5. UPDATE OWNER BLOCK TO READ CHAVERA LLC.
6. ALONG THE EAST SIDE OF THE PROPERTY ADD 10 FEET OF ROW DEDICATION.

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

**MINUTE ORDER 373.24** (1.7) APPROVING A PLAT OF C.H. SILLIMAN'S SUBDIVISION LOT 1R, BLOCK 12, BEING A REPLAT OF C.H. SILLIMAN'S SUBDIVISION BLOCK 12. THE  $\pm$  3.0-ACRE SITE IS LOCATED  $\pm$  2,000 FEET WEST OF THE INTERSECTION OF OLD BUENA VISTA ROAD AND MESA ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 3.

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

## **PURCHASING**

**MINUTE ORDER 374.24** (2.1) APPROVING PCO #037 TO THE ROGERS-O'BRIEN CONTRACT (MINUTE ORDER 255.23) FOR EXTERIOR SIGNAGE AND MONUMENT SIGNAGE CHANGES AT ELLIS COUNTY CENTRAL IN AN AMOUNT OF \$94,998.00.

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

**MINUTE ORDER 375.24** (2.2) APPROVING PCO#22 TO THE MCGOUGH CONTRACT (MINUTE ORDER 445.23) FOR A TXDOT TURN LANE ON BUSINESS HWY 287 AT THE JUSTICE OF THE PEACE PRECINCT 2 BUILDING PROJECT IN AN AMOUNT OF \$304,232.89 INCLUDING ALLOWANCE FOR UNKNOWN CONDITIONS TO BE PAID FOR OUT OF THE ROAD IMPROVEMENT FUND.

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

**MINUTE ORDER 376.24** (2.3) APPROVING OF AN INTERLOCAL AGREEMENT BETWEEN TOWN OF POETRY AND ELLIS COUNTY IN ACCORDANCE WITH THE INTERLOCAL COOPERATION ACT, CHAPTER 791 OF THE TEXAS GOVERNMENT CODE.

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

**MINUTE ORDER 377.24** (2.4) AUTHORIZING THE COUNTY JUDGE TO EXECUTE A LEASE AGREEMENT WITH LEASING IMPRESSIONS COMMERCIAL, LLC FOR PROPERTY LOCATED AT 301 N. 8<sup>TH</sup> STREET, MIDLOTHIAN, TX 76065 (JP4/CONSTABLE 4 FACILITY), FOR A TWO-YEAR TERM IN AN AMOUNT OF \$10,500.00 PER MONTH.

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

**MINUTE ORDER 378.24** (2.5) DECLARING THE FOLLOWING ITEMS FROM ROAD & BRIDGE PRECINCT 4 AS SURPLUS TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL GOVERNMENT CODE CHAPTER 263:

- 2001 INGERSOLL-RAND SMOOTH DRUM VIBRATORY, VIN 169289
- 2010 DYNAPAC PNEUMATIC ROLLER, VIN 2163BR3031
- 1998 FORD F-800 TRUCK, VIN 1FDXF80C4WVA35119
- JOHN DEERE 84" GRAPPLE BUCKET, SN: 1T0GS84XHH0000310
- 4EA. TRACTOR TIRES

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

## **ADMINISTRATIVE**

### **PUBLIC HEARING (P.1)**

MOTION TO OPEN P.1 BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

(P.1) PUBLIC HEARING REGARDING THE ADOPTION OR REAUTHORIZATION OF THE ELLIS COUNTY TAX ABATEMENT GUIDELINES.

MOTION TO CLOSE BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

(TO AGENDA ITEM 3.4)

**NO ACTION** (3.4) PRESENTATION OF THE 2023 ANNUAL REPORT FOR THE PRAIRIELANDS GROUNDWATER CONSERVATION DISTRICT. – *KATHY TURNER JONES, GENERAL MANAGER OF THE PRAIRIELANDS GROUNDWATER CONSERVATION DISTRICT*

**MINUTE ORDER 379.24** (3.5) APPROVING FOR THE COUNTY JUDGE TO PROVIDE A LETTER OF ENDORSEMENT FOR THE MAJOR EVENTS REIMBURSEMENT PROGRAM FOR THE 2024 NHRA FALL NATIONALS AT THE TEXAS MOTORPLEX. – *COUNTY JUDGE TODD LITTLE*

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

**MINUTE ORDER 380.24** (3.6) APPROVING FOR THE COUNTY JUDGE TO REQUEST UNCLAIMED PROPERTY CAPITAL CREDITS FOR ELLIS COUNTY, PURSUANT TO LOCAL GOVERNMENT CODE §381.004. – *COUNTY JUDGE TODD LITTLE*

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

**MINUTE ORDER 381.24** (3.7) APPROVING TO APPOINT JOHN KNIGHT WITH THE CITY OF RED OAK ECONOMIC DEVELOPMENT TEAM TO THE NORTH TEXAS ECONOMIC DEVELOPMENT DISTRICT BOARD TO REPRESENT FERRIS, ITALY, OAK LEAF, OVILLA, PALMER, AND RED OAK FOR A THREE-YEAR TERM. – *COUNTY JUDGE TODD LITTLE*

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

**MINUTE ORDER 382.24** (3.8) APPROVING TO ORDER THE GENERAL ELECTION TO BE HELD ON NOVEMBER 5, 2024 FOR THE PURPOSE OF ELECTING COUNTY AND PRECINCT OFFICERS AS REQUIRED BY ARTICLE XVI, §65 OF THE TEXAS CONSTITUTION; AND APPROVING OF THE EARLY VOTING SCHEDULE. – *ELECTIONS ADMINISTRATOR JANA ONYON*

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

**MINUTE ORDER 383.24** (3.9) APPROVING THE APPOINTMENT OF THE PRESIDING, ALTERNATE JUDGES AND CENTRAL COUNTING STATION PERSONNEL FOR THE UPCOMING TWO-YEAR TERM (SEPTEMBER 1<sup>ST</sup>, 2024 THROUGH AUGUST 31<sup>ST</sup>, 2026), AS SUBMITTED BY THE DEMOCRATIC AND REPUBLICAN PARTIES. – *ELECTIONS ADMINISTRATOR JANA ONYON*

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

## **PUBLIC HEARING (P.4)**

MOTION TO OPEN P.4 BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

(P.4) PUBLIC HEARING REGARDING ORDERING AN ELECTION TO BE HELD ON NOVEMBER 5, 2024 TO CONFIRM THE CREATION OF ELLIS COUNTY EMERGENCY SERVICES DISTRICT NO. 11, AND AUTHORIZE THE IMPOSITION OF A TAX NOT TO EXCEED THE RATE ALLOWED BY SECTION 48-E, ARTICLE III, TEXAS CONSTITUTION.

**PUBLIC PARTICIPATION:** RYAN BROWN, ALMA

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

**MINUTE ORDER 384.24** (3.10) APPROVING THE ORDERING OF AN ELECTION TO BE HELD ON NOVEMBER 5, 2024 TO CONFIRM THE CREATION OF ELLIS COUNTY EMERGENCY SERVICES DISTRICT NO. 11, AND AUTHORIZE THE IMPOSITION OF A TAX NOT TO EXCEED THE RATE ALLOWED BY SECTION 48-E, ARTICLE III, TEXAS CONSTITUTION.— *ELECTIONS ADMINISTRATOR JANA ONYON*

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

**MINUTE ORDER 385.24** (3.11) AUTHORIZING THE COUNTY JUDGE TO SIGN THE FINAL CONTRACT WITH EQUIVANT FOR CASE MANAGEMENT (DISTRICT CLERK, COUNTY CLERK, DISTRICT COURTS, COUNTY COURTS, JUSTICE OF THE PEACE COURTS, AND CONSTABLES); LAND AND VITAL RECORDS; AND JURY MANAGEMENT SYSTEM, SUBJECT TO LEGAL APPROVAL.— *COUNTY JUDGE TODD LITTLE*

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

**RECESS TO EXECUTIVE SESSION** **3:25 P.M.**

MOTION TO RECESS BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER BUTLER, 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).

- 4.2 PURSUANT TO GOVERNMENT CODE §551.071 (1), CONSULTATION WITH LEGAL COUNSEL REGARDING PENDING OR CONTEMPLATED LITIGATION MATTER CONCERNING CAUSE NO. 114602 IN THE 40<sup>TH</sup> DISTRICT COURT, STYLED STEPHEN SELINGER V. ELLIS COUNTY, TEXAS.
- 4.3 PURSUANT TO GOVERNMENT CODE §551.071 (1), CONSULTATION WITH LEGAL COUNSEL REGARDING PENDING OR CONTEMPLATED LITIGATION MATTER CONCERNING THE SETTLEMENT IN CAUSE NO. 110141 IN THE 40<sup>TH</sup> DISTRICT COURT, STYLED ELLIS COUNTY, TEXAS V. M. SHARP LIMITED FAMILY PARTNERSHIP, ET. AL.
- 4.4 PURSUANT TO GOVERNMENT CODE §551.071 (2), CONSULTATION WITH LEGAL COUNSEL ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS RULES OF DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER, AND REGARDING ELLIS COUNTY TAX ABATEMENT GUIDELINES.

**RECONVENED TO REGULAR SESSION 4:55 P.M.**

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

(TO AGENDA ITEM P.1.)

**RE-OPEN PUBLIC HEARING (P.1)**

MOTION TO RE-OPEN P.1 BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

(P.1) PUBLIC HEARING REGARDING THE ADOPTION OR REAUTHORIZATION OF THE ELLIS COUNTY TAX ABATEMENT GUIDELINES.

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

**MINUTE ORDER 386.24** (3.1) APPROVING THE ADOPTION OR REAUTHORIZATION OF THE ELLIS COUNTY TAX ABATEMENT GUIDELINES UNDER TEXAS TAX CODE 312.002.

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

**PUBLIC HEARING (P.2)**

MOTION TO OPEN P2 BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

(P.2) PUBLIC HEARING REGARDING A POTENTIAL TAX ABATEMENT AGREEMENT WITH LOLOI, INC.

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

**MINUTE ORDER 387.24** APPROVING TO TAKE NO ACTION ON AGENDA ITEM 3.2 AND 3.3.— *COUNTY JUDGE TODD LITTLE*

MOTION TO TAKE NO ACTION BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

**NO ACTION** (3.2) DISCUSSION, CONSIDERATION, AND ACTION TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH LOLOI, INC. — *COUNTY JUDGE TODD LITTLE*

**NO ACTION** (3.3) APPROVING TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH SOPREMA, INC. — *COUNTY JUDGE TODD LITTLE*

(To AGENDA ITEM 3.12)

**NO ACTION** (3.12) UPDATES AND DISCUSSION REGARDING THE FISCAL YEAR 2025 BUDGET.— *COUNTY JUDGE TODD LITTLE AND CHIEF OF STAFF RYAN GARRETT*

**ADJOURNMENT** **6:22 P.M.**

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

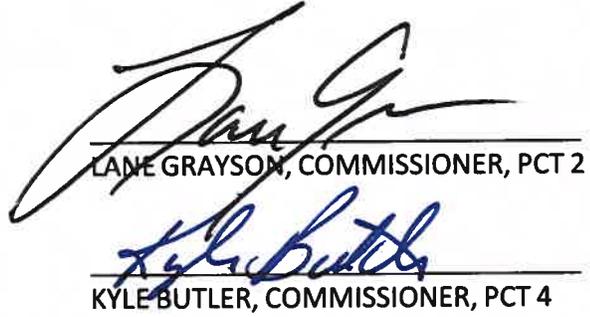
THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON AUGUST 6, 2024 ARE HEREBY APPROVED.

PRESIDING OFFICER:

  
TODD LITTLE, COUNTY JUDGE

  
RANDY STINSON, COMMISSIONER, PCT 1

  
LOUIS PONDER, COMMISSIONER, PCT 3

  
LANE GRAYSON, COMMISSIONER, PCT 2

  
KYLE BUTLER, COMMISSIONER, PCT 4

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 20TH DAY OF AUGUST 2024.

  
KRYSTAL VALDEZ, COUNTY CLERK *Deputy*

