

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – DECEMBER 10, 2024

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, DECEMBER 10, 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: 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 BUTLER, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

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

CONSENT AGENDA: MINUTE ORDER 559.24

ADMINISTRATIVE:

- A.1 APPROVING OF REGULAR BILLS, PAYROLL, AND OFFICERS' REPORTS. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.2 APPROVING OF THE COMMISSIONERS' COURT REGULAR MEETING MINUTES FROM NOVEMBER 26, 2024. – *COUNTY CLERK KRYSTAL VALDEZ*
- A.3 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 1 MONTHLY REPORT FOR NOVEMBER 24, 2024, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *CHRIS MACON, JP, PCT. 1*
- A.4 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 2 MONTHLY REPORT FOR NOVEMBER 24, 2024, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *JACKIE MILLER, JR., JP, PCT. 2*
- A.5 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 3 MONTHLY REPORT FOR NOVEMBER 24, 2024, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *DAN COX, JP, PCT. 3*
- A.6 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 4 MONTHLY REPORT FOR NOVEMBER 24, 2024, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *MIKE MCKENNA, JP, PCT. 4*
- A.7 ACCEPTING THE RESIGNATION OF ALBERT GARCIA FROM EMERGENCY SERVICES DISTRICT #3 (ITALY), EFFECTIVE DECEMBER 31ST, 2024. – *FIRE MARSHAL TIM BIRDWELL*
- A.8 ACCEPTING THE APPLICATION OF ADAM LENNON FOR EMERGENCY SERVICES DISTRICT #3 (ITALY), EFFECTIVE JANUARY 1, 2025. – *FIRE MARSHAL TIM BIRDWELL*

- A.9 ACCEPTING OF A TABULATED REPORT OF THE COUNTY'S RECEIPTS AND DISBURSEMENTS OF FUNDS FROM NOVEMBER 15TH-30TH, 2024, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.024. – *COUNTY AUDITOR STACI PARR*
- A.10 APPROVING TO CORRECT MINUTE ORDER #318.24, AN APPROVAL FOR A ROAD FRONTAGE VARIANCE REQUEST TO PARCEL ID No. 192690, TO THE CORRECT LOCATION AT PARCEL ID No. 183498. THE ± 2.345-ACRE SITE OUT OF THE OVERALL ± 94.5 ACRES 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 BRIDE PRECINCT No. 4. – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*

FINANCIAL CONSENT:

- F.1 FY2025 LINE-ITEM TRANSFER – *COUNTY AUDITOR STACI PARR*
 DECREASE 001-0140-507080 (COMPREHENSIVE INSURANCE) BY \$226,235.00
 INCREASE 001-0010-507080 (COMPREHENSIVE INSURANCE) BY \$63,172.00
 INCREASE 001-0010-508840 (AUTO INSURANCE) BY \$32,390.00
 INCREASE 001-0020-508840 (AUTO INSURANCE) BY \$29.00
 INCREASE 001-0035-508840 (AUTO INSURANCE) BY \$187.00
 INCREASE 001-0050-508840 (AUTO INSURANCE) BY \$29.00
 INCREASE 001-0060-508840 (AUTO INSURANCE) BY \$1,635.00
 INCREASE 001-0210-508110 (AUTO INSURANCE) BY \$1,191.00
 INCREASE 001-0360-508110 (AUTO INSURANCE) BY \$208.00
 INCREASE 001-0375-508110 (AUTO INSURANCE) BY \$1,553.00
 INCREASE 001-0450-508110 (AUTO INSURANCE) BY \$1,347.00
 INCREASE 001-0611-508110 (AUTO INSURANCE) BY \$1,016.00
 INCREASE 001-0612-508110 (AUTO INSURANCE) BY \$1,287.00
 INCREASE 003-0601-509160 (AUTO/EQUIP/BLDG) BY \$1,558.00
 INCREASE 004-0652-509160 (AUTO/EQUIP/BLDG) BY \$19,826.00
 INCREASE 005-0703-509160 (AUTO/EQUIP/BLDG) BY \$5,965.00
 INCREASE 006-0754-609160 (AUTO/EQUIP/BLDG) BY \$2,342.00
 INCREASE 006-0754-609160 (AUTO/EQUIP/BLDG) BY \$2,342.00
 INCREASE 001-0140-507100 (TAX APPRAISAL FEE) BY \$93,000.00
- F.2 APPROVING OF A YEARLY CONTRIBUTION TO THE HEIGHTS ELLIS COUNTY FAMILY RESOURCES IN THE AMOUNT OF \$50,000.00 FROM THE COMMUNITY SUPPORT LINE FOR FISCAL YEAR 2025. – *COUNTY JUDGE TODD LITTLE*
- F.3 APPROVING OF A YEARLY CONTRIBUTION TO COURT-APPOINTED SPECIAL ADVOCATES (CASA) OF ELLIS COUNTY IN THE AMOUNT OF \$50,000.00 FROM THE COMMUNITY SUPPORT LINE FOR FISCAL YEAR 2025. – *COUNTY JUDGE TODD LITTLE*
- F.4 ACCEPTING OF \$23,230.00 FROM THE SALE OF RIGHT-OF-WAY AS UNANTICIPATED REVENUE. REQUEST SPECIAL BUDGET OF UNANTICIPATED REVENUE:
 INCREASE 018-0908-507020 (BUILDING REPAIRS & IMPROVEMENTS) BY \$23,230.00
 PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*
- F.5 ACCEPTING OF A REBATE PAYMENT OF \$209.56 FROM PAYMERANG AS UNANTICIPATED REVENUE. REQUEST SPECIAL BUDGET OF UNANTICIPATED REVENUE:
 INCREASE 001-0030-500055 (MISC. REBATES) BY \$209.56

PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – COUNTY AUDITOR STACI PARR

- F.6 ACCEPTING OF \$2,738.00 OF JUROR DONATIONS BY VETERAN SERVICES AS UNANTICIPATED REVENUE.
REQUEST SPECIAL BUDGET OF UNANTICIPATED REVENUE:
INCREASE 001-0070-506330 (JUROR DONATIONS – VETERAN SERVICES) BY \$2,378.00
PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – COUNTY AUDITOR STACI PARR

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

REGULAR AGENDA – DISCUSSION, CONSIDERATION AND ACTION:

DEPARTMENT OF DEVELOPMENT

MINUTE ORDER 560.24 (1.1) 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 192739. THE ± 1.97-ACRE SITE IS LOCATED AT THE INTERSECTION OF PRATT ROAD AND LINK STREET, LOCATED IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF RED OAK, ROAD AND BRIDGE PRECINCT NO. 1, SUBJECT TO THE FOLLOWING CONDITIONS:

1. ANY FURTHER SUBDIVISION OF THIS PROPERTY SHALL REQUIRE A PLAT MEETING THOSE REGULATIONS IN EFFECT AT THE TIME OF PLATTING.
2. 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 STINSON, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 561.24 (1.2) APPROVING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) OF THE SUBDIVISION & DEVELOPMENT STANDARDS REGARDING THE MINIMUM LOT SIZE REQUIREMENTS AND SEPTIC REGULATIONS (ORDER NO. 134.24) FOR PARCEL ID 177590. THIS ± 1.086-ACRE SITE IS LOCATED ± 4,546 FEET SOUTHEAST OF THE INTERSECTION OF FM 1181 AND HOOPER CEMETERY ROAD, ENNIS, ROAD AND BRIDGE PRECINCT NO. 2, SUBJECT TO THE FOLLOWING CONDITIONS:

1. ANY FURTHER SUBDIVISION OF THIS PROPERTY SHALL REQUIRE A PLAT MEETING THOSE REGULATIONS IN EFFECT AT THE TIME OF PLATTING.
2. 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.

PUBLIC PARTICIPATION: DIANE MARKHAM, ENNIS

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

(TO AGENDA ITEM 1.5)

MINUTE ORDER 562.24 (1.5) APPROVING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) OF THE SUBDIVISION & DEVELOPMENT STANDARDS REGARDING THE MINIMUM LOT SIZE REQUIREMENTS AND SEPTIC REGULATIONS (ORDER NO. 134.24) FOR PARCEL ID 189873. THE PROPERTY CONTAINS ± 0.76-ACRES OF LAND LOCATED ± 1,320 FEET NORTH OF THE INTERSECTION OF SARALVO ROAD AND E FM 875, 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 PLAT IDENTICAL TO THE LOCATION MAP FOR THE PROPERTY WITH RIGHT OF WAY DEDICATION.
2. ANY FURTHER SUBDIVISION OF THIS PROPERTY SHALL REQUIRE A PLAT MEETING THOSE REGULATIONS IN EFFECT AT THE TIME OF PLATTING.
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.

PUBLIC PARTICIPATION: MATT & LAURIE PRESCOTT, MIDLOTHIAN

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

MINUTE ORDER 563.24 (1.6) 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 207270. THIS ± 5.074-ACRE SITE IS LOCATED ± 1,198 FEET EAST OF THE INTERSECTION OF SENECA DRIVE AND TOCCA DRIVE, LOCATED IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF RED OAK, ROAD AND BRIDGE PRECINCT NO. 4, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PROPERTY OWNER OR APPLICANT SHALL SUBMIT A PLAT IDENTICAL TO THE SURVEY PLAT PROVIDED FOR THE PROPERTY.
2. ANY FURTHER SUBDIVISION OF THIS PROPERTY SHALL REQUIRE A PLAT MEETING THOSE REGULATIONS IN EFFECT AT THE TIME OF PLATTING.
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.

PUBLIC PARTICIPATION: SUSAN BROWN, WAXAHACHIE

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

MINUTE ORDER 564.24 (1.7) APPROVING A PLAT OF ARMANDO ADDITION. THE PROPERTY CONTAINS ± 4.858 ACRES OF LAND, LOCATED ± 3,000 FEET NORTHWEST OF THE INTERSECTION OF SOUTH CENTRAL STEET AND LITTLE DOC ROAD, LOCATED IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF FERRIS, ROAD AND BRIDGE PRECINCT NO. 1, SUBJECT TO THE FOLLOWING CONDITIONS:

1. LABEL ALL BUILDING SETBACK LINES AND PROPOSED EASEMENTS.
2. PLEASE UPDATE THE CERTIFICATE OF DEDICATION TO MATCH THE SAMPLE PLAT.
3. ADD THE COURT SIGNATURE BLOCK TO THE PLAT.
4. ADD THE OSSF STATEMENT AND SIGNATURE LINE TO THE PLAT.
5. REMOVE CONTOUR LINES AND EXISTING STRUCTURES FROM THE PLAT.
6. A COMPLETE UTILITY ENDORSEMENT FORM IS REQUIRED.

7. A 2024 EMBOSSED TAX CERTIFICATE WILL BE REQUIRED TO FILE THE PLAT WITH THE COUNTY CLERK'S OFFICE.
8. PAY COUNTY'S PLAT APPLICATION & FILING FEES.
9. POSSIBLE REVISION TO THE PLAT NAME (PENDING GIS CONFIRMATION).
10. ASSOCIATED CORRECTION BY THE COUNTY CLERK IN THE PLAT FILES.

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

MINUTE ORDER 565.24 (1.8) APPROVING A PLAT OF ENCHANTED GROVE, BLOCK A, LOTS 1 & 2, BEING A REPLAT OF CARLTON ESTATES, PHASE II, LOT 28 & 29. THE PROPERTY CONTAINS ± 13.324 ACRES OF LAND, LOCATED ± 440 FEET NORTHWEST OF THE INTERSECTION OF MAREE COURT AND MAREE DRIVE, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 1, SUBJECT TO THE FOLLOWING CONDITIONS:

1. LABEL WITH SHADING FEMA FLOODPLAIN WITH ZONES.
2. LABEL EACH LOT WITH A LOT/BLOCK DESIGNATION.
3. THE LOT WITH 11.804 ACRES, PLEASE LABEL ACREAGE INSIDE AND OUTSIDE THE FLOODPLAIN.
4. UPDATE THE COURT SIGNATURE BLOCK TO MATCH THE ATTACHED SAMPLE PLAT.
5. ADD A WRITTEN GRAPHIC SCALE TO THE PLAT DRAWING.
6. ADD A VICINITY/LOCATION MAP TO THE PLAT DRAWING.
7. ADD A NOTE WITH A MINUTE ORDER FROM THE CITY OF WAXAHACHIE APPROVING THE WITHDRAWAL FROM THE ETJ.
8. UPDATE THE OSSF STATEMENT AND SIGNATURE LINE TO MATCH THE ATTACHED SAMPLE PLAT
9. REMOVE THE NOTARY STATEMENT ON PAGE 1.
10. CONSIDER CONDENSING THE PLAT NAME.
11. ADD THE NUMBER OF LOTS AND COMPUTED GROSS ACREAGE TO THE PLAT TITLE BLOCK.
12. LABEL ALL BUILDING SETBACK LINES AND PROPOSED EASEMENTS (DRAINAGE, UTILITY, INGRESS/EGRESS, ETC.).
13. PROVIDE AN ORIGINAL, EMBOSSED 2024 TAX CERTIFICATE DEMONSTRATING ALL PROPERTY TAXES ARE PAID IN FULL.
14. PROVIDE A COMPLETED WATER ENDORSEMENT FORM FOR PARCEL 148595.

PUBLIC PARTICIPATION: FANNON & PAULA WESTER

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

MINUTE ORDER 566.24 (1.9) APPROVING A PLAT OF ALLEN FAMILY ESTATES TRACE 2R-A & 2R-B, BEING A REPLAT OF ALLEN FAMILY ESTATES LOT 2, BLOCK 1. THE PROPERTY CONTAINS ± 5.652 ACRES OF LAND, LOCATED NEAR THE SOUTHWEST INTERSECTION OF MULKEY ROAD AND PATRICK ROAD, AND LOCATED IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 4, SUBJECT TO THE FOLLOWING CONDITIONS:

1. REDUCE THE BUILDING LINE SETBACK ALONG MULKEY ROAD TO 25 FEET.
2. UPDATE THE FEMA FIRM NUMBER.
3. PLEASE ADD THE COURT SIGNATURE BLOCK AND PLAT APPROVAL DATE TO MATCH THE ATTACHED SAMPLE PLAT.
4. THE OWNER'S CERTIFICATE NEEDS TO BE UPDATED. PLEASE SEE ATTACHED SAMPLE PLAT.

5. PLEASE ADD THE OSSF STATEMENT AND SIGNATURE LINE TO MATCH THE ATTACHED SAMPLE PLAT.
6. PROVIDE CURRENT TAX CERTIFICATES FOR PARCEL ID 147328 & 147327
 - a. PLEASE BE ADVISED FOR PLATS TO BE RECORDED AFTER SEPTEMBER 1, 2024:
 - i. IF THE TAXES FOR 2024 HAVE NOT BEEN CALCULATED AT THE TIME OF DELIVERY OF PLATS TO THE COUNTY, A CURRENT 2023 TAX CERTIFICATE (SHOWING ALL TAXES ARE PAID IN FULL) ALONG WITH A WRITTEN STATEMENT FROM THE ELLIS COUNTY TAX OFFICE INDICATING THAT THE 2024 TAXES HAVE NOT YET BEEN CALCULATED WILL NEED TO BE PROVIDED WITH THE FINAL SIGNED PLATS.
 - ii. IF THE TAXES FOR 2024 HAVE ALREADY BEEN CALCULATED AT THE TIME OF DELIVERY OF THE PLATS TO THE COUNTY, A 2024 TAX CERTIFICATE WILL NEED TO BE OBTAINED. THIS MEANS TAXES FOR 2024 WILL HAVE TO BE PAID IN FULL BEFORE YOUR PLAT IS RECORDED.
7. ACCORDING TO ELLIS COUNTY THOROUGHFARE PLAN, PATRICK ROAD REQUIRES A 40-FOOT ROW DEDICATION. PLEASE DEDICATE ADDITIONAL 10 FEET OF ROW.
8. PLEASE PROVIDE PROOF OF OWNERSHIP DEED FROM ELLIS COUNTY DEED RECORDS.
9. THE LABELING OF THE LOTS IN PLAT TITLE BLOCK DOES NOT MATCH THE PLAT DRAWING (LOT 2R-A VS LOT 2A) PLEASE UPDATE ACCORDINGLY.
10. PAYMENT OF APPLICATION FEES (SEE ATTACHED INVOICE).

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

PURCHASING

MINUTE ORDER 567.24 (2.1) DECLARING THE LISTED ITEMS FROM THE TAX OFFICE, DEPARTMENT OF DEVELOPMENT, AND ENGINEERING AS SURPLUS TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL GOVERNMENT CODE 263:

LOBBY BENCH 2	LOBBY CONFERENCE CHAIR 23	U-SHAPED LOBBY DESK 1
AED STATION 1	SMALL BLACK DESKS 2	4-DRAWER LATERAL BLACK 1
DESK W/UPPER & CUBICLE 23	SMALL TABLE WHITE 1	BOOKSHELF WOOD 1
FRIDGE 2	MICROWAVE 1	BREAK TABLE WHITE 8FT 1
BREAK ROOM CHAIRS 4	DISHWASHER 1	WHITEBOARD 9
WARDROBE WOOD 1	LATERAL SHELVING 4 SPACE BLACK 1	LOBBY CHAIR PLASTIC 1
SMALL SAFE 1	KELLY SYSTEMS MONEY TRANSFER TUBE 1	2 DRAWER SHELVING WOOD 1
OFFICE CHAIRS WOOD 3	5 DRAWER SHELVING WOOD (2)	L SHAPED DESK W/UPPER 3
ROLLING DESK CHAIR 19	PLAT FILING CABINET 1	SMALL PLAT FILING CABINET 3
SMALL LOBBY TABLE WOOD 1	4 DRAWER FILING CABINET GREY (7)	4 DRAWER FILING CABINET BLACK 20
4 DRAWER FILING CABINET BEIGE 4	3 DRAWER FILING CABINET BEIGE 1	3 DRAWER FILING CABINET BLACK 1
2 DRAWER FILING CABINET BLACK 1	2 DRAWER FILING CABINET GREY 3	BOOKSHELF/STORAGE BLK METAL 1
5 DRAWER BLK METAL BOOKSHELF 3	4 DRAWER BLK METAL BOOKSHELF 1	STORAGE CABINET GREY 1
STORAGE CABINET DARK GREY 2	BREAK ROOM TABLE BEIGE 1	STORAGE CABINET SMALL DARK GREY 2
STORAGE CABINET BLACK 2	GLASS CUBICLE WALL 1	L SHAPE DESK METAL/BLACK 2
4 DRAWER WOOD/GLASS BOOKSHELF 1	MAP/PLAT HOLDER FURNITURE LARGE 1	SECRETARY CUBICLE W/UPPER 1
MISC. DESK DRAWER & PIECES 7	CONFERENCE TABLE 1	4 DRWR FILING CABINET SMALL GREY 1

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

MINUTE ORDER 568.24 (2.2) APPROVING TO PURCHASE A JOHN DEERE 5100E CAB TRACTOR AND JOHN DEERE FC15M FLEX WING FROM UNITED AG & TURF, USING SOURCEWELL CONTRACT #082923-DAC (PG BA CG 76) IN THE AMOUNT OF \$92,804.55 FOR ROAD & BRIDGE PRECINCT 4.

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

MINUTE ORDER 569.24 (2.3) APPROVING TO ADVERTISE AND SOLICIT A REQUEST FOR BIDS FOR THE SALE OF SCRAP METAL AND VEHICLES.

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

MINUTE ORDER 570.24 (2.4) APPROVING THE PURCHASE OF FURNITURE AND INSTALLATION SERVICES FOR THE JUSTICE OF THE PEACE, PRECINCT 2 FACILITY FROM OAK CLIFF OFFICE PRODUCTS USING THE TIPS COOPERATIVE CONTRACT NUMBER 200301 AND OMNIA PARTNERS COOPERATIVE CONTRACT NUMBER R191804. THE TOTAL FURNITURE AND INSTALLATION COST WILL BE \$267,708.88

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

MINUTE ORDER 571.24 (2.5) APPROVING TO PURCHASE 103 TASER 10 MODELS FOR THE ELLIS COUNTY SHERIFF'S OFFICE FROM AXON ENTERPRISE, INC., IN AN AMOUNT OF \$431,717.69 USING THE BUYBOARD COOPERATIVE CONTRACT NO. 698-23. THE QUOTE IS BASED ON A 5-YEAR PERIOD WITH THE FIRST PAYMENT OF \$82,096.37 DUE IN MARCH OF 2025 AND THEN FOUR (4) ANNUAL PAYMENTS OF \$87,405.33 DUE EACH MARCH UNTIL 2029. TASERS HAVE BEEN BUDGETED FOR \$88,000.00 EACH YEAR.

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

MINUTE ORDER 572.24 (2.6) APPROVING FOR THE COUNTY JUDGE TO EXECUTE AN ORDER FORM WITH THOMPSON REUTERS FOR WEST PROFLEX PRODUCTS FOR LAW LIBRARY PATRON ACCESS FOR A TERM OF FIVE (5) YEARS IN A TOTAL AMOUNT OF \$117,434.40.

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

(TO AGENDA ITEM 3.2)

ADMINISTRATIVE

MINUTE ORDER 573.24 (3.2) APPROVING OF A RESOLUTION AUTHORIZING APPROVAL OF PROPOSED TEXAS STATEWIDE OPIOID SETTLEMENT AGREEMENT WITH THE KROGER CO. IN THE AMOUNT OF \$23,752.44. – COUNTY JUDGE TODD LITTLE

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

MINUTE ORDER 574.24 (3.3) APPROVING TO AMEND MINUTE ORDER 226.21 TO INCREASE THE NOT-TO-EXCEED AMOUNT BY \$946.50 USING ARPA FUNDS FOR THE ENGAGEMENT OF CARRINGTON, COLEMAN, SLOMAN & BLUMENTHAL, LLP IN THE ADMINISTRATION OF AMERICAN RESCUE PLAN FUNDS. – RYAN GARRETT, CHIEF OF STAFF FOR COUNTY JUDGE TODD LITTLE

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

MINUTE ORDER 575.24 (3.4) SETTING A PLACE, DATE, AND TIME FOR A HEARING TO CONSIDER THE PETITION TO ESTABLISH EMERGENCY SERVICES DISTRICT #12. – COUNTY CLERK KRYSTAL VALDEZ

HEARING DATE, TIME AND LOCATION: JANUARY 21, 2025 @ 2:00 P.M.
ELLIS COUNTY HISTORIC COURTHOUSE, 2ND FLOOR
101 W. MAIN ST., WAXAHACHIE, TX 75165

PUBLIC PARTICIPATION: ERIK GLASS, MILFORD

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

RECESS TO EXECUTIVE SESSION **3:02 P.M.**

MOTION TO RECESS BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, 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 §551.074, DELIBERATION ON THE DUTIES OF A PUBLIC EMPLOYEE, SPECIFICALLY ALBERTO MARES AS DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT AND HIS DUTIES UNDER LOCAL GOVERNMENT CODE CHAPTER 232 AND THE LOCAL DEVELOPMENT REGULATIONS VOL. 1-3 ALONG WITH INTERIM DUTIES FOR THE DEPARTMENT OF ENGINEERING.
- 4.3 PURSUANT TO GOVERNMENT CODE §551.071(2), CONSULTATION WITH OUTSIDE LEGAL COUNSEL, LITTLER MENDELSON P.C., VIA REMOTE VIDEO CONFERENCE, 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, REGARDING EMPLOYMENT MATTERS, SPECIFICALLY THE COMMISSIONERS' COURT'S ROLE IN HANDLING A COMPLAINT FILED WITH THE COUNTY HUMAN RESOURCES DEPARTMENT.
- 4.4 PURSUANT TO 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.
- 4.5 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 LEGAL QUESTIONS ON TEXAS TRANSPORTATION CODE CHAPTER 251.

RECONVENED TO REGULAR SESSION 5:53 P.M.

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

(TO AGENDA ITEM 1.3)

MINUTE ORDER 576.24 (1.3) APPROVING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) OF THE SUBDIVISION & DEVELOPMENT STANDARDS REGARDING THE PUBLIC ROAD FRONTAGE REQUIREMENTS FOR PARCEL ID 258986. THIS ± 2.85-ACRE SITE IS LOCATED ± 240 FEET EAST OF THE INTERSECTION OF SHILOH ROAD AND FALCON WAY, LOCATED IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PRECINCT No. 4, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PROPERTY OWNER OR APPLICANT SHALL SUBMIT A PLAT IDENTICAL TO THE SURVEY PLAT PROVIDED FOR THE PROPERTY.
2. ANY FURTHER SUBDIVISION OF THIS PROPERTY IN ANY FORM OR FASHION SHALL REQUIRE A PLAT MEETING THOSE REGULATIONS IN EFFECT AT THE TIME OF PLATTING.
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 COMMISSIONER BUTLER, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 577.24 (1.4) APPROVING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) LOTS & STRUCTURES (III) & VOLUME III, SECTION II (TABLE II-A) OF THE ENGINEERING & CONSTRUCTION STANDARDS FOR PARCEL ID No. 155168-4758 GRIFFING AVENUE. THE PROPERTY CONTAINS ± 0.231 ACRES OF LAND LOCATED ± 923 FEET NORTH OF THE INTERSECTION OF GRIFFING AVENUE AND

TAYMAN DRIVE, IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PRECINCT NO. 4, SUBJECT TO THE FOLLOWING CONDITIONS:

1. EXTEND THE CURRENT PAVED SECTION OF THE ROAD TO THE APPLICANT'S PROPERTY TO MATCH THE CURRENT ROAD CONDITIONS, ALLOWING FOR PROPER DRAINAGE, TO THE SATISFACTION OF THE COUNTY ENGINEER'S OFFICE AND THE PRECINCT COMMISSIONER.
2. CONSTRUCTION PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.
3. CIVIL PLAN REVIEW FEES, AND APPLICABLE ROAD AND INSPECTION FEES SHALL APPLY.
4. ANY FURTHER SUBDIVISION OF THIS PROPERTY SHALL REQUIRE A PLAT MEETING THOSE REGULATIONS IN EFFECT AT THE TIME OF PLATTING.
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.
6. THE CURRENT ROAD SECTION WILL INCLUDE THE FOLLOWING:
 - A. 18-20 FT. ROADWAY
 - B. 4:1 SLOPE DITCH
 - C. 8-INCH FLEX BASE – TYPE A OR GRADE 1 OR 2
 - D. CONSTRUCTION PLANS SHALL INCLUDE A SURVEY OF THE CURRENT ROAD W/ BENCHMARKS.

PUBLIC PARTICIPATION: FELIX HERNANDEZ, FORT WORTH; JUAN LUIS LOPEZ CARRIZALES, MIDLOTHIAN;
CHRISTOPHER DUNHAM, MIDLOTHIAN

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

(TO AGENDA ITEM 3.1)

MINUTE ORDER 578.24 (3.1) APPROVING TO ACCEPT THE TERMS AND CONDITIONS OF THE LETTER OF INTENT (LOI) FOR A PROPOSED TEXAS JUVENILE JUSTICE DEPARTMENT CORRECTIONS FACILITY GROUND LEASE. – *COUNTY JUDGE TODD LITTLE*

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

(TO AGENDA ITEM 3.5)

MINUTE ORDER 579.24 (3.5) APPROVING AN INTERLOCAL AGREEMENT WITH NORTH TEXAS BEHAVIORAL HEALTH AUTHORITY (NTBHA) FOR INMATE BEHAVIORAL HEALTH SERVICES, INCLUDING APPROVAL FOR THE COUNTY JUDGE TO EXECUTE THE AGREEMENT UPON FINAL LEGAL REVIEW. – *BEHAVIORAL HEALTH DIRECTOR CAITLIN WILKINSON*

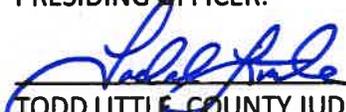
MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

ADJOURNMENT 6:00 P.M.

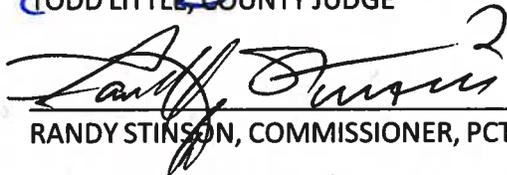
MOTION TO ADJOURN BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON DECEMBER 10, 2024,
ARE HEREBY APPROVED.

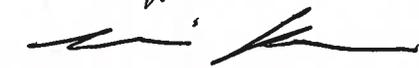
PRESIDING OFFICER:



TODD LITTLE, COUNTY JUDGE



RANDY STINSON, COMMISSIONER, PCT 1



LOUIS PONDER, COMMISSIONER, PCT 3

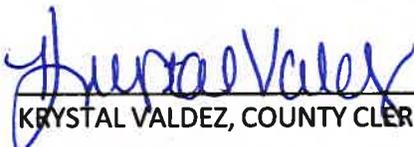


LANE GRAYSON, COMMISSIONER, PCT 2



KYLE BUTLER, COMMISSIONER, PCT 4

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 23RD DAY OF DECEMBER 2024.



KRYSTAL VALDEZ, COUNTY CLERK

