



2025 MAR 14 PM 4: 29

FILED FOR RECORD
KRYSTAL VALDEZ
ELLIS COUNTY CLERK

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, March 18th, 2025, 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 2 Commissioner Lane Grayson*

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

CONSENT AGENDA – Consideration and action:

Administrative Consent:

- A.1 Approval of a proclamation congratulating Mike Eastland for 58 years of public service in the North Central Texas region. – *County Judge Todd Little*
- A.2 Approval of regular bills, payroll, and officers' reports. – *County Treasurer Cheryl Chambers*
- A.3 Approval of the Commissioners' Court regular meeting minutes from March 4th, 2025. – *County Clerk Krystal Valdez*
- A.4 Acceptance of the County Auditor's monthly report for January 2025, pursuant to Texas Local Government Code §114.025. – *County Auditor Staci Parr*

- A.5 Acceptance of the County Auditor's monthly report for February 2025, pursuant to Texas Local Government Code §114.025. – *County Auditor Staci Parr*
- A.6 Acceptance of the February 2025 cash audit reports, pursuant to Texas Local Government Code §115.002. – *County Auditor Staci Parr*
- A.7 Acceptance of a tabulated report of the county's receipts and disbursements of funds from January 25th – March 7th, 2025, pursuant to Texas Local Government Code §114.024. – *County Auditor Staci Parr*
- A.8 Acceptance of the February 2025 monthly report for the Justice of the Peace, Precinct 1, pursuant to Texas Local Government Code §114.044. – *The Honorable Chris Macon, Justice of the Peace, Precinct 1*
- A.9 Acceptance of the February 2025 monthly report for the Justice of the Peace, Precinct 2, pursuant to Texas Local Government Code §114.044. – *The Honorable Jackie Miller, Jr., Justice of the Peace, Precinct 2*
- A.10 Acceptance of the February 2025 monthly report for the Justice of the Peace, Precinct 3, pursuant to Texas Local Government Code §114.044. – *The Honorable Dan Cox, Justice of the Peace, Precinct 3*
- A.11 Acceptance of the February 2025 monthly report for the Justice of the Peace, Precinct 4, pursuant to Texas Local Government Code §114.044. – *The Honorable Butch Bryant, Justice of the Peace, Precinct 4*
- A.12 Acceptance of the Department of Development's (DOD's) monthly financial report for February 2025, pursuant to Texas Local Government Code §114.044. – *Department of Development Director Alberto Mares*
- A.13 Acceptance of the Department of Engineering's monthly financial report for February 2025, pursuant to Texas Local Government Code §114.044. – *Department of Engineering Interim Director Alberto Mares*
- A.14 Approval of an interlocal cooperation contract between Ellis County and the City of Venus for labor, equipment, and materials through December 31st, 2025. – *Precinct 4 Commissioner Kyle Butler*
- A.15 Approval to reclassify two Victim Assistance Coordinators to "Victim Assistance Coordinator II" in the County Attorney's office. There is no budget impact in FY2025, as SB22 funds will be used to cover the difference. – *County Attorney Lindy Beaty*
- A.16 Approval of a resolution of support for the creation of Ellis County Emergency Services District #12 (Milford). – *Elections Administrator Jana Onyon*

Financial Consent:

- F.1 Approval to purchase a walkthrough metal detector for the Historic Courthouse using the Courthouse Security Fund in an amount not to exceed \$8,000.00. – *Sheriff Brad Norman*

- F.2 Acceptance of \$27,010.⁰¹ from Rene Bates Auctioneers, Inc. for the sale of Road & Bridge Precinct 4 equipment as unanticipated revenue. Request special budget of unanticipated revenue:
- Increase 006-0754-508020 (Equipment) by \$27,010.⁰⁰
- Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*
- F.3 FY2025 Line-Item Transfer. – *Fire Marshal Tim Birdwell*
- Decrease 001-0450-509960 (Computer Services – Radio Agreement) by \$120.⁰⁰
 - Increase 001-0450-508120 (Radio) by \$120.⁰⁰

REGULAR AGENDA – Discussion, Consideration and Action

Department of Development:

- 1.1 Discussion, consideration, and action upon variance requests for Parcel ID No's. 194094, 192097, and 192098 – (proposed Ellis Ranch Manors development) from Volume III, Section IV (D) of the Standard Construction Details to waive the required cement stabilized flexbase. The ± 122.595-acre site is located ± 523 feet southeast of the intersection of Broadhead and Gibson Road, Waxahachie, Road and Bridge Precincts No. 1 & Precinct No. 4.
- 1.2 Discussion, consideration, and action on a variance request to Volume I, Section IV (A) regarding the minimum public road frontage requirements for Parcel ID 185802. This ± 3.775-acre site is located ± 50 feet southeast of the intersection of Crisp Road and Christian Road, located in the extra-territorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 1.
- 1.3 Discussion, consideration, and action on a variance request to Volume I, Section IV (A) regarding the minimum public road frontage requirements for Parcel ID 180777. This ± 4.20-acre site is located ± 890 feet west of the intersection of Joe Wilson Road and Nancy Lane (a private road), in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No. 4.
- 1.4 Discussion, consideration, and action on a variance request to Volume I, Section IV (A) regarding the minimum public road frontage requirements for Parcel ID 181223. This ± 6.815-acre site is located ± 1,690 feet southwest of the intersection of Cement Valley and Miller Road, located in the extra-territorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No. 4.
- 1.5 Discussion, consideration, and action to accept performance bonds for the proposed Springside Estates Phase 3. The ± 133-acre site is located north of the intersection of Lakota Parkway and Alaqua Drive, Waxahachie, Road and Bridge Precinct No. 4.
- 1.6 Discussion, consideration, and action of a platting exemption for Parcel ID No. 308919, as stated in Texas Local Government Code, Section 232.0015 (e). The ± 1.00-acre site is located ± 985 feet west of the intersection of Shiloh Road and Bryson Lane, in the extraterritorial jurisdiction (ETJ) of Midlothian, Road and Bridge Precinct No. 4.

- 1.7 Discussion, consideration, and action to ratify staff action on a preliminary plat of Ellis Ranch Manors. The ± 122.595-acre site is located ± 530 feet south of the intersection of Gibson Road and Broadhead Road, situated in the G.R. Wheelock Survey, Abstract No. 1117, Waxahachie, Road and Bridge Precinct No. 1 and 4.
- 1.8 Discussion, consideration, and action on the Yarbrough's Yard Replat, Lot 1BR, being a replat of Yarbrough's Yard Replat, Lot 1B. The property contains ± 7.330 acres of land, located ± 620 feet south of the intersection of Springbranch Road and Black Champ Road, Waxahachie, Road and Bridge Precinct No. 4.

Purchasing:

- 2.1 Discussion, consideration, and action to purchase two (2) 2025 Mack Mdrive 12-Speeds from Bruckners's Truck & Equipment using HGAC Contract #HT06-20 in an amount of \$339,838.⁰⁰ for Road & Bridge Precinct 4.
- 2.2 Discussion, consideration, and action to purchase hiring and employee onboarding subscription services from NEOGOV using the Harris County, Texas Interlocal Agreement in the amount of \$70,914.⁰⁰.
- 2.3 Discussion, consideration, and action to cancel the award and terminate the contract for RFB-2025-004 Sale of Scrap Metal and Scrap Vehicles with Scrappy's Recycling Center, Inc.
- 2.4 Discussion, consideration, and action to award RFB-2025-004 Sale of Scrap Metal and Scrap Vehicles to HLH&R, L.P. and approval for the County Judge to execute the contract upon final legal review.
- 2.5 Discussion, consideration, and action on the Architexas proposal for services using the Master Services Agreement (MSA) between Ellis County and Architexas (Minute Order #148.22) for architectural services for the Juvenile Probation Building Renovation in an amount of \$17,000.⁰⁰ plus reimbursable expenses and specialty services.
- 2.6 Discussion, consideration, and action on Architexas Task Order #1 using the Master Services Agreement (MSA) between Ellis County and Architexas (Minute Order # 148.22) for architectural services for the Elections Building Project Phase I Programming and Conceptual Design in an amount of \$120,900.⁰⁰; Phase II Basic Services based on the MSA; plus reimbursable expenses and specialty services.
- 2.7 Discussion, consideration and action to purchase ID Printing Equipment, Software, and Installation Services from IdentiSys using BuyBoard Cooperative Contract Number 760-25 in an amount of \$3,295.⁰⁰ from the Justice Court Technology Fund for the Justice of the Peace, Precinct 2.
- 2.8 Discussion, consideration, and action to purchase landscape services for all Ellis County facilities, including all related services, from Lantana Lawn Services using the City of Waxahachie, Texas Interlocal Agreement.
- 2.9 Discussion, consideration, and action to advertise and solicit a request for proposals for animal shelter and maintenance services.

2.10 Discussion on the proposed schedule of the Courts & Administration Building renovations.

Administrative:

- 3.1 Discussion, consideration, and approval for the County Judge to sign the Notice of Election for the Ellis County Emergency Services District No. 12 election to be held on May 3rd, 2025. – *Elections Administrator Jana Onyon*
- 3.2 Discussion, consideration, and action to request the County Judge to sign the contract for services to provide deputy services for the U.S. Army Engineer District, Solicitation Number W9126G25Q0011. Deputies will patrol parks around Lake Bardwell from May 17th – September 7th, 2025. – *Sheriff Brad Norman*
- 3.3 Discussion, consideration, and approval of a contract with Texas Materials Group, Inc. (dba “TexasBit”) for resurfacing of ~8,190 feet of roadway on Joe Wilson Road, Road and Bridge Precinct 4, in the amount of \$570,115.⁰⁰. – *Precinct 4 Commissioner Kyle Butler*
- 3.4 Discussion regarding current and future County Tax Abatement and Tax Increment Reinvestment Zone (TIRZ) requests. – *County Judge Todd Little*
- 3.5 Discussion, consideration, and approval of the Ellis County Vehicle policy. – *County Judge Chief of Staff Ryan Garrett*
- 3.6 Discussion, consideration, and approval for the County Judge to sign an agreement for the sale of 501 N. 9th St. in Midlothian. – *County Judge Chief of Staff Ryan Garrett*

MOTION TO ENTER EXECUTIVE SESSION

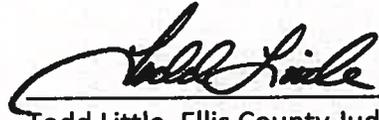
The Commissioners’ Court of Ellis County reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed in this agenda, in the order deemed appropriate, as authorized by Texas Government Code Chapter 551, to seek the advice of its 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 Texas Government Code Section 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, specifically for property at 501 N 9th St, Midlothian, TX 75165 and the Ellis County Farm on FM 878.
- 4.3 Pursuant to Texas Government Code §551.071 (1), consultation with legal counsel regarding pending or contemplated litigation concerning Civil Action No. 3:25-cv-556, In The United State District Court Northern District of Texas, styled Manuel Nunez v. Ellis County, et al.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 14th of March, 2025 –



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 14th of March, 2025 at 4:29 p.m.



Krystal Valdez, County Clerk

Deputy

