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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

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**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, April 15<sup>th</sup>, 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 3 Commissioner Louis Ponder*

**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 regular bills, payroll, and officers' reports. – *County Treasurer Cheryl Chambers*
- A.2 Approval of the February 2025 monthly Treasurer's report, pursuant to Texas Local Government Code §114.026. – *County Treasurer Cheryl Chambers*
- A.3 Approval of the Commissioners' Court Regular Meeting Minutes from April 1<sup>st</sup>, 2025. – *County Clerk Krystal Valdez*
- A.4 Acceptance of a tabulated report of the county's receipts and disbursements of funds from March 22<sup>nd</sup> – April 4<sup>th</sup>, 2025, pursuant to Texas Local Government Code §114.024. – *County Auditor Staci Parr*

- A.5 Acceptance of the March 2025 cash audit reports, pursuant to Texas Local Government Code §115.002. – *County Auditor Staci Parr*
- A.6 Approval of the March 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.7 Approval of the March 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.8 Approval of the March 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.9 Approval of the March 2025 monthly report for the Justice of the Peace, Precinct 4, pursuant to Texas Local Government Code §114.044. – *The Honorable James “Butch” Bryant, Justice of the Peace, Precinct 4*
- A.10 Approval of the March 2025 monthly report for the Department of Development, pursuant to Texas Local Government Code §114.044. – *Department of Development Director Alberto Mares*
- A.11 Approval of a no-cost Software as a Service (SaaS) agreement with Government Window, LLC that will provide processing of electronic payments in the Ellis County Tax Office for TABC licenses, property taxes, motor vehicle tags, and records & deeds. – *Tax Assessor/Collector Richard Rozier*
- A.12 Approval of a letter of continued support of the County Extension Agent – AG position for Fiscal Year 2025 contributing \$47,132.<sup>00</sup> (annual) toward salary of this position. – *Texas A&M AgriLife Extension Service Director Mark Arnold*
- A.13 Approval for the County Judge to sign the interlocal agreement for the Sheriff’s Office Special Investigative Unit (SIU) and Special Response Team (SRT) between Ellis County and the City of Ennis for the purpose of working together and combining assets & personnel for these teams. – *Sheriff Brad Norman*

Financial Consent:

- F.1 FY25 Line-Item Transfer. – *Fire Marshal Tim Birdwell*
- Decrease 001-0450-508050 (Conference) by \$250.<sup>00</sup>
  - Increase 001-0450-508350 (Training) by \$250.<sup>00</sup>
- F.2 FY25 Line-Item Transfer. – *Department of Development Director Alberto Mares*
- Decrease 001-0375-508080 (Auto/Oil/Gas) by \$2,000.<sup>00</sup>
  - Increase 001-0375-508010 (Supplies) by \$2,000.<sup>00</sup>

- F.3 Acceptance of \$10,534.<sup>45</sup> from Sedgwick Claims Management for the loss of a 2017 Ford F350 VIN #3611 as unanticipated revenue. Request special budget of unanticipated revenue:
- Increase 011-0704-509090 (FM3 Vehicle Repair) by \$10,534.<sup>45</sup>
- Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*

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

**Department of Development:**

- 1.1 Discussion, consideration, and action on a variance request to Volume I, Section IV (A) regarding the minimum public road frontage requirements for Parcel ID 183867 (Proposed Jacinto Addition). This ± 1.051-acre site is located ± 8,400 feet east of the intersection of FM 879 and FM 1722, located in the extraterritorial jurisdiction (ETJ) of the City of Garrett, Road & Bridge Precinct No. 2.
- 1.2 Discussion, consideration, and action on a variance request to Volume I, Section IV (A) regarding the minimum paved public road frontage requirements for Parcel ID 296625 (Proposed Butler Lane Addition). This ± 2.705-acre site is located ± 1,435 feet southeast of the intersection of Highway 77 and Butler Lane, Waxahachie, Road & Bridge Precinct No. 3.
- 1.3 Discussion, consideration, and action on a platting exemption for Parcel ID No. 310462, as stated in Texas Local Government Code, Section 232.0015 (e). The ± 1.004-acre site is located ± 400 feet northwest of the intersection of Trojacek Road and Shankle Road, Ennis, Road & Bridge Precinct No. 1.
- 1.4 Discussion, consideration, and action to ratify staff action on a plat of Klarity Venture LLC Addition. The ± 1.070-acre site is located ± 620 feet west of the intersection of Ring Road and FM 387, situated in the J. Stroop Survey, Abstract No. 142, Waxahachie, Road & Bridge Precinct No. 1.
- 1.5 Discussion, consideration, and action to ratify staff action on a final plat of Lusk Estates. The ± 7.583-acre site is located ± 1,475 feet southeast of the intersection of Chmelar Road and Skrivanek Road, situated in the R. De La Pena Survey, Abstract No. 3, located in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road & Bridge Precinct No. 1.
- 1.6 Discussion, consideration, and action to ratify staff action on a preliminary plat of Main Estates, Phase 1. The ± 16.319-acre site is located northeast of the intersection of Hall Road and FM 780, situated in the H. H. Rawlings Survey, Abstract No. 1321 and the James Perry Survey, Abstract No. 828, Ferris, Road & Bridge Precinct No. 1.
- 1.7 Discussion, consideration, and action to ratify staff action on a plat of Old Boyce Farms. The ± 23.313-acre site is located ± 550 feet south of the intersection of Wilson Road and Boyce Road, situated in the F. Woodard Survey, Abstract No. 1120, Waxahachie, Road & Bridge Precinct No. 1.
- 1.8 Discussion, consideration, and action to ratify staff action on a plat of Rhonda Estates, Lots 1 & 2, Block A. The ± 6.523-acre site is located ± 1,565 feet northeast of the intersection of FM 813 and Neck Road situated in the Rafael De Pena Survey, Abstract No. 3, Palmer, Road & Bridge Precinct No. 1.

- 1.9 Discussion, consideration, and action to ratify staff action on a plat of Avalon Acres Subdivision, Lots 1-2, Block One. The ± 2.4983-acre site is located northeast of the intersection of South FM 55 and Old Blooming Grove Road situated in the Ellis County School Land Survey, Abstract No. 329, Avalon, Road & Bridge Precinct No. 2.
- 1.10 Discussion, consideration, and action on a plat of Jacinto Addition, Lot 1, Block 1. The ± 1.051-acre site is located ± 8,400 feet east of the intersection of FM 879 and FM 1722, located in the extraterritorial jurisdiction (ETJ) of the City of Garrett, Road & Bridge Precinct No. 2.
- 1.11 Discussion, consideration, and action on a final plat of Butler Lane Addition, Lot 1, Block A. The ± 2.705-acre site is located ± 1,425 feet southeast of the intersection of South U.S. Highway 77 and Butler Lane situated in the Ellis County School Land Survey, Abstract No. 328, Waxahachie, Road & Bridge Precinct No. 3.
- 1.12 Discussion, consideration, and action to ratify staff action on a final plat of Ellis Estates. The ± 1.988-acre site is located ± 1,470 feet northwest of the intersection of E P Dawson Road and FM 916, situated in the Margaret Cheek Survey, Abstract No. 220, partially located in the extraterritorial jurisdiction (ETJ) of the City of Maypearl, Road & Bridge Precinct No. 3.
- 1.13 Discussion, consideration, and action to ratify staff action on a plat of JMK Property, Block A, Lot 1. The ± 6.02-acre site is located ± 1,550 feet east of the intersection of Rollins Road and Southwest State Highway 34, situated in the B. Smith Survey, Abstract No. 954, located in the extraterritorial jurisdiction (ETJ) of the City of Italy, Road & Bridge Precinct No. 3.
- 1.14 Discussion, consideration, and action to ratify staff action on a final plat of Peaks at Lone Elm. The ± 205.73-acre site is located ± 3,740 feet northwest of the intersection of Cox Road and Hoyt Road, situated in the S. Conner Survey Abstract No. 263, Waxahachie, Road & Bridge Precinct No. 3.

**Purchasing:**

- 2.1 Discussion, consideration, and action to declare the listed items from Road & Bridge Precinct 4, Constable Precinct 4, the Fire Marshal, and CSCD as surplus to be disposed in accordance with Local Government Code Chapter 263:
  - One (1) 2007 Dodge Charger, VIN #2B3KA43G27H770844
  - One (1) 1994 Lufkin End Dump Trailer, VIN #1LOC272251118225
  - One (1) 2016 F-250 8-Foot Bed, VIN #1FT7W2B68GEC73078
  - One (1) 2017 F-250, VIN #1FT7X2B63HEB30117
  - One (1) 2017 Ford 150, VIN #1FTEX1EP5HKD16135
  - One (1) Podium (CSCD)
  - Four (4) Desks (CSCD)
- 2.2 Discussion, consideration, and action to purchase HVAC Maintenance Services for Ellis County Central, Juvenile Services, and the new Justice of the Peace, Precinct 2 Sub-Courthouse, including all related services from Texas Air Systems using the TIPS Cooperative Contract Number 25010501 and 25010502 in an amount of \$24,877.<sup>27</sup> per year.

- 2.3 Discussion, consideration, and action to use Fort Worth Contract CSC-57047 "Remodeling and Construction Services BB PMD," pursuant to Section 271.102 of the Local Government Code; City of Fort Worth Interlocal Agreement with Ellis County, MO# 280.11 with Lookup Properties, Inc. for Grading, Retaining Wall Construction and Hydro-mulch Services for Ellis County Central in an amount of \$191,832.<sup>00</sup>.
- 2.4 Discussion, consideration, and action to award RFP-2025-005 Animal Shelter and Maintenance Services to So, Fetch Safe Haven and to enter into contract negotiations and authorization for the County Judge to execute the contract upon final legal review.
- 2.5 Discussion, consideration, and action on a resolution of support by Ellis County to join as a member of Public Power Pool (P3); and direct P3 to solicit competitive pricing for electricity; and direct that P3 execute a final power supply agreement for a term beginning January 2026.

**Administrative:**

- 3.1 Discussion, consideration, and action to adopt a certificate of resolution granting approval for a project of the Red Oak Economic Development Corporation to acquire approximately 133.5 acres of land that is located within Ellis County, but outside the city limits of Red Oak. – *County Judge Todd Little and City of Red Oak Economic Development Director Lee McCleary*
- 3.2 Discussion, consideration, and action to approve changes to the voting precinct boundaries to be effective January 1<sup>st</sup>, 2026 in accordance with the Texas Election Code §42.006 and §42.031. – *Elections Administrator Jana Onyon*
- 3.3 Discussion, consideration, and approval for the County Judge to sign the Texas Association of Counties HEBP Interim COBRA Administration Agreement. – *Human Resources Director Sharon Mancilla*

**MOTION TO ENTER EXECUTIVE SESSION**

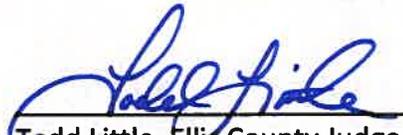
*The Commissioners' Court of Ellis County reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed in this agenda, in the order deemed appropriate, as authorized by Texas Government Code Chapter 551, to seek the advice of 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).

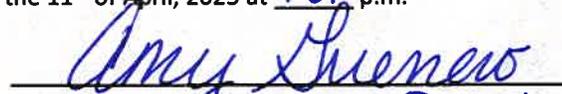
**ADJOURNMENT OF EXECUTIVE SESSION**

**ADJOURNMENT OF REGULAR MEETING**

Signed the 11<sup>th</sup> of April, 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 11<sup>th</sup> of April, 2025 at 4:31 p.m.

  
Krystal Valdez, County Clerk, Deputy

