



2025 MAY -9 PM 4: 27

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, May 13th, 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 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 A Resolution to Designate a Portion of U.S. Highway 287 as Ernest Tubb Memorial Highway
- R.2 A Proclamation Recognizing May as National Wildfire Prevention Month
- R.3 A Proclamation Recognizing May as Mental Health Awareness Month
- R.4 A Proclamation Recognizing June as Elder Abuse Prevention Month

CONSENT AGENDA – Consideration and action:

Administrative Consent:

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

- A.2 Acceptance of the Commissioners' Court regular meeting minutes from April 29th, 2025. – *County Clerk Krystal Valdez*
- A.3 Acceptance of the Commissioners' Court special meeting minutes from May 7th, 2025. – *County Clerk Krystal Valdez*
- A.4 Acceptance of the Justice of the Peace, Precinct 1 monthly report for April 2025, pursuant to Texas Local Government Code §114.044. – *The Honorable Chris Macon, Justice of the Peace, Precinct 1*
- A.5 Acceptance of the Justice of the Peace, Precinct 2 monthly report for April 2025, pursuant to Texas Local Government Code §114.044. – *The Honorable Jackie Miller, Jr., Justice of the Peace, Precinct 2*
- A.6 Acceptance of the Justice of the Peace, Precinct 3 monthly report for April 2025, pursuant to Texas Local Government Code §114.044. – *The Honorable Dan Cox., Justice of the Peace, Precinct 3*
- A.7 Acceptance of the Justice of the Peace, Precinct 4 monthly report for April 2025, pursuant to Texas Local Government Code §114.044. – *The Honorable James "Butch" Bryant, Justice of the Peace, Precinct 4*
- A.8 Acceptance of the Department of Development's monthly report for April 2024, pursuant to Texas Local Government Code §114.044. – *Department of Development Director Alberto Mares*
- A.9 Approval for the County Judge to sign microwave tower interlocal agreements on behalf of the Sheriff's Office with North Central Texas Emergency Communications (NCT9-1-1) for telecommunications towers located at 300 S. Jackson St. and 2272 FM Rd. 878 in Waxahachie. – *County Judge Todd Little*
- A.10 Approval of the elected official bond for John Wray, County Judge, for the completion of an unexpired term ending December 31st, 2026, pursuant to Texas Government Code Chapter 604. – *County Judge Todd Little and County Clerk Krystal Valdez*
- A.11 Consideration and action to rescind Minute Order 230.25, "Approval of a resolution of support by Ellis County to join Texas Public Power Pool." – *Purchasing Agent E.J. Harbin*

Financial Consent:

- F.1 Approval of a contract with Axon Enterprises, Inc. for in-car cameras for the Ellis County Constable, Precinct 4 in the amount of \$7,010.⁶⁴ for a term of five years (\$35,053.²⁰ total). – *Precinct 4 Constable Mark Bounds*
- F.2 Approval of a contract with Axon Enterprises, Inc. for body-worn cameras for the Ellis County Constable, Precinct 4 in the amount of \$4,334.⁸² for a term of five years (\$21,674.¹⁰ total). – *Precinct 4 Constable Mark Bounds*

- F.3 Accept a donation from American Legion Chris Kyle Post #388 in the amount of \$1,460.⁰⁰ by the Veterans Treatment Court as unanticipated revenue. Request special budget for unanticipated revenue:
- Increase 001-0190-500998 (Veterans Treatment Court Expenses) by \$1,460.⁰⁰
- Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*
- F.4 FY25 Line-Item Transfer. – *The Honorable James “Butch” Bryant, Justice of the Peace, Precinct 4*
- Decrease 001-0540-508030 (Furniture/Fixtures) by \$1,512.⁴⁵
 - Increase 001-0540-508190 (Computer Equipment) by \$1,512.⁴⁵
- F.5 FY25 Line-Item Transfer. – *Precinct 2 Constable Casey Borders*
- Decrease 001-0612-508020 (Equipment) by \$1,000.⁰⁰
 - Increase 001-0612-509981 (Professional Development) by \$1,000.⁰⁰
- F.6 FY25 Line-Item Transfer. – *Department of Development Director Alberto Mares*
- Decrease 001-0060-508080 (Auto Gas) by \$1,200.⁰⁰
 - Increase 001-0060-508020 (Equipment) by \$1,200.⁰⁰
- F.7 FY25 Line-Item Transfer. – *Elections Administrator Jana Onyon*
- Decrease 001-0210-508010 (Supplies) by \$700.⁰⁰
 - Increase 001-0210-508100 (Auto Tires) by \$700.⁰⁰
- F.8 FY25 Line-Item Transfer. – *CSCD Director Kimberly Sanchez*
- Decrease 050-0950-508070 (General Misc/Operating Expenses) by \$5,000.⁰⁰
 - Decrease 050-0950-505500 (Employee Insurance) by \$54,628.⁰⁰
 - Increase 050-0950-508680 (Contract Services) by \$5,000.⁰⁰
 - Increase 050-0950-506960 (Urinalysis) by \$16,863.⁰⁰
 - Increase 050-0950-570000 (Contingency Surplus) by \$37,765.⁰⁰
- F.9 FY25 Line-Item Transfer. – *County Judge Todd Little*
- Decrease 001-0140-508190 (Computer Equipment) by \$53,400.⁰⁰
 - Decrease 001-0140-507080 (Comprehensive Insurance) by \$50,000.⁰⁰
 - Increase 001-0140-508060 (Organizational Dues) by \$4,400.⁰⁰
 - Increase 001-0140-509714 (Tract Services – Landscape) by \$80,000.⁰⁰
 - Increase 001-0140-599990 (Retiree Insurance) by \$19,000.⁰⁰
- F.10 FY25 Line-Item Transfer. – *County Judge Todd Little*
- Decrease 018-0908-509806 (Soft Costs – Elections & Records) by \$935,884.⁰³
 - Increase 018-0908-507020 (Building Repairs and Improvements) by \$350,000.⁰⁰
 - Increase 018-0908-509802 (Hard Costs – Ellis County Central) by \$474,527.³⁴
 - Increase 018-0908-509808 (FF&E – JP2 Sub-courthouse) by \$11,356.⁶⁹

REGULAR AGENDA – Discussion, Consideration and Action

Department of Development:

- 1.1 Discussion, consideration, and action to act on Maintenance Bond No. 335789 for the Jordan Run Phase 4 subdivision. The property contains ± 98.218 acres of land located south of Makala Drive, ± 330 feet east of the intersection of Katrina Run and Norrell Road, in the extraterritorial jurisdiction (ETJ) of Midlothian, Road & Bridge Precinct No. 3.
- 1.2 Discussion, consideration, and action upon variance requests for Parcel ID No. 192406 – (proposed Whispering Creek Preserve development) from Volume III, Section III (3) (iv) of the Standard Construction Details to waive the required minimum spacing of 600 feet between entrances of the subdivision. The ± 131.862-acre site is located ± 942 feet west of the intersection of Youngblood Road and FM 878, Waxahachie, 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 204042 & 289761. This ± 7.330-acre site is located ± 620 feet south of the intersection of Springbranch Road and Black Champ Road, Waxahachie, Road and Bridge Precinct No. 4.
- 1.4 Discussion, consideration, and action to ratify staff action on a plat of Billups Addition, Lots 1 & 2, Block A. The ± 28.205-acre site is located ± 1,005 feet northwest of the intersection of Chmelar Road and Eason Road, situated in the R. De La Pena Survey, Abstract No. 3, located in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 1.
- 1.5 Discussion, consideration, and action to ratify staff action on a preliminary plat of Bison Meadows South. The ± 23.475-acre site is located near the intersection of Gibson Road and FM 813 Connector, situated in the N. Newsome Survey, Abstract No. 801, Waxahachie, Road and Bridge Precinct No. 1.
- 1.6 Discussion, consideration, and action to ratify staff action on a plat of Farrar Estrada Addition, Lot 1, Block 1. The ± 6.70-acre site is located ± 1,160 feet southwest of the intersection of Palmyra Road and Farrar Road, situated in the Littleton White Survey, Abstract No. 1110, Palmer, Road and Bridge Precinct No. 1.
- 1.7 Discussion, consideration, and action to ratify staff action on a plat of Rodriguez Family Addition, Lot 1, Block A. The ± 1.001-acre site is located ± 1,235 feet south of the intersection of Southwick Drive and FM 813, situated in the Rafael de la Pena Survey, Abstract No. 3, located in the extraterritorial jurisdiction (ETJ) of the City of Palmer, Road and Bridge Precinct No. 1.
- 1.8 Discussion, consideration, and action to ratify staff action on a plat of Sunflower Estates, Lots 1 & 2, Block A. The property contains ± 19.616 acres of land, located ± 1,410 feet northeast of the intersection of FM 660 and FM 34, situated in the W. Deathridge Survey, Abstract No. 309 and the J. Perkins Survey, Abstract No. 865, located in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 1.

- 1.9 Discussion, consideration, and action to ratify staff action on a plat of Agar Estates, Lot 1 & 2, Block A. The ± 24.804-acre site is located ± 1,430 feet northeast of the intersection of Old Boyce Road and Moseley Road, situated in the Harris R. Thomas Survey, Abstract No. 490, located in the extra-territorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 2.
- 1.10 Discussion, consideration, and action to ratify staff action on a plat of Flowers Addition, Lot 1, Block A. The property contains ± 8.297 acres of land, located ± 1,030 feet west of the intersection of Cody Road and Old Telico Road, situated in the Alejandro De La Garza Survey, Abstract No. 2, located in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 2.
- 1.11 Discussion, consideration, and action to ratify staff action on a plat of Childers Place. The property contains ± 2.158 acres of land, located ± 4,120 feet northeast of the intersection of FM 667 and White Rock Road, situated in the Isaac H. Lowe Survey, Abstract No. 613, Italy, Road and Bridge Precinct No. 3.
- 1.12 Discussion, consideration, and action to ratify staff action on a plat of Clifton Place, Block 1, Lot A. The ± 2.015-acre site is located ± 765 feet northeast of the intersection of FM 308 and Bee Creek School House Road, situated in the A.W. Kennedy Survey, Abstract No. 1223, Maypearl, Road and Bridge Precinct No. 3.
- 1.13 Discussion, consideration, and action to ratify staff action on a preliminary plat of The Trails at Hidden Creek. The ± 65.892-acre site is located ± 830 feet southwest of the intersection of Buchanan Drive and South Ring Road, situated in the D. Mitchell Survey, Abstract No. 703, the J. Stelle Survey, Abstract No. 991, the J. Starrett Survey, Abstract No. 1026 and the J. Stroop Survey, Abstract No. 1043, Waxahachie, Road and Bridge Precinct No. 4.
- 1.14 Discussion, consideration, and action to ratify staff action on a plat of Seneca Terrace, Lot 1, Block A. The property contains ± 5.074 acres of land, located ± 1,185 feet east of the intersection of Toccoa Drive and Seneca Drive, situated in the J.S. Holcum and S.H. Survey, Abstract No. 528, located in the extraterritorial jurisdiction (ETJ) of the City of Red Oak, Road and Bridge Precinct No. 4.
- 1.15 Discussion, consideration, and action to execute or release the maintenance bond for Jordan Run Phase 4, located near Norrell Road and Katrina Run, Road and Bridge Precinct No. 3.

Purchasing:

- 2.1 Discussion, consideration, and possible action to grant an exemption under Local Government Code Section 262.024 (a) (7) for Lightweight Aggregate, Type L, Grades 3,4,and 5 from Arcosa Lightweight as the sole source.
- 2.2 Discussion, consideration, and possible action to purchase lightweight aggregate, Type L, Grades 3, 4, and 5 from Arcosa Lightweight for a one-year period using the approved Sole Source Exemption.

Administrative:

- 3.1 Discussion, consideration, and approval of the canvassing of results of the Special Election held on May 3rd, 2025, for the purpose of creating the Ellis County Emergency Services District No. 12. – *Elections Administrator Jana Onyon*
- 3.2 Presentation, consideration, and acceptance of the FY2024 Annual Comprehensive Financial Report and Single Audit by Patillo Brown and Hill, LLP. – *County Auditor Staci Parr*
- 3.3 Discussion, consideration, and action to approve the participation agreement between Ellis County and the City of Grand Prairie regarding Grand Prairie TIRZ #3. – *Petty Associates*

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 8th of May, 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 8th of May, 2025 at 4:27 p.m.





Krystal Valdez, County Clerk
Halcy Watson Deputy