



2025 MAY 23 PM 3: 12

FILED FOR RECORD  
KRYSTAL VALDEZ  
ELLIS COUNTY CLERK

RANDY STINSON  
Commissioner Pct. #1

JOHN WRAY  
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, May 27<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.

**INVOCATION AND PLEDGE OF ALLEGIANCE** – *Precinct 1 Commissioner Randy Stinson*

**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 Acceptance of the Commissioners' Court regular meeting minutes from May 13<sup>th</sup>, 2025. – *County Clerk Krystal Valdez*
- A.3 Approval of Audit Report for the following ESD Board of Directors: Pursuant to 775.082, Texas Health and Safety Code, please accept the annual Audit Report of the fiscal accounts and records of Emergency Services District in Ellis County for ESD #9 Palmer. – *Fire Marshal Tim Birdwell*
- A.4 Approval of requested 30-day extension for ESD #6 Waxahachie to complete the Audit Report for 2024 according to Texas Health and Safety Code Title 9.B Chapter 775.082 (d). – *Fire Marshal Tim Birdwell*

A.5 Acceptance of the Audit departments April 2025 cash Audit Reports – Auditor Staci Parr

Financial Consent:

- F.1 FY25 Line-Item Transfer. – *Behavioral Health Director Caitlin Wilkinson*
- Decrease 001-0130-508880 (Computer Service) by \$2,200.00
  - Increase 001-0130-508050 (Conference) by \$2,000.00
  - Increase 001-0130-507030 (Telephone) by \$200.00
- F.2 FY25 Line-Item Transfer. – *Precinct 3 Constable Curtis Polk*
- Decrease 001-0613-508050 (Conference) by \$4,500.00
  - Decrease 001-0613-508350 (Training) by \$2,500.00
  - Decrease 001-0613-508190 (Computer Equipment) by \$2,500.00
  - Increase 001-0613-508020 (Equipment) by \$7,000.00
  - Increase 001-0613-508010 (Supplies) by \$2,500.00
- F.3 FY25 Line-Item Transfer. – *Indigent Health Care Director Terri Klein*
- Decrease 001-0110-508130 (Inmate- Medical) by \$550,000.00
  - Increase 001-0130-509892 (Contract Services- NTBHA) by \$550,000.00
- F.4 FY25 Line-Item Transfer. – *Commissioner Precinct 2 Lane Grayson*
- Decrease 010-0653-508020 (Equipment) by \$10,000.00
  - Increase 010-0653-509090 (Repairs/ Parts) by \$10,000.00
- F.5 FY25 Line-Item Transfer. – *County Engineer Zach Gerich*
- Decrease 001-0375-506890 (GIS Software) by \$2,800.00
  - Decrease 001-0375-508350 (Training) by \$1,400.00
  - Increase 001-0375-508190 (Computer Equipment) by \$4,200.00
- F.6 FY25 Line-Item Transfer. – *County Judge Chief of Staff Ryan Garrett*
- Decrease 001-0140-570000 (Contingency- Surplus) by \$8,000.00
  - Increase 001-0614-509880 (Contract Services- Camera) by \$8,000.00

**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) of the Subdivision & Development Standards regarding the minimum public road frontage requirements for Parcel ID No. 141181. This 10.1-acre site is located ± 761 feet northeast of the intersection of South Hwy 287 and Old Church Road, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Ennis, Road and Bridge Precinct No. 2.

- 1.2 Discussion, consideration, and action on a variance request to Volume I, Section IV (A) of the Subdivision & Development Standards regarding the minimum public road frontage requirements for Parcel ID No. 181150. This 2.50-acre site is located  $\pm$  875 feet west of the intersection of Cement Valley Road and North Ward Road, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No. 4.
- 1.3 Discussion, consideration, and action on a variance request to Volume I, Section IV (A) of the Subdivision & Development Standards regarding the minimum public road frontage requirements for Parcel ID No. 231528. This 1.01-acre site is located  $\pm$  825 feet east of the intersection of Patrick Road and O'Brien Road, Waxahachie, Road and Bridge Precinct No. 4.
- 1.4 Discussion, consideration, and action on a variance request to Volume I, Section IV (A) of the Subdivision & Development Standards regarding the minimum lot size requirements, minimum lot depth requirements, and Septic Regulations (Order No. 134.24) for Parcel ID No's 237391, 235060. This 2.022- acre site is located  $\pm$  370 feet south of the intersection of Patrick Road and O'Brien Road, Waxahachie, Road and Bridge Precinct No. 4.
- 1.5 Discussion, consideration, and action to approve performance bond submittals for the proposed TerraVista Subdivision, Phase 1. The  $\pm$  69.641- acre site is located at the southwest corner of FM 813 and Windham Road, situated in the Nathan M. Newsome Survey, Abstract No. 801 and Elizabeth Rice, Abstract No. 927, and the Conrad Travis Survey, Abstract No. 1079, Waxahachie, Road and Bridge Precinct No. 4.
- 1.6 Discussion, consideration, and action on a plat of Noble Farm Lots 1R-A and 1R-B, being a replat of Noble Farm Lot 1. The property contains  $\pm$  7.550- acres of land, located at the northwest intersection of Newton Road and Oak View Drive, Ferris, Road and Bridge Precinct No. 1.
- 1.7 Discussion, consideration, and action on a plat of West Road Subdivision Replat, Lots 1A and 2A, Block 1, being a replat of West Road Subdivision Lots 1 and 2, Block 1. The property contains  $\pm$  4.909 acres of land, located  $\pm$  915 feet east of the intersection of FM 55 and West Road, located in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 2.
- 1.8 Discussion, consideration, and action on a plat of Buttonwood Village, Lot 4A-1 and Lot 5A, Block One, being a replat of Buttonwood Village, Lots 5, 6, 7, and Lots 3A and 4A, Block One. The property contains  $\pm$  5.395 acres of land, located  $\pm$  545 feet southeast of the intersection of Lakefront Drive and Bells Chapel Road, located in the extraterritorial jurisdiction (ETJ) of the City of Pecan Hill, Road and Bridge Precinct No. 4.
- 1.9 Discussion, consideration, and action on a plat of Clopton Lake Estates Lot 1 Block A. The property contains  $\pm$  7.791 acres of land, located  $\pm$  320 feet southeast of the intersection of FM 813 and Twin Lakes Road, partially located within the city limits of the City of Waxahachie, and the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 4.
- 1.10 Discussion, consideration, and action on a plat of Patrick 1. This 1.01- acre site is located  $\pm$  825 feet east of the intersection of Patrick Road and O'Brien Road, Waxahachie, Road and Bridge Precinct No. 4.

- 1.11 Discussion, consideration, and action on a plat of Patrick 2. This 2.022- acre site is located ± 370 feet south of the intersection of Patrick Road and O'Brien Road, Waxahachie, Road and Bridge Precinct No. 4.

**Purchasing:**

- 2.1 Discussion, consideration, and approval to lease a copier for Tax Office from Xerox using the Omnia Partners Cooperative Contract Number R191104 in accordance with the Cooperative Purchasing Program, Chapter 271 of the Texas Government Code.
- 2.2 Discussion, consideration, and approval to lease a copier for Constable Precinct 3 from Xerox using the Omnia Partners Cooperative Contract Number R191104 in accordance with the Cooperative Purchasing Program, Chapter 271 of the Texas Government Code.
- 2.3 Discussion, consideration, and approval to purchase four sign trailers from American Signal using the GSA Cooperative Contract No. 47QSMA21D08R6 in the amount of \$55,527.88. Two will be for Road and Bridge Precinct 1 and two for Road and Bridge Precinct 4.
- 2.4 Consideration and action to declare the listed items as surplus to be disposed in accordance with Local Government Code 263:
- 2017 Dodge Caravan SE VIN #2C4RDGBGXHR844160, AgriLife Extension Office

**Administrative:**

- 3.1 Discussion and acceptance of a letter ending legal representation by Kevin Kosoris, from Wray, Willett, Stoffer, Kosoris Lawyers PLLC., for Ellis County real estate matters effective May 15, 2025. – *County Judge Chief of Staff Ryan Garrett*
- 3.2 Discussion, consideration, and approval to award Bank Depository Services for Ellis County to First Financial Bank for a four-year term beginning October 1<sup>st</sup>, 2025 and ending September 30<sup>th</sup>, 2029. - *County Treasurer Cheryl Chambers*
- 3.3 Discussion, consideration, and action to allow Arcosa Aggregates to install temporary traffic safety devices on Cut Off Road Bridge at Smith Creek Tributary. Arcosa Aggregates has received the property owner's permission to create this temporary bridge for use by construction gravel trucks only, the temporary bridge will be closed to the public. No cost will be incurred by Ellis County. The traffic devices will be removed by Arcosa after they complete construction of a temporary bridge. – *County Engineer Zachary Gerich*

**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).

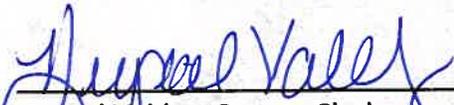
**ADJOURNMENT OF EXECUTIVE SESSION**

**ADJOURNMENT OF REGULAR MEETING**

Signed the 23<sup>rd</sup> of May, 2025 –

  
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John Wray, 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 23<sup>rd</sup> of May, 2025 at 3:12 p.m.

  
  
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Krystal Valdez, County Clerk