



2025 JUN -6 PM 12: 58

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, June 10<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 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 regular bills, payroll, and officers' reports. – *County Treasurer Cheryl Chambers*
- A.2 Acceptance of the Commissioners' Court regular meeting minutes from May 27<sup>th</sup>, 2025. – *County Clerk Krystal Valdez*
- A.3 Acceptance of the Justice of the Peace, Precinct 1 monthly report for May 2025, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace, Precinct 1 The Honorable Chris Macon*
- A.4 Acceptance of the Justice of the Peace, Precinct 2 monthly report for May 2025, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace, Precinct 2 The Honorable Jackie Miller, Jr.*

- A.5 Acceptance of the Justice of the Peace, Precinct 3 monthly report for May 2025, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace, Precinct 3 The Honorable Dan Cox*
- A.6 Acceptance of the Justice of the Peace, Precinct 4 monthly report for May 2025, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace, Precinct 4 The Honorable James “Butch” Bryant*
- A.7 Acceptance of the Constable, Precinct 2 monthly report for May 2025, pursuant to Texas Local Government Code §114.044. – *Constable, Precinct 2 Casey Borders*
- A.8 Acceptance of the Engineering Department’s monthly Financial Report for April 2025, pursuant to Texas Local Government Code §114.044. – *Engineering Director Zach Gerich*
- A.9 Approval of the April 2025 monthly Treasurer’s report, pursuant to Texas Local Government Code §114.026. – *County Treasurer Cheryl Chambers*
- A.10 Approval of Annual Compilation Report of the fiscal accounts and records of Emergency Services District in Ellis County for ESD #7 Bristol: Pursuant to 775.082, Texas Health and Safety Code. – *Fire Marshal Tim Birdwell*
- A.11 Acceptance of the Audit department’s Fiscal Year 2025 cash count reports for the 3<sup>rd</sup> quarter that covers all offices. – *County Auditor Staci Parr*
- A.12 Approval of an interlocal agreement between Ellis County and the City of Alvarado in accordance with the Texas Government Code §791 (the Texas Interlocal Cooperation Act). – *Purchasing Director EJ Harbin*

**Financial Consent:**

- F.1 Acceptance of County Auditor’s Monthly Report for March 2025, pursuant to Texas Local Government Code §114.025- *County Auditor Staci Parr*
- F.2 Acceptance of County Auditor’s Monthly Report for April 2025, pursuant to Texas Local Government Code §114.025- *County Auditor Staci Parr*
- F.3 Acceptance of County Auditor’s tabulated report of the county’s receipts and disbursements of funds from April 19<sup>th</sup>, 2025 through May 31<sup>st</sup>, 2025 pursuant to Texas Local Government Code §114.025- *County Auditor Staci Parr*
- F.4 FY25 Line-Item Transfer. – *Sheriff Brad Norman*
- Decrease 001-0010-506940 (Employee Recognition) by \$351.81
  - Increase 042-0942-400870 (Sheriff Forfeiture) by \$325.00
  - Increase 001-0010-508850 (Sales Tax) by \$26.81

- F.5 FY25 Line-Item Transfer. – *Information Technology Director Jocelyn King*
- Decrease 001-0035-508010 (Supplies) by \$3,000.00
  - Decrease 001-0035-508050 (Conference) by \$2,000.00
  - Decrease 001-0035-508190 (Computer Equipment) by \$3,000.00
  - Increase 001-0035-508880 (Computer Software) by \$8,000.00
- F.6 FY25 Line-Item Transfer. – *County Commissioner Precinct 2 Lane Grayson*
- Decrease 010-0653-508070 (General Expenses) by \$200,000.00
  - Increase 010-0653-508020 (FM2 Equipment) by \$200,000.00

**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. 180032. This 1.76-acre site is located ± 715 feet southeast of the intersection of FM664 and Shiloh Road, in the extraterritorial jurisdiction (ETJ) of the City of Ovilla, Road and Bridge Precinct No. 4.
- 1.2 Discussion, consideration, and action to act on Maintenance Bond No. 332857 for the Winding Creek Estates subdivision. The property contains ± 60.952 acres, located on the west side of FM 664 Ovilla Road, ± 330 feet south of Slippery Creek Court, in the extraterritorial jurisdiction (ETJ) of the City of Ovilla, Road and Bridge Precinct No. 4.
- 1.3 Discussion, consideration, and action to ratify staff action on a plat of Ferris Acres Subdivision Lots 1-4, Block 1. The property contains ± 25.648 acres of land, located ± 805 feet east of the intersection of FM 660 and Hurst Circle, Ferris, Road and Bridge Precinct No. 1.
- 1.4 Discussion, consideration, and action to ratify staff action on a plat of Lara Estates. The property contains ± 6.214 acres of land located ± 2,815 feet west of the intersection of Youngblood Road and FM 878, Waxahachie, Road and Bridge Precinct No. 1.
- 1.5 Discussion, consideration, and action to ratify staff action on a plat of Highway 85 Estates, Lots 1-4. The property contains ± 4.331 acres of land located ± 630 feet east of the intersection of Old FM 85 and FM 885, in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 2.
- 1.6 Discussion, consideration, and action to ratify staff action on a plat of Thompson Homestead. The property contains ± 7.99 acres of land located ± 750 feet northwest of the intersection of Walker Creek Road and Gin Road, in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 2.
- 1.7 Discussion, consideration, and action to ratify staff action on a plat of Greathouse Ranch, Lots 1-4, Block A. The property contains ± 13.368 acres of land located ± 3,600 feet north of the intersection of Greathouse Road and Boz Road, in the extraterritorial jurisdiction (ETJ) of the City of Maypearl, Road and Bridge Precinct No. 3.

- 1.8 Discussion, consideration, and action to ratify staff action on a plat of Halverson Estates Lots 1-3, Block A. The property contains ± 15.000 acres of land located ± 1,085 feet northwest of the intersection of Greathouse Road and Old Maypearl Road, Waxahachie, Road and Bridge Precinct No. 3.
- 1.9 Discussion, consideration, and action to ratify staff action on a plat of Shook Homestead. The property contains ± 6.743 acres of land, located ± 265 feet south of the intersection of FM 2258 and County Road 213, in the extraterritorial jurisdiction (ETJ) of the City of Venus, Road and Bridge Precinct No. 4.
- 1.10 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 advertise and solicit a request for proposals for inmate food services.
- 2.2 Discussion, consideration, and action for contract negotiations with Flying B Animal Rescue and Sanctuary for spay and neuter services and to authorize the County Judge to execute a contract upon final legal review.
- 2.3 Discussion, consideration, and action on Architexas Task Order using the Master Services Agreement (MSA) between Ellis County and Architexas (Minute Order #148.22) for Preservation Architectural Services and Texas Historic Courthouse Preservation Program Grant Submittal on the Ellis County Historic Courthouse in an amount of \$392,863.00 plus reimbursable expenses and specialty services.
- 2.4 Discussion, consideration, and action to purchase of one (1) 2026 Mack Pinnacle P164T 10 Speed from Bruckner's Truck & Equipment using HGAC Contract #HT06-20 in an amount of \$168,680.00 for Commissioner Precinct 2.
- 2.5 Discussion, consideration, and action on an Estoppel Certificate and Lease Agreement to allow for sale of 661 Aspen Parkway, Midlothian, Texas from SOMC, LLC to Rockin P Ranch, LLC dba RPR Real Estate. All terms and conditions of the lease approved (Minute Order #430.23) shall remain in full effect.

**Administrative:**

- 3.1 Discussion, consideration, and approval to reclassify the position of Assistant County Auditor – Grant Compliance to Assistant County Auditor- Internal Audit II. No increase in the departmental budget is requested. The reclassification will be absorbed within the current budgeted salary.- *County Auditor Staci Parr*

- 3.2 Discussion, consideration, and action on a request for a new outdoor business license under Minute Order #465.22. The ± 11.107-acre site is located on the West side of S US Highway 77, ± 975 feet north of the intersection of Johnston Road and S US Highway 77, situated in the Ellis County School Survey Abstract No. 328, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 3.- *County Commissioner Precinct 3 Louis Ponder*

### 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 §551.071 (1), consultation with legal counsel regarding pending or contemplated litigation concerning Winding Creek Estates Maintenance Bond Determination.

### ADJOURNMENT OF EXECUTIVE SESSION

### ADJOURNMENT OF REGULAR MEETING

Signed the 6<sup>th</sup> of June, 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 6<sup>th</sup> of June, 2025 at 12:58 p.m.



  
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Krystal Valdez, County Clerk