



2025 JUL -2 PM 2: 57

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

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, July 8th, 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 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.

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 June 24th, 2025. – *County Clerk Krystal Valdez*
- A.3 Acceptance of the Justice of the Peace, Precinct 2 monthly report for June 2025, pursuant to Local Government Code §114.044. – *Justice of the Peace, Precinct 2 Jackie Miller, Jr.*
- A.4 Acceptance of the Justice of the Peace, Precinct 3 monthly report for June 2025, pursuant to Local Government Code §114.044. – *Justice of the Peace, Precinct 3 Dan Cox*

- A.5 Acceptance of the Justice of the Peace, Precinct 4 monthly report for June 2025, pursuant to Local Government Code §114.044. – *Justice of the Peace, Precinct 4 James “Butch” Bryant*
- A.6 Approval of appointment of Eric Haake, Rodney Guthrie, and Darla Chapman Knight for a term on the board of Ellis County Emergency Services District #12 (Milford) ending on December 31st, 2025. – *Fire Marshal Tim Birdwell*
- A.7 Approval to appoint Gregory Brenner and Janna Lyn Horn to the Ellis County Child Welfare Board for a three- year term that will begin on August 1st, 2025 and end on July 31st, 2028. – *Ellis County Judge John Wray*
- A.8 Approval for the County Judge to sign an interlocal agreement with the Trinity River Authority of Texas regarding the Ellis County Regional Water Supply Study. – *Ellis County Judge John Wray*
- A.9 Approval for the County Judge to sign an Addendum to Master Service Agreement LGS-03-0019, Ellis County Minute Order 556.02, for the addition of certain one-time special services for County Constables Pct 1, 2, 3 and 4 Offices in the amount of \$11,400 and annual services in the amount of \$32,400.00.
- A.10 Ratify staff approval amending plat of Buttonwood Village Lot 4A-1 and Lot 5A, Block One Amending Plat. The property contains ± 5.395 acres of land, located ± 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. – *Department of Development Alberto Mares*
- A.11 Approval for the County Judge to sign the Interlocal Agreement between the North Central Texas Emergency Communications District (NCT9-1-1) and Ellis County for local addressing and GIS services pending legal review. – *County Engineer Zach Gerich*
- A.12 Acceptance of the County Auditor’s Monthly Report for May 2025 pursuant to Local Government Code §114.025. – *County Auditor Staci Parr*
- A.13 Acceptance of the tabulated report of the county’s receipts and disbursements of funds from June 1st, 2025 – June 30th, 2025 pursuant to Local Government Code §114.024. – *County Auditor Staci Parr*
- A.14 Acceptance of the Fiscal Year 2025 Internal Audit Reports for Constable Precinct 1 and 2 and Justice of the Peace 1 and 2. – *County Auditor Staci Parr*
- A.15 Approval to declare the listed items as surplus to be disposed in accordance with Local Government Code 263:
- 11 Laptop Car Mounts, 1 Access Point, 9 Amplifiers, 15 Cisco AP’s, 2 Barcode Scanners, 1 Battery Dock, 11 Cameras, 2 Car Panasonic Adapters, 30 Cell Phone Chargers, 62 Desktop Computers, 15 Docking Stations, 17 Door System Units, 1 DSL Modem, 5 DVD Drives, 1 DVD Player, 3 DVR Players, 1 HD Dock, 1 IP Phone, 2 KVM Switch’s, 1 Laminator, 65 Laptop Computers, 1 Matrix Switcher, 85 Computer Monitors, 60 Monitor Cables, 1 Multiplexer, 7 P2P AP’s, 6 Pipe Docks, 106 Power Cables, 1 Power Supply, 18 Printers, 1 Intercom Speaker, 4 Routers, 11 Scanners, 1 Tablet, 2 TV’s, 11 UPS Batteries, 2 Video Converters, 3 Video Processor’s, 1 Video Recorder, 1 Webex Computer, & 22 APC Batteries.

- A.16 Approval to enter into a Special Road Use Agreement with Yellow Cat Wind LLC to cover potential road damages during construction for 6.77 miles of road usage, bonded for \$100,000.00 per mile. – *County Commission Precinct 3 Louis Ponder*

Financial Consent:

- F.1 Acceptance of CTIF Matching Grant Reimbursement (CTIF 2020) in the amount of \$162,703.00 as unanticipated revenue:
- Increase 009-0602-508020 (Purchase of Equipment) by \$78,142.68
 - Increase 012-0755-508680 (Contract Labor) by \$84,560.32
- Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*
- F.2 Acceptance of donation to the Veterans Treatment Court from Wolter- Ashley Memorial Auxiliary VFW Post 3894 in the amount of \$520.00 as unanticipated revenue:
- Increase 001-0190-500998 (Veterans Treatment Court Expenses) by \$520.00
- Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*
- F.3 FY25 Line-Item Transfer. – *County Commissioner Lane Grayson*
- Decrease 010-0653-509180 (FM2 Hardware/Tools) by \$15,000.00
 - Decrease 010-0653-509110 (FM2 Gravel) by \$15,000.00
 - Increase 010-0653-509090 (FM2 Repairs/Parts) by \$30,000.00
- F.4 FY25 Line-Item Transfer. – *County Attorney Lindy Beaty*
- Decrease 001-0360-508070 (Operating Expenditures) by \$9,806.16
 - Increase 001-0360-508120 (Radio) by \$9,806.16

REGULAR AGENDA – Discussion, Consideration and Action

Department of Development:

- 1.1 Discussion, consideration, and action to ratify staff action on a plat of Cottongame Estates Phase 1, Lot 1, Block A. The property contains ± 3.498 acres of land located ± 5,000 feet northeast of the intersection of Newton Road and Bobs Run Road, situated in the Rafael De La Pena Survey, Abstract No. 3, Ferris, Road and Bridge No. 1.
- 1.2 Discussion, consideration, and action of a platting exemption for Parcel ID No. 178911, as stated in Texas Local Government Code, Section 232.0015 (e). The ± 2.00-acre site is located ± 700 feet north of the intersection of Sugar Ridge Road and Old Gin Road, Ennis, Road and Bridge Precinct No. 1.

- 1.3 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, and Septic Regulations (Order No. 134.24) for Parcel ID No. 207141. This 1.00-acre site is located ± 581 feet north of the intersection of Gibson Road and Cactus Road, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 1.
- 1.4 Discussion, consideration, and action on a plat of Valley Farm Road Estates, Lots 3A, 3B, 3C being a replat of Valley Farm Road Estates, Lot 3. The property contains ± 3.994 acres of land located ± 1,020 feet southwest of the intersection of FM 85 and Zmolek Road, Ennis, Road and Bridge Precinct No. 2.
- 1.5 Discussion, consideration, and action on a plat of Grande Casa Ranchitos, Second Installment Tracts 31A and 31B, being a replat of Grande Casa Ranchitos, Second Installment Tract No. 31. The property contains ± 4.335 acres of land located ± 890 feet northeast of the intersection of Ridge Creek Road and Rolling Hills Road, Waxahachie, Road and Bridge Precinct No. 3.
- 1.6 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 199875 (Proposed Judy's Addition Preliminary Plat). This ± 20.179-acre site is located ± 2,795 feet west of the intersection of Judy's Lane and Morgan Road, in the extraterritorial jurisdiction (ETJ) of the City of Italy, Road and Bridge Precinct No. 3.
- 1.7 Discussion, consideration, and action to ratify staff action on a plat of Summers Estates Lot 1, Block A. The property contains ± 1.103 acres of land located ± 2,580 feet northwest of the intersection of Blair Road and Forrester Road, situated in the Ellis County School Land Survey, Abstract No. 328, Waxahachie, Road and Bridge Precinct No. 3.
- 1.8 Discussion, consideration, and action to ratify staff action on a preliminary plat of Waxahachie Industrial Park Preliminary Plat (to be renamed). The ± 32.899-acre site is located ± 570 feet east of the intersection of FM 66 and Howland Lane, situated in the J. Drinkard Survey, Abstract No. 273, Waxahachie, Road and Bridge Precinct No. 3.
- 1.9 Discussion, consideration, and action on a variance request to Volume I, Section VII (c) (1) (i) of the Subdivision & Development Standards regarding the platting exemption requirements for Parcel ID No. 202705. This 1.3-acre site is located ± 435 feet north of the intersection of FM 661 and West US Highway 287, partially located in the extraterritorial jurisdiction (ETJ) of the City of Grand Prairie, Midlothian, Road and Bridge Precinct No. 4.
- 1.10 Discussion, consideration, and action on a variance request to Volume I, Section VII (c) (1) (i) of the Subdivision & Development Standards regarding the platting exemption requirements for Parcel ID No. 194769. This 5.912-acre site is located ± 3,300 feet north of the intersection of FM 661 and West US Highway 287, partially located in the extraterritorial jurisdiction (ETJ) of the City of Grand Prairie, Road and Bridge Precinct No. 4.
- 1.11 Discussion, consideration, and action on a plat of The Ranch at Hidden Creek Lots 1R, 2R, 3R, Block B, being a replat of the Ranch at Hidden Creek Lots 1-3, Block B, to adjust the lot lines and include previously unplatted land. The property contains ± 7.255 acres of land located ± 555 feet west of the intersection of South Ring Road and Buchanan Drive, Waxahachie, Road and Bridge Precinct No. 4.

Purchasing:

- 2.1 Discussion, consideration, and action granting an exemption under Local Government Code §262.024 (4) from the bidding requirement of Local Government Code §262.03 to engage the professional services of Berry Dunn for Data Conversion.
- 2.2 Discussion, consideration, and action to engage Berry Dunn for Data Conversion Services to convert the current Court data into the prescribed JWorks format for the Court Case Management System in an amount not-to-exceed \$295,000.00.
- 2.3 Discussion, consideration, and approval for construction services for an expansion of the Ellis County Commissioner, Precinct No. 2 facility from Lookup Construction Services using the City of Fort Worth Cooperative Contract Number 57047 in an amount of \$268,942.96.
- 2.4 Discussion, consideration, and action to authorize the County Judge to sign a lease agreement between Ellis County and Haight, Taylor, McClain LLC (HTM) for a one-year term, in an amount of \$5,500.00 per month.

Administrative:

- 3.1 Discussion, consideration and action to grant a variance 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 South US Highway 77, ± 975 feet north of the intersection of Johnston Road and South 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 Louis Ponder*

MOTION TO ENTER EXECUTIVE SESSION

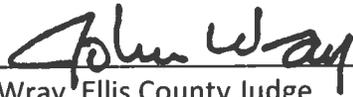
The Commissioners' Court of Ellis County reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed in this agenda, in the order deemed appropriate, as authorized by Texas Government Code Chapter 551, to seek the advice of its 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 violations of Subdivision & Development Standards and/or Drainage Design Standards for property located on Ocelot Lane in Precinct 4.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 2nd of July, 2025 –



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 2nd of July, 2025 at

2:57 a.m./p.m.



Krystal Valdez, County Clerk