



2025 JUL 16 PM 2:00

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 22nd, 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 July 8th, 2025. – *County Clerk Krystal Valdez*
- A.3 Acceptance of the Justice of the Peace, Precinct 1 monthly report for June 2025, pursuant to Local Government Code §114.044. – *Justice of the Peace, Precinct 1 Chris Macon*
- A.4 Acceptance of the Constable Precinct 2 monthly report and expenses for June 2025. – *Constable Precinct 2, Casey Borders*

- A.5 Acceptance of the Constable Precincts 1, 2, 3 and 4 FY2025 Authorized Spending Report for the period of January through June, pursuant to Local Government Code §154.044. – *County Auditor Staci Parr*
- A.6 Approving Interlocal Work between the County of Ellis, Precinct 2 and the City of Garrett, Interlocal Minute Order #462.24. The work is to include Patch in the City of Garrett on the south portion of Sleepy Hollow Road. – *County Commissioner Precinct 2, Lane Grayson*
- A.7 Approval to appoint Bob Beakley as a director to the Prairielands Groundwater Conservation District Board of Directors for a four-year term to expire on August 31st, 2029. – *Ellis County Judge John Wray*
- A.8 Approval of Interlocal Cooperative Agreement for Blue Stem PID major improvement area assessment collection between Ellis County and the City of Venus. – *Tax Assessor-Collector Richard Rozier*
- A.9 Ratify staff action of approval on an amending 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, Waxahachie, Road and Bridge Precinct No. 3. – *Department of Development Alberto Mares*
- A.10 Ratify staff action on a plat of Mendez Addition, Lot 1, Block A. The ± 3.000-acre site is located ± 1,265 feet south of the intersection of FM 1722 and Slovacek Road, in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 2. – *Department of Development Alberto Mares*
- A.11 Approval of Ellis County Investment Report for the second quarter of 2025. – *County Treasurer Cheryl Chambers*
- A.12 Acceptance of a tabulated report of the county’s receipts and disbursements of funds from June 26, 2025 – July 10, 2025 pursuant to Local Government Code §114.024. – *County Auditor Staci Parr*
- A.13 Acceptance of the appointment of James Hearon and Lorna Kaloi for a term on the board of Ellis County Emergency Services District #12 (Milford) ending on December 31st, 2025.– *County Auditor Staci Parr*

Financial Consent:

- F.1 Approval to award \$30,000.00 from the Community Support budget to WRC Pregnancy Center of Ellis County, DBA FirstLook, for the Fiscal Year 2025 yearly contribution. – *County Judge John Wray*
- F.2 Acceptance of the City of Venus Interlocal Agreement by Road and Bridge Precinct 4 in the amount of \$111,854.00 as unanticipated revenue:
 - Increase 006-0754-509175 (Concrete Stabilization) by \$111,854.00
 Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*

- F.3 Acceptance of FY2025 Q1 Paymerang Rebate Payment in the amount of \$1,464.97 as unanticipated revenue:
- Increase 001-0030-500055 (Misc. Rebates) by \$1,464.97
- Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*
- F.4 Acceptance of abandoned property by the Ellis County Sheriff’s Office in the amount of \$19,664.00 as unanticipated revenue:
- Increase 068-0145-509271 (ESCO Vehicle Leases) by \$19,664.00
- Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*
- F.5 FY25 Line-Item Transfer. – *County Commissioner Precinct 4 Kyle Butler*
- Decrease 012-0755-570000 (Contingency Surplus) by \$190,000.00
 - Increase 012-0755-508680 (Contract Labor) by \$190,000.00
- F.6 FY25 Line-Item Transfer. – *County Commissioner Precinct 4 Kyle Butler*
- Decrease 012-0755-570000 (Contingency Surplus) by \$30,000.00
 - Increase 012-0755-509090 (Repairs & Parts) by \$30,000.00
- F.7 FY25 Line-Item Transfer. – *County Commissioner Precinct 4 Kyle Butler*
- Decrease 012-0755-570000 (Contingency Surplus) by \$145,000.00
 - Increase 012-0755-508020 (Purchase of Equipment) by \$145,000.00
- F.8 FY25 Line-Item Transfer. – *Department of Development Director Alberto Mares*
- Decrease 001-0060-508080 (Auto Gas) by \$800.00
 - Increase 001-0060-508020 (Equipment) by \$800.00
- F.9 FY25 Line-Item Transfer. – *Department of Development Director Alberto Mares*
- Decrease 001-0060-508880 (Computer Software) by \$2,000.00
 - Decrease 001-0060-508080 (Auto Gas) by \$600.00
 - Increase 001-0060-508060 (Dues) by \$2,000.00
 - Increase 001-0060-508020 (Equipment) by \$300.00
 - Increase 001-0060-506010 (Mileage Reimbursement) by \$300.00
- F.10 FY25 Line-Item Transfer. – *Indigent Defense Coordinator Susan Soros*
- Decrease 001-0205-508880 (Computer Software) by \$2,000.00
 - Increase 001-0205-508190 (Computer Equipment) by \$500.00
 - Increase 001-0205-508010 (Supplies) by \$1,500.00
- F.11 FY25 Line-Item Transfer. – *Constable Precinct 3 Curtis Polk Jr.*
- Decrease 001-0613-508010 (Supplies) by \$231.45
 - Increase 001-0613-508020 (Equipment) by \$231.45

- F.12 FY25 Line-Item Transfer. – *Fire Marshal Tim Birdwell*
- Decrease 001-0450-508020 (Equipment) by \$2,000.00
 - Increase 001-0450-508010 (Supplies) by \$2,000.00
- F.13 FY25 Line-Item Transfer. – *Human Resources Director Sharon Mancilla*
- Decrease 001-0425-508650 (Employment Screening) by \$1,000.00
 - Decrease 001-0425-508010 (Supplies) by \$300.00
 - Increase 001-0425-508060 (Dues) by \$32.00
 - Increase 001-0425-508190 (Computer Equipment) by \$968.00
 - Increase 001-0425-508020 (Equipment) by \$300.00
- F.14 FY25 Line-Item Transfer. – *Maintenance Director Keith Roberts*
- Decrease 001-0020-508100 (Auto Tires) by \$1,200.00
 - Decrease 001-0020-508670 (Courthouse Lawncare) by \$10,000.00
 - Decrease 001-0020-509712 (Landscape/ Tree Trimming) by \$8,000.00
 - Increase 001-0020-508090 (Auto Repairs) by \$300.00
 - Increase 001-0020-508080 (Auto Gas) by \$900.00
 - Increase 001-0020-507070 (Burglar Alarm) by \$1,100.00
 - Increase 001-0020-508020 (Equipment) by \$100.00
 - Increase 001-0020-507160 (Courthouse Repairs) by \$5,700.00
 - Increase 001-0020-507030 (Repairs) by \$11,100.00
- F.15 FY25 Line-Item Transfer. – *County Judge John Wray*
- Decrease 001-0390-505500 (Employee Insurance) by \$1,280.00
 - Increase 001-0390-507030 (Telephone) by \$220.00
 - Increase 001-0390-508190 (Computer Equipment) by \$560.00
 - Increase 001-0390-508680 (Contract Services) by \$500.00
- F.16 FY25 Line-Item Transfer. – *County Judge John Wray*
- Decrease 001-0140-507030 (Telephone) by \$26,000.00
 - Decrease 001-0140-507080 (Comprehensive Insurance) by \$20,800.00
 - Decrease 001-0140-507240 (Lease Facility) by \$50,200.00
 - Decrease 001-0140-508660 (Community Support) by \$206,000.00
 - Increase 001-0140-505570 (Workers Comp) by \$96,000.00
 - Increase 001-0140-507010 (Utilities) by \$77,000.00
 - Increase 001-0140-508070 (Operating Expenditures) by \$11,000.00
 - Increase 023-0923-509310 (TxDot Project- 10% Match) by \$19,000.00
 - Increase 017-0917-506510 (District Court Jurors) by \$96,000.00
 - Increase 017-0917-506550 (Feeding/ Lodging Jurors) by \$3,000.00

F.17 FY25 Line-Item Transfer. – *County Judge John Wray*

- Decrease 018-0908-509730 (JP2 Sub-Courthouse- Soft Costs) by \$1,170,400.00
- Decrease 018-0908-509801 (Ellis County Central- Soft Costs) by \$1,722.07
- Decrease 018-0908-509805 (Elections & Records- Hard Costs) by \$315,404.93
- Increase 018-0908-509731 (JP2 Sub-Courthouse- Hard Costs) by \$1,170,400.00
- Increase 018-0908-509802 (Ellis County Central- Hard Costs) by \$165,012.45
- Increase 018-0908-509809 (Ellis County Central- FF&E) by \$152,114.55

REGULAR AGENDA – Discussion, Consideration and Action

Department of Development:

- 1.1 Discussion, consideration, and action on a replat of Avalon Country Haven Lot 5R. The ± 3.881-acre site is located ± 1,335 feet north of the intersection of FM 55 and Huges Cemetery Road, Avalon, Road and Bridge No. 2.
- 1.2 Discussion, consideration, and action on a replat of Flying “W” Estates, Units IV & V, Lots 4RR, 5R & 6RR, Block F. The ± 7.442-acre site is located ± 1,180 feet north of the intersection of Old Buena Vista Road and Hildago Road, Waxahachie, Road and Bridge Precinct No. 3.
- 1.3 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.
- 1.4 Discussion, consideration, and action to release a maintenance bond and accept the infrastructure for Wooded Creek. The ± 52.243-acre site is located west of the intersection of Waterford Crossing and Waterford Drive in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 3.
- 1.5 Discussion, consideration, and action to release a performance bond with surety rider and accept a maintenance bond for Edgewood Estates. The ± 83.567-acre site is located ± 2,010 feet east of the intersection of FM 875 and Skinner Road, Waxahachie, Road and Bridge Precinct No. 3.
- 1.6 Discussion, consideration, and action on a final plat of Clopton Lake Estates, Lot 1, Block A. The ± 7.791-acre site is located ± 320 feet southeast of the intersection of FM 813 and Twin Lakes Road, partially located within the city limits and the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 4.
- 1.7 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 186436. The ± 21.046-acre site is located ± 900 feet northeast of the intersection of Marion Road and Ranch House Road, partially located within the extraterritorial jurisdiction (ETJ) of the City of Venus, Road and Bridge Precinct No. 4.

Purchasing:

- 2.1 Discussion, consideration, and action to renew the subscription for Cisco Webex Flex Plan, for the County and Sheriff's Office for a three-year term using DIR-CPO-5347 with Flair Data Systems, Inc. in the amount of \$116,270.26.
- 2.2 Discussion, consideration, and approval for the County Judge to execute a lease agreement with American National Leasing for five (5) 2025 Chevrolet Tahoe 4x4 PPV's for the Ellis County Sheriff's office in the total amount of \$504,323.65.
- 2.3 Discussion, consideration, and action for the purchase of an Aboveground Storage Tanks (AST) and related services at Ellis County Commissioner Precinct 2 Facility using BuyBoard Cooperative Contract #673-22 in an amount of \$383,300.00 from JF Petroleum Group.

Administrative:

- 3.1 Presentation of the 2024 Annual Report for the Prairielands Groundwater Conservation District.
– *Kathy Turner Jones, General Manager of the Prairielands Groundwater Conservation District*
- 3.2 Presentation and discussion of the Fiscal Year 2026 Budget update. – *County Chief of Staff Ryan Garrett*
- 3.3 Discussion, consideration, and action to propose increases in salaries, allowances, and other expenses for elected county and precinct officials in Fiscal Year 2026 for publication in accordance with Local Government Code §152.013. – *County Chief of Staff Ryan Garrett*

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, Bickerstaff Heath Delgado Acosta, LLP., via remote video conference, 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 a settlement offer in the matter of Texas opioid multi-district litigation for the county, particularly the *Purdue Pharma/ Sackler bankruptcy plan*.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

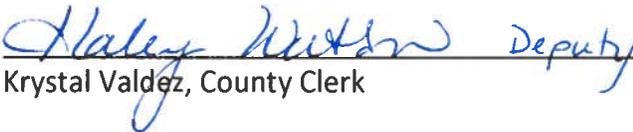
Signed the 16th of July, 2025 –



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 16th of July, 2025 at 2:00 a.m./p.m.





Krystal Valdez, County Clerk