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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, August 5th, 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.

RECOGNITIONS

R.1 Presentation of a 2024 Distinguished Service Award to the Ellis County Historical Commission.

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 22nd, 2025. – *County Clerk Krystal Valdez*

A.3 Approval of Treasurer's Monthly Report for June 2025. – *County Treasurer Cheryl Chambers*

- A.4 Discussion, consideration, and approval to surplus the existing furniture at the Justice of the Peace Precinct 2 facility to be included with the sale of Property and any remaining furniture and electronics to be donated to a non-profit or disposed of in accordance with Local Government Code 263.
– *Purchasing Agent EJ Harbin*
- A.5 Approval of an Interlocal Agreement between the County of Ellis and the City of Venus in accordance with Interlocal Cooperation Act, Chapter 791 of the Texas Government Code. – *Purchasing Agent EJ Harbin*
- A.6 Approval of an Interlocal Agreement between the County of Ellis, through the County Tax Assessor-Collector Office and Prairie Ridge Municipal Management District No. 1-A for tax collection services in accordance with Section 79.011 of the Texas Government Code. – *Tax Assessor- Collector Richard Rozier*
- A.7 Acceptance of the appraisal roll with total appraised, assessed, and taxable values of all property and the total taxable value of new property from the Tax Assessor- Collector. – *Tax Assessor- Collector Richard Rozier*
- A.8 Approval of the Fiscal Year 2026 Commissioners’ Court regular meeting dates, holiday schedule, and payroll schedule. – *Ellis County Judge John Wray*
- A.9 Approval for the County Judge to provide a letter of endorsement for the Major Events Reimbursement Program for the 2025 NHRA Fall Nationals at the Texas Motorplex. – *Ellis County Judge John Wray*
- A.10 Approval for County Judge to reappoint Dr. Anna Toker, MD as the Local Health Authority for Ellis County in accordance with the Texas Health and Safety Code, Chapter 121.021. – *Emergency Management Coordinator Michaela Sandefer*
- A.11 Approval of Ellis County Department of Development’s (DOD) monthly financial report for June 2025, as required by Chapter 114.044 of the Texas Local Government Code. – *Department of Development Director Alberto Mares*
- A.12 Ratify staff action on the approval on a plat of Louis Addition, Lots 1 & 2, Block A. The ± 5.042-acre site is located west of the intersection of Pratt Road and Lynn Ann Drive, in the extraterritorial jurisdiction (ETJ) of the city of Red Oak, Road and Bridge Precinct No. 1. – *Department of Development Director Alberto Mares*
- A.13 Ratify staff action on the approval on a plat of Aurora Estates, Lot 1 & 2, Block A. The ± 5.418-acre site is located ± 550 feet south of the intersection of South US Highway 77 and Mamie Ham Road, Road and Bridge Precinct No. 3. – *Department of Development Director Alberto Mares*
- A.14 Ratify staff action on the approval on a plat of AXL & L Addition, Lot 1, Block A. The ± 2.00-acre site is located ± 1,450 feet east of the intersection of Old Maypearl Road and Greathouse Road, Waxahachie, Road and Bridge Precinct No. 3. – *Department of Development Director Alberto Mares*

- A.15 Acceptance of a tabulated report of the county's receipts and disbursements of funds from July 11, 2025 – July 24, 2025 pursuant to Local Government Code §114.024. – *County Auditor Staci Parr*
- A.16 Acceptance of the FY25 office audit report for Justice of the Peace Precinct and Constable Precinct 3. – *County Auditor Staci Parr*
- A.17 Approval of Annual Compilation Report of the fiscal accounts and records of Emergency Services District in Ellis County for ESD #2 (Midlothian), pursuant to Health and Safety Code §775.082. – *Fire Marshal Tim Birdwell*
- A.18 Approval of Annual Compilation Report of the fiscal accounts and records of Emergency Services District in Ellis County for ESD #3 (Italy), pursuant to Health and Safety Code §775.082. – *Fire Marshal Tim Birdwell*
- A.19 Approval of Annual Compilation Report of the fiscal accounts and records of Emergency Services District in Ellis County for ESD #8 (Avalon), pursuant to Health and Safety Code §775.082. – *Fire Marshal Tim Birdwell*

Financial Consent:

- F.1 Acceptance of the Juror Donations by Veterans Services Office in the amount of \$7,976.00 as unanticipated revenue:
- Increase 001-0070-506330 (Veterans Services- Jury Donations) by \$7,976.00
- Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*
- F.2 Acceptance of the TCEQ Reimbursement Grant by Road and Bridge 4 in the amount of \$270,270.40 as unanticipated revenue:
- Increase 006-0754-508020 (RB4- Purchase of Equipment) by \$270,270.40
- Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*
- F.3 FY25 Line-Item Transfer. – *Sheriff Brad Norman*
- Decrease 001-0010-508190 (Computer equipment) by \$30,424.12
 - Increase 001-0010-508680 (Contract Services) by \$30,424.12
- F.4 FY25 Line-Item Transfer. – *378th District Court Judge William Wallace / Veterans Treatment Court Coordinator Brent Dorough*
- Decrease 001-0190-590206 (VTC- Operations/ Services) by \$41,000.00
 - Increase 001-0190-590204 (VTC- Projects/ Promotions) by \$41,000.00
- F.5 FY25 Line-Item Transfer. – *County Commissioner Precinct 1 Randy Stinson*
- Decrease 009-0602-570000 (FM1- Contingency Funds) by \$450,000.00
 - Increase 009-0602-509150 (FM1- Asphalt) by \$450,000.00

- F.6 FY25 Line-Item Transfer. – *County Auditor Staci Parr*
- Decrease 001-0030-508620 (Fiscal Service Fee) by \$1,500.00
 - Increase 001-0030-508030 (Furniture/ Fixtures) by \$250.00
 - Increase 001-0030-508880 (Computer Software) by \$1,250.00
- F.7 FY25 Line-Item Transfer. – *County Judge John Wray*
- Decrease 018-0908-509730 (JP2 Sub-Courthouse- Soft Costs) by \$16,722.07
 - Increase 018-0908-509802 (Central- Hard Costs) by \$16,722.07

REGULAR AGENDA – Discussion, Consideration and Action

Department of Development:

- 1.1 Discussion, consideration, and action on a preliminary plat of Skyline Estates Phase 2. The ± 24.462-acre site is located ± 4,760 feet northeast of the intersection of Hampel Road and the northbound I-45 service road, in the extraterritorial jurisdiction (ETJ) of the City of Palmer, Road and Bridge No. 1.
- 1.2 Discussion, consideration, and action on a final plat of Howard Hills. The ± 36.055-acre site is located ± 480 feet north of the intersection of FM Highway 877 and Nash Howard Road, situated in the C. White Survey, Abstract No. 1109, Waxahachie, Road and Bridge Precinct No. 2.
- 1.3 Discussion, consideration, and action on a replat of Overbay Addition Lot 1, Block A. The ± 9.999- acre site is located ± 1,577 feet east of the intersection of FM 66 and Wilemon Road, Maypearl, Road and Bridge Precinct No. 3.
- 1.4 Discussion, consideration, and action to release maintenance bonds and accept the infrastructure for The Ranch at Stone Hill. The ± 125.00-acre site is located at the intersection of Greathouse Road and Greathouse Circle, Waxahachie, Road and Bridge Precinct No. 3.
- 1.5 Discussion, consideration, and action on a plat of Barajas Valley Estate, Lot 1, Block A. The ± 2.00-acre site is located ± 695 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.

Purchasing:

- 2.1 Discussion, consideration, and approval for construction services for the renovation of the Ellis County Juvenile Facility using TIPS-USA Cooperative Contract #22010702 from Capital Construction Group in the amount of \$101,574.00.
- 2.2 Discussion, consideration, and action to purchase a 2025 Ford Explorer from Ennis Ford in an amount of \$40,314.46 for the Ellis County and District Attorney’s Office.
- 2.3 Discussion, consideration, and action to purchase a 2025 Ford Explorer from Sam Pack Ford in an amount of \$39,553.00 for the Ellis County and District Attorney’s Office.

Administrative:

- 3.1 Discussion, consideration and approval to order the Special Election to be held on November 4th, 2025 for voting in an election to adopt or reject seventeen proposed Constitutional Amendments as submitted by the 89th Legislature of the State of Texas. – *Elections Administrator Jana Onyon*
- 3.2 Discussion, consideration and approval of the Early Voting Schedule for the Special Election to be held on November 4th, 2025. – *Elections Administrator Jana Onyon*
- 3.3 Discussion, consideration, and approval of a contract with Texas Materials Group, Inc. (dba “Texas Bit”) for resurfacing of Castle Ridge Road, Road and Bridge Precinct 1, in the amount of \$162,384.30. – *County Commissioner Precinct 1 Randy Stinson*
- 3.4 Discussion, consideration, and approval of a contract with Texas Materials Group, Inc. (dba “Texas Bit”) for resurfacing of various sections of Pierce Road and Cole Road, Road and Bridge Precinct 1, in the amount of \$739,629.06. – *County Commissioner Precinct 1 Randy Stinson*
- 3.5 Discussion, consideration and action to set a public hearing date regarding the installation of stop signs at the intersection of Hoyt Circle and Hoyt Road, Road and Bridge Precinct 3. – *County Engineer Zach Gerich*
- 3.6 Discussion, consideration, and action to approve task order 007 with Hellmuth, Obata & Kassabaum, Inc. (HOK) to develop a conceptual design for a relocated Ellis County Jail at the Ellis County Farm in the amount of \$177,100, plus reimbursable expenses. – *County Chief of Staff Ryan Garrett*
- 3.7 Updates and discussion regarding the Fiscal Year 2026 budget. – *County Chief of Staff Ryan Garrett*
- 3.8 Discussion, consideration, and action to approve the Settlement Agreement with OurCalling, Inc. – *County Judge John Wray*

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), pending petitions for the creation of Municipal Utility Districts (MUD’s) and possible alternatives to MUD’s.

- 4.2 Pursuant to Texas Government Code §551.071 (1), consultation with legal counsel regarding pending or contemplated litigation matter concerning plat interlocal agreements.
- 4.3 Pursuant to Texas Government Code §551.072, deliberate the purchase, exchange, lease, or value of real property if the deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. The subject property is 1305 West Jefferson in Waxahachie.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 30th 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 30th of July, 2025 at 9:11 a.m./p.m.



Krystal Valdez, County Clerk