

ELLIS COUNTY COMMISSIONERS COURT  
OFFICIAL MINUTES – MARCH 4, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, MARCH 4, 2025, AT 2:00 P.M., IN THE HISTORIC ELLIS COUNTY COURTHOUSE, COMMISSIONERS COURTROOM (2<sup>ND</sup> FLOOR) 101 W. MAIN STREET, WAXAHACHIE, TEXAS AT WHICH THE FOLLOWING WAS DISCUSSED AND CONSIDERED, TO-WIT:

**MEMBERS PRESENT:**

**COUNTY CLERK: KRYSTAL VALDEZ**

**COMMISSIONERS:**

PRECINCT 1 COMMISSIONER RANDY STINSON  
PRECINCT 3 COMMISSIONER LOUIS PONDER  
PRECINCT 4 COMMISSIONER KYLE BUTLER (COUNTY JUDGE PRO TEMPORE)

**OPENING COURT:**

COUNTY JUDGE CALLS MEETING TO ORDER, DECLARES QUORUM AND DECLARES NOTICES LEGALLY POSTED PURSUANT TO OPEN MEETINGS ACT.

MOTION TO OPEN COURT BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

INVOCATION AND PLEDGE OF ALLEGIANCE: *PRECINCT 1 COMMISSIONER RANDY STINSON*

**RECOGNITIONS**

R.1 RESOLUTION IN SUPPORT OF SEVERE WEATHER AWARENESS WEEK IN ELLIS COUNTY.

**CONSENT AGENDA: MINUTE ORDER 166.25**

**ADMINISTRATIVE:**

- A.1 APPROVING OF REGULAR BILLS, PAYROLL, AND OFFICERS' REPORTS. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.2 APPROVING OF THE COMMISSIONERS' COURT REGULAR MEETING MINUTES FROM FEBRUARY 18, 2025. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.3 ACCEPTING OF THE COUNTY AND DISTRICT CLERK'S ASSOCIATION OF TEXAS CONTINUING EDUCATION HOURS FOR 2024 FOR KRYSTAL VALDEZ, COUNTY CLERK. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.4 ACCEPTING OF THE AUDIT REPORT OF THE FISCAL ACCOUNTS AND RECORDS OF EMERGENCY SERVICES DISTRICT #1 (MAYPEARL), PURSUANT TO TEXAS HEALTH AND SAFETY CODE §775.082. – *FIRE MARSHAL TIM BIRDWELL*
- A.5 ACCEPTING OF THE 2024 ANNUAL RACIAL PROFILING REPORT BY THE OFFICE OF ELLIS COUNTY CONSTABLE, PRECINCT 1. - *PRECINCT 1 CONSTABLE ROY CALLENDAR, JR.*
- A.6 ACCEPTING OF THE DEPARTMENT OF DEVELOPMENT'S (DOD) MONTHLY FINANCIAL REPORT FOR JANUARY 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *DOD DIRECTOR ALBERTO MARES*
- A.7 ACCEPTING OF THE DEPARTMENT OF ENGINEERING'S MONTHLY FINANCIAL REPORT FOR JANUARY 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *DEPARTMENT OF ENGINEERING INTERIM DIRECTOR ALBERTO MARES*

- A.8 APPROVING OF AN INTERLOCAL COOPERATION CONTRACT BETWEEN ELLIS COUNTY AND THE CITY OF MAYPEARL FOR MAINTENANCE, REPAIR, AND/OR CONSTRUCTION OF STREETS, ROAD, ALLEYS, BRIDGES AND PARKING AREAS, AS WELL AS THE MAINTENANCE AND CONSTRUCTION OF WATERWAYS AND DITCHES, FOR A TERM ENDING JANUARY 1, 2028, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE CHAPTER 791. – *PRECINCT 3 COMMISSIONER LOUIS PONDER*
- A.9 APPROVING FOR THE COUNTY JUDGE TO SIGN A QUOTE FOR LOCAL GOVERNMENT SOLUTIONS IN THE AMOUNT OF \$47,200.00 FOR DATA EXTRACTION SUPPORTING THE CONVERSION TO EQUIVANT. – *COUNTY JUDGE TODD LITTLE*

**FINANCIAL CONSENT:**

- F.1 APPROVING FOR THE TAX ASSESSOR-COLLECTOR TO DISBURSE PROPERTY TAX REFUNDS IN THE AMOUNT OF \$44,011.37. – *COUNTY AUDITOR STACI PARR*
- F.2 FY2025 LINE-ITEM TRANSFER – *SHERIFF BRAD NORMAN*  
DECREASE 001-0010-400030 (MISC. REIMBURSEMENTS) BY \$564.00  
INCREASE 001-0010-508100 (AUTO TIRES) BY \$564.00
- F.3 FY2025 LINE-ITEM TRANSFER – *SHERIFF BRAD NORMAN*  
DECREASE 001-0010-400030 (MISC. REIMBURSEMENTS) BY \$172.04  
INCREASE 001-0010-508090 (AUTO REPAIRS) BY \$172.04
- F.4 FY2025 LINE-ITEM TRANSFER – *SHERIFF BRAD NORMAN*  
DECREASE 001-0010-400030 (MISC. REIMBURSEMENTS) BY \$386.08  
INCREASE 001-0010-506970 (SPECIAL INVESTIGATIONS) BY \$386.08
- F.5 FY2025 LINE-ITEM TRANSFER – *SHERIFF BRAD NORMAN*  
DECREASE 001-0330-409930 (ESTRAY REVENUE) BY \$152.00  
INCREASE 001-0010-508700 (ESTRAY) BY \$152.00
- F.6 FY2025 LINE-ITEM TRANSFER – *SHERIFF BRAD NORMAN*  
DECREASE 001-0330-406590 (MISC. REVENUE) BY \$20.74  
INCREASE 001-0010-508090 (AUTO REPAIRS) BY \$20.74
- F.7 FY2025 LINE-ITEM TRANSFER – *I.T. DIRECTOR JOCELYN KING*  
DECREASE 001-0035-508010 (SUPPLIES) BY \$3,200.00  
INCREASE 001-0035-508880 (COMPUTER SOFTWARE) BY \$3,200.00
- F.8 FY2025 LINE-ITEM TRANSFER – *PRECINCT 1 COMMISSIONER RANDY STINSON*  
DECREASE 003-0601-570000 (RB1-CONTINGENCY) BY \$5,000.00  
INCREASE 003-0601-509160 (RB1-AUTO/EQUIP/BLDG INS.) BY \$5,000.00
- F.9 FY2025 LINE-ITEM TRANSFER – *PRECINCT 4 COMMISSIONER KYLE BUTLER*  
DECREASE 006-0754-570000 (CONTINGENCY SURPLUS) BY \$110,000.00  
INCREASE 006-0754-508680 (CONTRACT LABOR) BY \$110,000.00
- F.10 FY2025 LINE-ITEM TRANSFER – *PRECINCT 4 CONSTABLE MARK BOUNDS*  
DECREASE 001-0614-508020 (EQUIPMENT) BY \$809.13  
INCREASE 001-0614-508210 (UNIFORM EXPENSE) BY \$809.13

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

## **DEPARTMENT OF DEVELOPMENT**

**MINUTE ORDER 167.25** (1.1) APPROVING VARIANCE REQUESTS FOR PARCEL ID No. 294703 (PROPOSED HEIRLOOM DEVELOPMENT PHASE 1A-1C) FROM VOL. I, SECTION III (E (1) (III)), VOL. II (A), VOLUME III, SECTION II (F) OF THE QUALITY GROWTH INITIATIVES SUBDIVISION & DEVELOPMENT STANDARDS. THE ± 169-ACRE SITE IS LOCATED SOUTH OF FM 875 AND ± 3,365 WEST OF SKINNER ROAD, IN THE ETJ OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PRECINCT No. 3.

1. APPROVING OF THE VARIANCE REQUEST TO PLACE UTILITY LINES WITHIN THE RIGHTS-OF-WAY, AS PRESENTED.
2. APPROVING OF THE VARIANCE REQUEST TO ALLOW THE REDUCTION OF THE TURNING RADII AT THE EDGE OF PAVEMENT, AS PRESENTED.
3. APPROVING OF THE VARIANCE REQUEST TO ALLOW THE ISSUANCE OF AN EARLY GRADING PERMIT PRIOR TO FINAL APPROVAL OF CIVIL PLANS, SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. EARLY GRADING SHALL BE ALLOWED FOR ONE(1) MONTH, PENDING THE FINAL REVIEW AND APPROVAL OF THE REST OF THE ASSOCIATED PLANS.

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

**MINUTE ORDER 168.25** (1.2) APPROVING TO ACCEPT A PERFORMANCE BOND FOR THE PROPOSED HEIRLOOM SUBDIVISION PHASE 1A-1C IN THE AMOUNT OF \$17,268,930, ISSUED BY SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION. THE ± 169-ACRE SITE IS LOCATED SOUTH OF FM 875 AND ± 3,365 WEST OF SKINNER ROAD, IN THE ETJ OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PCT. 3. SUBJECT TO THE FOLLOWING CONDITION:

1. SHOULD THE FINAL BIDS EXCEED THE INITIAL BOND AMOUNT, THE APPLICANT SHALL SUBMIT AN ADDITIONAL BOND TO SATISFY THE 100% COST OF CONSTRUCTION REQUIREMENT AS STATED WITHIN THE CURRENT SUBDIVISION REGULATIONS.

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

**MINUTE ORDER 169.25** (1.3) RATIFYING STAFF ACTION ON A PLAT OF CARRENO CONSTRUCTION, LOTS 1 & 2, BLOCK A. THE ± 2.250-ACRE SITE IS LOCATED ± 925 FEET SOUTHEAST OF THE INTERSECTION OF RING ROAD AND FM 387, SITUATED IN THE J STROOP SURVEY, ABSTRACT No. 142, WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 1. SUBJECT TO THE FOLLOWING CONDITIONS:

PRIOR TO THE FILING OF THE PLAT:

1. ADD A PLAT NOTE REGARDING THE REMOVAL FROM THE ETJ WITH AN ORDINANCE NUMBER.
2. ADD CITY LIMIT LINE TO THE PLAT DRAWING.
3. PROVIDE A COPY OF THE TXDOT DRIVEWAY ACCESS APPROVAL.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

**MINUTE ORDER 170.25** (1.4) RATIFYING STAFF ACTION ON A FINAL PLAT OF MOUNT ESTATE, LOT 1, BLOCK A. THE ± 3.218-ACRE SITE IS LOCATED ± 3,050 FEET SOUTHWEST OF THE INTERSECTION OF

NEWTON ROAD AND FM 660, SITUATED IN THE RAFAEL PENA SURVEY, ABSTRACT NO. 3, FERRIS, ROAD AND BRIDGE PRECINCT NO. 1. SUBJECT TO THE FOLLOWING CONDITIONS:

PRIOR TO THE FILING OF THE PLAT:

1. PROVIDE AN UPDATED DEED TO SHOW SOLE OWNER OF PROPERTY (I.E., LETTERS OF TESTAMENTARY WITH PROBATED WILL).
2. ADD SIGNATURE LINES AS SHOWN ON THE SAMPLE PLAT.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

**MINUTE ORDER 171.25** (1.5) RATIFYING STAFF ACTION ON A FINAL PLAT OF PIERCE ESTATE, LOT 1, BLOCK A. THE ± 2.00-ACRE SITE IS LOCATED ± 2,185 FEET SOUTHEAST OF THE INTERSECTION OF SLOVACEK ROAD AND FM 1722, SITUATED IN THE CLAIBORNE GARRETT SURVEY, ABSTRACT NO. 383, IN THE ETJ OF THE CITY OF ENNIS, ROAD AND BRIDGE PRECINCT NO. 2.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

**MINUTE ORDER 172.25** (1.6) RATIFYING STAFF ACTION ON A PLAT OF BRINDLEY ACRES SUBDIVISION, LOTS 1 & 2, BLOCK 1. THE ± 11.997-ACRE SITE IS LOCATED ± 3,120 FEET SOUTHWEST OF THE INTERSECTION OF FM 66 AND BRINDLEY ROAD, SITUATED IN THE T.F. MCCRARY SURVEY, ABSTRACT NO. 1287, IN THE ETJ OF MAYPEARL, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITION:

PRIOR TO THE FILING OF THE PLAT:

1. PROVIDE AN UPDATED UTILITY ENDORSEMENT FORM THAT PROVIDES SERVICE FOR THE TWO (2) LOTS SHOWN PRIOR TO THE FILING OF THE PLAT.

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

**MINUTE ORDER 173.25** (1.7) RATIFYING STAFF ACTION ON A FINAL PLAT OF CRUZ ADDITION, LOT 1, BLOCK A. THE ± 2.472-ACRE SITE IS LOCATED NORTHEAST AT THE INTERSECTION OF ROLLINS ROAD AND HIGHWAY 34, SITUATED IN THE BENJAMIN SMITH SURVEY, ABSTRACT NO. 954, IN THE ETJ OF THE CITY OF ITALY, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:

PRIOR TO THE FILING OF THE PLAT:

1. PLEASE ADD OWNER CONTACT INFORMATION TO THE PLAT.
2. ADD "IN THE ETJ OF THE CITY OF ITALY" TO THE PLAT TITLE BLOCK.
3. LABEL THE EXISTING ROW AND RECORDING INFORMATION FOR HWY 34.
4. CALL S 07°39'51" W 373.07' DOES NOT MATCH THE PLAT DRAWING. PLEASE CONFIRM THE DISTANCE.
5. INCREASE THE BUILDING LINE ALONG HWY 34 TO 40'.
6. PLEASE IDENTIFY THE FRONT PROPOSED LOT LINE FOR BUILDING LINE SETBACK AND DUE PURPOSES.

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

**MINUTE ORDER 174.25** (1.8) APPROVING A PLAT OF FITZGERALD SUBDIVISION REPLAT, LOT 1RB2 & 1RB2, BLOCK 1, BEING A REPLAT OF FITZGERLAD SUBDIVISION, TRACT 1. THE PROPERTY CONTAINS ± 14.071 ACRES OF LAND, LOCATED ± 3,050 FEET SOUTHWEST OF THE INTERSECTION OF INDIAN CREEK DRIVE AND SINGLETON ROAD, IN THE ETJ OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PCT. 3.

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

**MINUTE ORDER 175.25** (1.9) RATIFYING STAFF ACTION ON A FINAL PLAT OF HOLDER ROAD ESTATES, LOTS 1-3, BLOCK A. THE ± 8.746-ACRE SITE IS LOCATED ± 1,875 FEET EAST OF THE INTERSECTION OF FORRESTON ROAD AND HOLDER ROAD, SITUATED IN THE N.B. BROOKS SURVEY, ABSTRACT NO. 54, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:

PRIOR TO THE FILING OF THE PLAT:

1. ADD THE OWNER/APPLICANT CONTACT INFORMATION TO THE CONTACT BLOCK.
2. ADD LOTS 1-3, BLOCK A TO THE PLAT TITLE BLOCK.
3. THERE APPEARS TO BE A DISCREPANCY IN THE DISTANCE OF CALL S 22°40'54" E 812.67'. IT DOES NOT ADD UP CORRECTLY.  $233.59+546.08+50.07 = 829.74'$ .
4. THE ADJACENT PARCEL FOR DANNY LEON MULLICAN DOES NOT REFERENCE THE MOST CURRENT DEED. PLEASE UPDATE.
5. UPDATE THE OSSF STATEMENT AND SIGNATURE LINE TO MATCH THE ATTACHED SAMPLE PLAT.
6. LABEL THE POINT OF BEGINNING.
7. COUNTY CLERK MAY NEED A SECOND TAX CERTIFICATE FOR PARCEL 179806, PENDING COMMENT NO. 3.

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

**MINUTE ORDER 176.25** (1.10) RATIFYING STAFF ACTION ON A PRELIMINARY PLAT OF VENUS DATA CENTER, LOT 1, BLOCK 1. THE ± 177.74-ACRE SITE IS LOCATED ± 5,165 FEET SOUTHWEST OF THE INTERSECTION OF V.V. JONES ROAD AND EAST CR 109, SITUATED IN THE RADFORD BERRY SURVEY, ABSTRACT NO. 42 & 26, IN THE ETJ OF VENUS, ROAD AND BRIDGE PRECINCT NO. 4. SUBJECT TO THE FOLLOWING CONDITIONS:

1. PLEASE DARKEN COUNTY LINES ON THE PLAT DRAWING
2. LABEL ALL BUILDING SETBACK LINES AND PROPOSED EASEMENTS
3. EAST COUNTY ROAD 109 IS ON THE COUNTY'S MASTER THOROUGHFARE PLAN AND WILL REQUIRE A RIGHT-OF-WAY DEDICATION OF 40' FROM THE CENTERLINE OF THE ROAD.
4. ADD A CERTIFICATE OF DEDICATION TO MATCH THE ATTACHED SAMPLE PLAT.
5. ADD AN OSSF STATEMENT AND SIGNATURE LINE TO MATCH THE ATTACHED SAMPLE PLAT
6. ADD A FLOODPLAIN STATEMENT TO MATCH THE ATTACHED SAMPLE PLAT AND SHADE THE FLOODPLAIN IN THE PLAT DRAWING.
7. ADD CITY LIMIT LINES FOR MIDLOTHIAN AND VENUS TO THE PLAT DRAWING.

MOTION TO APPROVE BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

**PURCHASING**

**MINUTE ORDER 177.25** (2.1) APPROVING HOK TASK ORDER #1 COURTS AND ADMINISTRATION REMODEL USING THE MASTER SERVICES AGREEMENT (MSA) BETWEEN ELLIS COUNTY AND HOK, INC. (MINUTE ORDER # 147.22) FOR ENGINEERING DESIGN SERVICES FOR ADDITIONAL PARKING LOT DESIGN AT 101 KAUFMAN STREET IN THE AMOUNT OF \$48,100.00.

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

**MINUTE ORDER 178.25** (2.2) APPROVING TO PAY A DEPOSIT OF \$52,679.47 TO OAK CLIFF OFFICE PRODUCTS WITH AN EARLY PAYMENT DISCOUNT OF \$1,000.00 FOR FURNITURE AT THE JUSTICE OF THE PEACE #1 SUB-COURTHOUSE, PER GOVERNMENT CODE §2251.030.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

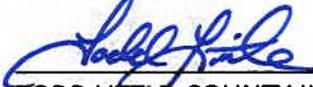
**TABLED** (2.3) DISCUSSION, CONSIDERATION, AND ACTION TO PURCHASE HIRING AND EMPLOYEE ONBOARDING SUBSCRIPTION SERVICES FROM NEOGOV USING THE HARRIS COUNTY, TEXAS INTERLOCAL AGREEMENT IN THE AMOUNT OF \$74,485.20.

**ADJOURNMENT** **2:43 P.M.**

MOTION TO ADJOURN BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON MARCH 4, 2025, ARE HEREBY APPROVED.

PRESIDING OFFICER:

  
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TODD LITTLE, COUNTY JUDGE

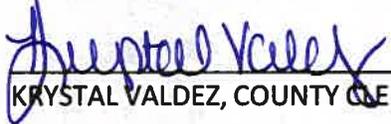
  
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RANDY STINSON, COMMISSIONER, PCT 1

  
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LANE GRAYSON, COMMISSIONER, PCT 2

  
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LOUIS PONDER, COMMISSIONER, PCT 3

  
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KYLE BUTLER, COMMISSIONER, PCT 4

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 18TH DAY OF MARCH 2025.

  
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KRYSTAL VALDEZ, COUNTY CLERK

