

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – MAY 13, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, MAY 13, 2025, AT 2:00 P.M., IN THE HISTORIC ELLIS COUNTY COURTHOUSE, COMMISSIONERS COURTROOM (2ND FLOOR) 101 W. MAIN STREET, WAXAHACHIE, TEXAS AT WHICH THE FOLLOWING WAS DISCUSSED AND CONSIDERED, TO-WIT:

MEMBERS PRESENT:

COUNTY CLERK: KRYSTAL VALDEZ

COUNTY JUDGE TODD LITTLE

COMMISSIONERS:

PRECINCT 1 COMMISSIONER RANDY STINSON

PRECINCT 2 COMMISSIONER LANE GRAYSON

PRECINCT 3 COMMISSIONER LOUIS PONDER

PRECINCT 4 COMMISSIONER KYLE BUTLER

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 GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

INVOCATION AND PLEDGE OF ALLEGIANCE: *COUNTY JUDGE TODD LITTLE*

RECOGNITIONS

- R.1 RESOLUTION DESIGNATING A PORTION OF U.S. HIGHWAY 287 AS ERNEST TUBB MEMORIAL HIGHWAY.
- R.2 PROCLAMATION RECOGNIZING MAY AS NATIONAL WILDFIRE PREVENTION MONTH.
- R.3 PROCLAMATION RECOGNIZING MAY AS MENTAL HEALTH AWARENESS MONTH.
- R.4 PROCLAMATION RECOGNIZING JUNE AS ELDER ABUSE PREVENTION MONTH.

CONSENT AGENDA: MINUTE ORDER 251.25

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 APRIL 29TH, 2025. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.3 APPROVING OF THE COMMISSIONERS' COURT SPECIAL MEETING MINUTES FROM MAY 7TH, 2025. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.4 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 1 MONTHLY REPORT FOR APRIL 2025, PURSUANT TO TEXAS LGC §114.044. - *THE HONORABLE CHRIS MACON, JUSTICE OF THE PEACE, PRECINCT 1*
- A.5 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 2 MONTHLY REPORT FOR APRIL 2025, PURSUANT TO TEXAS LGC §114.044. - *THE HONORABLE JACKIE MILLER, JR., JUSTICE OF THE PEACE, PRECINCT 2*

- A.6 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 3 MONTHLY REPORT FOR APRIL 2025, PURSUANT TO TEXAS LGC §114.044. - *THE HONORABLE DAN COX, JUSTICE OF THE PEACE, PRECINCT 3*
- A.7 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 4 MONTHLY REPORT FOR APRIL 2025, PURSUANT TO TEXAS LGC §114.044. - *THE HONORABLE JAMES "BUTCH" BRYANT, JUSTICE OF THE PEACE, PRECINCT 4*
- A.8 APPROVING OF THE DEPARTMENT OF DEVELOPMENT'S MONTHLY FINANCIAL REPORT FOR APRIL 2025, PURSUANT TO TEXAS LGC §114.044. - *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
- A.9 APPROVING FOR THE COUNTY JUDGE TO SIGN MICROWAVE TOWER INTERLOCAL AGREEMENTS ON BEHALF OF THE SHERIFF'S OFFICE WITH NORTH CENTRAL TEXAS EMERGENCY COMMUNICATIONS (NCT9-1-1) FOR TELECOMMUNICATIONS TOWERS LOCATED AT 300 S. JACKSON ST. AND 2272 FM Rd. 878 IN WAXAHACHIE. - *COUNTY JUDGE TODD LITTLE*
- A.10 APPROVING OF THE ELECTED OFFICIAL BOND FOR JOHN WRAY, COUNTY JUDGE, FOR THE COMPLETION OF AN UNEXPIRED TERM ENDING DECEMBER 31ST, 2026, PURSUANT TO TEXAS GOVERNMENT CODE CHAPTER 604. - *COUNTY JUDGE TODD LITTLE AND COUNTY CLERK KRISTAL VALDEZ*
- A.11 RESCINDING MINUTE ORDER 230.25 "APPROVAL OF A RESOLUTION OF SUPPORT BY ELLIS COUNTY TO JOIN TEXAS PUBLIC POWER POOL." - *PURCHASING AGENT E.J. HARBIN*

FINANCIAL CONSENT:

- F.1 APPROVING OF A CONTRACT WITH AXON ENTERPRISES, INC. FOR IN-CAR CAMERAS FOR THE ELLIS COUNTY CONSTABLE, PRECINCT 4 IN THE AMOUNT OF \$7,010.64 FOR A TERM OF FIVE (5) YEARS FOR A TOTAL AMOUNT OF \$35,053.20. - *PRECINCT 4 CONSTABLE MARK BOUNDS*
- F.2 APPROVING OF A CONTRACT WITH AXON ENTERPRISES, INC. FOR BODY-WORN CAMERAS FOR THE ELLIS COUNTY CONSTABLE, PRECINCT 4 IN THE AMOUNT OF \$4,334.82 FOR A TERM OF FIVE (5) YEARS FOR A TOTAL AMOUNT OF \$21,674.10. - *PRECINCT 4 CONSTABLE MARK BOUNDS*
- F.3 ACCEPTING A DONATION FROM AMERICAN LEGION CHRIS KYLE POST #388 IN THE AMOUNT OF \$1,460.00 BY THE VETERAN'S TREATMENT COURT AS UNANTICIPATED REVENUE. REQUEST SPECIAL BUDGET FOR UNANTICIPATED REVENUE:
INCREASE 001-0190-500998 (VETERANS TREATMENT COURT EXPENSES) BY \$1,460.00
PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. - *COUNTY AUDITOR STACI PARR*
- F.4 FY2025 LINE-ITEM TRANSFER - *THE HONORABLE JAMES "BUTCH" BRYANT, JP, PRECINCT 4*
DECREASE 001-0540-508030 (FURNITURE/FIXTURES) BY \$1,512.45
INCREASE 001-0540-508190 (COMPUTER EQUIPMENT) BY \$1,512.45
- F.5 FY2025 LINE-ITEM TRANSFER - *PRECINCT 2 CONSTABLE CASEY BORDERS*
DECREASE 001-0612-508020 (EQUIPMENT) BY \$1,000.00
INCREASE 001-0612-509981 (PROFESSIONAL DEVELOPMENT) BY \$1,000.00
- F.6 FY2025 LINE-ITEM TRANSFER - *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
DECREASE 001-0060-508080 (AUTO GAS) BY \$1,200.00
INCREASE 001-0060-508020 (EQUIPMENT) BY \$1,200.00
- F.7 FY2025 LINE-ITEM TRANSFER - *ELECTIONS ADMINISTRATOR JANA ONYON*
DECREASE 001-0210-508010 (SUPPLIES) BY \$700.00
INCREASE 001-0210-508100 (AUTO TIRES) BY \$700.00

- F.8 FY2025 LINE-ITEM TRANSFER – *CCD DIRECTOR KIMBERLY SANCHEZ*
 DECREASE 050-0950-508070 (GENERAL MISC./OPERATING EXPENSES) BY \$5,000.00
 DECREASE 050-0950-505500 (EMPLOYEE INSURANCE) BY \$54,628.00
 INCREASE 050-0950-508680 (CONTRACT SERVICES) BY \$5,000.00
 INCREASE 050-0950-506960 (URINALYSIS) BY \$16,863.00
 INCREASE 050-0950-570000 (CONTINGENCY SURPLUS) BY \$37,765.00
- F.9 FY2025 LINE-ITEM TRANSFER – *COUNTY JUDGE TODD LITTLE*
 DECREASE 001-0140-508190 (COMPUTER EQUIPMENT) BY \$53,400.00
 DECREASE 001-0140-507080 (COMPREHENSIVE INSURANCE) BY \$50,000.00
 INCREASE 001-0140-508060 (ORGANIZATIONAL DUTIES) BY \$4,400.00
 INCREASE 001-0140-509714 (TRACT SERVICES – LANDSCAPE) BY \$80,000.00
 INCREASE 001-0140-599990 (RETIREE INSURANCE) BY \$19,000.00
- F.10 FY2025 LINE-ITEM TRANSFER – *COUNTY JUDGE TODD LITTLE*
 DECREASE 018-0908-509806 (SOFT COSTS – ELECTIONS & RECORDS) BY \$935,884.03
 INCREASE 018-0908-507020 (BUILDING REPAIRS AND IMPROVEMENTS) BY \$350,000.00
 INCREASE 018-0908-509802 (HARD COSTS – ELLIS COUNTY CENTRAL) BY \$474,527.34
 INCREASE 018-0908-509808 (FF&E – JP2 SUB-COURTHOUSE) BY \$11,356.69

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

REGULAR AGENDA

DEPARTMENT OF DEVELOPMENT:

MINUTE ORDER 252.25 (1.1) ACCEPTING OF A \$5,000 CERTIFIED CHECK TO REPLACE THE MAINTENANCE BOND. RELEASING THE MAINTENANCE BOND IN THE AMOUNT OF \$402,300 ISSUED BY NGM INSURANCE COMPANY. THE PROPERTY CONTAINS ± 98.218 ACRES OF LAND LOCATED SOUTH OF MAKALA DRIVE, ± 330 FEET EAST OF THE INTERSECTION OF KATRINA RUN AND NORRELL ROAD, IN THE ETJ OF MIDLOTHIAN, ROAD & BRIDGE PRECINCT NO. 3. NOT ACCEPT ANY INFRASTRUCTURE AT THIS TIME; TAKE ACTION UPON SATISFACTION AND COMPLETION OF OUTSTANDING DRAINAGE ISSUES.

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

MINUTE ORDER 253.25 (1.2) APPROVING A VARIANCE REQUEST FOR PARCEL ID 192406 – (PROPOSED WHISPERING CREEK PRESERVE DEVELOPMENT) FROM VOLUME III, SECTION III (3)(IV) OF THE STANDARD CONSTRUCTION DETAILS TO WAIVE THE REQUIRED MINIMUM SPACING OF 600 FEET BETWEEN ENTRANCES OF THE SUBDIVISION. THE ± 131.862-ACRE SITE IS LOCATED ± 942 FEET WEST OF THE INTERSECTION OF YOUNGBLOOD ROAD AND FM 878, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 1.

PUBLIC PARTICIPATION: KEVIN CROSS, WAXAHACHIE; DELTON ROGERS, ATTORNEY FOR KEVIN CROSS

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

MINUTE ORDER 254.25 (1.3) APPROVING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) REGARDING THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENTS FOR PARCEL ID 204042 & 289761. THIS ± 7.330-ACRE SITE IS LOCATED ± 620 FEET SOUTH OF THE INTERSECTION OF SPRINGBRANCH ROAD AND BLACK CHAMP ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 4; SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PROPERTY OWNER OR APPLICANT SHALL SUBMIT A REPLAT IDENTICAL TO THE SURVEY PLAT PROVIDED FOR THE PROPERTY WITH THE VARIANCE APPLICATION.
2. NO FURTHER SUBDIVISION OF THIS PROPERTY SHALL OCCUR UNTIL IT CAN MEET THE SUBDIVISION REQUIREMENTS IN EFFECT AT THAT TIME.
3. APPROVAL OF THIS VARIANCE REQUEST DOES NOT EXTEND TO MULTI-TENANT, MULTI-UNIT, OR ANY OTHER COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.

PUBLIC PARTICIPATION: RAUL ACOSTA, WAXAHACHIE

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

MINUTE ORDER 255.25 (1.4) RATIFYING STAFF ACTION ON A PLAT OF BILLUPS ADDITION, LOTS 1 & 2, BLOCK A. THE ± 28.205-ACRE SITE IS LOCATED ± 1,005 FEET NORTHWEST OF THE INTERSECTION OF CHMELAR ROAD AND EASON ROAD, SITUATED IN THE R. DE LA PENNA SURVEY, ABSTRACT No. 3, LOCATED IN THE ETJ OF THE CITY OF ENNIS, ROAD AND BRIDGE PRECINCT No. 1; SUBJECT TO THE FOLLOWING CONDITIONS:

1. ADD "PARTIALLY IN THE ETJ OF ENNIS" TO THE PLAT TITLE BLOCK.
2. PLEASE ADD A GRAPHIC SCALE TO THE PLAT DRAWING.
3. UPDATE THE BUILDING LINE SETBACK ALONG EASON ROAD TO 25'.
4. UPDATE THE NAME OF OWNERS THROUGHOUT THE PLAT.
5. REMOVE STRUCTURES FROM THE PLAT DRAWING.
6. EASON ROAD REQUIRES 30 FEET OF ROW DEDICATION FROM THE CENTERLINE.
7. ELLIS COUNTY MASTER THOROUGHFARE PLAN REQUIRES 50' ROW DEDICATION AT THE REAR OF THE PROPERTY.

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

MINUTE ORDER 256.25 (1.5) APPROVING TO RATIFY STAFF ACTION ON A PRELIMINARY PLAT OF BISON MEADOWS SOUTH. THE ± 23.475-ACRE SITE IS LOCATED NEAR THE INTERSECTION OF GIBSON ROAD AND FM 813 CONNECTOR, SITUATED IN THE N. NEWSOME SURVEY, ABSTRACT No. 801, WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 1; SUBJECT TO THE FOLLOWING CONDITIONS:

1. ADD A NOTE REFERENCING THE REMOVAL FROM CITY OF WAXAHACHIE ETJ.
2. REMOVE CITY OF WAXAHACHIE ETJ FROM THE PLAT TITLE BLOCK.
3. LABEL ALL BUILDING SETBACK LINES AND PROPOSED EASEMENTS.
4. FM 813 REQUIRES 60' ROW DEDICATION FROM THE CENTERLINE OF THE ROAD ACCORDING TO THE MASTER THOROUGHFARE PLAN (MTP).
5. GIBSON ROAD REQUIRES 60' ROW DEDICATION FROM THE CENTERLINE OF THE ROAD ACCORDING TO THE MTP.
6. UPDATE THE FEMA FLOODPLAIN MAP INFORMATION TO MATCH THE ATTACHED SAMPLE PAT.

7. UPDATE THE COUNTY APPROVAL SIGNATURE BLOCK TO MATCH THE ATTACHED SAMPLE PLAT.
8. ADD 2 FOOT CONTOURS TO THE PLAT DRAWING.
9. REMOVE CITY OF WAXAHACHIE SIGNATURE BLOCK
10. ADD GENERAL NOTE "PRELIMINARY PLATS SHALL EXPIRE EIGHTEEN (18) MONTHS AFTER APPROVAL IF NO CIVIL PLANS OR FINAL PLAT ARE SUBMITTED."
11. CIVIL PLANS FOR THE PROPOSED SUBDIVISION WILL NEED TO BE APPROVED BY THE COUNTY ENGINEER'S OFFICE PRIOR TO THE SUBMITTAL OF THE FINAL PLAT AND THE START OF CONSTRUCTION OF INFRASTRUCTURE.
12. PLEASE REMOVE "AND THE CITY OF WAXAHACHIE" FROM GENERAL NOTE #4.
13. UPDATE THE PLAT TO REFLECT CAGE COURT AS A PRIVATE ROAD AS SHOWN WITHIN THE APPROVED CIVIL PLANS.
14. NO CONSTRUCTION CAN BEGIN UNTIL ALL OUTSTANDING DRAINAGE CONCERNS HAVE BEEN ADDRESSED TO THE ADJACENT DEVELOPMENT, BISON MEADOW.
15. A SEPTIC DESIGN FOR THE PROPOSED LOT 1 MUST BE REVIEWED AND APPROVED BY THE DoD PRIOR TO THE SUBMITTAL OF THE FINAL PLAT APPLICATION DUE TO THE EXISTING EASEMENT.

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

MINUTE ORDER 257.25 (1.6) RATIFYING STAFF ACTION ON A PLAT OF FARRAR ESTRADA ADDITION, LOT 1, BLOCK 1. THE ± 6.70-ACRE SITE IS LOCATED ± 1,160 FEET SOUTHWEST OF THE INTERSECTION OF PALMYRA ROAD AND FARRAR ROAD, SITUATED IN THE LITTLETON WHITE SURVEY, ABSTRACT NO. 1110, PALMER, ROAD AND BRIDGE PRECINCT NO. 1; SUBJECT TO THE FOLLOWING CONDITIONS:

1. RESERVE AT LEAST 12-INCH BY 1 ½ INCH MARGIN ON UPPER RIGHT CORNER OF TOP PAGE FOR FILING INFORMATION FROM COUNTY CLERK.
2. PLEASE ADD GRAPHIC SCALES TO THE PLAT DRAWING.
3. ADD NORTH ARROW TO THE PLAT DRAWING.
4. LABEL ALL BUILDING SETBACK LINES AND PROPOSED EASEMENTS TO THE PLAT DRAWING.
5. ADD 60' ROW DEDICATION FROM THE CENTERLINE TO FARRAR ROAD.
6. UPDATE THE FEMA FLOODPLAIN MAP INFORMATION.
7. UPDATE THE COURT SIGNATURE BLOCK TO MATCH THE ATTACHED SAMPLE PLAT.
8. UPDATE THE OSSF STATEMENT AND SIGNATURE LINE TO MATCH THE ATTACHED SAMPLE PLAT.
9. REMOVE "MINOR PLAT" FROM THE PLAT TITLE BLOCK.

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

MINUTE ORDER 258.25 (1.7) RATIFYING STAFF ACTION ON A PLAT OF RODRIGUEZ FAMILY ADDITION, LOT 1, BLOCK A. THE ± 1.001-ACRE SITE IS LOCATED ± 1,235 FEET SOUTH OF THE INTERSECTION OF SOUTHWICK DRIVE AND FM 813, SITUATED IN THE RAFAEL DE LA PENNA SURVEY, ABSTRACT NO. 3, LOCATED IN THE ETJ OF THE CITY OF PALMER, ROAD AND BRIDGE PRECINCT NO. 1.

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

MINUTE ORDER 259.25 (1.8) RATIFYING STAFF ACTION ON A PLAT OF SUNFLOWER ESTATES, LOTS 1 AND 2, BLOCK A. THE PROPERTY CONTAINS ± 19.616 ACRES OF LAND, LOCATED ± 1,410 FEET NORTHEAST OF THE INTERSECTION OF FM 660 AND FM 34, SITUATED IN THE W. DEATHRIDGE SURVEY, ABSTRACT No. 309 AND THE J. PERKINS SURVEY, ABSTRACT No. 865, LOCATED IN THE ETJ OF THE CITY OF ENNIS, ROAD AND BRIDGE PRECINCT No. 1.

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

MINUTE ORDER 260.25 (1.9) RATIFYING STAFF ACTION ON A PLAT OF AGAR ESTATES, LOTS 1 & 2, BLOCK A. THE ± 24.804-ACRE SITE IS LOCATED ± 1,430 FEET NORTHEAST OF THE INTERSECTION OF OLD BOYCE ROAD AND MOSELEY ROAD, SITUATED IN THE HARRIS R. THOMAS SURVEY, ABSTRACT No. 490, LOCATED IN THE ETJ OF THE CITY OF ENNIS, ROAD AND BRIDGE PRECINCT No. 2.

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

MINUTE ORDER 261.25 (1.10) RATIFYING STAFF ACTION ON A PLAT OF FLOWERS ADDITION, LOT 1, BLOCK A. THE PROPERTY CONTAINS ± 8.297 ACRES OF LAND, LOCATED ± 1,030 FEET WEST OF THE INTERSECTION OF CODY ROAD AND OLD TELICO ROAD, SITUATED IN THE ALEJANDRO DE LA GARZA SURVEY, ABSTRACT No. 2, LOCATED IN THE ETJ OF THE CITY OF ENNIS, ROAD & BRIDGE PRECINCT 2.

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

MINUTE ORDER 262.25 (1.11) RATIFYING STAFF ACTION ON A PLAT OF CHILDERS PLACE. THE PROPERTY CONTAINS ± 2.158 ACRES OF LAND, LOCATED ± 4,120 FEET NORTHEAST OF THE INTERSECTION OF FM 667 AND WHITE ROCK ROAD, SITUATED IN THE ISAAC H. LOWE SURVEY, ABSTRACT No. 613, ITALY, ROAD AND BRIDGE PRECINCT No. 3.

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

MINUTE ORDER 263.25 (1.12) RATIFYING STAFF ACTION ON A PLAT OF CLIFTON PLACE, BLOCK 1, LOT A. THE ± 2.015-ACRE SITE IS LOCATED ± 765 FEET NORTHEAST OF THE INTERSECTION OF FM 308 AND BEE CREEK SCHOOL HOUSE ROAD, SITUATED IN THE A.W. KENNEDY SURVEY, ABSTRACT No. 1223, MAYPEARL, ROAD AND BRIDGE PRECINCT No. 3, SUBJECT TO THE FOLLOWING CONDITIONS:

1. ADD OWNER'S ADDRESS TO PLAT INFORMATION.
2. WRITTEN AND GRAPHIC SCALES DO NOT MATCH WRITTEN SCALE ON BOTTOM RIGHT HAND CORNER OF THE PLAT.
3. REDUCE THE FRONT BUILDING SETBACK LINE TO 25'.
4. REDUCE THE FRONT UTILITY EASEMENT TO 20'.
5. THE SHARED WELL AGREEMENT MUST BE REVIEWED AND APPROVED BY LEGAL PRIOR TO THE FILING OF PLAT.

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

MINUTE ORDER 264.25 (1.13) RATIFYING STAFF ACTION ON A PRELIMINARY PLAT OF THE TRAILS AT HIDDEN CREEK. THE ± 65.892-ACRE SITE IS LOCATED ± 830 FEET SOUTHWEST OF THE INTERSECTION OF BUCHANAN DRIVE AND SOUTH RING ROAD, SITUATED IN THE D. MITCHELL SURVEY, ABSTRACT No. 703, THE J. STELLE SURVEY, ABSTRACT No. 991, THE J. STARRETT SURVEY, ABSTRACT No. 1026 AND THE J. STROOP SURVEY, ABSTRACT No. 1043, WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 4; SUBJECT TO THE FOLLOWING CONDITIONS:

1. INCREASE THE SIZE OF THE VICINITY MAP TO MATCH THE SIZE OF LOT DETAIL.
2. ADD GENERAL NOTE "PRELIMINARY PLATS SHALL EXPIRE EIGHTEEN (18) MONTHS AFTER APPROVAL IF NO CIVIL PLANS OR FINAL PLAT ARE SUBMITTED."
3. CIVIL PLANS FOR THE PROPOSED SUBDIVISION WILL NEED TO BE APPROVED BY THE COUNTY ENGINEER'S OFFICE PRIOR TO THE SUBMITTAL OF THE FINAL PLAT AND THE START OF CONSTRUCTION OF INFRASTRUCTURE.
4. PER GIS, ALTERNATIVE ROAD NAME IS REQUIRED "JACKSON AS A ROAD NAME IS NOT ONLY IN USE IN THE COUNTY BUT ALSO IN USE WITHIN THE SAME POSTAL COMMUNITY AS THIS DEVELOPMENT, WOULD CAUSE VERY SIGNIFICANT MAILING ISSUES FOR ADDRESSES ON BOTH ROADS ALONGSIDE ANY POTENTIAL 9-1-1 ROUTING ISSUES".
5. PLEASE ADD THE OSSF STATEMENT AND SIGNATURE LINE TO MATCH THE ATTACHED SAMPLE PLAT.

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

MINUTE ORDER 265.25 (1.14) RATIFYING STAFF ACTION ON A PLAT OF SENECA TERRACE, LOT 1, BLOCK A. THE PROPERTY CONTAINS ± 5.074 ACRES OF LAND, LOCATED ± 1,185 FEET EAST OF THE INTERSECTION OF TOCCOA DRIVE AND SENECA DRIVE, SITUATED IN THE J.S. HOLCUM AND S. H. SURVEY, ABSTRACT No. 528, LOCATED IN THE ETJ OF THE CITY OF RED OAK, ROAD AND BRIDGE PRECINCT No. 4.

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

NO ACTION (1.15) DISCUSSION, CONSIDERATION, AND ACTION TO EXECUTE OR RELEASE THE MAINTENANCE BOND FOR JORDAN RUN PHASE 4, LOCATED NEAR NORRELL ROAD AND KATRINA RUN, ROAD AND BRIDGE PRECINCT No. 3.

PURCHASING:

MINUTE ORDER 266.25 (2.1) GRANTING AN EXEMPTION UNDER LOCAL GOVERNMENT CODE §262.024(A)(7) FOR LIGHTWEIGHT AGGREGATE, TYPE L, GRADES 3, 4, AND 5 FROM ARCOSA LIGHTWEIGHT AS THE SOLE SOURCE.

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

MINUTE ORDER 267.25 (2.2) APPROVING TO PURCHASE LIGHTWEIGHT AGGREGATE, TYPE L, GRADES 3, 4, AND 5 FROM ARCOSA LIGHTWEIGHT FOR A ONE-YEAR PERIOD USING THE APPROVED SOLE SOURCE EXEMPTION.

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

ADMINISTRATIVE:

MINUTE ORDER 268.25 (3.1) APPROVING OF THE CANVASSING OF RESULTS OF THE SPECIAL ELECTION HELD ON MAY 3RD, 2025, FOR THE PURPOSE OF CREATING THE ELLIS COUNTY EMERGENCY SERVICES DISTRICT No. 12. – *ELECTIONS ADMINISTRATOR JANA ONYON*

MOTION TO APPROVE BY JUDGE LITTLE, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 269.25 (3.2) ACCEPTING OF THE FY2024 ANNUAL COMPREHENSIVE FINANCIAL REPORT AND SINGLE AUDIT BY PATILLO BROWN AND HILL, LLP. – *COUNTY AUDITOR STACI PARR*

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

MINUTE ORDER 270.25 (3.3) APPROVING THE PARTICIPATION AGREEMENT BETWEEN ELLIS COUNTY AND THE CITY OF GRAND PRAIRIE REGARDING GRAND PRAIRIE TIRZ #3 AND AUTHORIZING THE COUNTY JUDGE TO EXECUTE THE CONTRACT PENDING LEGAL APPROVAL.

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

RECESS TO EXECUTIVE SESSION **3:37 P.M.**

MOTION TO RECESS BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

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 551, OR 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 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 (MUDs).

RECONVENED TO REGULAR SESSION 4:02 P.M.

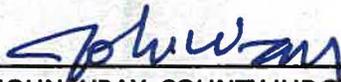
MOTION TO RECONVENE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

ADJOURNMENT 4:02 P.M.

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

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON MAY 13TH, 2025, ARE HEREBY APPROVED.

PRESIDING OFFICER:



JOHN WRAY, COUNTY JUDGE



RANDY STINSON, COMMISSIONER, PCT 1



LANE GRAYSON, COMMISSIONER, PCT 2

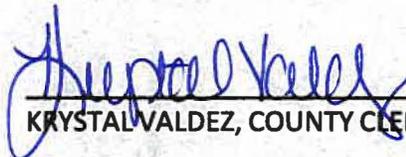


LOUIS PONDER, COMMISSIONER, PCT 3



KYLE BUTLER, COMMISSIONER, PCT 4

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 27TH DAY OF MAY 2025.



KRISTAL VALDEZ, COUNTY CLERK

