

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – JUNE 10, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, JUNE 10, 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: AMY GUERRERO, CHIEF DEPUTY

COUNTY JUDGE JOHN WRAY

COMMISSIONERS:

PRECINCT 1 COMMISSIONER RANDY STINSON
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.

INVOCATION AND PLEDGE OF ALLEGIANCE: *COUNTY JUDGE JOHN WRAY*

CONSENT AGENDA: MINUTE ORDER 290.25

ADMINISTRATIVE:

- A.1 APPROVING OF REGULAR BILLS, PAYROLL, AND OFFICERS' REPORTS. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.2 ACCEPTING OF THE COMMISSIONERS' COURT REGULAR MEETING MINUTES FROM MAY 27TH, 2025. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.3 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 1 MONTHLY REPORT FOR MAY 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *THE HONORABLE CHRIS MACON, JP PCT. 1*
- A.4 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 2 MONTHLY REPORT FOR MAY 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *THE HONORABLE JACKIE MILLER, JR., JP PCT. 2*
- A.5 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 3 MONTHLY REPORT FOR MAY 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *THE HONORABLE DAN COX, JR., JP PCT. 3*
- A.6 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 4 MONTHLY REPORT FOR MAY 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *THE HONORABLE BUTCH BRYANT, JR., JP PCT. 4*
- A.7 ACCEPTING OF THE CONSTABLE, PRECINCT 2 MONTHLY REPORT FOR MAY 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *CONSTABLE CASEY BORDERS, PRECINCT 2*
- A.8 ACCEPTING OF THE ENGINEERING DEPARTMENT'S MONTHLY REPORT FOR APRIL 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *ENGINEERING DIRECTOR ZACH GERICH*
- A.9 APPROVING OF THE APRIL 2025 MONTHLY TREASURER'S REPORT, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.026. – *COUNTY TREASURER CHERYL CHAMBERS*

- A.10 APPROVING OF ANNUAL COMPILATION REPORT OF THE FISCAL ACCOUNTS AND RECORDS OF EMERGENCY SERVICES DISTRICT IN ELLIS COUNTY FOR ESD #7 BRISTOL, PURSUANT TO §775.082, TEXAS HEALTH AND SAFETY CODE. – *FIRE MARSHAL TIM BIRDWELL*
- A.11 ACCEPTING OF THE AUDIT DEPARTMENT’S FISCAL YEAR 2025 CASH COUNT REPORTS FOR THE 3RD QUARTER THAT COVERS ALL OFFICES. – *COUNTY AUDITOR STACI PARR*
- A.12 APPROVING OF AN INTERLOCAL AGREEMENT BETWEEN ELLIS COUNTY AND THE CITY OF ALVARADO IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE §791 (THE TEXAS INTERLOCAL COOPERATION ACT). – *PURCHASING DIRECTOR EJ HARBIN*

FINANCIAL CONSENT:

- F.1 ACCEPTING OF COUNTY AUDITOR’S MONTHLY REPORT FOR MARCH 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.025. – *COUNTY AUDITOR STACI PARR*
- F.2 ACCEPTING OF COUNTY AUDITOR’S MONTHLY REPORT FOR APRIL 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.025. – *COUNTY AUDITOR STACI PARR*
- F.3 ACCEPTING OF COUNTY AUDITOR’S TABULATED REPORT OF THE COUNTY’S RECEIPTS AND DISBURSEMENTS OF FUNDS FROM APRIL 19TH, 2025 THROUGH MAY 31ST, 2025 PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.025. – *COUNTY AUDITOR STACI PARR*
- F.4 FY2025 LINE-ITEM TRANSFER – *SHERIFF BRAD NORMAN*
 DECREASE 001-0010-506940 (EMPLOYEE RECOGNITION) BY \$351.81
 INCREASE 042-0942-400870 (SHERIFF FORFEITURE) BY \$325.00
 INCREASE 001-0010-508850 (SALES TAX) BY \$26.81
- F.5 FY2025 LINE-ITEM TRANSFER – *I.T. DIRECTOR JOCELYN KING*
 DECREASE 001-0035-508010 (SUPPLIES) BY \$3,000.00
 DECREASE 001-0035-508050 (CONFERENCE) BY \$2,000.00
 DECREASE 001-0035-508190 (COMPUTER EQUIPMENT) BY \$3,000.00
 INCREASE 001-0035-508880 (COMPUTER SOFTWARE) BY \$8,000.00
- F.6 FY2025 LINE-ITEM TRANSFER – *COUNTY COMMISSIONER LANE GRAYSON, PRECINCT 2*
 DECREASE 010-0653-508070 (GENERAL EXPENSES) BY \$200,000.00
 INCREASE 010-0653-508020 (FM2 EQUIPMENT) BY \$200,000.00

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

REGULAR AGENDA

DEPARTMENT OF DEVELOPMENT:

- MINUTE ORDER 291.25** (1.1) APPROVING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) OF THE SUBDIVISION & DEVELOPMENT STANDARDS REGARDING THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENTS FOR PARCEL ID No. 180032. THIS 1.76-ACRE SITE IS LOCATED ± 715 FEET SOUTHEAST OF THE INTERSECTION OF FM 664 AND SHILOH ROAD, IN THE ETJ OF THE CITY OF OVILLA, ROAD AND BRIDGE PRECINCT No. 4. SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PROPERTY OWNER OR APPLICANT SHALL SUBMIT A PLAT IDENTICAL TO THE SURVEY PLAT PROVIDED FOR THE PROPERTY.
2. ANY FURTHER SUBDIVISION OF THIS PROPERTY SHALL REQUIRE A PLAT MEETING THOSE REGULATIONS IN EFFECT AT THE TIME OF PLATTING.

PUBLIC PARTICIPATION: DARLENE WILLIAMS, WAXAHACHIE

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

MINUTE ORDER 292.25 (1.2) APPROVING MAINTENANCE BOND NO. 332857 FOR THE WINDING CREEK ESTATES SUBDIVISION. THE PROPERTY CONTAINS ± 60.952 ACRES, LOCATED ON THE WEST SIDE OF FM 664 OVILLA ROAD, ± 330 FEET SOUTH OF SLIPPERY CREEK COURT, IN THE ETJ OF THE CITY OF OVILLA, ROAD AND BRIDGE PRECINCT NO. 4; SUBJECT TO THE FOLLOWING CONDITIONS:

1. ACCEPTANCE OF 2 BONDS - \$54,000 TO DEMOLISH AND REPLACE 16 PANELS AND \$30,00 FOR THE DRAINAGE CULVERTS, BOTH ISSUED BY THE NGM INSURANCE COMPANY- TO REPLACE THE MAINTENANCE BOND.
2. RELEASE THE MAINTENANCE BOND IN THE AMOUNT OF \$402,300 ISSUED BY NGM INSURANCE COMPANY
3. NO ACCEPTANCE OF ANY INFRASTRUCTURE AT THIS TIME.

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

MINUTE ORDER 293.25 (1.3) RATIFYING STAFF ACTION ON A PLAT OF FERRIS ACRES SUBDIVISION LOTS 1-4, BLOCK 1. THE PROPERTY CONTAINS ± 25.648 ACRES OF LAND, LOCATED ± 805 FEET EAST OF THE INTERSECTION OF FM 660 AND HURST CIRCLE, FERRIS, ROAD AND BRIDGE PRECINCT NO. 1. SUBJECT TO THE FOLLOWING CONDITIONS:

1. A LETTER OF INFRASTRUCTURE ACCEPTANCE IS REQUIRED PRIOR TO THE FILING OF THE PLAT.
2. A LETTER OF APPROVAL OR AUTHORIZATION FROM TXDOT FOR LOTS 1-4 IS REQUIRED PRIOR TO THE FILING OF THE PLAT.
3. ADD THE COMPANY NAME TO THE OWNER CONTACT ON THE PLAT.
4. CORRECT THE OWNER'S CONTACT ADDRESS ON THE PLAT TO MATCH THE ADDRESS PROVIDED ON THE APPLICATION.
5. UPDATE THE GENERAL DESCRIPTION AND METES AND BOUNDS ON THE PLAT TO REFLECT THE MOST RECENT DEED FOR THE PROPERTY.
6. LABEL BLOCK 1 ON THE PLAT DRAWING.
7. LABEL THE EXISTING ROW FOR FM 660.
8. IN ACCORDANCE WITH THE COUNTY'S MASTER THOROUGHFARE PLAN, 60 FEET OF RIGHT-OF-WAY DEDICATION IS REQUIRED FROM THE CENTERLINE OF FM 660.
9. UPDATE NAMES AND PROPERTY INFORMATION OF ADJOINING OWNERS.
10. THE DIMENSIONS AND COORDINATES ARE MISSING FROM THE SOUTHERN BOUNDARY LINE OF EACH LOT. UPDATE THE PLAT DRAWING.
11. REMOVE COLOR FROM THE PLAT. ALL PLATS MUST BE BLACK AND WHITE.
12. REMOVE THE TOP LINES IN THE UPPER RIGHT CORNER IN THE AREA DESIGNATED FOR FILING INFORMATION.
13. REMOVE "PROP LINE" LABELS SHOWN ON THE PLAT DRAWING.

14. REMOVE LABEL "PROPOSED ROAD BORE/CROSSING OFF THE EXISTING 12" MAIN" SHOWN ON THE PLAT DRAWING.
15. REMOVE LABEL "PROPOSED WATER METER LOCATION" SHOWN ON THE PLAT DRAWING.
16. REMOVE LABEL "VOLUME 2660 PAGE 1193 TURNER LIVING TRUST TRACT SIX CALLED 12.813 ACRES OCT 31, 2012" FROM LOT 1 SHOWN ON THE PLAT DRAWING.
17. REMOVE LABEL "VOLUME 2595 PAGE 0048 TURNER LIVING TRUST CALLED 12.613 ACRES OCT 28, 2011" FROM LOT 4 SHOWN ON THE PLAT DRAWING.
18. REMOVE DASHED PROPERTY LINE (INDICATING E INDIA ROAD) ON THE PLAT DRAWING.
19. REMOVE THE ADDRESS DIRECTLY ABOVE THE COURT SIGNATURE BLOCK.
20. CORRECT THE COURT SIGNATURE BLOCK BY REPLACING TODD LITTLE, COUNTY JUDGE, WITH JOHN WRAY, COUNTY JUDGE.
21. LABEL THE OWNER'S CERTIFICATE.
22. IN THE FIRST PARAGRAPH OF THE OWNER'S CERTIFICATE, REPLACE THE CAPITAL 'Y' WITH A LOWERCASE 'y' IN "ELLIS COUNTY".

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

MINUTE ORDER 294.25 (1.4) RATIFYING STAFF ACTION ON A PLAT OF LARA ESTATES. THE PROPERTY CONTAINS ± 6.214 ACRES OF LAND LOCATED ± 2,815 FEET WEST OF THE INTERSECTION OF YOUNGBLOOD ROAD AND FM 878, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 1. SUBJECT TO THE FOLLOWING CONDITIONS:

1. UPDATE THE FEMA FLOODPLAIN PANEL INFORMATION ON THE PLAT.
2. REMOVE THE WAXAHACHIE P&Z SIGNATURE BLOCK FROM THE PLAT.
3. UPDATE THE COUNTY JUDGE'S NAME TO JOHN WRAY WITHIN THE COURT SIGNATURE BLOCK, AND THE YEAR TO 2025.
4. ADD THE ORDINANCE NUMBER FOR WITHDRAWAL FROM THE CITY'S ETJ AS A PLAT NOTE.

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

MINUTE ORDER 295.25 (1.5) RATIFYING STAFF ACTION ON A PLAT OF HIGHWAY 85 ESTATES, LOTS 1-4. THE PROPERTY CONTAINS ± 4.331 ACRES OF LAND LOCATED ± 630 FEET EAST OF THE INTERSECTION OF OLD FM 85 AND FM 885, IN THE ETJ OF THE CITY OF ENNIS, ROAD AND BRIDGE PRECINCT NO. 2. SUBJECT TO THE FOLLOWING CONDITIONS:

1. REMOVE THE COMMENT ON THE PLAT DRAWING STATING THIS PLAT IS NOT WITHIN THE ETJ OF ANY CITY. THIS IS INCORRECT. UPDATE THE PLAT TITLE BLOCK TO SHOW THAT THIS PROPERTY IS WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF ENNIS.
2. CORRECT THE FOLLOWING STREET NAMES: OLD FM HWY. 662 TO OLD FM 85 AND FM HWY. 85 TO FM 85.
3. ADD A BLOCK DESIGNATION TO THE PLAT DRAWING.
4. REDUCE THE REAR BUILDING LINE SETBACK TO 20 FEET.
5. LABEL THE EXISTING RIGHT-OF-WAY DEDICATION FOR EACH ROAD SHOWN ON THE PLAT. THE REQUIRED RIGHT-OF-WAY DEDICATION FOR OLD FM 85 IS 30 FT. FROM THE CENTERLINE OF THE ROAD, AND FM 85 IS 50 FT. FROM THE CENTERLINE OF THE ROAD.

6. UPDATE THE FLOODPLAIN INFORMATION SHOWN ON THE PLAT. THE PANEL NUMBER IS INCORRECT.
7. TWO DIMENSIONS ARE MISSING ALONG THE SOUTHWEST CORNER OF LOT 1 THAT ARE INCLUDED WITHIN THE METES AND BOUNDS DESCRIPTION. UPDATE ACCORDINGLY.
8. BEGINNING IS MISPELLED WITHIN THE FINAL CALL OF THE METES AND BOUNDS DESCRIPTION.
9. FOUND IS MISPELLED WITHIN THE THIRD PARAGRAPH OF THE METES AND BOUNDS DESCRIPTION.
10. UPDATE THE YEAR FOR THE OWNER'S SIGNATURE LINE STATEMENT AND THE COURT SIGNATURE BLOCK.
11. UPDATE THE COUNTY JUDGE'S NAME TO JOHN WRAY WITHIN THE COURT SIGNATURE BLOCK.
12. ADD A NOTE TO THE PLAT STATING THE FOLLOWING: DRIVEWAY ACCESS FOR EACH LOT SHALL ONLY BE GRANTED ALONG OLD FM 85.
13. LABEL THE RESIDUAL LAND (± 0.874 ACRES) ON THE PLAT DRAWING PER THE METES AND BOUNDS DESCRIPTION.

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

MINUTE ORDER 296.25 (1.6) RATIFYING STAFF ACTION ON A PLAT OF THOMPSON HOMESTEAD. THE PROPERTY CONTAINS ± 7.99 ACRES OF LAND LOCATED ± 750 FEET NORTHWEST OF THE INTERSECTION OF WALKER CREEK ROAD AND GIN ROAD, IN THE ETJ OF THE CITY OF ENNIS, ROAD AND BRIDGE PRECINCT No. 2. SUBJECT TO THE FOLLOWING CONDITIONS:

1. UPDATE THE PLAT DRAWING TO INCLUDE THE RECORDED DEED INFORMATION.
2. ADD A CONTACT INFORMATION BLOCK TO THE PLAT FOR THE OWNER.
3. ADD A LOT & BLOCK DESIGNATION TO THE PLAT DRAWING.
4. ADJUST EACH DISTANCE LABELED ON THE PLAT DRAWING TO BE SHOWN OUTSIDE OF ANY PROPOSED BUILDING LINE SETBACK OR DRAINAGE AND UTILITY EASEMENT. THIS ADJUSTMENT WILL IMPROVE THE LEGIBILITY OF THE DRAWING.
5. THE THIRD PARAGRAPH WITHIN THE METES AND BOUNDS DESCRIPTION (THENCE NORTH 50 DEGREES 27 MINUTES, 18 SECONDS WEST) DOES NOT MATCH THE PLAT DRAWING. UPDATE ACCORDINGLY.
6. UPDATE THE FINAL PARAGRAPH WITHIN THE METES AND BOUNDS DESCRIPTION. IT REPEATS THE SAME DISTANCE FOR THE OVERALL DISTANCE, WHILE THE DRAWING REFLECTS THE OVERALL DISTANCE OF 299.59 FT. (269.59 FT. + 30 FT.).
7. REMOVE THE SECOND SIGNATURE BLOCK APPEARING DIRECTLY ABOVE THE NOTARY STATEMENT FOR DEBORAH THOMPSON.
8. UPDATE THE PLAT DRAWING AND OWNER'S CERTIFICATE TO REFLECT THE PLAT NAME AS: THOMPSON HOMESTEAD, RATHER THAN THOMPSON ADDITION.
9. REMOVE "OF RECORD" FROM THE PLAT TITLE BLOCK.
10. LABEL THE RIGHT-OF-WAY DEDICATION FOR WALKER CREEK ROAD. I SEE THE BOX INDICATING THE AMOUNT OF RIGHT-OF-WAY, BUT IT ISN'T IDENTIFIED ON THE DRAWING, NOR IS THE BOX POINTING TO THE AREA OF DEDICATION. SEE THE ATTACHED SAMPLE PLAT FOR REFERENCE.
11. THE REQUIRED RIGHT-OF-WAY DEDICATION FOR WALKER CREEK ROAD IS 40 FT. FROM THE CENTERLINE OF THE ROAD. UPDATE THE PLAT TO REFLECT THE ADDITIONAL DEDICATION OF 10 FT.
12. REDUCE THE FRONT BUILDING SETBACK LINE TO 40 FT.
13. INCREASE THE REAR DRAINAGE & UTILITY EASEMENT TO 20 FT.
14. SHADE IN THE FLOODPLAIN AREA. FINISHED FLOOR ELEVATIONS SHALL BE TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION.
15. UPDATE THE COUNTY JUDGE'S NAME TO JOHN WRAY ON THE COURT SIGNATURE BLOCK.
16. REMOVE THE STRUCTURE SHOWN ON THE PLAT DRAWING.

17. UPDATE THE PLAT TITLE BLOCK TO INCLUDE THE ADDITIONAL RIGHT-OF-WAY DEDICATION FOR WALKER CREEK ROAD.
18. PROVIDE A COPY OF THE RECORDED DEED FOR THIS PROPERTY (SHOULD IT DIFFER FROM THE DEED PROVIDED WITH THE INITIAL APPLICATION SUBMISSION).

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

MINUTE ORDER 297.25 (1.7) RATIFYING STAFF ACTION ON A PLAT OF GREATHOUSE RANCH, LOTS 1-4, BLOCK A. THE PROPERTY CONTAINS ± 13.368 ACRES OF LAND LOCATED ± 3,600 FEET NORTH OF THE INTERSECTION OF GREATHOUSE ROAD AND BOZ ROAD, IN THE ETJ OF THE CITY OF MAYPEARL, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:

1. WHEN ADDING THE LENGTHS FOR THE FOLLOWING, A MINOR DISCREPANCY WAS NOTED: SOUTH 31 DEGREES 27 MINUTES 33 SECONDS EAST, AT 194.56 FEET VS. 194.57 FEET (ACCORDING TO OUR CALCULATIONS). REVIEW AND CORRECT AS NEEDED.
2. UPDATE THE FRONT UTILITY EASEMENT TO A FRONT DRAINAGE AND UTILITY EASEMENT.
3. PRINT THE REPRESENTATIVE NAME FOR DEL Z ENTERPRISES BENEATH THE SIGNATURE LINE ON PAGE 2 AND WITHIN THE NOTARY STATEMENT.
4. UPDATE THE COUNTY JUDGE'S NAME TO JOHN WRAY ON THE COURT SIGNATURE BLOCK.
5. DITCH IMPROVEMENTS MAY BE REQUIRED BEFORE THE INSTALLATION OF CULVERTS FOR EACH PROPOSED LOT. ANY INFRASTRUCTURE IMPROVEMENTS REQUESTED BY THE COUNTY ENGINEER'S OFFICE OR ROAD AND BRIDGE PRECINCT OFFICE MUST BE COMPLETED AND INSPECTED BEFORE THE FINAL PLAT WILL BE FILED WITH THE COUNTY CLERK'S OFFICE.
6. A FIRE HYDRANT WILL NEED TO BE INSTALLED PER VOLUME III OF THE COUNTY'S SUBDIVISION REGULATIONS - (FIRE HYDRANTS ARE REQUIRED FOR ANY DEVELOPMENT THAT CONNECTS ONTO A WATERLINE WITH A MINIMUM SIZE OF SIX (6) INCHES. HYDRANT INSTALLATION SHALL NOT EXCEED 450 FEET BETWEEN HYDRANTS).

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

MINUTE ORDER 298.25 (1.8) RATIFYING STAFF ACTION ON A PLAT OF HALVERSON ESTATES LOTS 1-3, BLOCK A. THE PROPERTY CONTAINS ± 15.000 ACRES OF LAND LOCATED ± 1,085 FEET NORTHWEST OF THE INTERSECTION OF GREATHOUSE ROAD AND OLD MAYPEARL ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:

1. IDENTIFY ANY EXISTING FIRE HYDRANTS ALONG GREATHOUSE ROAD ON THE PLAT DRAWING.
2. A FIRE HYDRANT WILL NEED TO BE INSTALLED PER VOLUME III OF THE COUNTY'S SUBDIVISION REGULATIONS - (FIRE HYDRANTS ARE REQUIRED FOR ANY DEVELOPMENT THAT CONNECTS ONTO A WATERLINE WITH A MINIMUM SIZE OF SIX (6) INCHES.
3. UPDATE THE COUNTY JUDGE'S NAME TO JOHN WRAY ON THE COURT SIGNATURE BLOCK.
4. UPDATE THE YEAR WITHIN THE COURT SIGNATURE BLOCK AND THE OWNER STATEMENT AND SIGNATURE LINE.
5. DITCH IMPROVEMENTS MAY BE REQUIRED BEFORE THE INSTALLATION OF CULVERTS FOR EACH PROPOSED LOT. ANY INFRASTRUCTURE IMPROVEMENTS REQUESTED BY THE COUNTY ENGINEER'S OFFICE OR ROAD AND

BRIDGE PRECINCT OFFICE MUST BE COMPLETED AND INSPECTED ANY DEVELOPMENT PERMITS WILL BE ISSUED.

6. IF THERE AREN'T ANY FIRE HYDRANTS WITHIN 450 FT. OF EACH PROPOSED LOT SHOWN ON THE PLAT, A FIRE HYDRANT WILL NEED TO BE INSTALLED BY VOLUME III OF THE COUNTY'S SUBDIVISION REGULATIONS.

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

MINUTE ORDER 299.25 (1.9) RATIFYING STAFF ACTION ON A PLAT OF SHOOK HOMESTEAD. THE PROPERTY CONTAINS ± 6.743 ACRES OF LAND, LOCATED ± 265 FEET SOUTH OF THE INTERSECTION OF FM 2258 AND COUNTY ROAD 213, IN THE ETJ OF THE CITY OF VENUS, ROAD AND BRIDGE PRECINCT No. 4. SUBJECT TO THE FOLLOWING CONDITIONS:

1. ADD LOT 1, BLOCK A TO THE TITLE BLOCK.
2. ADD VENUS ETJ TO THE TITLE BLOCK.
3. CORRECT THE PLAT NOTE TO INDICATE THE PROPERTY LIES WITHIN THE ETJ OF THE CITY OF VENUS.
4. LABEL THE EXISTING ROW WIDTH.
5. UPDATE THE COURT SIGNATURE BLOCK TO JOHN WRAY, COUNTY JUDGE.
6. THE COUNTY'S GIS DEPARTMENT NOTED THAT THERE MAY BE POSSIBLE ERRORS WITHIN THE METES AND BOUNDS DESCRIPTION. WHEN ATTEMPTING TO MAP THE PROPOSED PLAT, THEY WERE UNABLE TO CAPTURE THE OVERALL SHAPE OF THE PROPERTY AS DEPICTED WITHIN THE PLAT DRAWING. CORRECT AS NECESSARY.

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

MINUTE ORDER 300.25 (1.10) APPROVING A PLAT OF YARBROUGH'S YARD REPLAT, LOT 1BR, BEING A REPLAT OF YARBROUGH'S YARD REPLAT, LOT 1B. THE PROPERTY CONTAINS ± 7.330 ACRES OF LAND, 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. RECALCULATE AND UPDATE THE COMPUTED GROSS ACREAGE WITHIN THE PLAT TITLE BLOCK.
2. ADD A NOTE REGARDING THE WITHDRAWAL FROM THE ETJ (ORD. No. 3568).
3. ADD A LINE OR ARROW TO CALL S 00°03'55" W 14.78' ON THE PLAT DRAWING.
4. ADD THE FOLLOWING NOTE TO THE PLAT: COMMISSIONERS' COURT APPROVED A ROAD FRONTAGE VARIANCE REQUEST FOR LOT 1BR ON MAY 13, 2025 (MINUTE ORDER No. 254.25).

PUBLIC PARTICIPATION: RAUL ACOSTA, WAXAHACHIE

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

PURCHASING:

MINUTE ORDER 301.25 (2.1) APPROVING TO ADVERTISE AND SOLICIT A REQUEST FOR PROPOSALS FOR INMATE FOOD SERVICES.

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

MINUTE ORDER 302.25 (2.2) APPROVING CONTRACT NEGOTIATIONS WITH FLYING B ANIMAL RESCUE AND SANCTUARY FOR SPAY AND NEUTER SERVICES FOR CATS AND DOGS; AND TO AUTHORIZE THE COUNTY JUDGE TO EXECUTE A CONTRACT UPON FINAL LEGAL REVIEW.

PUBLIC PARTICIPATION: CAROLYN TAYLOR, ENNIS

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

MINUTE ORDER 303.25 (2.3) APPROVING ARCHITEXAS TASK ORDER USING THE MASTER SERVICES AGREEMENT (MSA) BETWEEN ELLIS COUNTY AND ARCHITEXAS (MINUTE ORDER #148.22) FOR PRESERVATION ARCHITECTURAL SERVICES AND TEXAS HISTORIC COURTHOUSE PRESERVATION PROGRAM GRANT SUBMITTAL ON THE ELLIS COUNTY HISTORIC COURTHOUSE IN AN AMOUNT OF \$392,863.00 PLUS REIMBURSABLE EXPENSES AND SPECIALTY SERVICES.

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

MINUTE ORDER 304.25 (2.4) APPROVING TO PURCHASE ONE (1) 2026 MACK PINNACLE P164T 10 SPEED FROM BRUCKNER'S TRUCK & EQUIPMENT USING HGAC CONTRACT #HT06-20 IN AN AMOUNT OF \$168,680.00 FOR COMMISSIONER PRECINCT 2.

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

MINUTE ORDER 305.25 (2.5) APPROVING AN ESTOPPEL CERTIFICATE AND LEASE AGREEMENT TO ALLOW FOR SALE OF 661 ASPEN PARKWAY, MIDLOTHIAN, TEXAS FROM SOMC, LLC TO ROCKIN P RANCH, LLC DBA RPR REAL ESTATE. ALL TERMS AND CONDITIONS OF THE LEASE APPROVED (MINUTE ORDER #430.23) SHALL REMAIN IN FULL EFFECT. SUBJECT TO ONE LEGAL CONDITION, THAT THE COUNTY RECEIVE A TYPED ESTOPPEL CERTIFICATE, NOT HANDWRITTEN.

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

ADMINISTRATIVE:

MINUTE ORDER 306.25 (3.1) APPROVING TO RECLASSIFY THE POSITION OF ASSISTANT COUNTY AUDITOR – GRANT COMPLIANCE TO ASSISTANT COUNTY AUDITOR – INTERNAL AUDIT II. NO INCREASE IN THE DEPARTMENTAL BUDGET IS REQUESTED. THE RECLASSIFICATION WILL BE ABSORBED WITHIN THE CURRENT BUDGETED SALARY. – *COUNTY AUDITOR STACI PARR*

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

RECESS TO EXECUTIVE SESSION 2:56 P.M.

MOTION TO RECESS BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER BUTLER, 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).
- 4.2 PURSUANT TO TEXAS GOVERNMENT CODE §551.071 (1), CONSULTATION WITH LEGAL COUNSEL REGARDING PENDING OR CONTEMPLATED LITIGATION CONCERNING WINDING CREEK ESTATES MAINTENANCE BOND DETERMINATION.

ITEM 4.2 WAS RESOLVED PRIOR TO EXECUTIVE SESSION.

RECONVENED TO REGULAR SESSION 3:34 P.M.

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

(TO AGENDA ITEM 3.2)

MINUTE ORDER 307.25 (3.2) **TABLED** TO A LATER DATE: DISCUSSION, CONSIDERATION AND ACTION 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 S US HIGHWAY 77, ± 975 FEET NORTH OF THE INTERSECTION OF JOHNSTON ROAD AND S US HIGHWAY 77, SITUATED IN THE ELLIS COUNTY SCHOOL SURVEY ABSTRACT No. 328, IN THE ETJ OF THE CITY OF WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 3. – *COUNTY COMMISSIONER LOUIS PONDER, PRECINCT 3*

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

ADJOURNMENT

JUDGE WRAY ADJOURNED THE MEETING AT 3:36 P.M.

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON JUNE 10TH, 2025, ARE HEREBY APPROVED.

PRESIDING OFFICER:



JOHN WRAY, COUNTY JUDGE



RANDY STINSON, COMMISSIONER, PCT 1



LANE GRAYSON, COMMISSIONER, PCT 2

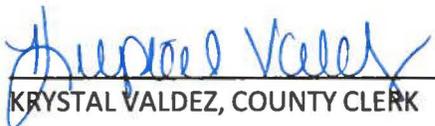


LOUIS PONDER, COMMISSIONER, PCT 3



KYLE BUTLER, COMMISSIONER, PCT 4

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 24TH DAY OF JUNE 2025.



KRYSTAL VALDEZ, COUNTY CLERK

