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FILED FOR RECORD
KRYSTAL VALDEZ
ELLIS COUNTY CLERK

RANDY STINSON
Commissioner Pct. #1

TODD LITTLE
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, April 29th, 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.

MOTION TO OPEN MEETING

INVOCATION AND PLEDGE OF ALLEGIANCE – *Precinct 4 Commissioner Kyle Butler*

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 National Day of Prayer Proclamation
- R.2 Child Abuse Prevention Month Proclamation
- R.3 Recognition of Celina Centeno and Luz Hernandez for Gaining United States Citizenship

CONSENT AGENDA – Consideration and action:

Administrative Consent:

- A.1 Approval of regular bills, payroll, and officers' reports. – *County Treasurer Cheryl Chambers*

- A.2 Approval of the March 2025 monthly Treasurer's report, pursuant to Texas Local Government Code §114.026. – *County Treasurer Cheryl Chambers*
- A.3 Approval of the 1st Quarter 2025 County Investment Report, pursuant to Texas Government Code §2256.023. – *County Treasurer Cheryl Chambers*
- A.4 Approval of the April 15th Commissioners' Court regular meeting minutes. – *County Clerk Krystal Valdez*
- A.5 Acceptance of a tabulated report of the county's receipts and disbursements of funds from April 5th – 18th, 2025, pursuant to Texas Local Government Code §114.024. – *County Auditor Staci Parr*
- A.6 Approval for the County Judge to sign the Texas Association of Counties (TAC) HEBP Updated Billing Payment Policy. – *Human Resources Director Sharon Mancilla*
- A.7 Approval of the Engineering Department's monthly financial report for March 2025, pursuant to Texas Local Government Code §114.044. – *Department of Development Director Alberto Mares*
- A.8 Approval for the County Judge to sign TDEM 151, Local Emergency Planning Committee (LEPC) Membership Update Form. – *Emergency Management Coordinator Michaela Sandefer*
- A.9 Discussion, consideration, and approval to lease a copier for the County Clerk, District Clerk, Law Library, CCL #2, 378th District Court, 443rd District Court, CSCD, Indigent Health, Justice Of The Peace PCT 1, Fire Marshal, Justice Of The Peace PCT 4, Dept Of Development, Human Resources, CCL #3, Juvenile Dept., Tax Office, 40th District Court, Sheriff's Office, Ag Extension, Road & Bridge PCT 3, Purchasing Dept. and Emergency Management from Xerox using the Omnia Partners Cooperative Contract Number R191104 in accordance with the Cooperative Purchasing Program, Chapter 271 of the Texas Government Code. – *Purchasing Agent EJ Harbin*
- A.10 Discussion, consideration, and action to approve an Interlocal agreement between Montgomery County and Ellis County in accordance with the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code. – *Purchasing Agent EJ Harbin*
- A.11 Discussion, consideration, and approval for the County Judge to request unclaimed property capital credits for Ellis County, pursuant to Local Government Code §381.004. – *County Judge Todd Little*

Financial Consent:

- F.1 Approval for the Tax Assessor to disburse property tax refunds in the amount of \$6,164.⁶⁰. – *Tax Assessor/Collector Richard Rozier*
- F.2 Acceptance of \$7,772.⁰⁰ in juror donations by the Veterans Services Office as unanticipated revenue. Request special budget of unanticipated revenue:
- Increase 001-0070-506330 by \$7,772.⁰⁰
- Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*

- F.3 Discussion, consideration, and action regarding the fourth of four payments for RCSJ #1051-01-056 (pertaining to FM 664 from US Highway 287 to FM 1387) in the amount of \$26,474.³⁰, in accordance with the executed Agreement to Contribute Right-of-Way Funds to the Texas Department of Transportation. – *Department of Development Director Alberto Mares*
- F.4 Discussion, consideration, and action regarding the fourth of four payments for RCSJ #1051-01-057 (pertaining to FM 664 from FM 1387 to Westmoreland Road) in the amount of \$134,904.⁷², in accordance with the executed agreement to Contribute Right-of-Way Funds to the Texas Department of Transportation. – *Department of Development Director Alberto Mares*
- F.5 FY25 Line-Item Transfer. – *Department of Development Director Alberto Mares*
- Decrease 001-0375-508080 (Auto) by \$1,200.⁰⁰
 - Increase 001-0375-508190 (Computer Equipment) by \$1,000.⁰⁰
 - Increase 001-0375-508070 (Operating Expenses) by \$200.⁰⁰
- F.6 FY25 Line-Item Transfer. – *County Judge Todd Little*
- Decrease 001-0390-506010 (Mileage Reimbursement) by \$400.⁰⁰
 - Decrease 001-0390-508030 (Furniture/Fixtures) by \$500.⁰⁰
 - Decrease 001-0390-508070 (Operating Expenditures) by \$241.²⁷
 - Decrease 001-0390-508350 (Training) by \$1,100.⁰⁰
 - Increase 001-0390-508060 (Official Bond/Dues) by \$241.²⁷
 - Increase 001-0390-508090 (Auto Repairs) by \$900.⁰⁰
 - Increase 001-0390-508680 (Contract Services) by \$1,100.⁰⁰
- F.7 FY25 Line-Item Transfer. – *County Judge Todd Little*
- Decrease 018-0908-509806 (Soft Cost – Elections & Records) by \$20,000.⁰⁰
 - Increase 018-0908-507130 (Thoroughfare Plan) by \$593.⁸⁶
 - Increase 018-0908-509801 (Soft Cost – Ellis County Central) by \$19,406.¹⁴
- F.8 FY25 Line-Item Transfer. – *County Judge Todd Little*
- Decrease 001-0140-508190 (Computer Equipment) by \$8,386.⁰⁸
 - Decrease 001-0140-570000 (Contingency – Surplus) by \$137,000.⁰⁰
 - Decrease 001-0140-590205 (Grant Writer) by \$60,000.⁰⁰
 - Increase 001-0140-507010 (Utilities) by \$100,000.⁰⁰
 - Increase 001-0140-508070 (Operating Expenditures) by \$5,000.⁰⁰
 - Increase 001-0140-508321 (Appellate Justices) by \$1,831.⁰⁸
 - Increase 001-0140-508350 (Training) by \$1,555.⁰⁰
 - Increase 001-0140-508685 (Contract Services – Janitorial) by \$57,000.⁰⁰
 - Increase 001-0140-509714 (Contract Services – Landscape) by \$40,000.⁰⁰

REGULAR AGENDA – Discussion, Consideration and Action

Department of Development:

Motion to Enter Public Hearing

- P.1 Conduct a public hearing for a proposed amendment to the 2024 Ellis County Master Thoroughfare Plan, specifically amending a proposed minor arterial road within the vicinity of Bozek Lane, State Highway 34, and FM 985, Ennis, Road and Bridge Precinct No. 2.

Motion to Reconvene Regular Meeting

- 1.1 Discussion, consideration, and action upon a proposed amendment to the 2024 Ellis County Master Thoroughfare Plan, specifically amending a proposed minor arterial road within the vicinity of Bozek Lane, State Highway 34, and FM 985; providing a conflicts clause; providing a severability clause; and providing for an effective date.
- 1.2 Discussion, consideration, and action on a variance request for Parcel ID 249618 from Volume I, Section IV (A) of the Subdivision & Development Regulations regarding the minimum public road frontage requirements. This ± 19.861-acre site is located ± 2,170 feet west of the intersection of Ebenezer Road and Cottonwood Road, Palmer, Road and Bridge Precinct No. 1.
- 1.3 Discussion, consideration, and action on a variance request for Parcel ID 187185 from Volume I, Section IV (B) of the Subdivision & Development Regulations regarding an existing structure encroaching into the proposed front building line setback and front drainage and utility easement. The property contains ± 5.35 acres of land located at the northeast corner of the intersection of Bozek Lane and West Highway 34, Ennis, Road and Bridge Precinct No. 2.
- 1.4 Discussion, consideration, and action to accept a performance bond for the proposed Blue Jay Estates Subdivision. The ± 89.915-acre site is located ± 1,015 feet south of the intersection of FM 878 and Youngblood Road, situated in the W. Balch Survey, Abstract No. 107, and the E. Pulse Survey, Abstract No. 846, Waxahachie, Road and Bridge Precinct No. 1.
- 1.5 Discussion, consideration, and action to release a performance bond and accept a maintenance bond for the Peaks at Lone Elm subdivision. The ± 205.73-acre site is located ± 3,740 feet northwest of the intersection of Cox Road and Hoyt Road, situated in the S. Conner Survey Abstract No. 263, Waxahachie, Road & Bridge Precinct No. 3.
- 1.6 Discussion, consideration, and action of a platting exemption for Parcel ID No. 290797, as stated in Texas Local Government Code, Section 232.0015 (e). The ± 6.05-acre site is located ± 5,360 feet northwest of the intersection of Whitehouse Road and Alsdorf Road, Ennis, Road and Bridge Precinct No. 1.
- 1.7 Discussion, consideration, and action of a platting exemption for Parcel ID No. 308731, as stated in Texas Local Government Code, Section 232.0015 (e). The ± 2.510-acre site is located at the southwest corner of Rough Creek Road and Bearden Road, located in the extraterritorial jurisdiction (ETJ) of the City of Maypearl, Road and Bridge Precinct No. 3.

- 1.8 Discussion, consideration, and action on a plat of Ridge Crest Estates Replat, Lot 1R, Block 1, being a replat of Ridge Crest Estates, Lot 1. The property contains $\pm$ 0.372 acres of land, located southwest of the intersection of FM 664 and Crest Ridge Drive, located in the extraterritorial jurisdiction (ETJ) of the City of Red Oak, Road and Bridge Precinct No. 1.
- 1.9 Discussion, consideration, and action to ratify staff action on a plat of Woodard Estates, Lot 1, Block A. The property contains $\pm$ 0.758 acres of land, located $\pm$ 230 feet southwest of the intersection of Lost Lane and Saralvo Road, located in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 4.

Administrative:

- 3.1 Discussion, consideration, and approval of the Ellis County Cash Management Policy and Procedures.
– *County Auditor Staci Parr*
- 3.2 Discussion, consideration, and approval of the Ellis County Grant Management Policy and Procedures.
– *County Auditor Staci Parr*
- 3.3 Discussion, consideration, and possible action regarding an update to RFP-2025-005 Animal Shelter and Maintenance Services. – *County Judge Todd Little*
- 3.4 Discussion, consideration, and action to approve the participation agreement between Ellis County and the City of Grand Prairie regarding Grand Prairie TIRZ #3. – *Petty Associates*

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 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 §551.074 (A) (1), deliberation of the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, specifically regarding the review of applications for the County Judge position.

ADJOURNMENT OF EXECUTIVE SESSION

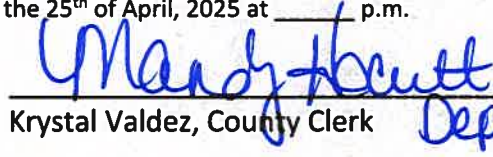
ADJOURNMENT OF REGULAR MEETING

Signed the 25th of April, 2025 –



Todd Little, 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 25th of April, 2025 at _____ p.m.



Krystal Valdez, County Clerk Deputy

