2025 AUG 26 PM 3:25

FILED FOR RECORD
KRYSTAL VALDEZ
ELLIS COUNTY CLERK

RANDY STINSON
Commissioner Pct. #1

LANE GRAYSON
Commissioner Pct. #2

JOHN WRAY
County Judge

KRYSTAL VALDEZ
Ellis County Clerk

LOUIS PONDER
Commissioner Pct. #3

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, September 2nd, 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 – *County Commissioner Precinct 1 Randy Stinson*

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 Proclamation recognizing September as Suicide Prevention Month.

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 August 19th, 2025. – *County Clerk Krystal Valdez*

A.3 Acceptance of a tabulated report of the county's receipts and disbursements of funds from July 25, 2025 – August 15, 2025 pursuant to Local Government Code §114.024. – *County Auditor Staci Parr*

A.4 Approval of an Interlocal Agreement between the County of Ellis, Sheriff's Office and the City of Palmer with the Sheriff signing on behalf of the County of Ellis. The agreement will establish a shared computer-aided dispatch, records management, mobile computer system, serving public safety, emergency communications and analytical reporting tools for each of the agencies. – *Sheriff Brad Norman*

A.5 Approval to appoint Gary Farmer, to replace Bob Beakley's appointment on MO #343.25, as a director to the Prairielands Groundwater Conservation District Board of Directors for a four-year term to expire on August 31st, 2029. – *Ellis County Judge John Wray*

A.6 Approval to appoint Keith Shaw to the Ellis County Rural Rail Transportation Board. – *Ellis County Judge John Wray*

A.7 Approval of Ellis County Engineering Departments monthly financial report for July 2025, as required by Chapter 114.044 of the Texas Local Government Code. – *Engineering Director Zach Gerich*

A.8 Approval of Ellis County Department of Development's (DOD) monthly financial report for July 2025, as required by Chapter 114.044 of the Texas Local Government Code. – *Department of Development Director Alberto Mares*

A.9 Ratify staff action of approval on a final plat of Stephen Addition, Lots 1 & 2, Block A. The ± 6.255-acre site is located ± 3,400 feet northwest of the intersection of Alsdorf Road and Whitehouse Road, Ennis, Road and Bridge Precinct No. 1. – *Department of Development Director Alberto Mares*

Financial Consent:

F.1 FY25 Line-Item Transfer. – *County Commissioner Precinct 4 Kyle Butler*
- Decrease 012-0755-570000 (FM4- Contingency Surplus) by $224,000.00
- Increase 012-0755-509170 (Concrete Stabilization) by $224,000.00

F.2 FY25 Line-Item Transfer. – *Justice of the Peace Precinct 4 Judge James 'Butch' Bryant*
- Decrease 001-0540-508740 (Docket Books/ Printing) by $3,393.65
- Increase 001-0540-508010 (Supplies) by $3,393.65

F.3 FY25 Line-Item Transfer. – *Department of Development Director Alberto Mares*
- Decrease 001-0060-508090 (Auto Repairs) by $500.00
- Increase 001-0060-508010 (Supplies) by $500.00

F.4 FY25 Line-Item Transfer. – *County Clerk Krystal Valdez*
- Decrease 001-0320-506010 (Mileage Reimbursement) by $1,400.00
- Decrease 001-0320-507030 (Telephone) by $3,200.00
- Decrease 001-0320-508010 (Supplies) by $4,750.00
- Decrease 001-0320-508060 (Official Bonds/ Dues) by $1,200.00
- Decrease 001-0320-508350 (Training) by $1,100.00
- Decrease 001-0320-508230 (Legal Notice) by $200.00
- Increase 001-0320-508020 (Equipment) by $10,850.00
- Increase 001-0320-508680 (Contract Services) by $1,000.00

F.5 FY25 Line-Item Transfer. – *County Engineer Zach Gerich*

- Decrease 001-0375-508820 (Books) by $300.00
- Decrease 001-0375-509330 (Consultant) by $10,000.00
- Decrease 001-0375-508730 (Maintenance/ Repairs of Equipment) by $300.00
- Decrease 001-0375-508350 (Training Education) by $7,200.00
- Decrease 001-0375-508050 (Conference) by $3,000.00
- Decrease 001-0375-506890 (GIS Software) by $1,000.00
- Decrease 001-0375-508070 (Operating Expenses) by $200.00
- Increase 001-0375-508010 (Supplies) by $800.00
- Increase 001-0375-508020 (Equipment) by $10,200.00
- Increase 001-0375-590208 (Outside Review Fees) by $10,000.00
- Increase 001-0375-508190 (Computer Equipment) by $500.00
- Increase 001-0375-508690 (Professional Fees) by $500.00

F.6 FY25 Line-Item Transfer. – *Sheriff Brad Norman*

- Decrease 001-0010-505020 (Salaries- Full Time) by $147,834.00
- Decrease 001-0010-508190 (Computer Equipment) by $35,425.00
- Increase 001-0010-505022 (Overtime) by $102,000.00
- Increase 001-0010-506020 (Staff Travel & Expenses) by $8,000.00
- Increase 001-0010-508040 (Shipping & Postage) by $200.00
- Increase 001-0010-508060 (Official Bond/ Dues) by $1,000.00
- Increase 001-0010-508090 (Auto Repairs) by $30,000.00
- Increase 001-0010-508570 (Peripherial) by $5,000.00
- Increase 001-0010-508650 (Pre- Employment Screening) by $2,500.00
- Increase 001-0010-508680 (Contracts) by $30,425.00
- Increase 001-0010-509960 (Radio Agreement) by $4,134.00

F.7 FY25 Line-Item Transfer. – *Sheriff Brad Norman*

- Decrease 001-0015-505020 (Salaries- Full Time) by $1,000,000.00
- Increase 001-0015-505022 (Overtime) by $700,000.00
- Increase 001-0015-507020 (Repairs) by $150,000.00
- Increase 001-0015-508020 (Equipment) by $30,000.00
- Increase 001-0015-508140 (Inmate Feeding) by $70,000.00
- Increase 001-0015-508730 (Building Mechanical Contracts) by $50,000.00

F.8 FY25 Line-Item Transfer. – *County Judge John Wray*

- Decrease 001-0140-505580 (Contingencies/ Reserve) by $300,000.00
- Decrease 001-0140-505600 (Compensatory/ Fringe Liability) by $200,000.00
- Decrease 001-0140-570020 (Contingency- Death Penalty) by $500,000.00
- Increase 018-0908-509808 (FF&E- JP2 Sub courthouse) by $21,678.21
- Increase 018-0908-509801 (Soft Costs- Ellis County Central) by $121.90
- Increase 018-0908-509731 (Hard Costs- JP2 Sub courthouse) by $503,148.00
- Increase 018-0908-507020 (Building Repairs & Improvements) by $475,051.89

F.9 FY25 Line-Item Transfer. – *County Tax Assessor- Collector Richard Rozier*

- Decrease 001-0370-508880 (Computer Services) by $1,535.00
- Increase 001-0370-508020 (Equipment) by $120.00
- Increase 001-0370-508060 (Off Bond/ Dues) by $65.00
- Increase 001-0370-508350 (Training) by $850.00
- Increase 001-0370-508050 (Conference) by $500.00
- Increase 001-0370-507030 (Telephone) by $8,370.00
- Increase 001-0370-508730 (Maint/ Off Equipment) by $8,370.00

REGULAR AGENDA – Discussion, Consideration and Action

Department of Development:

1.1 Discussion, consideration, and action to ratify staff action on a final plat of Sanchez Gibson Addition, Lot 1A, Block 1. The ± 1.00-acre site is located ± 470 feet north of the intersection of Gibson Road and Cactus Road, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge No. 1.

1.2 Discussion, consideration, and action to ratify staff action on a final plat of Alejandro Addition, Lot 1, Block A (to be renamed). The ± 5.956-acre site is located ± 2,840 feet northwest of the intersection of FM 879 and Gibson Street Railroad Crossing, in the extraterritorial jurisdiction (ETJ) of the City of Garrett, Road and Bridge Precinct No. 2.

1.3 Discussion, consideration, and action to ratify staff action on a preliminary plat of The Stallions. The ± 80.00- acre site is located ± 500 feet north of the intersection of Mustang Road and the Corral Road, Waxahachie, Road and Bridge Precinct No. 2.

1.4 Discussion, consideration, and action to ratify staff action a final plat of Funny Farm Acres, Lot 1, Block A. The ±3.009-acre site is located ± 490 feet northeast of the intersection of Bee Creek School House Road and FM 308, Grandview, Road and Bridge Precinct No. 3.

1.5 Discussion, consideration, and action to ratify staff action on a final plat of Tommie's Place, Lots 1 & 2, Block A. The ± 2.227-acre site is located ± 2,450 feet southeast of the intersection of Blair Road and Edna Road, Waxahachie, Road and Bridge Precinct No. 3.

1.6 Discussion, consideration, and action to ratify staff action on a final plat of Ovilla Business Park, Lot 1, Block A. The ± 1.771-acre site is located ± 640 feet south of the intersection of FM 664 (Ovilla Road) and Shiloh Road, in the extraterritorial jurisdiction (ETJ) of the City of Ovilla, Road and Bridge Precinct No. 4.

1.7 Discussion, consideration, and action to approve the performance bond submittals for the proposed Renaissance Subdivision, Phase 1. The ± 107.1-acre site is located at the northwest corner of Patrick Road and West Sterrett Road, situated in The C. Goar Survey, Abstract No. 401, and The C. Hurst Survey, Abstract No. 456, Waxahachie, Road and Bridge Precinct No. 4.

1.8 Discussion, consideration, and action to release a supplemental Maintenance Bond No. #S-344212 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 extraterritorial jurisdiction (ETJ) of the City of Ovilla, Road and Bridge Precinct No. 4.

Purchasing:

2.1 Discussion, consideration, and action on a exemption under Local Government Code Section 262.024 (4) from the bidding requirements of Local Government Code Section 262.023, for the purchase of WestLaw Proflex products provided by Thomson Reuters for the Ellis County Law Library.

2.2 Discussion, consideration, and approval for the purchase of West Proflex products for a term of five years, in a total amount of $137,720.64, from Thomson Reuters using the approved personal or professional service exemption, for the Ellis County Law Library.

2.3 Discussion, consideration, and action to execute contract agreements with Tenex Software Solutions for Precinct Central ePollbook System Sale and License Agreement and Software for 1—ePollbooks using the Texas Association of School Boards BuyBoard Cooperative Contract Number 710-23 in the amount of $181,090.00.

2.4 Discussion, consideration, and action to execute contract agreements with Tenex Software Solutions for Voter Registration License and Maintenance Agreement using the Texas Association of School Boards BuyBoard Cooperative Contract Number 710-23 in the amount of $205,000.00.

2.5 Discussion, consideration, and action on the award of Bid Number RFB-2025-008 Miscellaneous Concrete Work with J.C. Concrete Brothers LLC, Park Construction & Building Maintenance, Southven Construction LLC, Joe Muirhead Concrete Services, Don Smith Concrete LLC, Lookup Construction Services, and J&K Excavation LLC and the authorization for the County Judge to execute the contracts upon final legal review.

2.6 Discussion, consideration, and action to amend Lease Contract No. 3432C with American National Leasing (MO #106.24) to change the payee from King George Safety Solutions to Marshal Stuff Incorporated for Ellis County Constable Precinct 1.

2.7 Discussion, consideration, and action to amend Lease Contract No. 3427C with American National Leasing (MO #107.24) to change the payee from King George Safety Solutions to Marshal Stuff Incorporated for Ellis County Constable Precinct 3.

2.8 Discussion, consideration, and action to approve the vehicle upfit for Ellis County Constable Precinct 3 in an amount of $31,562.00 using Marshal Stuff Incorporated.

2.9 Discussion, consideration, and action to approve vehicle upfit for the Ellis County Fire Marshal in an amount of $11,618.92 with Dana Safety Supply using TIPS-USA Contract #240102.

2.10 Discussion, consideration, and action to advertise and solicit bids for Pest Control at all Ellis County facilities.

2.11 Discussion, consideration, and action to advertise and solicit bids for Drainage Culverts in Ellis County.

Administrative:

3.1 Discussion, consideration and action to cancel the scheduled Commissioners' Court meeting on September 9th, 2025. – *Ellis County Judge John Wray*

3.2 Discussion, consideration and action to allow North Texas Behavioral Health Authority to accept a grant for a Mental Health Deputy from Health and Human Services Commission, requiring county match. – *Behavioral Health Director Caitlin Wilkinson*

MOTION TO ENTER PUBLIC HEARING

P.1 Public hearing to discuss setting the mandatory payment rate for Fiscal Year 26 applicable to Ellis County's local provider participation program. The Ellis County Commissioner's Court will hold the public hearing pursuant to section Chapter 296A.101 of the Texas Health & Safety Code, which authorized the creation of the Ellis County local provider participation program. Public hearing to discuss the amounts of any mandatory payments that the commissioners court intends to require during the year and how the revenue derived from those payments is to be spent.

MOTION TO EXIT PUBLIC HEARING

3.3 Discussion, consideration, and approval to set mandatory payment rate for Fiscal Year 26 pursuant to Chapter 296A.101 of the Texas Health & Safety Code. – *County Treasurer Cheryl Chambers*

MOTION TO ENTER PUBLIC HEARING

P.2 Public hearing regarding the installation of stop signs at the intersection of Angus Road and Hoyt Road, Road and Bridge Precinct 3.

MOTION TO EXIT PUBLIC HEARING

3.4 Discussion, consideration, and action regarding the installation of stop signs at the intersection of Angus Road and Hoyt Road, Road and Bridge Precinct 3. – *Engineer Zach Gerich*

3.5 Discussion, consideration, and action on a road improvement agreement between Ellis County and Xe International Investments, LLC through their agent JL Smith, regarding Judy's Lane. – *County Commissioner Precinct 3 Louis Ponder*

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 Springside Estates, Phase 2 Bonds.

4.3 Pursuant to Texas Government Code §551.071 (1), consultation with legal counsel regarding pending or contemplated litigation matter concerning the Current Fee Schedule for Department of Development.

4.4 Pursuant to Texas Government Code §551.071(2), consultation with legal counsel on a matter in which the duty of the attorney to the governmental body under the Texas Rules of Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, and regarding current contract with Votec.

4.5 Pursuant to Texas Government Code §551.071 (1), consultation with legal counsel regarding a proposed opioid settlement offer in the matter of Texas multi-district for the county, particularly the defendants *Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun and Zydus.*

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 26th day of August, 2025 –

John Wray

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 26th of August, 2025 at 3:25 a.m./p.m.

COMMISSIONERS COURT ELLIS COUNTY, TEXAS

Krystal Valdez

Krystal Valdez, County Clerk