



RANDY STINSON
Commissioner Pct. #1

JOHN WRAY
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, September 16th, 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 2 Lane Grayson*

PUBLIC COMMENT – Members of the public will have the opportunity to make their comments at the time the agenda item is being addressed.

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 25th, 2025. – *County Clerk Krystal Valdez*
- A.3 Acceptance of the Commissioners' Court regular meeting minutes from September 2nd, 2025. – *County Clerk Krystal Valdez*
- A.4 Acceptance of the Justice of the Peace, Precinct 1 monthly report for August 2025, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 1 Judge Chris Macon*

- A.5 Acceptance of the Justice of the Peace, Precinct 2 monthly report for August 2025, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 2 Judge Jackie Miller, Jr.*
- A.6 Acceptance of the Justice of the Peace, Precinct 3 monthly report for August 2025, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 3 Judge Dan Cox*
- A.7 Acceptance of the Justice of the Peace, Precinct 4 monthly report for August 2025, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 4 Judge James ‘Butch’ Bryant*
- A.8 Acceptance of the Constable, Precinct 2 monthly report for August 2025, pursuant to Texas Local Government Code §114.044. – *Constable Precinct 2 Casey Borders*
- A.9 Approval of an Interlocal Work Agreement between the County of Ellis, Precinct 2 and the City of Garrett, Interlocal MO #462.24. The work is to include Reclaim and Chip Seal in the City of Garrett on portions of Sleepy Hollow Road. – *County Commissioner Precinct 2 Lane Grayson*
- A.10 Acceptance of 2025 Continuing Education Hours required by Sec. 262.011, Local Government Code for Purchasing Agent E.J. Harbin. – *Purchasing Agent E.J. Harbin*
- A.11 Acceptance of 2025 Continuing Education Hours required by Sec. 81.0025, Local Government Code for County Commissioner Precinct 1 Randy Stinson. – *County Commissioner Precinct 1 Randy Stinson*
- A.12 Acceptance of the resignation of Joe Chadic from the Board of Directors, Levee District #2, and approval to appoint Matt Cameron in his place. – *County Commissioner Precinct 1 Randy Stinson*
- A.13 Acceptance of the resignation of Edward McFadden from ESD #7 (Bristol), effective immediately. – *Fire Marshal Tim Birdwell*
- A.14 Acceptance of the resignation of Rick Davis from ESD #9 (Palmer), effective immediately. – *Fire Marshal Tim Birdwell*
- A.15 Acceptance of the appointment of Darren Wynn to replace Rick Davis, term ending December 31st, 2025 to ESD #9 (Palmer). – *Fire Marshal Tim Birdwell*

Financial Consent:

- F.1 Acceptance of an Interlocal Deposit from Palmer ISD by County Commissioner Precinct 1 Randy Stinson in the amount of \$125,307.10 as unanticipated revenue:
 - Increase 009-0602-508070 (Operating Expense) by \$115,307.10
 - Increase 009-0602-509100 (Fuel) by \$10,000.00
 Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*

- F.2 FY25 Line-Item Transfer. – *County Treasurer Cheryl Chambers*
- Decrease 001-0400-508350 (Training) by \$2,000.00
 - Increase 001-0400-508050 (Conference) by \$2,000.00
- F.3 FY25 Line-Item Transfer. – *Texas A&M AgriLife Extension Service County Coordinator Sidney Atchley*
- Decrease 001-0050-508030 (Furniture/ Fixtures) by \$1,200.00
 - Increase 001-0050-508050 (Conference) by \$1,200.00
- F.4 FY25 Line-Item Transfer. – *Human Resources Director Sharon Mancilla*
- Decrease 001-0425-508020 (Equipment) by \$100.00
 - Increase 001-0425-508050 (Conference) by \$78.00
 - Increase 001-0425-508010 (Supplies) by \$22.00
- F.5 FY25 Line-Item Transfer. – *Justice of the Peace Precinct 4 Judge James ‘Butch’ Bryant*
- Decrease 001-0540-508020 (Equipment) by \$112.63
 - Increase 001-0540-506020 (Staff Travel) by \$112.63
- F.6 FY25 Line-Item Transfer. – *Constable Precinct 3 Curtis Polk, Jr.*
- Decrease 001-0613-508020 (Equipment) by \$189.00
 - Increase 001-0613-508090 (Auto Repairs) by \$189.00
- F.7 FY25 Line-Item Transfer. – *County Commissioner Precinct 2 Lane Grayson*
- Decrease 001-0653-509150 (Asphalt) by \$25,000.00
 - Increase 001-0653-509090 (Repair Parts) by \$25,000.00
- F.8 FY25 Line-Item Transfer. – *County Commissioner Precinct 2 Lane Grayson*
- Decrease 004-0652-509150 (Asphalt) by \$10,000.00
 - Increase 004-0652-509240 (Soil Conservation) by \$10,000.00
- F.9 FY25 Line-Item Transfer. – *County Commissioner Precinct 3 Louis Ponder*
- Decrease 005-0703-505020 (Salaries- Full Time) by \$4,000.00
 - Decrease 005-0703-508070 (Operating Expenditures) by \$584.15
 - Increase 005-0703-505025 (Salaries- Seasonal) by \$4,000.00
 - Increase 005-0703-508190 (Computer Equipment) by \$584.15
- F.10 FY25 Line-Item Transfer. – *County Commissioner Precinct 3 Louis Ponder*
- Decrease 011-0704-508070 (Operating Expenditures) by \$10,000.00
 - Decrease 011-0704-509150 (Asphalt) by \$30,000.00
 - Decrease 011-0704-508070 (Operating Expenditures) by \$1,067.72
 - Increase 011-0704-509090 (Repairs/ Parts) by \$10,000.00
 - Increase 011-0704-509170 (Concrete Stabilization) by \$30,000.00
 - Increase 011-0704-508050 (Conference Dues/ Bond) by \$1,067.72

- F.11 FY25 Line-Item Transfer. – *Information Technology Director Jocelyn King*
- Decrease 001-0035-508010 (Supplies) by \$1,000.00
 - Decrease 001-0035-508050 (Conference) by \$2,000.00
 - Increase 001-0035-508080 (Auto Gas/ Oil) by \$600.00
 - Increase 001-0035-508190 (Computer Equipment) by \$2,400.00
- F.12 FY25 Line-Item Transfer. – *County Judge John Wray*
- Decrease 001-0140-570020 (Contingency- Death Penalty) by \$47,010.40
 - Increase 001-0360-508460 (Witness Fee) by \$47,010.40
- F.13 FY25 Line-Item Transfer. – *County and District Attorney Lindy Beaty*
- Decrease 001-0360-508460 (Witness Fee) by \$34,934.00
 - Decrease 001-0360-508020 (Equipment) by \$4,500.00
 - Increase 001-0360-508190 (Computer Equipment) by \$39,434.00
- F.14 FY25 Line-Item Transfer. – *County and District Attorney Lindy Beaty*
- Decrease 001-0360-508080 (Auto Gas) by \$1,937.00
 - Decrease 001-0360-508330 (Court Reporting) by \$6,909.00
 - Increase 001-0360-508030 (Furniture/ Fixtures) by \$8,846.00
- F.15 FY25 Line-Item Transfer. – *443rd District Court Judge Grace Pandithuri*
- Decrease 001-0200-508330 (Extra Court Reporter) by \$1,317.05
 - Increase 001-0200-508010 (Supplies) by \$1,317.05
- F.16 FY25 Line-Item Transfer. – *Elections Administrator Jana Onyon*
- Decrease 001-0210-509420 (Election Expense) by \$6,000.00
 - Increase 001-0210-508680 (Contract Services) by \$6,000.00
- F.17 FY25 Line-Item Transfer. – *Indigent Healthcare Director Terri Klein*
- Decrease 001-0110-508010 (Supplies) by \$800.00
 - Increase 001-0110-508680 (Contract Services) by \$800.00
- F.18 FY25 Line-Item Transfer. – *Emergency Management Coordinator Michaela Sandefer*
- Decrease 001-0430-508020 (Equipment) by \$2,400.00
 - Decrease 001-0430-509770 (Preparedness Training) by \$1,000.00
 - Decrease 001-0430-508080 (Auto Gas) by \$680.00
 - Increase 001-0430-508190 (Computer Equipment) by \$2,400.00
 - Increase 001-0430-508050 (Conference) by \$1,680.00

REGULAR AGENDA – Discussion, Consideration and Action

Department of Development:

- 1.1 Discussion, consideration, and action to accept the performance bonds for the proposed Ellis Ranch Manors. The ± 122.595-acre site is located ± 530 feet south of the intersection of Gibson Road and Broadhead Road, situated in the G. R. Wheelock Survey, Abstract No. 1117, Waxahachie, Road and Bridge Numbers 1 and 4.
- 1.2 Discussion, consideration, and action on a replat of Ensign Estates, Lots 2R1 & 2R2, Block A. The ± 10.373-acre site is located ± 615 feet southeast of the intersection of Ensign Road and Brazier Road, located in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 2.
- 1.3 Discussion, consideration, and action on a replat of Wild Plum Subdivision, Lots 2R and 2R-1. The ± 14.741-acre site is located ± 4,230 feet south of the intersection of FM 55 and Nash Howard Road, Waxahachie, Road and Bridge Precinct No. 2.
- 1.4 Discussion, consideration, and action to release the supplemental deposit and accept the infrastructure for Jordan Run Phase IV. The property contains ± 92.218 acres, located south of Makala Drive, ± 330 feet east of the intersection of Katrina Run and Norrell Road, Midlothian, Road and Bridge Precinct No. 3.

Purchasing:

- 2.1 Discussion, consideration, and action to purchase furniture and installation services for the Courts and Administration Facility Remodel Project from Oak Cliff Office Products using the TIPS Cooperative Contract Number 230301 and Omnia Partners Cooperative Contract Number 240117. The total furniture and installation cost will be \$245,313.83.
- 2.2 Discussion, consideration, and approval for the award of RFP-2025-007 Inmate Food Services for the Ellis County Detention Center to Selrico Services, Inc. for inmate food services and approval for the County Judge to execute the contract upon final legal review.
- 2.3 Discussion, consideration, and action on Change Order #22 for the Ellis County Courts & Administration Renovation Project for Avigilon Camera Licenses and an AI NVR2 server in an amount of \$71,177.00.

Administrative:

- 3.1 Presentation of the annual interpretation of Texas A&M AgriLife Extension Service and introduction of Prairie View A&M Personnel District Extension Administrator, Jay Kingston. – *Texas A&M AgriLife Extension Service County Coordinator Sidney Atchley*
- 3.2 Introduction of Ellis County Coalition for Health Options, dba Hope Health's new CEO Michael Randle. – *Indigent Healthcare Director Terri Klein*

- 3.3 Discussion, consideration and action to renew the Texas Association of Counties (TAC) Workers' Compensation Program for the 2026 plan year and submit pool documentation necessary for the pool to properly underwrite the renewal, including approval for the County Judge to sign all renewal documentation. – *Human Resources Director Sharon Mancilla*
- 3.4 Discussion, consideration and action to approve additional/and/or updated core members to the Ellis County Sexual Response Team. – *County and District Attorney Lindy Beaty*
- 3.5 Discussion, consideration and action of the update to the Ellis County Purchasing Policy and Procedures Manual to align with changes approved by the 89th Texas Legislature effective September 1st, 2025 of Chapter 262 Local Government Code. – *Purchasing Agent E.J. Harbin*
- 3.6 Presentation of Fiscal Year 2026 Budget update. – *County Judge Chief of Staff Ryan Garrett*

MOTION TO ENTER PUBLIC HEARING

- P.1 Public hearing regarding the proposed Fiscal Year 2026 Budget.

MOTION TO EXIT PUBLIC HEARING

- 3.7 Discussion, consideration, and action to adopt the Fiscal Year 2026 Budget. – *County Judge John Wray*

MOTION TO ENTER PUBLIC HEARING

- P.2 Public hearing regarding the proposed tax year 2025 property tax rate.

MOTION TO EXIT PUBLIC HEARING

- 3.8 Discussion, consideration, and action to adopt the tax year 2025 property tax rate. – *County Judge John Wray*

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 regarding road repairs done on Sunrise Circle.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 10th day of September, 2025 –



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 10th of September, 2025 at 4:18 a.m./p.m. (p.m.)



Krystal Valdez, County Clerk