



FILED FOR RECORD
KRYSTAL VALDEZ
ELLIS COUNTY CLERK

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, October 14th, 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 4 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 Proclamation for the Fire Prevention Month as October from Fire Marshal Tim Birdwell with special guest 'Sparky' in attendance.
- R.2 Recognition of Elizabeth Norwood for exhibiting the Reserve Grand Champion Steer at the 2025 State Fair of Texas.

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 September 30th, 2025. – *County Clerk Krystal Valdez*

- A.3 Acceptance of the Justice of the Peace, Precinct 1 monthly report for September 2025, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 1 Judge Chris Macon*
- A.4 Acceptance of the Justice of the Peace, Precinct 2 monthly report for September 2025, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 2 Judge Jackie Miller, Jr.*
- A.5 Acceptance of the Justice of the Peace, Precinct 3 monthly report for September 2025, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 3 Judge Dan Cox*
- A.6 Acceptance of the Justice of the Peace, Precinct 4 monthly report for September 2025, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 4 Judge James ‘Butch’ Bryant*
- A.7 Approval of ‘Amendment No. 1 to Interlocal Agreement’ between the County of Ellis, Tax Office and the North Texas Tollway Authority (NTTA) increasing the NTTA payment to \$6.50 for refusal to register or renew the registration of a vehicle pursuant to the original agreement (MO 174.17.) – *County Tax Assessor- Collector Richard Rozier*
- A.8 Acceptance of a donation of 2 law books to the Ellis County Law Library by Juanita Edgecomb. The donation has an estimated value of \$260.00. – *County Auditor Staci Parr*
- A.9 Ratify staff action on the approval on a final plat of Rios- Avalos Subdivision, Lot 1. The ± 4.568-acre site is located ± 1,455 feet east of the intersection of East FM 664 and Hill Road, partially within the extraterritorial jurisdiction (ETJ) and the city limits of the City of Ferris, Road and Bridge Precinct No. 1. – *Department of Development Director Alberto Mares*
- A.10 Ratify staff action on the approval on a plat of MacDonald Estate, Lot 1 & Lot 2, Block A. The ± 11.100-acre site is located ± 40 feet east of the intersection of Sandwitch Road and FM 985, Ennis, Road and Bridge Precinct No. 2. – *Department of Development Director Alberto Mares*
- A.11 Approval of a platting exemption for Parcel ID No. 187368, as stated in Texas Local Government Code, Section 232.0015 (e). The ± 2.00-acre site is located ± 638 feet east of the intersection of Old Waxahachie Road and Jenkins Road, Waxahachie, Road and Bridge Precinct No. 2. – *Department of Development Director Alberto Mares*
- A.12 Approval of a platting exemption for Parcel ID No. 261957, as stated in Texas Local Government Code, Section 232.0015 (e). The ± 2.248-acre site is located ± 2,438 feet south of the intersection of E.P. Dawson Road and FM 916, Maypearl, Road and Bridge Precinct No. 3. – *Department of Development Director Alberto Mares*
- A.13 Approval of a platting exemption for Parcel ID No. 184862, as stated in Texas Local Government Code, Section 232.0015 (e). The ± 2.052-acre site is located ± 1,060 feet southwest of the intersection of Richland Bend Road and South FM 308, Milford, Road and Bridge Precinct No. 3. – *Department of Development Director Alberto Mares*

- A.14 Acceptance of a bond by Travelers Insurance in an amount of \$680,000 for Yellow Cat Wind, LLC to complete the requirements of the Road Use Agreement, signed July 8th, 2025 in Min. Order 326.25.

Financial Consent:

- F.1 FY25 Line-Item Transfer. – *District Clerk Melanie Reed*
- Decrease 001-0310-506010 (Mileage Reimbursement) by \$1,500.00
 - Decrease 001-0310-506260 (Recording/ Microfilm) by \$1,000.00
 - Decrease 001-0310-508050 (Conference) by \$2,000.00
 - Increase 001-0310-508010 (Supplies) by \$4,500.00
- F.2 FY26 Line-Item Transfer. – *Community Supervision and Corrections Department Director Kimberly Sanchez*
- Decrease 050-0950-505500 (Employee Insurance) by \$10,000.00
 - Decrease 050-0950-508350 (Training / Education) by \$1,000.00
 - Decrease 050-0950-508070 (General Misc/ Operating Expense) by \$3,000.00
 - Decrease 050-0950-508020 (Equipment) by \$2,000.00
 - Increase 050-0950-508680 (Contract Services) by \$16,000.00

REGULAR AGENDA – Discussion, Consideration and Action

Department of Development:

- 1.1 Discussion, consideration, and action to ratify staff action on a revised preliminary plat of Alta Vista Estates. The ± 40.222-acre site is located ± 1,550 feet east of the intersection of Wester Road and the Palmyra Road, Ferris, Road and Bridge Precinct No. 1.
- 1.2 Discussion, consideration, and action to ratify staff action on a plat of Billups Addition, Lots 1 & 2, Block A. The ± 28.205-acre site is located ± 560 feet northwest of the intersection of Eason Road and Chmelar Road, in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 1.
- 1.3 Discussion, consideration, and action to ratify staff action on a preliminary plat of Ellis Ranch Phase 1A. The ± 79.633-acre site is located ± 6,290 feet northeast of the intersection of FM 878 and Gibson Road, Waxahachie, Road and Bridge Precinct No. 1.
- 1.4 Discussion, consideration, and action to ratify staff action on a plat of Eduardo Estates, Lots 1 & 2, Block A. The ± 17.998-acre site is located ± 1,300 feet southwest of the intersection of FM 878 and Rutherford Road, Waxahachie, Road and Bridge Precinct No. 1.
- 1.5 Discussion, consideration, and action to ratify staff action on a final plat of Skyline Estates, Phase 2, Block A, Lot 1. The ± 1.168-acre site is located ± 4,840 feet northeast of the intersection of Hampel Road and North I-45 Service Road, Palmer, Road and Bridge Precinct No. 1.

- 1.6 Discussion, consideration, and action to accept the performance bond for the proposed Whispering Creek Preserve subdivision. The ± 131.862-acre site is located ± 998 feet west of the intersection of Youngblood Road and FM 878, situated in the S.S. Wilson Survey, Abstract No. 1141, Waxahachie, Road and Bridge Precinct No. 1.
- 1.7 Discussion, consideration, and action to ratify staff action on a plat of Garrett- Munoz Estates, Lots 1 & 2, Block A. The ± 19.777-acre site is located ± 2,175 feet northwest of the intersection of FM 1181 and J C Spence Road, Ennis, Road and Bridge Precinct No. 2.
- 1.8 Discussion, consideration, and action to ratify staff action on a plat of Holland Addition, Lots 1 & 2, Block A. The ± 5.113-acre site is located ± 2,305 feet southeast of the intersection of FM 1722 and Slovacek Road, in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 4.
- 1.9 Discussion, consideration, and action on a replat of Plattner Farm, Lots 14R1 & 14R2, Block 1, Replat. The ± 11.173-acre site is located ± 1,335 feet south of the intersection of FM 876 and Bigham Road, Waxahachie, Road and Bridge Precinct No. 3.
- 1.10 Discussion, consideration, and action upon eight (8) variance requests for Parcel ID Nos. 185534, 188979, 191614, 191621, and 196574 (proposed Legendary Hills on Hamrock) from Volume I- Section IV (A) & (B), Section VII (B); Volume III- Section II (A) & (C), Section IV (A) & (D) of the Quality Growth Initiatives, and the Septic Order to fall below the County minimum standards for lot size, road frontage, build lines, bond requirements, individual driveways along thoroughfares, and an paving section. The ± 296.026-acre site is located near the intersection of Hamrock Road and Dale Acres Road, Italy, Road and Bridge Precinct No. 3.
- 1.11 Discussion, consideration, and action to ratify staff action on a preliminary plat of Legendary Hills on Hamrock. The ± 296.026-acre site is located near the intersection of Hamrock Road and Dale Acres Road, Italy, Road and Bridge Precinct No. 3.

Purchasing:

- 2.1 Discussion, consideration, and action for the County Judge to execute a lease agreement with American National Leasing for a 2026 GMC Sierra 1500 Elevation for the Ellis County Purchasing Department.

Administrative:

- 3.1 Discussion, consideration, and action for the County Judge to sign the Resolution for the FY2026 Texas Indigent Defense Commission Formula Grant. – *County Auditor Staci Parr*
- 3.2 Discussion, consideration, and action to renew or modify the current County Silver Retiree Health Insurance coverage and premiums through the Texas Association of Counties Health and Employee Benefits Pool (TAC HEBP) for calendar year 2026, including for the County Judge to sign the renewal. – *Human Resources Director Sharon Mancilla*

- 3.3 Discussion, consideration, and action regarding the Flood Control Structural Repair Grant application for repairs to Natural Resources Conservation Service (NRCS) flood control structures, and approval for county judge to sign application. – *County Engineer Zach Gerich*
- 3.4 Discussion, consideration, and action on an amended Interlocal Agreement between Ellis County and the City of Midlothian (MO 195.08) regarding subdivision approval authority in the extraterritorial jurisdiction (ETJ). – *Department of Development Director Alberto Mares*

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 conference, 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 Matthew Farms Bonds.
- 4.3 Pursuant to Texas Government Code §551.072, deliberate the purchase, exchange, lease, or value of real property if the deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. The subject property is 1305 West Jefferson in Waxahachie.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

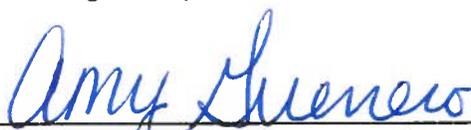
Signed the 7th day of October, 2025 –



 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 7th of October, 2025 at

2:27 a.m./p.m.



 Krystal Valdez, County Clerk *Chief Deputy*