



2025 OCT 22 PM 3: 34

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 28th, 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 November 7th, 2025 as Adoption Day in Ellis County
- R.2 Proclamation in support of and participation in Operation Green Light initiative for Veterans in Ellis County
- R.3 Proclamation for Rebecca Perry as 1st place winner of 20th Annual Catholic Foundation Art of the Plaza Competition with 'Expression of Harmony'

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 October 14th, 2025. – *County Clerk Krystal Valdez*
- A.3 Acceptance of the 3rd Quarter 2025 Investment Report, pursuant to Texas Local Government Code §2256.023. – *County Treasurer Cheryl Chambers*
- A.4 Acceptance of the Treasurer’s monthly report for September 2025, pursuant to Texas Local Government Code §114.026. – *County Treasurer Cheryl Chambers*
- A.5 Approval of the annual update to the Ellis County Investment Policy, pursuant to Texas Local Government Code §2256.005 (E). – *County Treasurer Cheryl Chambers*
- A.6 Acceptance of the 4th Quarter Cash Count Reports for FY2025 that were completed on October 1st, 2025, pursuant to Texas Local Government Code §115.002. – *County Auditor Staci Parr*
- A.7 Acceptance of the tabulated report of the county’s receipts and disbursements of funds from August 20th, 2025 – September 30th, 2025, pursuant to Texas Local Government Code §114.024. – *County Auditor Staci Parr*
- A.8 Acceptance of the tabulated report of the county’s receipts and disbursements of funds from October 1st, 2025 – October 15th, 2025, pursuant to Texas Local Government Code §114.024. – *County Auditor Staci Parr*
- A.9 Acceptance of the Constable, Precinct 2 monthly report for September 2025, pursuant to Texas Local Government Code §114.044. – *Constable Precinct 2 Casey Borders*
- A.10 Acceptance of the 2025 Annual Asset Forfeiture Report to the State Attorney General office. – *Fire Marshal Tim Birdwell*
- A.11 Approval of the Resolution of Support for Meals on Wheels to apply for a grant from the Texas Department of Agriculture for Program Year 2026. – *Ellis County Judge John Wray*
- A.12 Approval of the yearly contribution to Meals on Wheels North Central Texas for FY2026 in the amount of \$66,500. Funding will come from the Community Support budget line. – *Ellis County Judge John Wray*
- A.13 Approval of the final installation to the 3-year agreement to the Ellis County Museum for FY2026 in the amount of \$50,000. Funding will come from the Community Support budget line. – *Ellis County Judge John Wray*
- A.14 Approval of the yearly contribution to the Ellis County Children's Advocacy Center for FY2026 in the amount of \$100,000. Funding will come from the Community Support budget line. – *Ellis County Judge John Wray*

- A.15 Approval of the county matching funds for the quarterly contribution to the North Texas Behavioral Health Authority (NTBHA) in the amount of \$52,139.08. The total FY2026 funds will be \$208,556.32 with the funding coming from the Behavioral Health Director's Contract Services budget quarterly.
– Behavioral Health Director Caitlin Wilkinson
- A.16 Acceptance of the recertification of E.J. Harbin, Purchasing Agent as a Certified Public Procurement Officer (CPPO) by the Universal Public Procurement Certification Council (UPPCC). – Purchasing Agent E.J. Harbin
- A.17 Discussion, consideration, and action to lease a copier for Veterans Treatment Court from Xerox using the Omnia Partners Cooperative Contract #R191104. In accordance with the Cooperative Purchasing Program, pursuant to Texas Local Government Code §271. – Purchasing Agent E.J. Harbin
- A.18 Discussion, consideration, and action to renew Microsoft Office 365 and Microsoft Teams Rooms licenses for the County offices using DIR-CPO-5237 with SHI Government Solutions, LLC in the amount of \$172,659.24. The renewal term is for December 1st, 2025 through November 30th, 2026.
– Purchasing Agent E.J. Harbin
- A.19 Ratify staff action of approval on a final plat of Alsdorf Acres, Lots 1-4, Block A. The ± 23.187-acre site is located ± 1,185 feet south of the intersection of Alsdorf Road and Whitehouse Road, Ennis, Road and Bridge Precinct No. 1. – Department of Development Director Alberto Mares
- A.20 Ratify staff action of approval on a final plat of C&T Addition, Lot 1. The ± 5.376-acre site is located ± 2,495 feet northeast of the intersection of West State Highway 34 and FM 985, Ennis, Road and Bridge Precinct No. 2. – Department of Development Director Alberto Mares
- A.21 Ratify staff action of approval on a preliminary plat of Heirloom, Phase 2A. The ± 8.24-acre site is located ± 4,320 feet southwest of the intersection of East FM 875 and McAlphin Road, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No. 3.
– Department of Development Director Alberto Mares
- A.22 Ratify staff action of approval on a preliminary plat of Judy's addition, Lots 1-6, Block A. The ± 20.312-acre site is located ± 1,955 feet southwest of the intersection of Judy's Lane and Morgan Road, Italy, Road and Bridge Precinct No. 3. – Department of Development Director Alberto Mares
- A.23 Approval of Ellis County Department of Development's (DOD) monthly financial report for September 2025, pursuant to Texas Local Government Code §114.044. – Department of Development Director Alberto Mares

Financial Consent:

- F.1 FY25 Line-Item Transfer. – County Commissioner Precinct 2 Lane Grayson
- Decrease 004-0652-508070 (RB2 Operating Expenditures) by \$1,100.00
 - Increase 004-0652-505560 (RB2 Unemployment Fees) by \$700.00
 - Increase 004-0652-507010 (RB2 Utilities) by \$400.00

- F.2 FY25 Line-Item Transfer. – *County Commissioner Precinct 2 Lane Grayson*
 - Decrease 010-0653-508020 (FM2 Equipment) by \$81,000.00
 - Increase 010-0653-508680 (FM2 Contract Services) by \$75,000.00
 - Increase 010-0653-509620 (FM2 Lubricant) by \$6,000.00

- F.3 FY25 Line-Item Transfer. – *District Clerk Melanie Reed*
 - Decrease 001-0310-508350 (Training) by \$600.00
 - Increase 001-0310-508010 (Supplies) by \$600.00

- F.4 FY25 Line-Item Transfer. – *County Court at Law 3 Judge Joe Gallo*
 - Decrease 001-0387-508010 (Supplies) by \$87.00
 - Increase 001-0387-505420 (Judges Conference) by \$87.00

- F.5 FY25 Line-Item Transfer. – *County Court at Law 3 Judge Joe Gallo*
 - Decrease 001-0387-508010 (Supplies) by \$149.00
 - Increase 001-0387-506010 (Mileage Reimbursement) by \$149.00

- F.6 FY25 Line-Item Transfer. – *County Court at Law 3 Judge Joe Gallo*
 - Decrease 001-0387-508010 (Supplies) by \$459.00
 - Increase 001-0387-508350 (Staff Training/ Conference) by \$459.00

- F.7 FY26 Line-Item Transfer. – *Human Resources Director Sharon Mancilla*
 - Decrease 001-0425-508680 (Contract Services) by \$1,205.00
 - Increase 001-0425-508880 (Computer Software) by \$1,205.00

REGULAR AGENDA – Discussion, Consideration and Action

Department of Development:

- 1.1 Discussion, consideration, and action on a variance request for Parcel ID No. 168612 (211 Coffee Road) from Volume I, Section IV (A) of the Subdivision and Development Regulations, regarding the minimum public road frontage requirements. The ± 1.37-acre site is located ± 880 feet north of the intersection of Coffee Road and West Jefferson Street, in the extraterritorial jurisdiction (ETJ) of the City of Palmer, Road and Bridge Precinct No. 1.

- 1.2 Discussion, consideration, and action on a replat of Grandview Estates, Lots 19A & 19B. The ± 12.545-acre site is located ± 3,535 feet southeast of the intersection of Mach Road and Walker Creek Road, Ennis, Road and Bridge Precinct No. 2.

- 1.3 Discussion, consideration, and action on a variance request to Volume I, Section IV (A) of the Subdivision and Development Regulations, regarding the minimum lot size requirements, and Septic Regulations (Order No. 134.24) for Parcel ID Nos. 192324, 192358. This ± 0.73-acre site is located ± 165 feet west of the intersection of Sardis Road and US Highway 287 Bypass Service Road, Midlothian, Road and Bridge Precinct No. 4.

Purchasing:

- 2.1 Discussion, consideration, and action on the purchase of a 2026 Mack Anthem 42R Truck from Bruckner's Truck and Equipment using HGAC Contract #HT06-20 in an amount of \$164,520.00 for Road and Bridge Precinct 4 with 80% being reimbursed through the TERP Grant Program.
- 2.2 Discussion, consideration, and action to declare the listed item as surplus to be disposed of in accordance with the Texas Local Government Code §263:
 - Road and Bridge #4: 1992 International Truck 454 with VIN #1HSHBN2N3NH450034
 - Sheriff's Office: 2020 Chevrolet Tahoe with VIN #1GNLCDEC4LR240268

Administrative:

- 3.1 Discussion, consideration, and possible action to enact a burn ban order for Ellis County, effective immediately. – *Fire Marshal Tim Birdwell*
- 3.2 Discussion, consideration, and action to authorize the necessary posting and public notice for the request of adding stop signs where Charles Avenue, Cecilia Avenue, Breezy Hill Street, Lewis Avenue, and Ruby Avenue intersect with Skyline Drive and Dawson Drive, Road and Bridge Precinct 4. Request to set the public hearing date as November 11th, 2025 per the Texas Transportation Code §251.152. – *County Engineer Zach Gerich*

MOTION TO ENTER PUBLIC HEARING

- P.1 Public hearing regarding proposed new Ellis County Tax Abatement Guidelines.

MOTION TO EXIT PUBLIC HEARING

- 3.3 Discussion, consideration, and action to approve the new Ellis County Tax Abatement Guidelines and replace current guidelines (MO #386.24). – *Ellis 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 concerning Springside Estates, Phase 2 Maintenance Bonds and Ferris Ranch Phase 2 Maintenance Bond.

ADJOURNMENT OF EXECUTIVE SESSION

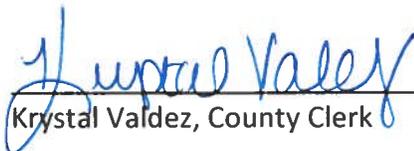
ADJOURNMENT OF REGULAR MEETING

Signed the 22nd 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 22nd of October, 2025 at 3:34 a.m./p.m.



Krystal Valdez, County Clerk