

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – JUNE 24, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, JUNE 24, 2025, AT 2:00 P.M., IN THE HISTORIC ELLIS COUNTY COURTHOUSE, COMMISSIONERS COURTROOM (2ND FLOOR) 101 W. MAIN STREET, WAXAHACHIE, TEXAS AT WHICH THE FOLLOWING WAS DISCUSSED AND CONSIDERED, TO-WIT:

MEMBERS PRESENT:

COUNTY CLERK: KRYSTAL VALDEZ

COUNTY JUDGE JOHN WRAY

COMMISSIONERS:

PRECINCT 1 COMMISSIONER RANDY STINSON

PRECINCT 2 COMMISSIONER LANE GRAYSON

PRECINCT 3 COMMISSIONER LOUIS PONDER

PRECINCT 4 COMMISSIONER KYLE BUTLER

OPENING COURT:

COUNTY JUDGE CALLS MEETING TO ORDER, DECLARES QUORUM AND DECLARES NOTICES LEGALLY POSTED PURSUANT TO OPEN MEETINGS ACT.

INVOCATION AND PLEDGE OF ALLEGIANCE: *PRECINCT 3 COMMISSIONER LOUIS PONDER*

CONSENT AGENDA: MINUTE ORDER 308.25

ADMINISTRATIVE:

- A.1 APPROVING OF REGULAR BILLS, PAYROLL, AND OFFICERS' REPORTS. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.2 APPROVING THE COMMISSIONERS' COURT REGULAR MEETING MINUTES FROM JUNE 10TH, 2025. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.3 ACCEPTING OF THE COUNTY AUDITOR'S SPECIAL INVENTORY TAX PENALTY AND INTEREST REPORT FOR 2024. - *COUNTY AUDITOR STACI PARR*
- A.4 ACCEPTING OF FISCAL YEAR 2025 OFFICE AUDIT FOR THE JUSTICE OF THE PEACE PRECINCT 4 AND CONSTABLE PRECINCT 4. - *COUNTY AUDITOR STACI PARR*
- A.5 APPROVING OF THE MAY 2025 MONTHLY TREASURER'S REPORT, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.026. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.6 APPROVING FOR THE COUNTY JUDGE TO EXECUTE A SANITARY CONTROL EASEMENT FOR BUENA VISTA BETHEL SPECIAL UTILITY DISTRICT (SUD) FOR THEIR PLANT NO. 4 LOCATED AT 3800 EVENING FIRE DRIVE, TO BE FILED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE COUNTY CLERK'S OFFICE. - *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
- A.7 ACCEPTING THE DEPARTMENT OF DEVELOPMENT'S MONTHLY FINANCIAL REPORT FOR MAY 2025, AS REQUIRED BY CHAPTER 114.044 OF THE TEXAS LOCAL GOVERNMENT CODE. - *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*

- A.8 APPROVING OF THE REQUESTED 30-DAY EXTENSION FOR ESD #4 (RED OAK) TO COMPLETE THE AUDIT REPORT FOR 2024 ACCORDING TO TEXAS HEALTH AND SAFETY CODE TITLE 9.B CHAPTER 775.082(D). – *FIRE MARSHAL TIM BIRDWELL*
- A.9 APPROVING OF THE ANNUAL AUDIT REPORT OF THE FISCAL ACCOUNTS AND RECORDS OF EMERGENCY SERVICES DISTRICT IN ELLIS COUNTY FOR ESD #6 (WAXAHACHIE): PURSUANT TO 775.082, TEXAS HEALTH AND SAFETY CODE . – *FIRE MARSHAL TIM BIRDWELL*
- A.10 APPROVING TO AMEND THE “TELEMATICS SERVICES AGREEMENT, MINUTE ORDER #110.25” BETWEEN ELLIS COUNTY AND ENTERPRISE FLEET MANAGEMENT, INC. – *PURCHASING DIRECTOR EJ HARBIN*
- A.11 APPROVING OF A LETTER OF SUPPORT TO THE TRINITY RIVER AUTHORITY (TRA) FOR THEIR APPLICATION TO THE TCEQ 319 PROGRAM ENABLING TRA TO CONTINUE EFFORTS OF REPLACING FAILING SEPTIC SYSTEMS IN THE JOE POOL LAKE WATERSHED. – *COUNTY JUDGE CHIEF OF STAFF RYAN GARRETT*

FINANCIAL CONSENT:

- F.1 ACCEPTING OF DONATION TO THE VETERANS’ TREATMENT COURT FROM SEAN FLANNERY IN THE AMOUNT OF \$400.00 AS UNANTICIPATED REVENUE:
- INCREASE 001-0190-500998 (VETERANS’ TREATMENT COURT EXPENSES) BY \$400.00 PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*
- F.2 ACCEPTING OF DONATION TO THE VETERANS’ TREATMENT COURT FROM WOLTER-ASHLEY MEMORIAL VFW POST 3894 IN THE AMOUNT OF \$1,500.00 AS UNANTICIPATED REVENUE:
- INCREASE 001-0190-500998 (VETERANS’ TREATMENT COURT EXPENSES) BY \$1,500.00 PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*
- F.3 APPROVING OF THE TAX ASSESSOR-COLLECTOR TO DISBURSE PROPERTY TAX REFUNDS IN THE AMOUNT OF \$15,358.50. – *COUNTY AUDITOR STACI PARR*
- F.4 FY2025 LINE-ITEM TRANSFER – *BEHAVIORAL HEALTH DIRECTOR CAITLIN WILKINSON*
DECREASE 001-0130-508680 (CONTRACT SERVICES) BY \$15,000.00
INCREASE 001-0130-508350 (TRAINING) BY \$15,000.00

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

REGULAR AGENDA

DEPARTMENT OF DEVELOPMENT:

MINUTE ORDER 309.25 (1.1) APPROVING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) OF THE SUBDIVISION & DEVELOPMENT STANDARDS REGARDING THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENTS FOR PARCEL ID No. 178308. THIS 63.783-ACRE SITE IS LOCATED ± 4,220 FEET WEST OF THE INTERSECTION OF PUMP HOUSE ROAD AND STACKS ROAD, ENNIS, ROAD AND BRIDGE PRECINCT No. 1. SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. APPLICANT SHALL OBTAIN AN ACCESS EASEMENT FOR STACKS ROAD FROM THE ADJACENT PROPERTY, FILING THE DOCUMENT WITH THE COUNTY CLERK’S OFFICE BEFORE OBTAINING PERMITS FROM THE DEPARTMENT OF DEVELOPMENT.

2. ANY FURTHER SUBDIVISION OF THIS PROPERTY SHALL REQUIRE A PLAT MEETING THOSE REGULATIONS IN EFFECT AT THE TIME OF PLATTING.
3. APPROVAL OF THIS VARIANCE REQUEST DOES NOT EXTEND TO ANY MULTI-TENANT, MULTI-UNIT, OR COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 310.25 (1.2) APPROVING A FINAL PLAT OF JEWEL ESTATES. THE ± 15.318-ACRE SITE IS LOCATED ± 5,210 FEET NORTH OF THE INTERSECTION OF FM 813 AND ROBNETT ROAD, SITUATED IN THE A. SLAYBACK SURVEY, ABSTRACT NO. 1005, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 1.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 311.25 (1.3) APPROVING THE CANCELLATION REQUEST OF THE JACOB'S ADDITION TRACTS 1 AND 2 FINAL PLAT. THE ± 26.022-ACRE SITE IS LOCATED ± 350 FEET WEST OF THE INTERSECTION OF OLD BUENA VISTA ROAD AND BARN OWL ALY, SITUATED IN THE J. A. GAONA SURVEY, ABSTRACT NO. 386, PARTIALLY IN THE ETJ OF MAYPEARL, ROAD AND BRIDGE PRECINCT 3.

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

PURCHASING:

TABLED (2.1) TABLING THE DISCUSSION, CONSIDERATION, AND ACTION TO PURCHASE AND INSTALL A LEIBERT IT UNIT FOR THE ELLIS COUNTY SHERIFF'S OFFICE FROM AMERICAN MECHANICAL SERVICES OF TEXAS, LLC, USING THE BUYBOARD COOPERATIVE CONTRACT NO. 756-24 AND CONTRACT NO. 733-24, IN THE AMOUNT OF \$58,136.00

MOTION TO TABLE BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 312.25 (2.2) APPROVING TO PURCHASE A 2025 VOLVO PT125C PNEUMATIC ROLLER USING BUYBOARD COOPERATIVE CONTRACT NO. 685-22 IN THE AMOUNT OF \$96,320.00 FOR ROAD AND BRIDGE PRECINCT NO. 1.

MOTION TO APPROVE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 313.25 (2.3) APPROVING TO ADVERTISE AND SOLICIT BIDS FOR MISCELLANEOUS CONCRETE WORK.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 314.25 (2.4) APPROVING THE PURCHASE OF AN LG DUCTLESS MINI-SPLIT, INCLUDING LABOR AND INSTALLATION, TO BE LOCATED IN THE MDF ROOM AT ELLIS COUNTY CENTRAL, USING TIPS-USA COOPERATIVE CONTRACT #23010402 IN AN AMOUNT OF \$23,685.00 FROM TEXAS AIR SYSTEMS.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

MINUTE ORDER 315.25 (2.5) APPROVING TO AUTHORIZE THE COUNTY JUDGE TO SIGN A CONTRACT WITH BLACKMON MOORING – BMS CAT FOR REMEDIATION AND CONSTRUCTION SERVICES AT ELLIS COUNTY CENTRAL USING TIPS – USA COOPERATIVE CONTRACT #24010402 IN AN AMOUNT OF \$56,961.18.

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 316.25 (2.6) APPROVING TO DECLARE THE LISTED ITEMS AS SURPLUS TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL GOVERNMENT CODE 263:

- | | | | |
|-----|------------------------|------------------------|------------------|
| 1. | 2012 CHEVROLET TAHOE | VIN: IGNLC2E06CR185252 | SHERIFF'S OFFICE |
| 2. | 2013 CHEVROLET TAHOE | VIN: IGNLC2E04DR161257 | SHERIFF'S OFFICE |
| 3. | 2012 CHEVROLET EQUINOX | VIN: 2GNALDEK9C6250630 | SHERIFF'S OFFICE |
| 4. | 2016 CHEVROLET TAHOE | VIN: IGNLCDEC4GR228529 | SHERIFF'S OFFICE |
| 5. | 2013 CHEVROLET TAHOE | VIN: IGNLC2E01DR159692 | SHERIFF'S OFFICE |
| 6. | 2013 CHEVROLET TAHOE | VIN: IGNLC2E00DR161479 | SHERIFF'S OFFICE |
| 7. | 2014 CHEVROLET TAHOE | VIN: IGNLC2E06ER193189 | SHERIFF'S OFFICE |
| 8. | 2013 CHEVROLET TAHOE | VIN: IGNLC2E05DR161378 | SHERIFF'S OFFICE |
| 9. | 2016 CHEVROLET TAHOE | VIN: IGNLCDEC5GR229480 | SHERIFF'S OFFICE |
| 10. | 2016 CHEVROLET TAHOE | VIN: IGNLCDEC5GR228457 | SHERIFF'S OFFICE |
| 11. | 2013 CHEVROLET TAHOE | VIN: IGNSCAE00DR266240 | SHERIFF'S OFFICE |
| 12. | 2019 DODGE CARAVAN | VIN: 2C4RDGBG2KR638497 | SHERIFF'S OFFICE |
| 13. | 2017 DODGE CARAVAN | VIN: 2C4RDGBG8HR631157 | SHERIFF'S OFFICE |
| 14. | 2016 CHEVROLET TAHOE | VIN: IGNLCDECIGR229072 | SHERIFF'S OFFICE |
| 15. | 2017 FORD F150 | VIN: IFTEXIEP3HKD16134 | FIRE MARSHAL |
| 16. | 2013 CHEVROLET TAHOE | VIN: IGNLC2E02DR160706 | COUNTY ATTORNEY |
| 17. | 2014 FORD FUSION | VIN: 3FA6POHD2ER331642 | COUNTY ATTORNEY |
| 18. | 2016 CHEVROLET TAHOE | VIN: IGNLCDEC8GR228601 | JUVENILE |

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

(To AGENDA ITEM 3.2)

ADMINISTRATIVE:

MINUTE ORDER 317.25 (3.2) APPROVING TO ADD ONE (1) ADDITIONAL CASH DRAWER TO THE COUNTY CLERK IN THE AMOUNT OF \$50.00. – *COUNTY AUDITOR STACI PARR*

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 318.25 (3.3) APPROVING THE SALARY GRIEVANCE COMMITTEE TO BE COMPOSED OF ELECTED OFFICIALS AND THREE PUBLIC MEMBERS. – *COUNTY CLERK KRYSTAL VALDEZ*

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

MINUTE ORDER 319.25 (3.4) APPROVING THE SELECTION OF PUBLIC MEMBERS FROM THE 2023 GRAND JURY LIST TO COMPLETE THE SALARY GRIEVANCE COMMITTEE. – *COUNTY CLERK KRYSTAL VALDEZ*

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 320.25 (3.5) APPROVING TO RENEW OR MODIFY THE CURRENT COUNTY AND RETIREE HEALTH INSURANCE COVERAGE AND PREMIUMS THROUGH THE TEXAS ASSOCIATION OF COUNTIES AND EMPLOYEE BENEFITS POOL FOR THE FISCAL YEAR 2025-2026, INCLUDING APPROVAL FOR THE COUNTY JUDGE TO SIGN THE RENEWAL. – *HUMAN RESOURCES DIRECTOR SHARON MANCILLA*

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 321.25 (3.6) APPROVING TO CHANGE FLEXIBLE SPENDING ACCOUNT (FSA) VENDOR FROM HEALTHEQUITY TO WEX, INCLUDING APPROVAL FOR THE COUNTY JUDGE TO SIGN WEX ELECTION FORM. – *HUMAN RESOURCES DIRECTOR SHARON MANCILLA*

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

MINUTE ORDER 322.25 (3.7) APPROVING FOR THE COUNTY JUDGE TO SIGN THE UT SOUTHWESTERN MEDICAL CENTER MOBILE MAMMOGRAPHY SERVICE AGREEMENT. – *HUMAN RESOURCES DIRECTOR SHARON MANCILLA*

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

MINUTE ORDER 323.25 (3.8) APPROVING OF A RESOLUTION FOR ACCEPTING THE 2025 HELP AMERICA VOTE ACT (HAVA) ELECTION SECURITY SUB-GRANT TO TEXAS COUNTIES FOR THE AMOUNT OF

\$52,000.00 WITH A COUNTY REQUIRED MATCHING FUNDS OF \$10,400.00. – *ELECTIONS ADMINISTRATOR JANA ONYON*

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

MINUTE ORDER 324.25 (3.9) APPROVING THE CONTRACT TO SELL COUNTY-OWNED IMPROVED PROPERTY LOCATED AT 701 I-35E IN WAXAHACHIE (CURRENT JUSTICE OF THE PEACE PRECINCT 2 SUB-COURTHOUSE) TO THE HIGHEST OFFEROR IN THE AMOUNT OF \$753,000.00. – *COUNTY JUDGE CHIEF OF STAFF RYAN GARRETT*

MOTION TO APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

NO ACTION (3.10) PRESENTATION AND DISCUSSION OF THE FISCAL YEAR 2026 BUDGET UPDATE. – *COUNTY JUDGE CHIEF OF STAFF RYAN GARRETT*

RECESS TO EXECUTIVE SESSION **3:09 P.M.**

MOTION TO RECESS BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

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 551, OR 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 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 (MUDs).
- 4.2 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. SUBJECT PROPERTY IS 1305 WEST JEFFERSON IN WAXAHACHIE.

RECONVENED TO REGULAR SESSION **3:57 P.M.**

MOTION TO RECONVENE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

(To AGENDA ITEM 3.1)

MINUTE ORDER 325.25 (3.2) **TABLED** TO A LATER DATE: DISCUSSION, CONSIDERATION, AND ACTION TO NEGOTIATE A CONTRACT WITH JUSTICE SOLUTIONS, LLC FOR 'SOFTWARE-AS-A-SERVICE' FOR ELLIS COUNTY CONSTABLES. – *CONSTABLE PRECINCT 1 ROY CALLENDER*

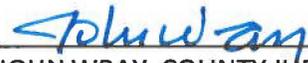
MOTION TO TABLE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

ADJOURNMENT

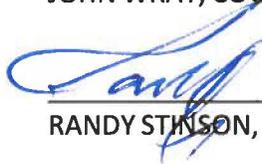
JUDGE WRAY ADJOURNED THE MEETING AT 3:59 P.M.

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON JUNE 24TH, 2025, ARE HEREBY APPROVED.

PRESIDING OFFICER:



JOHN WRAY, COUNTY JUDGE



RANDY STINSON, COMMISSIONER, PCT 1



LANE GRAYSON, COMMISSIONER, PCT 2



LOUIS PONDER, COMMISSIONER, PCT 3



KYLE BUTLER, COMMISSIONER, PCT 4

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 8TH DAY OF JULY 2025.



KRISTAL VALDEZ, COUNTY CLERK

