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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, November 25th, 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 3 Louis Ponder*

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 Special meeting minutes from November 4th, 2025. – *County Clerk Krystal Valdez*
- A.3 Acceptance of the Commissioners Court Regular meeting minutes from November 10th, 2025. – *County Clerk Krystal Valdez*
- A.4 Acceptance of the Commissioners Court regular meeting minutes from November 13th, 2025. – *County Clerk Krystal Valdez*

- A.5 Acceptance of the Justice of the Peace, Precinct 1 monthly report for October 2025, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 1 Judge Chris Macon*
- A.6 Acceptance of the Justice of the Peace, Precinct 2 monthly report for October 2025, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 2 Judge Jackie Miller, Jr.*
- A.7 Acceptance of the Justice of the Peace, Precinct 3 monthly report for October 2025, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 3 Judge Dan Cox*
- A.8 Acceptance of the Justice of the Peace, Precinct 4 monthly report for October 2025, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 4 Judge James ‘Butch’ Bryant*
- A.9 Acceptance of the Treasurer’s monthly report for October 2025, pursuant to Texas Local Government Code §114.026. – *County Treasurer Cheryl Chambers*
- A.10 Acceptance of the Constable, Precinct 2 monthly report for October 2025, pursuant to Texas Local Government Code §114.044. – *Constable Precinct 2 Casey Borders*
- A.11 Approval to increase the County Clerk’s Office change fund from \$250.00 to \$500.00. – *County Clerk Krystal Valdez*
- A.12 Approval of an increase in the amount of \$1,956.60 from the original quoted amount of \$172,659.24 that was approved in court on October 28th, 2025 (MO 451.25, Agenda Item A18). This includes additional Microsoft Office 365 and Microsoft Teams Room licenses for the county offices using DIR-CPO-5237 with SHI Government Solutions, LLC. The new adjusted total will be \$174,615.84 for the renewal term of December 1st, 2025 through November 30th, 2026. – *Purchasing Agent E.J. Harbin*
- A.13 Approval to renew Microsoft Office 365 and Microsoft Teams Rooms licenses for the Sheriff’s Office using DIR-CPO-5237 with SHI Government Solutions, LLC in the amount of \$122,483.16. The renewal term is for December 1st, 2025 through November 30th, 2026.
- A.14 Approval of advertising and solicit bids for Landscape and Mowing Services for Ellis County Facilities.
- A.15 Approval of advertising and solicit bids for Whole Sale Gas and Diesel.
- A.16 Approval of advertising and solicit bids for Specialty Emulsions.
- A.17 Approval to declare the listed item as surplus to be disposed in accordance with the Texas Local Government Code §263 for Road and Bridge Precinct 1, 2 and 3:
- 2015 Mack CXU613 Pinnacle VIN #1M1AW07Y1FM047635
 - 2018 Ford F-750 VIN #1FDNF7AY2HDB07553
 - 2018 PJ Trailer VIN #4P5LD3226J1289730
 - 2005 Mobark 12 Blizzard Chipper Serial #70718
 - 1997 Duraco Dura Patcher 81DJ VIN #T04039D562496

- 2018 Vantage VIN #4E7AA3926JARA5901
- 2004 Gradall 3100xl VIN #0210012430
- One (1) Bennett Fuel Dispenser Unleaded
- One (1) Bennett Fuel Dispenser Diesel
- One (1) HotPoint Gas Range
- One (1) Soda/ Snack Vending Machine

- A.18 Ratify staff action of approval on a final plat of J.J. Estates, Lot 1, Block A. The ± 1.132-acre site is located ± 2,980 feet southwest of the intersection of South I-45 Service Road and Risinger Road, Palmer, Road and Bridge Precinct No. 1. – *Department of Development Director Alberto Mares*
- A.19 Ratify staff action of approval on a final plat of Los Nogales Ranch, Lot 1, Block A. The ± 6.300-acre site is located ± 4,090 feet southwest of the intersection of Risinger Road and South I-45 Service Road, Palmer, Road and Bridge Precinct No. 1. – *Department of Development Director Alberto Mares*
- A.20 Ratify staff action of approval on a final plat of Christopher Addition, Lot 1, Block A. The ± 2.00-acre site is located ± 1,135 feet east of the intersection of McCrady Road and North Anthony Road, Ennis, Road and Bridge Precinct No. 2. – *Department of Development Director Alberto Mares*
- A.21 Ratify staff action of approval on a final plat of Duke Acres, Lots 1 & 2, Block A. The ± 3.005-acre site is located ± 545 feet northwest of the intersection of W Crossmain Street and Moore Road, partially located within the city limits and the extraterritorial jurisdiction (ETJ) of the City of Milford, Road and Bridge Precinct No. 3. – *Department of Development Director Alberto Mares*
- A.22 Ratify staff action of approval on a final plat of J. Barker Addition, Lot 1, Block A. The ± 2.116-acre site is located ± 1,580 feet west of the intersection of East FM 875 and Lone Elm Road, Waxahachie, Road and Bridge Precinct No. 3. – *Department of Development Director Alberto Mares*
- A.23 Ratify staff action of approval on a final 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.24 Ratify staff action of approval on a final plat of Lazy J Acres, Phase 2. The ± 5.00-acre site is located ± 2,610 feet southeast of the intersection of Greathouse Road and Old Maypearl Road, in the extraterritorial jurisdiction (ETJ) of the City of Maypearl, Road and Bridge Precinct No. 3. – *Department of Development Director Alberto Mares*
- A.25 Ratify staff action of approval on a final plat of McClary Place, Lots 1 & 2, Block A. The ± 4.211-acre site is located ± 1,275 feet northeast of the intersection of Bee Creek School House Road and FM 308, Grandview, Road and Bridge Precinct No. 3. – *Department of Development Director Alberto Mares*
- A.26 Approval of a platting exemption from Parcel ID No. 187949 and 187950, as stated in Texas Local Government Code, Section 232.0015 (e). The ± 1.913-acre site is located ± 1,085 feet northeast of the intersection of Kinfolk Lane and Riddle Road, in the extraterritorial jurisdiction (ETJ) of the City of Italy, Road and Bridge Precinct No. 3. – *Department of Development Director Alberto Mares*

- A.27 Ratify staff action of approval on a final plat of Blackhawk Addition, Lot 1 & 2, Block 1. The ± 14.682-acre site is located ± 2,440 feet northwest of the intersection of V.V. Jones Road and South US Highway 67, located partially within the extraterritorial jurisdictions (ETJs) of the City of Venus and the City of Grand Prairie, Road and Bridge Precinct No. 4. – *Department of Development Director Alberto Mares*
- A.28 Ratify staff action of approval on a final plat of Hineni Meadow, Lot 1, Block A. The ± 6.004-acre site is located ± 590 feet north of the intersection of Bryson Lane and Dempsy Lane, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No. 4. – *Department of Development Director Alberto Mares*
- A.29 Approval of Ellis County Department of Development’s (DOD) monthly financial report for October 2025, pursuant to Texas Local Government Code §114.044. – *Department of Development Director Alberto Mares*
- A.30 Approval of Ellis County Engineering Departments monthly financial report for October 2025, pursuant to Texas Local Government Code §114.044. – *County Engineer Zach Gerich*

Financial Consent:

- F.1 Acceptance of the Juror Donations by Veterans Services Office in the amount of \$2,760.00 as unanticipated revenue:
- Increase 001-0070-506330 (Veterans Services- Jury Donations) by \$2,760.00
Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*
- F.2 Acceptance of a private donation from Jane Hawkins for Veterans Treatment Court in the amount of \$25.00 as unanticipated revenue:
- Increase 001-0190-500998 (Veterans Treatment Court Expenses) by \$25.00
Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*
- F.3 Acceptance of Administration Fees by the Treasurer’s office in the amount of \$20,000.00 as unanticipated revenue:
- Increase 001-0400-505020 (Full-time Salaries) by \$20,000.00
Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*
- F.4 Acceptance of Insurance Reimbursement in the amount of \$33,409.28 as unanticipated revenue:
- Increase 011-0704-509090 (Repairs/ Parts) by \$33,409.28
Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*

- F.5 Acceptance of the sale of material from HLHR by Road and Bridge Precinct 3 in the amount of \$129.60 as unanticipated revenue:
- Increase 005-0703-570000 (Contingency- Surplus) by \$129.60
- Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*
- F.6 Acceptance of court related fees by the Constable Precinct #2 office in the amount of \$6,838.38 as unanticipated revenue:
- Increase 001-0612-509970 (Out of County Writ) by \$6,838.38
- Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*
- F.7 FY25 Line-Item Transfer. – *Juvenile Services Chief Juvenile Probation Officer Chelsea Smith*
- Decrease 008-0421-505035 (Temporary Salaries) by \$150,347.00
 - Increase 008-0421-505025 (Part-Time Salaries) by \$148,000.00
 - Increase 008-0421-508190 (Computer Equipment) by \$1,622.00
 - Increase 008-0421-505050 (Longevity) by \$725.00
- F.8 FY25 Line-Item Transfer. – *Juvenile Services Chief Juvenile Probation Officer Chelsea Smith*
- Decrease 066-0422-508680 (Contract Services) by \$2,000.00
 - Increase 066-0422-508350 (Training) by \$2,000.00
- F.9 FY25 Line-Item Transfer. – *Juvenile Services Chief Juvenile Probation Officer Chelsea Smith*
- Decrease 008-0420-505020 (Full-time Salaries) by \$15,000.00
 - Decrease 008-0420-505500 (Employee Insurance) by \$53,000.00
 - Decrease 008-0420-505025 (Part-Time Salaries) by \$32,000.00
 - Decrease 008-0420-505010 (Juvenile Board Salaries) by \$12,500.00
 - Decrease 008-0421-505020 (Full-time Salaries) by \$40,000.00
 - Increase 008-0420-508770 (Juvenile Medical) by \$200.00
 - Increase 008-0420-508780 (Juvenile Residential) by \$133,000.00
 - Increase 008-0420-508970 (Substance Abuse Services) by \$1,900.00
 - Increase 008-0420-508990 (Other Programs & Groups) by \$17,400.00
- F.10 FY25 Line-Item Transfer. – *Juvenile Services Chief Juvenile Probation Officer Chelsea Smith*
- Decrease 008-0421-505035 (Temporary Salaries) by \$66,847.00
 - Decrease 008-0421-505020 (Full-time Salaries) by \$1,000.00
 - Decrease 008-0421-508822 (Food) by \$5,000.00
 - Increase 008-0420-505540 (Retirement) by \$41,384.00
 - Increase 008-0420-508450 (Juvenile Detention Service) by \$21,504.00
 - Increase 008-0420-505530 (Social Security) by \$9,959.00

- F.11 FY25 Line-Item Transfer. – *County Court at Law 1 Jim Chapman*
- Decrease 001-0380-508320 (Visiting Judge) by \$3,053.13
 - Increase 001-0380-507030 (Telephone) by \$106.22
 - Increase 001-0380-508190 (Computer Equipment) by \$2,858.73
 - Increase 001-0380-508350 (Staff Training/ Conference) by \$88.18
- F.12 FY26 Line-Item Transfer. – *County Commissioner Precinct 3 Louis Ponder*
- Decrease 011-0704-570000 (Contingency) by \$400,000.00
 - Increase 011-0704-509150 (Asphalt) by \$400,000.00

REGULAR AGENDA – Discussion, Consideration and Action

Purchasing:

- 2.1 Discussion, consideration, and action to purchase HVAC and mechanical equipment preventative maintenance services for the Ellis County Jail in an annual amount of \$109,492.00 using the Choice Partners Cooperative Contract 24/047TC-20 with Heritage Air Services LLC.
- 2.2 Discussion, consideration, and action for the County Judge to execute lease agreements with American National Leasing for two (2) vehicles. One (1) is a 2026 Chevrolet Silverado Police Patrol Vehicle for Constable Precinct 1 in the amount of \$88,531.40 and a 2026 Ford F-150 Responder for Constable Precinct 4 in the amount of \$72,194.64.
- 2.3 Discussion, consideration, and action on the purchase of a 2026 Mack Pinnacle Truck from Bruckner’s Truck and Equipment using HGAC Contract #HT06-20 in an amount of \$183,470.00 for Road and Bridge Precinct 1 with 80% being reimbursed through the TERP Grant Program.

Administrative:

- 3.1 Discussion, consideration, and approval of office locations in the newly renovated areas of Courts and Administration building. – *Ellis County Judge John Wray*

MOTION TO ENTER PUBLIC HEARING

- P.1 Public hearing regarding the addition of stop signs where Charles Avenue, Cecelia Avenue, Breezy Hill Street, Lewis Avenue, and Ruby Avenue intersects Skyline Drive and Dawson Drive (Precinct 4).

MOTION TO EXIT PUBLIC HEARING

- 3.2 Discussion, consideration, and action on the request to add 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 per Texas Transportation Code §251.152. – *County Engineer Zach Gerich*
- 3.3 Discussion, consideration, and approval for the County Judge to sign a bond approval for Baylor Scott & White in accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended. – *Ellis County Judge John Wray*
- 3.4 Discussion, consideration, and action regarding development issues related to Ferris Ranch, located in Road and Bridge Precinct No. 1. – *Department of Development Director Alberto Mares*
- 3.5 Discussion, consideration, and action regarding development issues related to Matthews Farms, located in Road and Bridge Precinct No. 1. – *Department of Development Director Alberto Mares*
- 3.6 Discussion and consideration concerning a tax abatement agreement between Weston Holladay, LLC and Ellis County, no action will be taken. – *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 Matthews Farms and Ferris Ranch subdivision development.
- 4.3 Pursuant to Texas Government Code §551.071 (2), consultation with legal counsel regarding a Local Tax Abatement Policy question.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 19th day of November, 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 19th of November, 2025 at 415 a.m./p.m.



Krystal Valdez, County Clerk