



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, December 9th, 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 recognizing December 16, 2025 as a Day of Remembrance for Detention Officer Isaiah Bias

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 November 25th, 2025. – *County Clerk Krystal Valdez*
- A.3 Acceptance of the Justice of the Peace, Precinct 1 monthly report for November 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 November 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 November 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 November 2025, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 4 Judge James ‘Butch’ Bryant*
- A.7 Acceptance of a tabulated report of the county’s receipts and disbursements of funds from October 16th, 2025 through November 19th, 2025 pursuant to Texas Local Government Code §114.024. – *County Auditor Staci Parr*
- A.8 Approval to declare the listed item as surplus to be disposed of for Road and Bridge Precinct 1 and Department of Engineering:
- 1990 International Truck Tractor VIN #1HSHCGGR7LH210342
 - 2008 Chevrolet Pickup VIN #1GCEK14C48Z157998
- In accordance with the Texas Local Government Code §263. – *Purchasing Agent E.J. Harbin*
- A.9 Approval of the Surety Bond and Oath of Office for the Fire Marshal, Tim Birdwell. – *Fire Marshal Tim Birdwell*
- A.10 Ratify staff action of approval on a preliminary plat of Mable Meadows, Lots 1-16. The ± 80.82-acre site is located ± 1,190 feet northeast of the intersection of FM 876 and Spider Road, Waxahachie, Road and Bridge Precinct No. 3. – *Department of Development Director Alberto Mares*
- A.11 Ratify staff action of approval on a quitclaim deed for a 100 x 200 feet of unimproved and unnamed right-of-way located between the Town of Bristol, Block 36, Lots 1-4 (Parcel ID No. 157856) and Block 37, Lots 1-4 (commonly known as 304 Union Hill) and recorded in Cabinet A, Slide 122, of the Official Public Records of Ellis County, Texas (OPRECT), Bristol, Road and Bridge Precinct No. 1. – *Department of Development Director Alberto Mares*
- A.12 Approval of an Interlocal Cooperation Agreement between the County of Ellis and the City of Oak Leaf for maintenance, repair, and/or construction of streets, roads, alleys, bridges, parking areas, waterways, and ditches, etc. for a term beginning January 1st, 2026 and ending December 31st, 2026. – *County Commissioner Precinct 4 Kyle Butler*
- A.13 Approval of an Interlocal Cooperation Agreement between the County of Ellis and the City of Ovilla for maintenance, repair, and/or construction of streets, roads, alleys, bridges, parking areas, waterways, and ditches, etc. for a term beginning January 1st, 2026 and ending December 31st, 2026. – *County Commissioner Precinct 4 Kyle Butler*

- A.14 Approval of an Interlocal Cooperation Agreement between the County of Ellis and the City of Waxahachie for maintenance, repair, and/or construction of streets, roads, alleys, bridges, parking areas, waterways, and ditches, etc. for a term beginning January 1st, 2026 and ending December 31st, 2026. – *County Commissioner Precinct 4 Kyle Butler*
- A.15 Approval of an Interlocal Cooperation Agreement between the County of Ellis and the Waxahachie Independent School District for maintenance, repair, and/or construction of streets, roads, alleys, bridges, parking areas, waterways, and ditches, etc. for a term beginning January 1st, 2026 and ending December 31st, 2026. – *County Commissioner Precinct 4 Kyle Butler*
- A.16 Approval of an Interlocal Cooperation Agreement between the County of Ellis and the Red Oak Independent School District for maintenance, repair, and/or construction of streets, roads, alleys, bridges, parking areas, waterways, and ditches, etc. for a term beginning January 1st, 2026 and ending December 31st, 2026. – *County Commissioner Precinct 4 Kyle Butler*

Financial Consent:

- F.1 Increase Veteran Treatment Court salary for the VTC Case Manager position from \$65,000.00 to \$68,309.00 to match the Behavioral Health Case Manager salary. Increase will be funded by the approved VTC grant. – *County Auditor Staci Parr*
- F.2 FY26 Line-Item Transfer. – *IT Director Jocelyn King*
- Decrease 001-0035-508680 (Contract Services) by \$9,100.00
 - Increase 001-0035-508020 (Equipment) by \$9,100.00
- F.3 FY26 Line-Item Transfer. – *County Engineer Zach Gerich*
- Decrease 001-0375-508020 (Engineering- Equipment) by \$419.94
 - Increase 001-0035-508680 (IT-Contract Services) by \$419.94
- F.4 FY26 Line-Item Transfer. – *378th District Court Judge William Wallace and Veterans Treatment Court Coordinator Brent Dorrrough*
- Decrease 001-0190-590203 (VTC- Supplies/ Equipment) by \$2,634.60
 - Increase 001-0190-508680 (378th DC- Contract Services) by \$1,794.60
 - Increase 001-0190-507030 (378th DC- Telephone) by \$840.00

REGULAR AGENDA – Discussion, Consideration, and Action

Department of Development:

- 1.1 Discussion, consideration, and action on a replat of Lyons Road Estates, Lots 2R1-2R4, Block A. The ± 5.923-acre site is located ± 225 feet east of the intersection of Lyons Road and Alma Drive, in the extraterritorial jurisdiction (ETJ) of the City of Alma, Road and Bridge Precinct No. 2.
- 1.2 Discussion, consideration, and action on a replat of Grande Casa Ranchitos, Tracts 28A, 29B & 29A. The ± 9.131-acre site is located ± 595 feet north of the intersection of Grande Casa Road and Old Maypearl Road, Waxahachie, Road and Bridge Precinct No. 3.

- 1.3 Discussion, consideration, and action on a replat of Maypearl Hidden Hills, Lot 15R1. The ± 1.136-acre site is located south of the intersection of Sullivan Way and Mangrum Drive, in the extraterritorial jurisdiction (ETJ) of the City of Maypearl, Road and Bridge Precinct No. 3.
- 1.4 Discussion, consideration, and action upon variance requests for Parcel ID No. 294703 (proposed Heirloom Development Phase 2A) from Volume I, Section III (E) (1) (ii), Volume III, Section II (A), Volume III, Section II (F) of the Quality Growth Initiatives Subdivision & Development Standards to allow for issuance of an early grading permit prior to the final approval of the civil plans, allow for the reduction of the radii at the edge of pavement at intersections, and allow placement of utility lines within the right-of-way. The ± 169-acre site is located south of FM 875 and ± 3,365 feet west of Skinner Road, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No. 3.
- 1.5 Discussion, consideration, and action to vacate and abandon a 60-foot strip of right-of-way shown on Shiloh Branch Estates II, recorded in Cabinet C, Slide 711 of the Official Public Records of Ellis County, Texas (OPRECT). The site is located ± 1,290 feet south of the intersection of Bryson Lane and Springer Road, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No. 4.
- 1.6 Discussion, consideration, and action on a quitclaim deed for a 60-foot abandoned and vacated right-of-way as shown on Shiloh Branch Estates II, recorded in Cabinet C, Slide 711 of the Official Public Records of Ellis County, Texas (OPRECT). The site is located ± 1,290 feet south of the intersection of Bryson Lane and Springer Road, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No. 4.

Purchasing:

- 2.1 Discussion, consideration, and action to continue landscape services for all Ellis County facilities including all related services from Lantana Lawn Services using the City of Waxahachie, Texas Interlocal Agreement in an additional amount of \$35,000.
- 2.2 Discussion, consideration, and action to increase the contingency amount by \$140,000.00 for construction services to complete the Renovation and Expansion of the Ellis County Courts and Administration Building due to County's requested changes and unforeseen conditions during construction.

Administrative:

- 3.1 Discussion, consideration, and action of the annual payment to the Texas County and District Retirement System (TCDRS) in the amount of \$300,000.00 to buy-down county liability. Payment will come from General Fund Account #001-0140-505540 and was included in the FY26 budget. – *County Treasurer Cheryl Chamber and Human Resources Director Sharon Mancilla*
- 3.2 Discussion, consideration, and action on the reappointment of Ellis County Fire Marshal, Tim Birdwell for a 2-year period beginning December 14th, 2025 and ending December 14th, 2027. – *Fire Marshal Tim Birdwell*

MOTION TO ENTER PUBLIC HEARING

- P.1 Public hearing for a proposed amendment to the 2024 Ellis County Master Thoroughfare Plan, specifically amending a proposed minor arterial road along Saralvo Road, from Honeysuckle Road to the US Highway 287 Service Road, Road and Bridge Precinct No. 4.

MOTION TO EXIT PUBLIC HEARING

- 3.3 Discussion, consideration, and action upon a proposed amendment to the 2024 Ellis County Master Thoroughfare Plan, specifically amending a proposed minor arterial road along Saralvo Road, from Honeysuckle Road to the US Highway 287 Service Road, Road and Bridge Precinct No. 4. – *Department of Development Director Alberto Mares*

MOTION TO ENTER PUBLIC HEARING

- P.2 Conduct a public hearing on a requested tax abatement from Weston Holladay LLC., located in Reinvestment Zone No. 14 in the City of Red Oak.

MOTION TO EXIT PUBLIC HEARING

- 3.4 Discussion, consideration, and action to enter a tax abatement agreement with Weston Holladay LLC., located in Reinvestment Zone No. 14 in the City of Red Oak. – *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 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 (MUD's).
- 4.2 Pursuant to Texas Government Code §551.071 (1), consultation with legal counsel regarding a tax abatement agreement between Weston Holladay LLC. and Ellis County.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

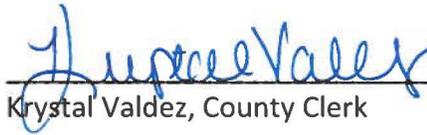
Signed the 3rd day of December, 2025 –



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 3rd of December, 2025 at

3:28 a.m./p.m.



Krystal Valdez, County Clerk