



2025 DEC 30 PM 1: 29

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, January 6th, 2026, 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 2 Lane Grayson*

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 regular meeting minutes from December 22nd, 2025. – *County Clerk Krystal Valdez*
- A.3 Approval of the yearly contribution to The Heights Ellis County Family Resources for FY26 in an amount of \$50,000. Funding will come from the Community Support budget line. – *Ellis County Judge John Wray*

- A.4 Approval of the Ellis County Commissioners Court to receive the results of the 2026 Certified Results of the Ellis Appraisal District Board of Directors Election. The two candidates with the largest cumulative vote totals were Tim Cummings and Walter Erwin. – *Ellis County Judge John Wray*
- A.5 Approval to lease a copier for District Attorney’s Office from Xerox using the Omnia Partners Cooperative Contract Number R241205 in accordance with the Cooperative Purchasing Program, Chapter 271 of the Texas Government Code. – *Purchasing Agent E.J. Harbin*
- A.6 Approval to lease a copier for 40th District Court’s Office from Xerox using the Omnia Partners Cooperative Contract Number R241205 in accordance with the Cooperative Purchasing Program, Chapter 271 of the Texas Government Code. – *Purchasing Agent E.J. Harbin*
- A.7 Approval to lease two (2) copiers for the new Jury Selection Area at Courts and Admin, from Xerox using the Omnia Partners Cooperative Contract Number R241205 in accordance with the Cooperative Purchasing Program, Chapter 271 of the Texas Government Code. These will replace the ones at the Waxahachie Civic Center that are currently on a month-to-month lease. – *Purchasing Agent E.J. Harbin*
- A.8 Approval of Annual Compilation Report of the fiscal accounts and records of Emergency Services District in Ellis County for ESD #8 Avalon: Pursuant to 775.082, Texas Health and Safety Code. – *Fire Marshal Tim Birdwell*
- A.9 Ratify staff action of approval on a preliminary plat of Newman Acres. The ± 37.474-acre site is located southwest of the intersection of Epps Road and Palmyra Road, in the extraterritorial jurisdiction (ETJ) of the City of Palmer, Road and Bridge Precinct No. 1. – *Department of Development Director Alberto Mares*
- A.10 Ratify staff action of approval on a final plat of Centre Point Addition, Lots 1 & 2, Block 1. The ± 11.054-acre site is located ± 390 feet southeast of the intersection of FM 984 (Waxahachie Avenue) and Planters Gin Road, partially located within the city limits and the extraterritorial jurisdiction (ETJ) of the City of Bardwell, Road and Bridge Precinct No. 2. – *Department of Development Director Alberto Mares*
- A.11 Approval of a platting exemption from Parcel ID No. 177658, as stated in Texas Local Government Code, Section 232.0015 (e). The ± 1.548-acre site is located ± 55 feet northeast of the intersection of Cut Off Road and FM 1181, partially located within the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 2. – *Department of Development Director Alberto Mares*

Financial Consent:

- F.1 FY26 Line-Item Transfer. – *Justice of the Peace Precinct 2 Jackie Miller, Jr.*
- Decrease 001-0520-508350 (Training) by \$300.00
 - Decrease 001-0520-508740 (Docket Books/ Printing) by \$300.00
 - Increase 001-0520-508060 (Official Bond/ Dues) by \$300.00
 - Increase 001-0520-508070 (Operating Expenditures) by \$300.00

REGULAR AGENDA – Discussion, Consideration, and Action

Department of Development:

- 1.1 Discussion, consideration, and action to accept the performance letter of credit for the proposed Palmer Park subdivision. The ± 16.837-acre site is located ± 745 feet west of the intersection of FM 813 and Neck Road, situated in the R. De La Pena Survey, Abstract No. 3, 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 Cobbs Place Lot 1B, Block A. The ± 1.497-acre site is located ± 505 feet northeast of the intersection of North Armstrong Road and Sharon Lane, partially located in the extraterritorial jurisdiction (ETJ) of the City of Maypearl, Road and Bridge Precinct No. 3.
- 1.3 Discussion, consideration, and action to accept the performance bond for the northern portion of the Estates of Hidden Creek subdivision. The ± 44.50-acre site is located ± 1,335 feet north of the intersection of the northern portion of Stonebriar Drive and FM 387, Waxahachie, Road and Bridge Precinct No. 4.
- 1.4 Discussion, consideration, and action on a variance request for Parcel ID No. 274632 and 183403- (proposed the Trails at Hidden Creek development) from Volume III, Section IV (D) of the Standard Construction Details to waive the required cement stabilized flexbase. The ± 65.892-acre site is located ± 830 feet southwest of the intersection of Buchanan Drive and South Ring Road, Waxahachie, Road and Bridge Precinct No. 4.

Administrative:

- 3.1 Discussion, consideration, and action to enter a professional service agreement with Kimley-Horn and Associates to perform services on the Drainage Master Plan for the Ellis County Engineering Department. – *County Engineer Zach Gerich*
- 3.2 Discussion, consideration, and action to purchase 2 ADA compliant metal detectors in an amount not to exceed \$14,244 to be funded by the Courthouse Security Fund. This is a recommendation by the Ellis County Court Security Committee. – *County Judge John Wray*
- 3.3 Discussion, consideration, and action on a feasibility study and needs assessment with Quorum Architects, Inc. for an animal shelter, in partnership with the City of Waxahachie, in an amount not to exceed \$14,500, which is 50% of overall cost. – *Department of Development Director Alberto Mares and County Commissioner Precinct 2 Lane Grayson*

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.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 30th 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 30th of December, 2025 at 1:25 ~~a.m.~~ (p.m.)



Krystal Valdez, County Clerk