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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, March 3rd, 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 special meeting minutes from February 13th, 2026. – *County Clerk Krystal Valdez*
- A.3 Approval to authorize the County Judge to execute the Electronic Recording Procedures Agreement with Simplifile LC, a submitting e-recording vendor. No additional fees for the county. – *County Clerk Krystal Valdez*

- A.4 Acceptance of the Official Bond for Jana Onyon, Election Administrator, for the term beginning January 19, 2026, and ending January 19, 2027. – *Elections Director Jana Onyon*
- A.5 Approval to surplus (1) one 2013 Chevrolet Tahoe: Vin 1GNSCAE08DR131765, from the Ellis County Sheriff, to be disposed of in accordance with Local Government Code 263 and to sell it to the City of Oak Leaf, Texas, for the amount of \$6,500.00. Proceeds to be deposited in the vehicle replacement fund. – *Purchasing Director EJ Harbin*
- A.6 Approval to declare the listed items as surplus to be disposed of in accordance with the Local Government Code 263:
- Books: (2) Pallets of Outdated Law Books from DA's Office
 - Electronics: (37) Phones, (3) Hot Spot Units, (1) Fax Machine, (3) Desktop Scanners, (4) Desktop Switches, (24) Desktop PC's, (12) Laptops, (1) GE CRT Television, (2) Monitor stands
 - Appliances: (1) Frigidaire Refrigerator
 - Office Supplies: (13) Ink Toner Cartridges
 - Office Furniture: (1) Rolling Tv Stand, (1) TV cabinet, (1) Storage Cabinet, (1) Podium, (2) Bookshelf, (19) Office Chairs, (1) Rolling Shelving Unit, (2) Blueprint Racks, (1) Metal Storage Cabinet, (2) Round tables with electrical connections, (16) Desks, (1) Large filing cabinet, (1) Small filing cabinet, (3) Black tabletops
 - Equipment: (6) VAV Units and (1) pallet of fire suppression units
 - Auto: (4) General Altimax Arctic 245/65 R17 show tires and wheels, (4) Good Year LT275/65 R18 tires, (3) Good Year Eagle Sport 60 R18 tires, (4) 20" Tahoe Rims
 - Misc: (4) Sound Panels, Cubicle Panels
- *Purchasing Director EJ Harbin*
- A.7 Approval to transfer one (1) 2018 Nissan Rogue, VIN# 5N1AT2MT6JC728512, from the DA's Office to Juvenile Services. –*Purchasing Director EJ Harbin*
- A.8 Approval of the County Judge to sign, certify, and submit the 2025-2030 MS4 Phase II Storm Water Permit Application to the Texas Commission of Environmental Quality (TCEQ). – *County Engineer Zach Gerich*
- A.9 Approval of annual Audit Report of the fiscal accounts and records for ESD #1 (Maypearl) Board of Directors, Pursuant to 775.082, Texas Health and Safety Code. – *Fire Marshal Tim Birdwell*
- A.10 Approval to convert abandoned property from a writ of possession that occurred in December 2024. Required notices have been sent with no response. The firearms will be used for training purposes by the Constable Precinct 4 staff. – *Constable Precinct 4 Mark Bounds*
- A.11 Ratify staff action of approval on a final plat of Lear East Estate, Lot 1, Block A. The ± 1.131-acre site is located ± 855 feet southeast of the intersection of Skrivanek Road and Chmelar Road, in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 1. – *Department of Development Director Alberto Mares*

- A.12 Ratify staff action of approval on a final plat of Lear West Estate, Lot 1, Block A. The ± 1.309-acre site is located at the intersection of Eason Road and Chmelar Road, in the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road and Bridge Precinct No. 1. – *Department of Development Director Alberto Mares*
- A.13 Ratify staff action of approval on a final plat of Chavera Addition, Lots 1 & 2, Block A. The ± 11.100-acre site is located ± 1,045 feet northeast of the intersection of Sandwitch Road and Colvin Road, Ennis, Road and Bridge Precinct No. 2. – *Department of Development Director Alberto Mares*
- A.14 Ratify staff action of approval on a final plat of Wood Duck Landing, Lots 1 & 2. The ± 3.177-acre site is located at the intersection of Lake Sawyer Road and Tom Sawyer Road, in the extraterritorial jurisdiction (ETJ) of the City of Alma, Road and Bridge Precinct No. 2. – *Department of Development Director Alberto Mares*
- A.15 Ratify staff action of approval of the final plat of National IOS - Waxahachie 33L Lot 1, Block A. The ± 6.009-acre site is located ± 570 east of the intersection of FM 66 and Howland Lane, situated in the J. Drinkard Survey, Abstract No. 273, Waxahachie, Road and Bridge Precinct No. 3. – *Department of Development Director Alberto Mares*
- A.16 Acceptance of the County Auditors Monthly Report for November 2025 pursuant to Texas Local Government Code §114.025. - *County Auditor Staci Parr*
- A.17 Acceptance of the County Auditors Monthly Report for December 2025 pursuant to Texas Local Government Code §114.025. - *County Auditor Staci Parr*
- A.18 Acceptance of the County Auditors Monthly Report for January 2026 pursuant to Texas Local Government Code §114.025. - *County Auditor Staci Parr*
- A.19 Approval of resolution supporting Ellis County Constables' application for the Texas Body-Worn Camera Grant. – *Ellis County Judge John Wray*

Financial Consent:

- F.1 FY26 Line-Item Transfer. – *Ellis County Judge John Wray*
- DECREASE 001-0140-508190 Computer Equipment by \$50,000
 - DECREASE 001-0140-508030 Furniture/ Fixtures by \$10,750
 - INCREASE 001-0140-508590 Systems Administration Fees by \$5,500
 - INCREASE 001-0140-508040 Postage by \$40,000
 - INCREASE 001-0137-508680 Contract Services by \$15,250

- F.2 FY26 Line-Item Transfer. – *Ellis County Judge John Wray*
- DECREASE 018-0908-599980 Historic Courthouse Restoration by \$456,800
 - INCREASE 018-0908-509730 JP2 Sub-Courthouse -Soft Cost by \$6,800
 - INCREASE 018-0908-509804 C&A Building - Hard Cost by \$250,000
 - INCREASE 018-0908-507135 New Detention Facility - Soft Cost by \$200,000
- F.3 FY26 Line-Item Transfer. – *Building Superintendent Keith Roberts*
- DECREASE 001-0020-508100 Auto Tires by \$1,200
 - INCREASE 001-0020-508090 Auto Repairs by \$1,200

REGULAR AGENDA – Discussion, Consideration, and Action

Department of Development:

Director Alberto Mares

- 1.1 Discussion, consideration, and action to accept the performance bond for the National IOS – Waxahachie 33L subdivision. The ± 26.89-acre site is located ± 570 feet east of the intersection of FM 66 and Howland Lane, Waxahachie, Road and Bridge Precinct No. 3.
- 1.2 Discussion, consideration, and action to release a performance bond and accept a maintenance bond for the Estates of Hidden Creek. 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 & Bridge Precinct No. 4.

MOTION TO ENTER PUBLIC HEARING

- P.1 Public hearing regarding two (2) proposed amendments to the 2024 Ellis County Master Thoroughfare Plan, consisting of Amendment No. 1 - specifically amending Marion Road and Murr Road to FM 2258, and proposed Amendment No. 2 – the general area near Dale Acres Road and Hooser Road, located in Road and Bridge Precincts No. 3 and No. 4.

MOTION TO EXIT PUBLIC HEARING

- 1.3 Discussion, consideration, and action for two (2) proposed amendments to the 2024 Ellis County Master Thoroughfare Plan, consisting of Amendment No. 1 – specifically amending Marion Road and Murr Road to FM 2258, and Amendment No. 2 – the general area near Dale Acres Road and Hooser Road, located in Road and Bridge Precincts No. 3 and No. 4.

Purchasing:

Director EJ Harbin

- 2.1 Discussion, consideration, and action to purchase one (1) 2020 Freightliner M2 106 for Road and Bridge Precinct 4, from Lone Star Truck Group, in the amount of \$31,500.00.

Administrative:

- 3.1 Discussion, consideration, and action to allow the locally assigned Texas Game Warden to utilize Office 112H in the Ellis County Constable Precinct #2 department located at Ellis County Sub-Courthouse Precinct #2, 2675 Business 287, Waxahachie, TX, for a term beginning March 3, 2026, and ending December 31, 2026. – *Constable Precinct 2 Casey Borders*
- 3.2 Discussion, consideration, and action to purchase an extended 36-month warranty, A-eye software and training for operators of the scanner, from Linev Systems US, Inc. in the amount of \$16,115.00. Courthouse Security funds will be used. – *Constable Precinct 2 Casey Borders*
- 3.3 Discussion, consideration, and action for the County Judge to sign the Affordable Care Act Reporting and Tracking Service Renewal Agreement with Texas Association of Counties (TAC) for the purpose of 1094C and 1095C reporting for calendar year 2026. – *Human Resources Director Sharon Mancilla*
- 3.4 Discussion, consideration, and approval of a contract with Texas Materials Group, Inc. for the resurfacing of Joe Wilson Road, Road and Bridge Precinct 4, in the amount of \$161,522.52. Costs will be split evenly between Precinct 4 and the County Judge’s Office Road Improvement project expense line item. – *County Commissioner Precinct 4 Kyle Butler*
- 3.5 Discussion, consideration, and possible action regarding the Maintenance Facility Director position. – *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 §551.072, deliberate the purchase, exchange, lease, or value of real property where the deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person, specifically property located at 1305 West Jefferson in Waxahachie.
- 4.3 Pursuant to Texas Government Code §551.074 (A) (1), deliberation of the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, specifically regarding the Maintenance Facility Director position.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 24th day of February 2026 –



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 24th of February, 2026 at

2:20 a.m. (p.m.)



Krystal Valdez, County Clerk