

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – SEPTEMBER 2, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, SEPTEMBER 2, 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 1 COMMISSIONER RANDY STINSON*

RECOGNITIONS

R.1 PROCLAMATION RECOGNIZING SEPTEMBER AS SUICIDE PREVENTION MONTH.

CONSENT AGENDA: MINUTE ORDER 386.25 (WITHOUT A.5, F.6 & F.7)

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 AUGUST 19TH, 2025. - *COUNTY CLERK KRYSTAL VALDEZ*

A.3 ACCEPTING OF A TABULATED REPORT OF THE COUNTY'S RECEIPTS AND DISBURSEMENTS OF FUNDS FROM JULY 25, 2025 – AUGUST 15, 2025 PURSUANT TO LGC §114.024. – *COUNTY AUDITOR STACI PARR*

A.4 APPROVING OF AN INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF ELLIS, SHERIFF'S OFFICE AND THE CITY OF PALMER WITH THE SHERIFF SIGNING ON BEHALF OF THE COUNTY OF ELLIS. THE AGREEMENT WILL ESTABLISH A SHARED COMPUTER-AIDED DISPATCH, RECORDS MANAGEMENT, MOBILE COMPUTER SYSTEM, SERVING PUBLIC SAFETY, EMERGENCY COMMUNICATIONS AND ANALYTICAL REPORTING TOOLS FOR EACH OF THE AGENCIES. - *SHERIFF BRAD NORMAN*

A.5 **MOVED TO REGULAR AGENDA BY COMMISSIONER GRAYSON**

A.6 APPROVING TO APPOINT KEITH SHAW TO THE ELLIS COUNTY RURAL RAIL TRANSPORTATION BOARD. - *ELLIS COUNTY JUDGE JOHN WRAY*

- A.7 APPROVING OF ELLIS COUNTY ENGINEERING DEPARTMENTS MONTHLY FINANCIAL REPORT FOR JULY 2025, AS REQUIRED BY CHAPTER 114.044 OF THE TEXAS LOCAL GOVERNMENT CODE. - *ENGINEERING DIRECTOR ZACH GERICH*
- A.8 APPROVING OF ELLIS COUNTY DEPARTMENT OF DEVELOPMENT’S (DOD) MONTHLY FINANCIAL REPORT FOR JULY 2025, AS REQUIRED BY CHAPTER 114.044 OF THE TEXAS LOCAL GOVERNMENT CODE. - *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
- A.9 RATIFYING STAFF ACTION OF APPROVAL ON A FINAL PLAT OF STEPHEN ADDITION, LOTS 1 & 2, BLOCK A. THE ± 6.255-ACRE SITE IS LOCATED ± 3,400 FEET NORTHWEST OF THE INTERSECTION OF ALSDORF ROAD AND WHITEHOUSE ROAD, ENNIS, ROAD AND BRIDGE PRECINCT No. 1. – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*

FINANCIAL CONSENT:

- F.1 FY2025 LINE-ITEM TRANSFER – *COUNTY COMMISSIONER PRECINCT 4 KYLE BUTLER*
DECREASE 012-0755-570000 (FM4-CONTINGENCY SURPLUS) BY \$224,000.00
INCREASE 012-0755-509170 (CONCRETE STABILIZATION) BY \$224,000.00
- F.2 FY2025 LINE-ITEM TRANSFER – *JUSTICE OF THE PEACE PRECINCT 4 JUDGE JAMES BRYANT*
DECREASE 001-0540-508740 (DOCKET BOOKS/PRINTING) BY \$3,393.65
INCREASE 001-0540-508010 (SUPPLIES) BY \$3,393.65
- F.3 FY2025 LINE-ITEM TRANSFER – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
DECREASE 001-0060-508090 (AUTO REPAIRS) BY \$500.00
INCREASE 001-0060-508010 (SUPPLIES) BY \$500.00
- F.4 FY2025 LINE-ITEM TRANSFER – *COUNTY CLERK KRYSTAL VALDEZ*
DECREASE 001-0320-506010 (MILEAGE REIMBURSEMENT) BY \$1,400.00
DECREASE 001-0320-507030 (TELEPHONE) BY \$3,200.00
DECREASE 001-0320-508010 (SUPPLIES) BY \$4,750.00
DECREASE 001-0320-508060 (OFFICIAL BONDS/DUES) BY \$1,200.00
DECREASE 001-0320-508350 (TRAINING) BY \$1,100.00
DECREASE 001-0320-508230 (LEGAL NOTICE) BY \$200.00
INCREASE 001-0320-508020 (EQUIPMENT) BY \$10,850.00
INCREASE 001-0320-508680 (CONTRACT SERVICES) BY \$1,000.00
- F.5 FY2025 LINE-ITEM TRANSFER – *COUNTY ENGINEER ZACH GERICH*
DECREASE 001-0375-508820 (BOOKS) BY \$300.00
DECREASE 001-0375-509330 (CONSULTANT) BY \$10,000.00
DECREASE 001-0375-508730 (MAINTENANCE/REPAIRS OF EQUIPMENT) BY \$3,000.00
DECREASE 001-0375-508350 (TRAINING EDUCATION) BY \$7,200.00
DECREASE 001-0375-508050 (CONFERENCE) BY \$3,000.00
DECREASE 001-0375-506890 (GIS SOFTWARE) BY \$1,000.00
DECREASE 001-0375-508070 (OPERATING EXPENSES) BY \$200.00
INCREASE 001-0375-508010 (SUPPLIES) BY \$800.00
INCREASE 001-0375-508020 (EQUIPMENT) BY \$10,200.00
INCREASE 001-0375-590208 (OUTSIDE REVIEW FEES) BY \$10,000.00
INCREASE 001-0375-508190 (COMPUTER EQUIPMENT) BY \$500.00
INCREASE 001-0375-508690 (PROFESSIONAL FEES) BY \$500.00
- F.6 MOVED TO REGULAR AGENDA BY COMMISSIONER STINSON
- F.7 MOVED TO REGULAR AGENDA BY COMMISSIONER STINSON

- F.8 FY2025 LINE-ITEM TRANSFER – *COUNTY JUDGE JOHN WRAY*
 DECREASE 001-0140-505580 (CONTINGENCIES/RESERVE) BY \$300,000.00
 DECREASE 001-0140-505600 (COMPENSATORY/FRINGE LIABILITY) BY \$200,000.00
 DECREASE 001-0140-570020 (CONTINGENCY-DEATH PENALTY) BY \$500,000.00
 INCREASE 018-0908-509808 (FF&E – JP2 SUB COURTHOUSE) BY \$21,678.21
 INCREASE 018-0908-509801 (SOFT COSTS-ELLIS COUNTY CENTRAL) BY \$121.90
 INCREASE 018-0908-509731 (HARD COSTS – JP2 SUB COURTHOUSE) BY \$503,148.00
 INCREASE 018-0908-507020 (BUILDING REPAIRS & IMPROVEMENTS) BY \$475,051.89
- F.9 FY2025 LINE-ITEM TRANSFER – *COUNTY TAX ASSESSOR-COLLECTOR RICHARD ROZIER*
 DECREASE 001-0370-508880 (COMPUTER SERVICES) BY \$1,535.00
 INCREASE 001-0370-508020 (EQUIPMENT) BY \$120.00
 INCREASE 001-0370-508060 (OFF BOND/DUES) BY \$65.00
 INCREASE 001-0370-508350 (TRAINING) BY \$850.00
 INCREASE 001-0370-508050 (CONFERENCE) BY \$500.00
 DECREASE 001-0370-507030 (TELEPHONE) BY \$8,370.00
 INCREASE 001-0370-508730 (MAINT/OFF EQUIPMENT) BY \$8,370.00

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

REGULAR AGENDA

- MINUTE ORDER 387.25** (A.5) APPROVING TO APPOINT GARY FARMER TO REPLACE BOB BEAKLEY’S APPOINTMENT ON MO #343.25, AS A DIRECTOR TO THE PRAIRIELANDS GROUNDWATER CONSERVATION DISTRICT BOARD OF DIRECTORS FOR A FOUR-YEAR TERM TO EXPIRE ON AUGUST 31, 2029. – *ELLIS COUNTY JUDGE JOHN WRAY*

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

- MINUTE ORDER 388.25** (F.6) FY2025 LINE-ITEM TRANSFER – *SHERIFF BRAD NORMAN*
 DECREASE 001-0010-505020 (SALARIES – FULL TIME) BY \$147,834.00
 DECREASE 001-0010-508190 (COMPUTER EQUIPMENT) BY \$35,425.00
 INCREASE 001-0010-505022 (OVERTIME) BY \$102,000.00
 INCREASE 001-0010-506020 (STAFF TRAVEL & EXPENSES) BY \$8,000.00
 INCREASE 001-0010-508040 (SHIPPING & POSTAGE) BY \$200.00
 INCREASE 001-0010-508060 (OFFICIAL BOND/DUES) BY \$1,000.00
 INCREASE 001-0010-508090 (AUTO REPAIRS) BY \$30,000.00
 INCREASE 001-0010-508570 (PERIPHERAL) BY \$5,000.00
 INCREASE 001-0010-508650 (PRE-EMPLOYMENT SCREENING) BY \$2,500.00
 INCREASE 001-0010-508680 (CONTRACTS) BY \$30,425.00
 INCREASE 001-0010-509960 (RADIO AGREEMENT) BY \$4,134.00

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

MINUTE ORDER 389.25 (F.7) FY2025 LINE-ITEM TRANSFER – *SHERIFF BRAD NORMAN (JAIL)*
 DECREASE 001-0015-505020 (SALARIES – FULL TIME) BY \$1,000,000.00
 INCREASE 001-0015-505022 (OVERTIME) BY \$700,000.00
 INCREASE 001-0015-507020 (REPAIRS) BY \$150,000.00
 INCREASE 001-0015-508020 (EQUIPMENT) BY \$30,000.00
 INCREASE 001-0015-508140 (INMATE FEEDING) BY \$70,000.00
 INCREASE 001-0015-508730 (BUILDING MECHANICAL CONTRACTS) BY \$50,000.00

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

DEPARTMENT OF DEVELOPMENT:

MINUTE ORDER 390.25 (1.1) APPROVING TO RATIFY STAFF ACTION ON A FINAL PLAT OF SANCHEZ GIBSON ADDITION, LOT 1A, BLOCK 1. THE ± 1.00-ACRE SITE IS LOCATED ± 470 FEET NORTH OF THE INTERSECTION OF GIBSON ROAD AND CACTUS ROAD, IN THE ETJ OF THE CITY OF WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 1. SUBJECT TO THE FOLLOWING CONDITIONS:

1. PLEASE PROVIDE A SIGNED WAIVER OF TAKINGS IMPACT ASSESSMENT. (LGC§232.0025 (F)(1))
2. PLEASE PROVIDE THE ORIGINAL TAX CERTIFICATE WITH RAISED SEAL FROM THE COUNTY TAX OFFICE DEMONSTRATING ALL CURRENT PROPERTY TAXES ARE PAID IN FULL. (LGC§ 232.001 (D) (E))
3. REMOVE ALL COLOR FROM THE PLAT. PER THE COUNTY CLERK'S OFFICE, ALL PLATS ARE TO BE BLACK & WHITE.
4. CORRECT THE PROPERTY'S LOCATION WITHIN THE OWNER'S CERTIFICATE, OWNER'S ACKNOWLEDGEMENT, AND TITLE BLOCK TO BE WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF WAXAHACHIE, ELLIS COUNTY.
5. ADD THE OWNER'S TELEPHONE NUMBER TO THE OWNER CONTACT ON THE PLAT.
6. REMOVE "PRELIMINARY" FROM THE TITLE BLOCK.
7. CLEARLY LABEL AND IDENTIFY GIBSON ROAD AND THE EXISTING RIGHT-OF-WAY WITHIN THE PLAT DRAWING.
8. LABEL THE PLAT DRAWING WITH A LOT AND BLOCK DESIGNATION.
9. UPDATE THE PLAT DRAWING AND METES AND BOUNDS REGARDING THE OWNERSHIP FOR MARY NEWMAN. ECAD DEPICTS A DIFFERENT OWNER AS OF 2024.
10. UPDATE THE PLAT DRAWING TO MATCH THE METES AND BOUNDS DESCRIPTION REGARDING THE ½ IRF FOR THE EAST CORNER OF SAID SANCHEZ TRACT.
11. ADD TWO (2) SURVEY BENCHMARKS SET BY THE SITE WITH THE STATE PLAN COORDINATE SYSTEM (TEXAS NORTH CENTRAL - 4202).
12. "GUERRERO CIRCLE" IS NOT A ROAD OR PRIVATE DRIVE RECOGNIZED BY ELLIS COUNTY'S GIS & 9-1-1 ADDRESSING DEPARTMENT. REMOVE THE INDICATED ROAD NAME FROM THE VICINITY MAP.
13. REMOVE ALL FENCES FROM THE PLAT DRAWING.
14. THIRTY (30) FEET OF RIGHT-OF-WAY DEDICATION SHOULD BE MADE ALONG GIBSON ROAD. HATCH THE AREA OF DEDICATION AND IDENTIFY MONUMENTS FOR THE NEW PROPERTY LINE ALONG GIBSON ROAD.
15. ADD A TWENTY-FIVE (25) FOOT FRONT BUILD LINE.
16. ALL EASEMENT WIDTH MEASUREMENTS SHOULD BE LABELED WITHIN THE PLAT DRAWING. ALL EASEMENTS SHOULD BE LABELED AS DRAINAGE AND UTILITY EASEMENTS.
17. ADD ELLIS COUNTY'S NINE (9) POINT OWNER'S CERTIFICATE STATEMENT AND SIGNATURE BLOCK TO THE PLAT.
18. ADD ELLIS COUNTY'S COURT SIGNATURE BLOCK AND APPROVAL DATE LINE TO THE PLAT.

19. REMOVE "COLLIN COUNTY" FROM THE PLAT.
20. ADD ELLIS COUNTY'S OSSF STATEMENT AND SIGNATURE LINE TO THE PLAT.
21. REMOVE MEASUREMENTS WITHIN THE PLAT DRAWING THAT ARE NOT RELATED TO SAID TRACT OR FOUND WITHIN THE METES AND BOUNDS.
22. ADD A GENERAL PLAT NOTE REFERENCING THE RSUD EASEMENT AND INSTRUMENT NUMBER.
23. ADD A GENERAL PLAT NOTE REFERENCING THE MINIMUM LOT SIZE VARIANCE APPROVED BY ELLIS COUNTY COMMISSIONERS' COURT ON JULY 8TH, 2025 -MINUTE ORDER No. 329.25.
24. ADD DEED CALLS TO THE PLAT DRAWING.

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

MINUTE ORDER 391.25 (1.2) APPROVING TO RATIFY STAFF ACTION ON A FINAL PLAT OF ALEJANDRO ADDITION, LOT 1, BLOCK A (TO BE RENAMED). THE ± 5.956-ACRE SITE IS LOCATED ± 2,840 FEET NORTHWEST OF THE INTERSECTION OF FM 879 AND GIBSON STREET RAILROAD CROSSING, IN THE ETJ OF THE CITY OF GARRETT, ROAD AND BRIDGE PRECINCT 2. SUBJECT TO THE FOLLOWING CONDITIONS:

1. CORRECT THE COMPUTED GROSS ACREAGE WITHIN THE TITLE BLOCK.
2. ADD DEED CALLS, BEARINGS AND MEASUREMENTS TO THE PLAT DRAWING.
3. UPDATE THE LOCATION WITHIN THE TITLE BLOCK AND METES & BOUNDS TO BE WITHIN THE EXTRATERRITORIAL (ETJ) OF THE CITY OF GARRETT, ELLIS COUNTY.
4. WITHIN THE NOTARY STATEMENT FOR THE OWNER'S SIGNATURES, PLEASE CORRECT THE NAMES TO READ: ALEJANDRO RAMIREZ AND ELIZABETH RAMIREZ.
5. LABEL OR REMOVE THE ITEMS ON THE PLAT DRAWING LOCATED WITHIN THE RIGHT-OF-WAY OF FM 879.
6. ALEJANDRO IS THE NAME OF AN EXISTING SUBDIVISION WITHIN ELLIS COUNTY. UPDATE THE PLAT NAME TO THE APPROVED NAME OF ANDALEIZ ADDITION, AS SUBMITTED BY THE APPLICANT.

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

MINUTE ORDER 392.25 (1.3) APPROVING TO RATIFY STAFF ACTION ON A PRELIMINARY PLAT OF THE STALLIONS. THE ± 80.00-ACRE SITE IS LOCATED ± 500 FEET NORTH OF THE INTERSECTION OF MUSTANG ROAD AND THE CORRAL ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 2. SUBJECT TO THE FOLLOWING CONDITIONS:

1. ADD THE TWO (2) ADDITIONAL DEEDS TO THE GENERAL DESCRIPTION.
2. ADD THE OWNER'S STATEMENT AND SIGNATURE LINE FROM THE SAMPLE PRELIMINARY PLAT.
3. ADD A GENERAL PLAT NOTE TO INCLUDE THE ETJ REMOVAL INFORMATION (ORDINANCE No. AND CITY APPROVAL DATE).
4. ADD THE DoD DIRECTOR'S STATEMENT AND SIGNATURE LINE, INCLUDING THE COUNTY'S GENERAL OSSF STATEMENT AND SIGNATURE LINE FOR PLATS.
5. PLEASE NOTE THAT ANY RESIDUAL LAND OF LESS THAN 10 ACRES MUST BE PLATTED.
6. LABEL THE RADIUS OF THE CUL-DE-SAC.
7. RE-BLOCK THE SUBDIVISION TO BEGIN WITH BLOCK A.
8. ADD THE PROPOSED LENGTH OF EACH ROAD.
9. RENUMBER THE SUBDIVISION DATA TABLE. THERE ARE CURRENTLY TWO NUMBER 9'S.
10. SLIGHTLY DARKEN THE CONTOURS SHOWN ON THE PLAT DRAWING.

11. THE PROPOSED BUILDING SETBACK LINES SHOWN ON THE PLAT DRAWING EXCEED THE COUNTY'S SUBDIVISION REGULATIONS FOR LOTS THAT ARE NOT ADJACENT TO A THOROUGHFARE ROAD. PLEASE ENSURE THAT THE FRONT BUILDING SETBACK LINE IS 25 FT. THROUGHOUT THE SUBDIVISION.
12. CONTACT OUR GIS DEPARTMENT TO SELECT APPROVED STREET NAMES FOR THIS DEVELOPMENT. RUDDER LANE AND MURPHY CROSSING ARE DENIED, AS THEY ARE ALREADY IN USE. UPON APPROVAL, SUBMIT A NEW PLAT FOR STAFF REVIEW.
13. LOT 6, BLOCK B IS MISSING THE LENGTH ALONG DOSS DRIVE.
14. SINCE THIS SUBDIVISION IS PROPOSING INTERNAL ROADS, ALL LOTS MUST FACE INTERNALLY. LOTS 13-15, BLOCK B DO NOT MEET THIS REQUIREMENT. THIS WILL NEED TO BE REVISED AND APPROVED BY CITY STAFF PRIOR TO CIVIL PLAN SUBMITTAL.
15. LOT 3, BLOCK B IS MISSING A LENGTH ALONG MURPHY CROSSING.
16. LOTS 9-10, BLOCK C NEEDS TO BE REDRAWN TO REMOVE THE PROPOSED POND. PLEASE REDRAW THE POND AS AN ADDITIONAL HOA LOT.
17. NUMBER 7 ON THE SUBDIVISION DATA TABLE IS MISSING A LETTER AT THE END OF THE SENTENCE (DISPOSAL).
18. NUMBER 9 IS MISSING THE CLOSING PARENTHESES AND PUNCTUATION.

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

MINUTE ORDER 393.25 (1.4) APPROVING TO RATIFY STAFF ACTION ON A FINAL PLAT OF FUNNY FARM ACRES, LOT 1, BLOCK A. THE ± 3.009-ACRE SITE IS LOCATED ± 490 FEET NORTHEAST OF THE INTERSECTION OF BEE CREEK SCHOOL HOUSE ROAD AND FM 308, GRANDVIEW, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE NOTARY STATEMENT WITHIN THE WAIVER OF "TAKINGS IMPACT ASSESSMENT (TIA)" FORM IS INCOMPLETE. PROVIDE A CORRECTED FORM.
2. DOCUMENTATION FROM FILES VALLEY REGARDING COMPLETION OF THE ROAD BORE AND INSTALLATION OF THE WATER METER IS DUE AT THE TIME OF SUBMITTING A DEVELOPMENT PERMIT APPLICATION(S).
3. ADD THE LOT AND BLOCK TO THE TITLE BLOCK.
4. WITHIN THE FIRST AND SECOND PARAGRAPHS OF THE METES AND BOUNDS, CAPITALIZE BARTLEY.
5. ADD THE OWNER CONTACT INFORMATION TO THE PLAT, INCLUDING THE NAMES AND ADDRESS.
6. IDENTIFY THE CALCULATED AREA OF THE LOT ON THE PLAT DRAWING.
7. ADD AN ARROW INDICATING THE POINT OF BEGINNING.
8. UPDATE OWNERSHIP AND LEGAL DESCRIPTION INFORMATION WITHIN THE METES AND BOUNDS AND ON THE PLAT DRAWING FOR THE TRACT TO THE WEST OF SAID PROPERTY. INCLUDE RECORDED BEARINGS, MEASUREMENTS, AND EASEMENTS.
9. WITHIN THE FOURTH PARAGRAPH OF THE METES AND BOUNDS, INDICATE THE SCALE OF MEASURE FOR 208.03 FEET.
10. UPDATE OWNERSHIP AND LEGAL DESCRIPTION INFORMATION WITHIN THE METES AND BOUNDS AND ON THE PLAT DRAWING FOR THE TRACT EAST OF SAID PROPERTY. INCLUDE RECORDED BEARINGS, MEASUREMENTS, AND EASEMENTS.
11. FOR THE EAST CORNER OF SAID TRACT, THE DEED CALLS FOR A ½" IRON ROD SET WITH A CAP STAMPED RPLS 5544, WHEREAS THE METES AND BOUNDS AND PLAT DRAWING INDICATE A ½" STEEL ROD FOUND. CONFIRM IF THIS REFERS TO THE SAME POINT.
12. IDENTIFY A SECOND SURVEY BENCHMARK SET BY SITE WITH THE STATE PLAN COORDINATE SYSTEM (TEXAS NORTH CENTRAL – 4202) ON THE PLAT DRAWING.

13. UPDATE THE FRONT DRAINAGE AND UTILITY EASEMENT TO BE TWENTY (20) FEET.
14. PROVIDE RECORDING INFORMATION FOR THE THIRTY (30) FOOT OVERHEAD ELECTRIC EASEMENT INDICATED IN THE PLAT DRAWING.
15. HATCH THE AREA THAT IS TO BE DEDICATED FOR RIGHT-OF-WAY ALONG BEE CREEK SCHOOL HOUSE ROAD ON THE PLAT DRAWING.
16. IDENTIFY THE SQUARE FEET TO BE DEDICATED FOR RIGHT-OF-WAY ALONG BEE CREEK SCHOOL HOUSE ROAD.
17. UPDATE THE FLOODPLAIN STATEMENT TO IDENTIFY THAT THE FIRM PANEL NUMBER AND DATE IS DEFINED BY FEMA.
18. CORRECT THE OWNER'S CERTIFICATE TO IDENTIFY THE UPDATED LEGAL DESCRIPTION OF THE PROPERTY.
19. UPDATE THE SIGNATURE LINES WITHIN THE OWNER'S CERTIFICATE TO BE: AUTHORIZED PROPERTY OWNER'S SIGNATURE.
20. UPDATE THE COURT SIGNATURE BLOCK TO IDENTIFY JOHN WRAY AS THE COUNTY JUDGE.
21. UPDATE THE COURT SIGNATURE BLOCK TO IDENTIFY LOUIS PONDER AS COMMISSIONER, PRECINCT No. 3.
22. UPDATE THE LANGUAGE WITHIN THE OSSF STATEMENT TO MATCH THE ATTACHED SAMPLE PLAT.
23. UPDATE THE PREPARATION DATE WITHIN THE PLAT.
24. THE SCALE IDENTIFIED ON THE BOTTOM RIGHT SIDE DIFFERS IN PAGES ONE (1) AND TWO (2) OF THE PLAT. CORRECT ACCORDINGLY.
25. IDENTIFY THE LOCATION OF FM 308 WITHIN THE PLAT DRAWING.

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

MINUTE ORDER 394.25 (1.5) APPROVING TO RATIFY STAFF ACTION ON A FINAL PLAT OF TOMMIE'S PLACE, LOTS 1 & 2, BLOCK A. THE ± 2.227-ACRE SITE IS LOCATED ± 2,450 FEET SOUTHEAST OF THE INTERSECTION OF BLAIR ROAD AND EDNA ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT 3.

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

MINUTE ORDER 395.25 (1.6) APPROVING TO RATIFY STAFF ACTION ON A FINAL PLAT OF OVILLA BUSINESS PARK, LOT 1, BLOCK A. THE ± 1.771-ACRE SITE IS LOCATED ± 640 FEET SOUTH OF THE INTERSECTION OF FM 664 (OVILLA ROAD) AND SHILOH ROAD, IN THE ETJ OF THE CITY OF OVILLA, ROAD AND BRIDGE PRECINCT No. 4.

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

MINUTE ORDER 396.25 (1.7) APPROVING PERFORMANCE BOND SUBMITTALS FOR THE PROPOSED RENAISSANCE SUBDIVISION, PHASE 1. THE ± 107.01-ACRE SITE IS LOCATED AT THE NORTHWEST CORNER OF PATRICK ROAD AND WEST STERRETT ROAD, SITUATED IN THE C. GOAR SURVEY, ABSTRACT No. 401, AND THE C. HURST SURVEY, ABSTRACT No. 456, WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 4. APPROVED IN THE FOLLOWING MANNER:

1. BOND No. 9471441— IN THE AMOUNT OF EIGHT MILLION, NINE HUNDRED NINETY-EIGHT THOUSAND, THIRTY DOLLARS & 85/100 (\$8,998,030.85) ISSUED BY COLONIAL AMERICAN CASUALTY & SURETY

COMPANY AND FIDELITY AND DEPOSIT COMPANY OF MARYLAND SUBMITTED BY GLENN THURMAN, INC. FOR PAVING IMPROVEMENTS.

2. BOND No. GM248771— IN THE AMOUNT OF ELEVEN MILLION, THREE HUNDRED FIFTEEN THOUSAND, SEVEN HUNDRED TEN DOLLARS & 00/100 (\$11,315,710.00) ISSUED BY GREAT MIDWEST INSURANCE COMPANY SUBMITTED BY CIRCLE H CONTRACTORS, LP, FOR THE CONSTRUCTION OF THE INFRASTRUCTURE FOR WATER, SEWER & STORM DRAINAGE.
3. BOND No. 602-209974-6 — IN THE AMOUNT OF FOUR MILLION, TWENTY-SIX THOUSAND, EIGHT HUNDRED THIRTY DOLLARS & 57/100 (\$4,026,830.57) ISSUED BY UNITED STATES FIRE INSURANCE COMPANY SUBMITTED BY HAMMETT EXCAVATION INC., FOR EARTHWORK.

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

MINUTE ORDER 397.25 (1.8) APPROVING TO RELEASE A SUPPLEMENTAL MAINTENANCE BOND No. S-344212 FOR THE WINDING CREEK ESTATES SUBDIVISION. THE PROPERTY CONTAINS ± 60.952 ACRES, LOCATED ON THE WEST SIDE OF FM 664 (OVILLA ROAD), ± 330 FEET SOUTH OF SLIPPERY CREEK COURT, IN THE ETJ OF THE CITY OF OVILLA, ROAD AND BRIDGE PRECINCT No. 4. APPROVED IN THE FOLLOWING MANNER:

1. RELEASE OF MAINTENANCE BOND No. S-344212, IN THE AMOUNT OF THIRTY THOUSAND DOLLARS & 00/100 (\$30,000.00), ISSUED BY NGM INSURANCE COMPANY, RECEIVED FOR THE OUTSTANDING DRAINAGE DEFICIENCY ALONG THE SOUTHERN RIGHT-OF-WAY FOR WOODSTREAM LANE, WEST OF THE INTERSECTION OF FM 664.

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

PURCHASING:

MINUTE ORDER 398.25 (2.1) APPROVING AN EXEMPTION UNDER LOCAL GOVERNMENT CODE SECTION 262.024 (4) FROM THE BIDDING REQUIREMENTS OF LGC 262.023, FOR THE PURCHASE OF WESTLAW PROFLEX PRODUCTS PROVIDED BY THOMSON REUTERS FOR THE ELLIS COUNTY LAW LIBRARY.

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

MINUTE ORDER 399.25 (2.2) APPROVING FOR THE PURCHASE OF WEST PROFLEX PRODUCTS FOR A TERM OF FIVE YEARS, IN A TOTAL AMOUNT OF \$137,720.64, FROM THOMSON REUTERS USING THE APPROVED PERSONAL OR PROFESSIONAL SERVICE EXEMPTION, FOR THE ELLIS COUNTY LAW LIBRARY.

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

MINUTE ORDER 400.25 (2.3) APPROVING TO EXECUTE CONTRACT AGREEMENTS WITH TENEX SOFTWARE SOLUTIONS FOR PRECINCT CENTRAL ePOLLBOOK SYSTEM SALE AND LICENSE AGREEMENT AND SOFTWARE FOR 1-ePOLLBOOKS USING THE TEXAS ASSOCIATION OF SCHOOL BOARDS BUYBOARD COOPERATIVE CONTRACT NO. 710-23 IN THE AMOUNT OF \$181,090.00.

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

MINUTE ORDER 401.25 (2.4) APPROVING TO EXECUTE CONTRACT AGREEMENTS WITH TENEX SOFTWARE SOLUTIONS FOR VOTER REGISTRATION LICENSE AND MAINTENANCE AGREEMENT USING THE TEXAS ASSOCIATION OF SCHOOL BOARDS BUYBOARD COOPERATIVE CONTRACT NO. 710-23 IN THE AMOUNT OF \$205,000.00.

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

MINUTE ORDER 402.25 (2.5) APPROVING THE AWARD OF BID NUMBER RFB-2025-008 MISCELLANEOUS CONCRETE WORK WITH J.C. CONCRETE BROTHERS, LLC, PARK CONSTRUCTION & BUILDING MAINTENANCE, SOUTHVEN COINSTRUCTION, LLC, JOE MUIRHEAD CONCRETE SERVICES, DON SMITH CONCRETE LLC, LOOKUP CONSTRUCTION SERVICES, AND J&K EXCAVATION LLC AND THE AUTHORIZATION FOR THE COUNTY JUDGE TO EXECUTE THE CONTRACTS UPON FINAL LEGAL REVIEW.

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

MINUTE ORDER 403.25 (2.6) APPROVING TO AMEND LEASE CONTRACT NO. 3432C WITH AMERICAN NATIONAL LEASING (MO #106.24) TO CHANGE THE PAYEE FROM KING GEORGE SAFETY SOLUTIONS TO MARSHAL STUFF INCORPORATED FOR ELLIS COUNTY CONSTABLE PRECINCT 1.

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

MINUTE ORDER 404.25 (2.7) APPROVING TO AMEND LEASE CONTRACT NO. 3427C WITH AMERICAN NATIONAL LEASING (MO #107.24) TO CHANGE THE PAYEE FROM KING GEORGE SAFETY SOLUTIONS TO MARSHAL STUFF INCORPORATED FOR ELLIS COUNTY CONSTABLE PRECINCT 3.

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

MINUTE ORDER 405.25 (2.8) APPROVING THE VEHICLE UPLIFT FOR ELLIS COUNTY CONSTABLE PRECINCT 3 IN AN AMOUNT OF \$31,562.00 USING MARSHAL STUFF INCORPORATED.

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

MINUTE ORDER 406.25 (2.9) APPROVING THE VEHICLE UPLIFT FOR ELLIS COUNTY FIRE MARSHAL IN AN AMOUNT OF \$11,618.92 WITH DANA SAFETY SUPPLY USING TIPS-USA CONTRACT #240102.

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

MINUTE ORDER 407.25 (2.10) APPROVING TO ADVERTISE AND SOLICIT BIDS FOR PEST CONTROL AT ALL ELLIS COUNTY FACILITIES.

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

MINUTE ORDER 408.25 (2.11) APPROVING TO ADVERTISE AND SOLICIT BIDS FOR DRAINAGE CULVERTS IN ELLIS COUNTY.

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

ADMINISTRATIVE:

MINUTE ORDER 409.25 (3.1) APPROVING TO CANCEL THE SCHEDULED COMMISSIONERS' COURT MEETING ON SEPTEMBER 9TH, 2025. – *ELLIS COUNTY JUDGE JOHN WRAY*

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

MINUTE ORDER 410.25 (3.2) APPROVING TO ALLOW NORTH TEXAS BEHAVIORAL HEALTH AUTHORITY TO ACCEPT A GRANT FOR A MENTAL HEALTH DEPUTY FROM HEALTH AND HUMAN SERVICES COMMISSION, REQUIRING COUNTY MATCH. – *BEHAVIORAL HEALTH DIRECTOR CAITLIN WILKINSON*

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

(COURT RECESS FROM 3:02 P.M. – 3:07 P.M.)

FOLLOWING THE COURT RECESS, THE COUNTY JUDGE REQUESTED AN AMENDMENT TO THE MOTION FOR ITEM 3.2

MINUTE ORDER 410.25 (3.2) AMENDING THE PREVIOUS MOTION FOR 3.2 TO APPROVING A LETTER OF SUPPORT FROM ELLIS COUNTY FOR A GRANT APPLICATION, WITH THE OPTION TO ACCEPT A GRANT AT A LATER DATE. – *BEHAVIORAL HEALTH DIRECTOR CAITLIN WILKINSON*

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

PUBLIC HEARING (3:08 P.M. – 3:09 P.M.)

MOTION TO OPEN P.1 BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

- (P.1) PUBLIC HEARING TO DISCUSS SETTING THE MANDATORY PAYMENT RATE FOR FISCAL YEAR 26 APPLICABLE TO ELLIS COUNTY'S LOCAL PROVIDER PARTICIPATION PROGRAM. THE ELLIS COUNTY COMMISSIONER'S COURT WILL HOLD THE PUBLIC HEARING PURSUANT TO CHAPTER 296A.101 OF THE TEXAS HEALTH & SAFETY CODE, WHICH AUTHORIZED THE CREATION OF THE ELLIS COUNTY LOCAL PROVIDER PARTICIPATION PROGRAM. PUBLIC HEARING TO DISCUSS THE AMOUNTS OF ANY MANDATORY PAYMENTS THAT THE COMMISSIONER'S COURT INTENDS TO REQUIRE DURING THE YEAR AND HOW THE REVENUE DERIVED FROM THOSE PAYMENTS IS TO BE SPENT.

NO PUBLIC PARTICIPATION

MOTION TO CLOSE P.1 BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

MINUTE ORDER 411.25 (3.3) APPROVING TO SET THE MANDATORY PAYMENT RATE FOR FISCAL YEAR 26 TO 6%, PURSUANT TO CHAPTER 296A.101 OF THE TEXAS HEALTH & SAFETY CODE. – *COUNTY TREASURER CHERYL CHAMBERS*

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

PUBLIC HEARING (3:14 P.M. – 3:15 P.M.)

MOTION TO OPEN P.2 BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

- (P.2) PUBLIC HEARING REGARDING THE INSTALLATION OF STOP SIGNS AT THE INTERSECTION OF ANGUS ROAD AND HOYT ROAD, ROAD AND BRIDGE PRECINCT No. 3.

NO PUBLIC PARTICIPATION

MOTION TO CLOSE P.2 BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

MINUTE ORDER 412.25 (3.4) APPROVING THE INSTALLATION OF STOP SIGNS AT THE INTERSECTION OF ANGUS ROAD AND HOYT ROAD, ROAD AND BRIDGE PRECINCT 3. – *ENGINEER ZACH GERICH*

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

MINUTE ORDER 413.25 (3.5) APPROVING A ROAD IMPROVEMENT AGREEMENT BETWEEN ELLIS COUNTY AND XE INTERNATIONAL INVESTMENTS, LLC THROUGH THEIR AGENT JL SMITH, REGARDING JUDY'S LANE. – COUNTY COMMISSIONER PRECINCT 3 LOUIS PONDER

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

RECESS TO EXECUTIVE SESSION **3:21 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, BICKERSTAFF HEATH DELGADA 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 (MUDS) 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 MATTER CONCERNING SPRINGSIDE ESTATES, PHASE 2 BONDS.
- 4.3 PURSUANT TO TEXAS GOVERNMENT CODE §551.071 (1), CONSULTATION WITH LEGAL COUNSEL REGARDING PENDING OR CONTEMPLATED LITIGATION MATTER CONCERNING THE CURRENT FEE SCHEDULE FOR DEPARTMENT OF DEVELOPMENT.
- 4.4 PURSUANT TO TEXAS GOVERNMENT CODE §551.071 (2), CONSULTATION WITH LEGAL COUNSEL ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS RULES OF DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER, AND REGARDING CURRENT CONTRACT WITH VOTEC.
- 4.5 PURSUANT TO TEXAS GOVERNMENT CODE §551.071 (1), CONSULTATION WITH LEGAL COUNSEL REGARDING A PROPOSED OPIOID SETTLEMENT OFFER IN THE MATTER OF TEXAS MULTI-DISTRICT FOR THE COUNTY, PARTICULARLY THE DEFENDANTS *ALVOGEN, AMNEAL, APOTEX, HIKMA, INDIVIOR, MYLAN, SUN AND ZYDUS*.

RECONVENED TO REGULAR SESSION **4:06 P.M.**

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

ELLIS COUNTY JUDGE JOHN WRAY MADE THE FOLLOWING ANNOUNCEMENTS:

1. CHIEF OF STAFF RYAN GARRETT WILL BE LEAVING, EFFECTIVE THE FRIDAY FOLLOWING THE PASSING OF THE BUDGET. JUDGE WRAY THANKED HIM FOR HIS YEARS OF SERVICE TO ELLIS COUNTY.
2. LEAH MARTINEK HAS BEEN HIRED AS THE NEW PUBLIC INFORMATION OFFICER, EFFECTIVE 09/08/2025.

ADJOURNMENT 4:09 P.M.

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

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON SEPTEMBER 2ND, 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 16TH DAY OF SEPTEMBER 2025.



KRYSTAL VALDEZ, COUNTY CLERK

