

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – OCTOBER 28, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, OCTOBER 28, 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: *COUNTY COMMISSIONER PRECINCT 1 RANDY STINSON*

RECOGNITIONS

- R.1 PROCLAMATION RECOGNIZING NOVEMBER 7TH, 2025 AS ADOPTION DAY IN ELLIS COUNTY.
- R.2 PROCLAMATION IN SUPPORT OF, AND PARTICIPATION IN OPERATION GREEN LIGHT INITIATIVE FOR VETERANS IN ELLIS COUNTY.
- R.3 PROCLAMATION FOR REBECCA PERRY AS 1ST PLACE WINNER OF 20TH ANNUAL CATHOLIC FOUNDATION ART OF THE PLAZA COMPETITION WITH 'EXPRESSION OF HARMONY'.

CONSENT AGENDA: MINUTE ORDER 451.25

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 OCTOBER 14TH, 2025. - *COUNTY CLERK KRystal VALDEZ*
- A.3 ACCEPTING OF THE 3RD QUARTER 2025 INVESTMENT REPORT, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §2256.023. - *COUNTY TREASURER CHERYL CHAMBERS*
- A.4 ACCEPTING OF THE TREASURER'S MONTHLY REPORT FOR SEPTEMBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.026. - *COUNTY TREASURER CHERYL CHAMBERS*
- A.5 APPROVING OF THE ANNUAL UPDATE TO THE ELLIS COUNTY INVESTMENT POLICY, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §2256.005(e). - *COUNTY TREASURER CHERYL CHAMBERS*
- A.6 ACCEPTING OF THE 4TH QUARTER CASH COUNT REPORTS FOR FY2025 THAT WERE COMPLETED ON OCTOBER 1ST, 2025, PURSUANT TO TEXAS LGC §115.002. - *COUNTY AUDITOR STACI PARR*

- A.7 ACCEPTING OF THE TABULATED REPORT OF THE COUNTY’S RECEIPTS AND DISBURSEMENTS OF FUNDS FROM AUGUST 20TH, 2025 – SEPTEMBER 30TH, 2025, PURSUANT TO TEXAS LGC §114.024. - COUNTY AUDITOR STACI PARR
- A.8 ACCEPTING OF THE TABULATED REPORT OF THE COUNTY’S RECEIPTS AND DISBURSEMENTS OF FUNDS FROM OCTOBER 1ST, 2025 – OCTOBER 15TH, 2025, PURSUANT TO TEXAS LGC §114.024. - COUNTY AUDITOR STACI PARR
- A.9 ACCEPTING OF THE CONSTABLE, PRECINCT 2 MONTHLY REPORT FOR SEPTEMBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – CONSTABLE PRECINCT 2 CASEY BORDERS
- A.10 ACCEPTING OF THE 2025 ANNUAL ASSET FORFEITURE REPORT TO THE STATE ATTORNEY GENERAL OFFICE. – FIRE MARSHAL TIM BIRDWELL
- A.11 APPROVING OF THE RESOLUTION OF SUPPORT FOR MEALS ON WHEELS TO APPLY FOR A GRANT FROM THE TEXAS DEPARTMENT OF AGRICULTURE FOR PROGRAM YEAR 2026. – ELLIS COUNTY JUDGE JOHN WRAY
- A.12 APPROVING OF THE YEARLY CONTRIBUTION TO MEALS ON WHEELS NORTH CENTRAL TEXAS FOR FY2026 IN THE AMOUNT OF \$66,500.00. FUNDING WILL COME FROM THE COMMUNITY SUPPORT BUDGET LINE. – ELLIS COUNTY JUDGE JOHN WRAY
- A.13 APPROVING OF THE FINAL INSTALLATION TO THE 3-YEAR AGREEMENT TO THE ELLIS COUNTY MUSEUM FOR FY2026 IN THE AMOUNT OF \$50,000. FUNDING WILL COME FROM THE COMMUNITY SUPPORT BUDGET LINE. - ELLIS COUNTY JUDGE JOHN WRAY
- A.14 APPROVING OF THE YEARLY CONTRIBUTION TO THE ELLIS COUNTY CHILDREN’S ADVOCACY CENTER FOR FY2026 IN THE AMOUNT OF \$100,000. FUNDING WILL COME FROM THE COMMUNITY SUPPORT BUDGET LINE. - ELLIS COUNTY JUDGE JOHN WRAY
- A.15 APPROVING OF THE COUNTY MATCHING FUNDS FOR THE QUARTERLY CONTRIBUTION TO THE NORTH TEXAS BEHAVIORAL HEALTH AUTHORITY (NTBHA) IN THE AMOUNT OF \$52,139.08. THE TOTAL FY2026 FUNDS WILL BE \$208,556.32 WITH THE FUNDING COMING FROM THE BEHAVIORAL HEALTH DIRECTOR’S CONTRACT SERVICES BUDGET QUARTERLY. – BEHAVIORAL HEALTH DIRECTOR CAITLIN WILKINSON
- A.16 ACCEPTING OF THE RECERTIFICATION OF E.J. HARBIN, PURCHASING AGENT AS A CERTIFIED PUBLIC PROCUREMENT OFFICER (CPPO) BY THE UNIVERSAL PUBLIC PROCUREMENT CERTIFICATION COUNCIL (UPPCC). – PURCHASING AGENT E.J. HARBIN
- A.17 APPROVING TO LEASE A COPIER FOR VETERANS TREATMENT COURT FROM XEROX USING THE OMNIA PARTNERS COOPERATIVE CONTRACT #R191104. IN ACCORDANCE WITH THE COOPERATIVE PURCHASING PROGRAM, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §271. – PURCHASING AGENT E.J. HARBIN
- A.18 APPROVING TO RENEW MICROSOFT OFFICE 365 AND MICROSOFT TEAMS ROOMS LICENSES FOR THE COUNTY OFFICES USING DIR-CPO-5237 WITH SHI GOVERNMENT SOLUTIONS, LLC IN THE AMOUNT OF \$172,659.24. THE RENEWAL TERM IS FOR DECEMBER 1ST, 2025 THROUGH NOVEMBER 30TH, 2026. - PURCHASING AGENT E.J. HARBIN
- A.19 RATIFYING STAFF ACTION OF APPROVAL ON A FINAL PLAT OF ALSDORF ACRES, LOTS 1-4, BLOCK A. THE ± 23.187-ACRE SITE IS LOCATED ± 1,185 FEET SOUTH OF THE INTERSECTION OF ALSDORF ROAD AND WHITEHOUSE ROAD, ENNIS, ROAD AND BRIDGE PRECINCT NO. 1. SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE REAR DRAINAGE AND UTILITY EASEMENTS FOR LOTS 2 AND 3 SHOULD BE TWENTY (20) FEET. UPDATE AND LABEL.
 2. LABEL THE FRONT BUILDING LINE FOR LOTS 1, 3, AND 4 ON THE PLAT DRAWING.

3. LABEL THE FRONT 20 FEET FOR DRAINAGE AND UTILITY EASEMENT ON LOTS 1, 2, AND 4 ON THE PLAT DRAWING.
 4. ZONE A OF THE FLOODPLAIN IS MISSING. ENSURE THE SHADED FLOODPLAIN IS SHOWN ON THE PLAT DRAWING.
 5. THE TOTAL CALCULATION ON THE PLAT DRAWING EQUATES TO 1,010,001 SQ FT., WHEREAS THE WRITTEN DESCRIPTION STATES 1,010,002 SQ FT. REVIEW, CONFIRM, AND UPDATE ACCORDINGLY.
- A.20 RATIFYING STAFF ACTION OF APPROVAL ON A FINAL PLAT OF C&T ADDITION, LOT 1. THE ± 5.376-ACRE SITE IS LOCATED ± 2,495 FEET NORTHEAST OF THE INTERSECTION OF WEST STATE HIGHWAY 34 AND FM 985, ENNIS, ROAD AND BRIDGE PRECINCT NO. 2. SUBJECT TO THE FOLLOWING CONDITIONS:
1. ADD ALL DEED CALLS TO THE PLAT DRAWING.
 2. UPDATE THE OVERALL ACREAGE WITHIN THE TITLE BLOCK AND PLAT DRAWING.
 3. CORRECT THE PLAT DRAWING TO LABEL LOT 1, BLOCK A OF LAKE BARDWELL ESTATES.
 4. THE METES AND BOUNDS INDICATE A 1/2" IRF FOR THE SOUTHWEST CORNER OF THE 0.030-ACRE TRACT; HOWEVER, THE POINT IS NOT LABELED ON THE PLAT DRAWING. REVISE ACCORDINGLY.
 5. THE PLAT DRAWING INDICATES A 1/2" IRF FOR THE END OF C1, HOWEVER, THE POINT IS NOT RECOGNIZED WITHIN THE WRITTEN DESCRIPTION. REVISE ACCORDINGLY.
 6. THE METES AND BOUNDS INDICATE A 1/2" IRON ROD FOUND FOR THE BEGINNING OF C2; HOWEVER, THE PLAT DRAWING LABELS A 1/2" IRON ROD SET. REVISE ACCORDINGLY.
 7. UNLESS ADDITIONAL INFORMATION IS TO BE ADDED, REMOVE "CONTROL LINE" FROM THE SOUTHWEST LINE ALONG HIGHWAY 34 ON THE PLAT DRAWING.
 8. REMOVE THE NOTE ON THE PLAT DRAWING THAT STATES, "BUILDING LINE VARIANCE COMMISSIONERS COURT OF ELLIS COUNTY ORDER NO. 238.25." THE ORDER IS ALREADY REFERENCED IN A GENERAL PLAT NOTE.
 9. UPDATE STATE HIGHWAY 34 TO BE WEST STATE HIGHWAY 34 ON THE PLAT DRAWING.
 10. THE RIGHT-OF-WAY DEDICATION ALONG BOZEK LANE IS TO BE FIFTY (50) FEET FROM THE CENTERLINE. PLEASE UPDATE.
 11. SINCE THE PROPERTY FRONTS W SH 34, THE 40-FOOT BUILD LINE ALONG BOZEK LANE CAN BE REMOVED AND THE DRAINAGE AND UTILITY EASEMENT ALONG BOZEK LANE CAN BE UPDATED TO 10 FEET
- A.21 RATIFYING STAFF ACTION OF APPROVAL ON A PRELIMINARY PLAT OF HEIRLOOM, PHASE 2A. THE ± 8.24-ACRE SITE IS LOCATED ± 4,320 FEET SOUTHWEST OF THE INTERSECTION OF EAST FM 875 AND McALPHIN ROAD, IN THE ETJ OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:
1. PROVIDE AN UPDATED METES AND BOUNDS FOR PHASE 2A.
 2. INSERT 2-FOOT CONTOURS ON PRELIMINARY PLAT.
 3. INSERT THE OWNERS' ACKNOWLEDGMENT (CUSTOM LANGUAGE BASED ON OUR SAMPLE PRELIMINARY PLAT).
 4. INSERT THE COUNTY APPROVAL STATEMENT, AS FOUND IN THE ATTACHED SAMPLE PLAT.
 5. INSERT THE FLOODPLAIN STATEMENT, AS FOUND IN THE ATTACHED SAMPLE PLAT.
 6. SHADE IN THE 100-YEAR FLOODPLAIN.
 7. INSERT THE SURVEYOR'S CERTIFICATE, AS FOUND IN THE ATTACHED SAMPLE PLAT.
 8. PROVIDE AN APPROVED STREET NAME FOR STREET AB.
 9. LABEL THE EASEMENT PROVIDING ACCESS FOR LOT 80-X.

10. PROVIDE A LIST OF PROPOSED ROAD NAMES (TO BE RESERVED) FOR HEIRLOOM TO MATCH THE PHASING PLAN.
 11. A VARIANCE REQUEST WILL NEED TO BE SUBMITTED FOR PHASE 2 (IDENTICAL TO THE REQUEST FOR PHASE 1) AT THE TIME OF APPLICATION SUBMITTAL FOR CIVIL PLAN REVIEW FOR THE FOLLOWING ITEMS: UTILITIES PLACED WITHIN THE RIGHT OF WAY, STORM DRAINAGE CRITERIA, MINIMUM RADIUS FOR EDGE OF PAVEMENT AT INTERSECTIONS, AND MANHOLES AT STORM DRAINAGE JUNCTIONS.
 12. REMIT PAYMENT FOR PLAT REVIEW, AS FOUND WITHIN THE ATTACHED INVOICE.
- A.22 RATIFYING STAFF ACTION OF APPROVAL ON A PRELIMINARY 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. SUBJECT TO THE CONDITIONS:
1. REDUCE THE FRONT BUILDING SETBACK LINE TO 25 FEET ALONG JUDY'S LANE.
 2. LABEL THE EXISTING RIGHT-OF-WAY WIDTH FOR HWY. 77. THE REQUIRED RIGHT-OF-WAY DEDICATION FOR HWY. 77 IS 120 FT. OR 60 FT. FROM THE CENTERLINE OF THE ROAD.
 3. THE REPRESENTATIVE'S NAME FOR XE INTERNATIONAL INVESTMENTS MUST BE PRINTED BENEATH THE OWNER'S SIGNATURE LINE ON PAGE 2, AS WELL AS THE CORRESPONDING NOTARY STATEMENT. REVISE ACCORDINGLY.
 4. ADD A NOTE TO THE PLAT STATING THE FOLLOWING: DRIVEWAY ACCESS FOR LOTS 1-4, AND LOT 6 SHALL ONLY BE GRANTED ALONG JUDY'S LANE.
 5. UPDATE THE OWNER'S STATEMENT TO MATCH THE ONE SHOWN ON THE SAMPLE PRELIMINARY PLAT.
 6. THE COUNTY'S GIS DEPARTMENT NOTED THAT THERE MAY BE POSSIBLE ERRORS WITHIN THE METES AND BOUNDS DESCRIPTION. WHEN ATTEMPTING TO MAP THE PROPOSED PLAT, THEY WERE UNABLE TO CAPTURE THE OVERALL SHAPE OF THE PROPERTY AS DEPICTED WITHIN THE PLAT DRAWING. SUBMIT AN UPDATED FILE MEETING THIS REQUEST.
 7. ALL EASEMENTS ARE TO BE LABELED AS BOTH DRAINAGE AND UTILITY EASEMENTS. PLEASE UPDATE ACCORDINGLY.
 8. LOT LINES ARE TO BE SOLID. PLEASE UPDATE.
 9. ADD A GENERAL PLAT NOTE STATING: THE ELLIS COUNTY COMMISSIONERS' COURT GRANTED A VARIANCE FROM THE COUNTY'S MINIMUM PAVED PUBLIC ROAD FRONTAGE REQUIREMENT FOR PARCEL ID No. 199875 ON JULY 22, 2025 - MINUTE ORDER No. 346.25.
- A.23 APPROVING OF THE DEPARTMENT OF DEVELOPMENT'S (DOD) MONTHLY FINANCIAL REPORT FOR SEPTEMBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*

FINANCIAL CONSENT:

- F.1 FY2025 LINE-ITEM TRANSFER – *COUNTY COMMISSIONER PRECINCT 2 LANE GRAYSON*
 DECREASE 004-0652-508070 (RB2 OPERATING EXPENDITURES) BY \$1,100.00
 INCREASE 004-0652-505560 (RB2 UNEMPLOYMENT FEES) BY \$700.00
 INCREASE 004-0652-507010 (RB2 UTILITIES) BY \$400.00
- F.2 FY2025 LINE-ITEM TRANSFER – *COUNTY COMMISSIONER PRECINCT 2 LANE GRAYSON*
 DECREASE 010-0653-508020 (FM2 EQUIPMENT) BY \$81,000.00
 INCREASE 010-0653-508680 (FM2 CONTRACT SERVICES) BY \$75,000.00
 INCREASE 010-0653-509620 (FM2 LUBRICANT) BY \$6,000.00
- F.3 FY2025 LINE-ITEM TRANSFER – *DISTRICT CLERK MELANIE REED*
 DECREASE 001-0310-508350 (TRAINING) BY \$600.00

INCREASE 001-0310-508010 (SUPPLIES) BY \$600.00

- F.4 FY2025 LINE-ITEM TRANSFER – COUNTY COURT AT LAW 3 JUDGE JOE GALLO
DECREASE 001-0387-508010 (SUPPLIES) BY \$87.00
INCREASE 001-0387-508420 (JUDGES CONFERENCE) BY \$87.00
- F.5 FY2025 LINE-ITEM TRANSFER – COUNTY COURT AT LAW 3 JUDGE JOE GALLO
DECREASE 001-0387-508010 (SUPPLIES) BY \$149.00
INCREASE 001-0387-506010 (MILEAGE REIMBURSEMENT) BY \$149.00
- F.6 FY2025 LINE-ITEM TRANSFER – COUNTY COURT AT LAW 3 JUDGE JOE GALLO
DECREASE 001-0387-508010 (SUPPLIES) BY \$459.00
INCREASE 001-0387-508350 (STAFF TRAINING/CONFERENCE) BY \$459.00
- F.7 FY2026 LINE-ITEM TRANSFER – HUMAN RESOURCES DIRECTOR SHARON MANCILLA
DECREASE 001-0425-508680 (CONTRACT SERVICES) BY \$1,205.00
INCREASE 001-0425-508880 (COMPUTER SOFTWARE) BY \$1,205.00

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

REGULAR AGENDA

DEPARTMENT OF DEVELOPMENT:

MINUTE ORDER 452.25 (1.1) APPROVING A VARIANCE REQUEST FOR PARCEL ID No. 168612 (211 COFFEE ROAD) FROM VOLUME I, SECTION IV (A) OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS, REGARDING THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENTS. THE ± 1.37-ACRE SITE IS LOCATED ± 880 FEET NORTH OF THE INTERSECTION OF COFFEE ROAD AND WEST JEFFERSON STREET, IN THE ETJ OF THE CITY OF PALMER, ROAD AND BRIDGE PRECINCT No. 1. SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PROPERTY OWNER OR APPLICANT SHALL SUBMIT A REPLAT IDENTICAL TO THE SURVEY PROVIDED FOR THE PROPERTY.
2. NO FURTHER SUBDIVISION OF THIS PROPERTY SHALL OCCUR UNTIL IT CAN MEET THE SUBDIVISION REQUIREMENTS IN EFFECT AT THAT TIME.
3. APPROVAL OF THIS VARIANCE REQUEST DOES NOT EXTEND TO MULTI-TENANT, MULTI-UNIT, OR ANY OTHER COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.

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

MINUTE ORDER 453.25 (1.2) APPROVING A REPLAT OF GRANDVIEW ESTATES, LOTS 19A & 19B. THE ± 12.545-ACRE SITE IS LOCATED ± 3,535 FEET SOUTHEAST OF THE INTERSECTION OF MACH ROAD AND WALKER CREEK ROAD, ENNIS, ROAD AND BRIDGE PRECINCT No. 2.

1. THERE IS A CONCERN ABOUT THE EXISTING STRUCTURE AND RECENTLY PERMITTED STRUCTURE IN RELATION TO THE NEW SETBACKS. PROVIDE AN EXHIBIT WITH MEASUREMENTS OF THE TWO STRUCTURES IN RELATION TO THE SETBACKS FOR REVIEW. CONFIRMATION THAT DEVELOPMENT DOES NOT ENCROACH ON THE PROPOSED SETBACKS IS REQUIRED PRIOR TO FILING OF THE PLAT. THE MOVEMENT OF LOT LINES MAY BE

NEEDED TO COMPLY WITH THE REGULATIONS. ADDITIONALLY, OSSF MUST BE OUTSIDE OF THE PROPOSED SETBACKS.

2. THE PROPOSED LOT LINE APPEARS TO TRAVERSE AN EXISTING DRIVEWAY. PLEASE CONFIRM HOW LOTS 19A AND 19B ARE TO BE ACCESSED FROM MACH ROAD. AN ACCESS EASEMENT MAY BE REQUIRED; IF SO, UPDATE THE PLAT ACCORDINGLY.
3. UPDATE THE PLAT NAME. "LOT 19 – GRANDVIEW ESTATES" CAN BE MISLEADING, CONSIDERING THIS IS A REPLAT AND THE NEW LOTS WILL BE KNOWN AS 19A & 19B.
4. THE WRITTEN DESCRIPTION REGARDING THE ½ INCH IRF FOR THE WESTERLY CORNER OF SAID LOT 17 WOULD APPEAR TO BE THE SOUTHWESTERLY CORNER OF SAID LOT 17 RATHER. REVIEW, CONFIRM, AND REVISE ACCORDINGLY.
5. THE WRITTEN DESCRIPTION FOR THE ½ INCH IRS FOR THE WESTERLY CORNER OF SAID LOT 15 WOULD APPEAR TO BE THE SOUTHWESTERLY CORNER OF SAID LOT 15 RATHER. REVIEW, CONFIRM, AND REVISE ACCORDINGLY.
6. THE WRITTEN DESCRIPTION: "A DISTANCE OF 61.11 FEET, THE NORTHWEST CORNER OF SAID LOT 4 AND THE NORTHEAST CORNER OF LOT 3" IS NOT LABELED ON THE PLAT DRAWING. REVISE ACCORDINGLY.
7. THE PLAT DRAWING DOES NOT LABEL THE WRITTEN DESCRIPTION REGARDING THE "½ INCH IRF FOR THE NORTHWEST CORNER OF SAID LOT 3 BEARS NORTH 67 DEGREES 52 MINUTES 57 SECONDS WEST, A DISTANCE OF 32.42 FEET FOR WITNESS." REVISE ACCORDINGLY.
8. ON THE PLAT DRAWING, LABEL THE DISTANCES BETWEEN THE MARKERS WITHIN THE RIGHT-OF-WAY DEDICATION, TO INDICATE THE DISTANCE BEING DEDICATED BOTH ON THE NORTHWEST AND NORTHEAST SIDES OF THE PROPERTY.
9. LABEL THE FRONT UTILITY AND DRAINAGE EASEMENT FOR LOT 19B.
10. UPDATE THE FRONT BUILD LINE TO BE TWENTY-FIVE (25) FEET.
11. LABEL THE ACREAGE OUTSIDE OF THE FLOODPLAIN FOR LOT 19A.
12. THE RECORDING INFORMATION FOR THE ADJACENT PROPERTY OWNED BY ROBERT & LOTTIE PERCIVAL (VOLUME 1158, PAGE 70) IS FOR LOT 19 OF GRANDVIEW ESTATES RATHER THAN LOT 20. PLEASE UPDATE.
13. THE ORIGINAL SUBDIVISION NAME APPEARS TO BE RECORDED AS GRAND VIEW ESTATES, VERSUS GRANDVIEW ESTATES. REVIEW, CONFIRM, AND UPDATE ACCORDINGLY.
14. REVIEW AND CONFIRM MEASUREMENT 860.51' ALONG THE SOUTHWEST LINE OF LOT 19A, AND UPDATE ACCORDINGLY.

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

MINUTE ORDER 454.25 (1.3) APPROVING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS, REGARDING THE MINIMUM LOT SIZE REQUIREMENTS, AND SEPTIC REGULATIONS (ORDER NO. 134.24) FOR PARCEL ID Nos. 192324, 192358. THIS ± 0.73-ACRE SITE IS LOCATED ± 165 FEET WEST OF THE INTERSECTION OF SARDIS ROAD AND US HIGHWAY 287 BYPASS SERVICE ROAD, MIDLOTHIAN, ROAD AND BRIDGE PRECINCT No. 4. SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PROPERTY OWNER OR APPLICANT SHALL SUBMIT A PLAT IDENTICAL TO THE SURVEY PLAT PROVIDED FOR THE PROPERTY.

2. ANY FURTHER SUBDIVISION OF THIS PROPERTY SHALL REQUIRE A PLAT MEETING THOSE REGULATIONS IN EFFECT AT THE TIME OF PLATTING.

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

PURCHASING:

MINUTE ORDER 455.25 (2.1) APPROVING THE PURCHASE OF A 2026 MACK ANTHEM 42R TRUCK FROM BRUCKNER'S TRUCK AND EQUIPMENT USING HGAC CONTRACT #HT06-20 IN AN AMOUNT OF \$164,520.00 FOR ROAD AND BRIDGE PRECINCT 4 WITH 80% BEING REIMBURSED THROUGH THE TERP GRANT PROGRAM.

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

MINUTE ORDER 456.25 (2.2) APPROVING TO DECLARE THE LISTED ITEMS AS SURPLUS TO BE DISPOSED OF IN ACCORDANCE WITH THE TEXAS LGC §263:

1. R&B #4: 1992 INTERNATIONAL TRUCK 454 WITH VIN 1HSHBN2N3NH450034
2. SHERIFF'S OFFICE: 2020 CHEVROLET TAHOE WITH VIN 1GNLCDEC4LR240268

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

ADMINISTRATIVE:

NO ACTION (3.1) DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION TO ENACT A BURN BAN ORDER FOR ELLIS COUNTY, EFFECTIVE IMMEDIATELY. – *FIRE MARSHAL TIM BIRDWELL*

MINUTE ORDER 457.25 (3.2) AUTHORIZING THE NECESSARY POSTING AND PUBLIC NOTICE FOR THE REQUEST OF ADDING 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. REQUEST TO SET THE PUBLIC HEARING DATE AS NOVEMBER 25TH, 2025 PER THE TEXAS TRANSPORTATION CODE §251.152. – *COUNTY ENGINEER ZACH GERICH*

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

PUBLIC HEARING (2:35 P.M. – 2:44 P.M.)

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

(P.1) PUBLIC HEARING REGARDING THE PROPOSED NEW ELLIS COUNTY TAX ABATEMENT GUIDELINES.

PUBLIC PARTICIPATION: JOHN KNIGHT, CITY OF RED OAK; KYLE KINATEDER, CITY OF MIDLOTHIAN

MOTION TO CLOSE P.1 BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

MINUTE ORDER 458.25 (3.3) APPROVING THE NEW ELLIS COUNTY TAX ABATEMENT GUIDELINES AND REPLACE CURRENT GUIDELINES (MO #386.24). – *ELLIS COUNTY JUDGE JOHN WRAY*

MOTION TO TABLE BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER BUTLER, MOTION WITHDRAWN BY COMMISSIONER STINSON

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

RECESS TO EXECUTIVE SESSION 3:20 P.M.

MOTION TO RECESS BY COMMISSIONER BUTLER, 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 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 (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 CONCERNING SPRINGSIDE ESTATES, PHASE 2 MAINTENANCE BONDS AND FERRIS RANCH PHASE 2 MAINTENANCE BOND.

ADJOURN EXECUTIVE SESSION AND RECONVENE REGULAR SESSION 3:41 P.M.

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

ADJOURN REGULAR SESSION 3:41 P.M.

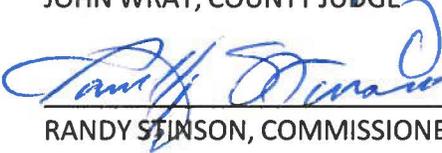
MOTION TO ADJOURN BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON OCTOBER 28TH, 2025,
ARE HEREBY APPROVED.

PRESIDING OFFICER:



JOHN WRAY, COUNTY JUDGE



RANDY STINSON, COMMISSIONER, PCT 1



LANE GRAYSON, COMMISSIONER, PCT 2

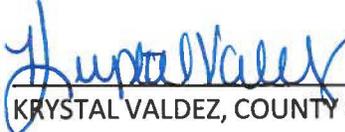


LOUIS PONDER, COMMISSIONER, PCT 3



KYLE BUTLER, COMMISSIONER, PCT 4

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 10TH DAY OF NOVEMBER 2025.



KRYSTAL VALDEZ, COUNTY CLERK

