

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – DECEMBER 9, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, DECEMBER 9, 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 4 KYLE BUTLER*

RECOGNITIONS

R.1 PROCLAMATION RECOGNIZING DECEMBER 16, 2025 AS A DAY OF REMEMBRANCE FOR DETENTION OFFICER ISAIAH BIAS.

CONSENT AGENDA: MINUTE ORDER 476.25

ADMINISTRATIVE:

- A.1 APPROVING OF REGULAR BILLS, PAYROLL, AND OFFICERS' REPORTS. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.2 APPROVING THE COMMISSIONERS' COURT SPECIAL MEETING MINUTES FROM NOVEMBER 25TH, 2025. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.3 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 1 MONTHLY REPORT FOR NOVEMBER 2025, PURSUANT TO TEXAS LGC §114.044. - *JUSTICE OF THE PEACE PCT. 1 JUDGE CHRIS MACON*
- A.4 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 2 MONTHLY REPORT FOR NOVEMBER 2025, PURSUANT TO TEXAS LGC §114.044. - *JUSTICE OF THE PEACE PCT. 2 JUDGE JACKIE MILLER, JR.*
- A.5 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 3 MONTHLY REPORT FOR NOVEMBER 2025, PURSUANT TO TEXAS LGC §114.044. - *JUSTICE OF THE PEACE PCT. 3 JUDGE DAN COX*
- A.6 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 4 MONTHLY REPORT FOR NOVEMBER 2025, PURSUANT TO TEXAS LGC §114.044. - *JUSTICE OF THE PEACE PCT. 4 JUDGE JAMES BRYANT*

- A.7 ACCEPTING 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 APPROVING TO DECLARE THE LISTED ITEM AS SURPLUS TO BE DISPOSED OF FOR ROAD AND BRIDGE PRECINCT 1 AND DEPARTMENT OF ENGINEERING:
1. 1990 INTERNATIONAL TRUCK TRACTOR VIN 1HSHCGGR7LH210342
 2. 2008 CHEVROLET PICKUP VIN 1GCEK14C48Z157998.
- A.9 APPROVING OF THE SURETY BOND AND OATH OF OFFICE FOR THE FIRE MARSHAL, TIM BIRDWELL. – *FIRE MARSHAL TIM BIRDWELL*
- A.10 RATIFYING 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. SUBJECT TO THE FOLLOWING CONDITIONS:
1. LOTS WITH DIRECT DRIVEWAY ACCESS TO ROADS INDICATED ON THE MASTER THOROUGHFARE PLAN (WHICH INCLUDES FM 876 AND GRAINERY ROAD) SHALL NOT BE ALLOWED WITHOUT MEETING AN ALTERNATIVE AS SET OUT IN ELLIS COUNTY'S QUALITY GROWTH INITIATIVES, VOLUME III, SECTION II (C)(4)(I-III). CONFIRMATION FROM TXDOT REGARDING ACCESS REQUIREMENTS FOR LOTS 8 - 16 IS REQUIRED PRIOR TO THE SUBMITTAL OF THE FINAL PLAT APPLICATION. ADDITIONALLY, CONFIRMATION FROM THE DEPARTMENT OF DEVELOPMENT DIRECTOR AND/OR THE COUNTY ENGINEER REGARDING ALTERNATIVE ACCESS REQUIREMENTS FOR LOTS 1 - 7 IS REQUIRED PRIOR TO THE SUBMITTAL OF THE FINAL PLAT APPLICATION.
 2. INCLUDE THE RECORDED OWNERSHIP INFORMATION WITHIN THE WRITTEN PROPERTY DESCRIPTION.
 3. ADD THE COMPANY REPRESENTATIVE'S NAME TO THE OWNER'S CONTACT BLOCK, OWNER SIGNATURE BLOCK, AND CORRESPONDING NOTARY STATEMENT.
 4. UPDATE THE TITLE BLOCK TO MATCH THE SAMPLE PRELIMINARY PLAT.
 5. 2-FOOT ELEVATION CONTOURS ARE REQUIRED ON THE PLAT DRAWING. UPDATE ACCORDINGLY.
 6. IDENTIFY ANY EASEMENTS AND RECORDING INFORMATION ASSOCIATED WITH THE EXISTING PIPELINE ON THE PLAT DRAWING.
 7. UPDATE THE OWNERSHIP AND RECORDING INFORMATION ON THE PLAT DRAWING AND WITHIN THE PROPERTY DESCRIPTION FOR ALL ADJACENT GKB RANCHES L.P. TRACTS.
 8. THE FOLLOWING CALL IS MISSING FROM THE PLAT DRAWING: "SOUTH 72 DEG. 59 MIN. 47 SEC. WEST, A DISTANCE OF 249.28 FEET." UPDATE THE PLAT ACCORDINGLY.
 9. THE FOLLOWING CALL IS MISSING FROM THE PLAT DRAWING: "...FROM WHICH A 1/2" IRON ROD FOUND, BEARS NORTH 07 DEG. 38 MIN. 25 SEC. EAST, A DISTANCE OF 0.58 FEET." UPDATE THE PLAT ACCORDINGLY.
 10. REMOVE THE BARBED WIRE FENCE LAYER FROM THE PLAT DRAWING.
 11. LABEL TWO (2) SURVEY BENCHMARKS SET BY THE SITE WITH THE STATE PLAN COORDINATE SYSTEM (TEXAS NORTH CENTRAL - 4202) ON THE PLAT DRAWING.
 12. THE SURVEY LINES ON THE PLAT DRAWING BLOCK THE MONUMENT LOCATION FOR THE END POINT OF L3. UPDATE THE PLAT DRAWING ACCORDINGLY.
 13. ADD ALL DEED CALLS THAT DIFFER FROM THE PLAT CALLS TO THE PLAT DRAWING.
 14. IDENTIFY WHICH CALLS ARE DEED CALLS WITHIN THE CURVE TABLE AND LINE TABLE.
 15. LABEL THE LOCATION OF THE CITY OF WAXAHACHIE'S ETJ LIMIT LINE TO THE PLAT DRAWING.
 16. LABEL A FORTY (40) FOOT FRONT BUILDING LINE SETBACK ON LOTS 8 - 16 AND UPDATE GENERAL NOTE No. 9.
 17. LABEL AND UPDATE THE FRONT BUILDING LINE SETBACK TO FORTY (40) FEET FOR LOTS 1 -7 ALONG GRAINERY ROAD AND UPDATE GENERAL NOTE No. 9.

18. UPDATE THE PLAT DRAWING AND GENERAL NOTE NO. 10 TO MATCH THE DRAINAGE AND UTILITY EASEMENTS IN THE SAMPLE PRELIMINARY PLAT.
 19. ACCORDING TO ELLIS COUNTY'S MASTER THOROUGHFARE PLAN, AN ADDITIONAL TWENTY (20) FEET OF RIGHT-OF-WAY IS REQUIRED TO BE DEDICATED ALONG FM 876, FOR A TOTAL RIGHT-OF-WAY WIDTH OF SIXTY (60) FEET MEASURED FROM THE CENTERLINE OF FM 876. ALSO, AN ADDITIONAL TWENTY (20) FEET OF RIGHT-OF-WAY IS REQUIRED TO BE DEDICATED ALONG GRAINERY ROAD, FOR A TOTAL RIGHT-OF-WAY WIDTH OF FIFTY (50) FEET MEASURED FROM THE CENTERLINE OF GRAINERY ROAD.
 20. UPDATE THE SIGNATURE BLOCKS WITHIN SHEET 2 TO MATCH THE SAMPLE PRELIMINARY PLAT.
 21. ADD A GENERAL PLAT NOTE STATING: PARCEL ID No. 183342 WAS REMOVED FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION (ETJ) ON DECEMBER 18TH, 2023 - ORDINANCE NO. 3438.
 22. REMOVE GENERAL NOTES NO. 8 & 11.
- A.11 RATIFYING 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 (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.
 - A.12 APPROVING 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 APPROVING 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 APPROVING 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 APPROVING 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 APPROVING 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 APPROVING TO 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 FY2026 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 FY2026 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 FY2026 LINE-ITEM TRANSFER – 378TH DISTRICT COURT JUDGE/VTC COURT COORDINATOR
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

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

REGULAR AGENDA

DEPARTMENT OF DEVELOPMENT:

MINUTE ORDER 477.25 (1.1) APPROVING 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 ETJ OF THE CITY OF ALMA, ROAD AND BRIDGE PRECINCT NO. 2. SUBJECT TO THE FOLLOWING CONDITIONS:

1. ADD THE RECORDING INFORMATION SHOWING OWNERSHIP TO THE WRITTEN PROPERTY DESCRIPTION ON THE PLAT.
2. ADD DEED LINES AND CALLS TO THE PLAT DRAWING.
3. ADD AN ADDRESS TO THE OWNER'S CONTACT BLOCK ON PAGE 2.
4. LABEL THE REAR LOT DIMENSIONS FOR LOTS 2R3 & 2R4.
5. THE PLAT DRAWING, WRITTEN DESCRIPTION, AND ORIGINAL PLAT INDICATE THE PROPERTY SIZE TO BE 5.923 ACRES, WHEREAS THE SUM OF THE LOT ACREAGES WITHIN THE PLAT DRAWING EQUATES TO 5.925 ACRES. REVIEW AND UPDATE ACCORDINGLY.
6. THE WRITTEN DESCRIPTION INDICATES THAT THE POINT-OF-BEGINNING IS WITHIN LYONS ROAD; HOWEVER, THE PLAT DRAWING SHOWS THE POINT-OF-BEGINNING ON ALMA DRIVE AT THE EAST CORNER OF LOT 2. REVIEW AND UPDATE ACCORDINGLY.
7. LABEL TWO (2) SURVEY BENCHMARKS SET BY THE SITE WITH THE STATE PLAN COORDINATE SYSTEM (TEXAS NORTH CENTRAL – 4202) ON THE PLAT DRAWING.
8. THE ADJACENT PROPERTY OWNERSHIP FOR RYAN AND BELINDA BROWN DOES NOT MATCH THE PLAT DRAWING. REVIEW AND UPDATE ACCORDINGLY.
9. THE WRITTEN DESCRIPTION CALLS FOR THE SOUTHEAST LINE OF LOT 2 TO BE 301.24 FEET, WHEREAS THE PLAT DRAWING INDICATES 266.28 FEET. REVIEW, CONFIRM, AND UPDATE ACCORDINGLY.
10. LABEL A TWENTY-FIVE (25) FOOT FRONT BUILDING SETBACK LINE AND A TWENTY (20) FOOT DRAINAGE AND UTILITY EASEMENT FOR LOTS 2R2 AND 2R3.
11. ALL EASEMENTS ARE TO BE LABELED AS DRAINAGE AND UTILITY EASEMENTS. UPDATE ACCORDINGLY.

12. ALL LOTS ARE TO HAVE A REAR TWENTY (20) FOOT DRAINAGE AND UTILITY EASEMENT. UPDATE ACCORDINGLY.

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

MINUTE ORDER 478.25 (1.2) APPROVING 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.

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

MINUTE ORDER 479.25 (1.3) APPROVING 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 ETJ OF THE CITY OF MAYPEARL, ROAD AND BRIDGE PRECINCT No. 3.

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

MINUTE ORDER 480.25 (1.4) APPROVING 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 ± 1.69-ACRE SITE IS LOCATED SOUTH OF FM 875 AND ± 3,365 FEET WEST OF SKINNER ROAD, IN THE ETJ OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PRECINCT No. 3. APPROVED IN THE FOLLOWING MANNER:

1. APPROVAL OF THE VARIANCE REQUEST TO VOLUME III, SECTION II (F) TO ALLOW THE PLACEMENT OF THE WATERLINES WITHIN THE 50-FOOT RIGHT-OF-WAY BY PLACING IT TWO (2) FEET BEHIND THE BACK OF THE CURB AS SHOWN IN EXHIBIT B.
2. APPROVAL OF THE VARIANCE REQUEST TO VOLUME III, SECTION III, ITEM A, REDUCING THE RADIUS OF THE EDGE OF THE PAVEMENT TO 20 FT. FOR LOCAL ROADS AND 30 FT. FOR PRINCIPAL ARTERIAL ROADS WITHIN THE HEIRLOOM DEVELOPMENT IN ACCORDANCE WITH THE CITY'S STANDARDS.
3. NO ACTION ON THE VARIANCE REQUEST TO VOLUME I, SECTION III, ITEM E (1) (ii) TO ALLOW GRADING BEFORE THE FINAL APPROVAL OF THE CIVIL PLANS FOR THE PROPOSED PHASE 2A, AS THE ENGINEERING OFFICE HAS ALREADY REVIEWED THE PLANS AND SIGNED OFF ON THEM, PENDING APPROVAL OF THESE VARIANCES.

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

MINUTE ORDER 481.25 (1.5) APPROVING 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 ETJ OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PRECINCT NO. 4. APPROVED IN THE FOLLOWING MANNER:

1. APPROVE THE REQUEST TO DISCONTINUE MAINTENANCE OF THE NORTHERN PORTION OF A 60-FOOT UNIMPROVED RIGHT-OF-WAY AS SHOWN WITHIN THE SHILOH BRANCH ESTATES, PHASE II FINAL PLAT.
2. APPROVE THE REQUEST TO VACATE THE NORTHERN PORTION OF A 60-FOOT UNIMPROVED RIGHT OF WAY SHOWN WITHIN THE SHILOH BRANCH ESTATES II FINAL PLAT.

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

MINUTE ORDER 482.25 (1.6) APPROVING 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 ETJ OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PRECINCT NO. 4. SUBJECT TO THE FOLLOWING CONDITIONS:

1. A REPLAT SHOWING A REVISED LOT LAYOUT SHALL BE SUBMITTED FOR REVIEW TO THE DEPARTMENT OF DEVELOPMENT PRIOR TO THE ISSUANCE OF A DEVELOPMENT PERMIT FOR LOT 2. SUCH REPLAT SHALL MEET THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, FLOODPLAIN ORDER, AND OTHER PERTINENT DEVELOPMENT REGULATIONS.
2. ALL EXISTING UTILITY EASEMENTS WITHIN THE RIGHTS-OF-WAY DESCRIBED HEREIN SHALL BE RETAINED BY THE RESPONSIBLE UTILITY HOLDERS UNTIL SUCH TIME AS THE PROPERTY OWNER RELOCATES SAID EASEMENTS.
3. ANY CURRENT, FUTURE, OR RELOCATED EASEMENTS SHALL BE REFLECTED AND/OR RECORDED ON A FUTURE REPLAT.

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

PURCHASING:

MINUTE ORDER 483.25 (2.1) APPROVING 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 \$35,000.00.

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

MINUTE ORDER 484.25 (2.2) APPROVING 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 THE COUNTY'S REQUESTED CHANGES AND UNFORESEEN CONDITIONS DURING CONSTRUCTION.

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

ADMINISTRATIVE:

MINUTE ORDER 485.25 (3.1) APPROVING 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 CHAMBERS & HR DIRECTOR SHARON MANCILLA*

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

MINUTE ORDER 486.25 (3.2) APPROVING 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 APPROVE BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

PUBLIC HEARING (2:27 P.M. – 2:29 P.M.)

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

(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. – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
- NO PUBLIC PARTICIPATION

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

MINUTE ORDER 487.25 (3.3) APPROVING 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. APPROVED IN THE FOLLOWING MANNER:

1. TERMINATE THE PROPOSED MINOR ARTERIAL FROM ITS CURRENT ALIGNMENT ALONG SARALVO ROAD IN ITS ENTIRETY NORTH OF HONEYSUCKLE ROAD TO THE SOUTH US HWY 287 SERVICE ROAD, AS SHOWN IN EXHIBIT B.

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

RECESS TO EXECUTIVE SESSION **2:32 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 DELGADO ACOSTA, LLP, VIA REMOTE VIDEO 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.

ADJOURN EXECUTIVE SESSION AND RECONVENE REGULAR SESSION 4:02 P.M.

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

PUBLIC HEARING (4:03 P.M. – 4:10 P.M.)

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

(P.2) PUBLIC HEARING ON A REQUESTED TAX ABATEMENT AGREEMENT WITH WESTON HOLLADAY LLC, LOCATED IN REINVESTMENT ZONE NO. 14 IN THE CITY OF RED OAK. – *ELLIS COUNTY JUDGE JOHN WRAY*

PUBLIC PARTICIPATION: HECTOR MADRIGAL, FERRIS; TODD FULLER, WAXAHACHIE; LEE MCCLEARY, WAXAHACHIE; ALAN HUGLEY, RED OAK

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

MINUTE ORDER 488.25 (3.4) APPROVING TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH WESTON HOLLADAY LLC, LOCATED IN REINVESTMENT ZONE NO. 14 IN THE CITY OF RED OAK, AS SUCH AGREEMENT WAS AMENDED AND SENT TO WESTON HOLLADAY LLC ON DECEMBER 3RD, 2025, WITH AN AMENDMENT TO SECTION 9.9 TO ADD "SUCH CONSENT WILL NOT BE UNREASONABLY WITHHELD."; AND TO THE DEFINITION OF THE CURE PERIOD ON PAGE 3 TO CHANGE THE WORD "BEACH" TO "BREACH."- *COUNTY JUDGE JOHN WRAY*

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

ADJOURN REGULAR SESSION **4:22 P.M.**

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

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON DECEMBER 9TH, 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 22ND DAY OF DECEMBER 2025.



KRYSTAL VALDEZ, COUNTY CLERK

