

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – DECEMBER 22, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET ON MONDAY, DECEMBER 22, 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 RECOGNIZING THE RETIREMENT OF MINNIE KETCHUM AND HER YEARS OF SERVICE TO ELLIS COUNTY.

CONSENT AGENDA: MINUTE ORDER 489.25

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 DECEMBER 9TH, 2025. - *COUNTY CLERK KRYSTAL VALDEZ*

A.3 APPROVING THE COMMISSIONERS' COURT WORKSHOP MINUTES FROM DECEMBER 12TH, 2025. - *COUNTY CLERK KRYSTAL VALDEZ*

A.4 APPROVING TO CORRECT MINUTE ORDER #467.25 TO LIST COMMISSIONER LANE GRAYSON AS THE COUNTY JUDGE PRO TEMPORE. - *COUNTY CLERK KRYSTAL VALDEZ*

A.5 ACCEPTING OF THE CONSTABLE, PRECINCT 2 MONTHLY REPORT FOR NOVEMBER 2025, PURSUANT TO TEXAS LGC §114.044. - *CONSTABLE PRECINCT 2 CASEY BORDERS*

A.6 ACCEPTING OF THE ENGINEERING DEPARTMENTS MONTHLY FINANCIAL REPORT FOR NOVEMBER 2025, PURSUANT TO TEXAS LGC §114.044. - *COUNTY ENGINEER ZACH GERICH*

A.7 ACCEPTING OF THE DEPARTMENT OF DEVELOPMENT'S MONTHLY FINANCIAL REPORT FOR NOVEMBER 2025, PURSUANT TO TEXAS LGC §114.044. - *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*

- A.8 ACCEPTING OF THE TREASURER’S MONTHLY FINANCIAL REPORT FOR NOVEMBER 2025, PURSUANT TO TEXAS LGC §114.044. - *COUNTY TREASURER CHERYL CHAMBERS*
- A.9 ACCEPTING OF THE COUNTY AUDITOR’S MONTHLY FINANCIAL REPORT FOR SEPTEMBER 2025, PURSUANT TO TEXAS LGC §114.025. - *COUNTY AUDITOR STACI PARR*
- A.10 ACCEPTING OF THE COUNTY AUDITOR’S MONTHLY FINANCIAL REPORT FOR OCTOBER 2025, PURSUANT TO TEXAS LGC §114.025. - *COUNTY AUDITOR STACI PARR*
- A.11 APPROVING OF THE TABULATED REPORT OF THE COUNTY’S RECEIPTS AND DISBURSEMENTS OF FUNDS FROM NOVEMBER 20, 2025 – DECEMBER 10, 2025, PURSUANT TO TEXAS LGC §114.024. - *COUNTY AUDITOR STACI PARR*
- A.12 ACCEPTING OF THE APPOINTMENT OF MARK HAMILTON IN PLACE OF NORMAN PREWITT, TERM BEGINNING JANUARY 1ST, 2026 - DECEMBER 31ST, 2027 TO ESD #9 (PALMER). – *FIRE MARSHAL TIM BIRDWELL*
- A.13 ACCEPTING OF THE ESD BOARD’S REAPPOINTMENTS FOR A 2-YEAR TERM BEGINNING ON JANUARY 1ST, 2026 THROUGH DECEMBER 31ST, 2027. – *FIRE MARSHAL TIM BIRDWELL*
- #1. (MAYPEARL) – KHALAF MOHOMMED
- #2. (MIDLOTHIAN) – TIMOTHY RAVEN, WILLIAM HOLMES JR., AND DORINDA SIMS
- #3. (ITALY) - CLAY SPARKS AND JOHN ALLEN
- #4. (RED OAK) – SHAUN MALONE AND ALAN HANES
- #5. (FERRIS) – STEVE SALMON AND MARK HOPE
- #6. (WAXAHACHIE) – JASON SMITHEY AND RICHARD BEER
- #7. (BRISTOL) – RICHARD WOODS, ERIC KEATHLY AND DUSTIN DIXON
- #8. (AVALON) – ELIZABETH MCEWEN AND TEANER JOHNSON
- #9. (PALMER) – DAREN WYNN
- #10. (BARDWELL) – DAVID HOLLYWOOD, JR., SHANTEL COLEMAN AND SHERYL HONZA
- #11. (ALMA) – CODY TROJACEK, TROY JONES AND ABBY BRADBURY
- #12. (MILFORD) – ERIC HAAKE, RODNEY GUTHRIE AND DARLA KNIGHT
- A.14 ACCEPTING OF THE ESD BOARD’S REAPPOINTMENTS FOR A 1-YEAR TERM BEGINNING ON JANUARY 1ST, 2026 THROUGH DECEMBER 31ST, 2026. – *FIRE MARSHAL TIM BIRDWELL*
- #10. (BARDWELL) – BRENTON VRLA AND CHESTER WILLIAMS
- #11 (ALMA) – RICHARD CHAMBERLAIN AND JAMES MACH
- #12 (MILFORD) – LORNA KALOI AND JAMES HEARON
- A.15 APPROVING THE APPOINTMENT OF VERONICA RAYFIELD, FELICIA NEWMAN-MOFFETT AND KEISHA MOLINA TO THE ELLIS COUNTY CHILD WELFARE BOARD FOR A THREE-YEAR TERM THAT WILL BEGIN ON JANUARY 1ST, 2026 AND END ON JANUARY 1ST, 2029. – *COUNTY JUDGE JOHN WRAY*
- A.16 ACCEPTING THE RESIGNATION OF KYLE MITCHELL FROM THE ELLIS COUNTY CHILD WELFARE BOARD, EFFECTIVE IMMEDIATELY. – *COUNTY JUDGE JOHN WRAY*

FINANCIAL CONSENT:

- F.1 ACCEPTING OF THE ESTRAY REVENUE BY SHEIRFF'S OFFICE IN THE AMOUNT OF \$700.00 AS UNANTICIPATED REVENUE:
INCREASE 001-0010-508700 (ESTRAY) BY \$700.00
PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – COUNTY AUDITOR STACI PARR

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

REGULAR AGENDA

DEPARTMENT OF DEVELOPMENT:

NO ACTION (1.1) DISCUSSION, CONSIDERATION, AND ACTION TO RELEASE MAINTENANCE BONDS AND ACCEPT INFRASTRUCTURE FOR BISON MEADOWS. THE PROPERTY CONTAINS ± 111.936 ACRES OF LAND LOCATED AT THE INTERSECTION OF FM 813 AND FM 387, IN THE ETJ OF THE CITY OF WAXAHACHIE, ROAD AND BRIDGE PCT. NO. 1.

MINUTE ORDER 490.25 (1.2) APPROVING TO RATIFY STAFF ACTION OF APPROVAL OF THE RESUBMISSION OF THE PRELIMINARY PLAT OF LEGENDARY HILLS ON HAMROCK. THE ± 296-ACRE SITE IS LOCATED NORTHWEST OF THE INTERSECTION OF HAMROCK LANE AND DALE ACRES ROAD, ITALY, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:

1. SUBSTITUTE PAGE NUMBERS FOR REFERENCE FOR THE MATCH LINE, RATHER THAN LETTERS. THIS WILL MINIMIZE ANY POTENTIAL CONFUSION WITH BLOCK RANGES.
2. UPDATE DALE ACRES TO DALE ACRES ROAD WITHIN THE METES AND BOUNDS DESCRIPTION ON PAGE 2.
3. REPOSITION THE PLAT DRAWING TO WHERE EACH LOT APPEARS IN ITS ENTIRETY ON A SINGULAR PAGE.
4. UPDATE THE OWNER'S ACKNOWLEDGEMENT STATEMENT, CERTIFICATE, AND WRITTEN PROPERTY DESCRIPTION TO CORRECT THE SPELLING OF NANCY BORNHORST'S NAME.
5. UPDATE THE NOTARY STATEMENT TO CORRECT THE SPELLING OF NANCY BORNHORST'S NAME.
6. THE PREVIOUS SUBMISSION INDICATED PHASE LINES ON THE PLAT DRAWING FOR THE DEVELOPMENT. IS THE SUBDIVISION NO LONGER BEING DEVELOPED IN PHASES?
7. PROPOSED STREET NAMES NEED TO BE REVIEWED AND APPROVED BEFORE THE FINAL PRINTING OF THE PRELIMINARY PLAT, AND BEFORE SUBMITTAL OF THE CIVIL PLANS. CONTACT GIS AT ADDRESSING@ELLISCOUNTYTX.GOV FOR ASSISTANCE.
8. LABEL THE WIDTH AND LENGTH OF THE SIDE DRAINAGE EASEMENT FOR LOT 19, BLOCK E.
9. LABEL THE WIDTH OF THE REAR EASEMENT FOR LOTS 45 & 46, BLOCK E.
10. REMOVE THE REAR & SIDE TWENTY-FIVE (25) FOOT BUILDING LINE ALONG HAMROCK ROAD AND DALES ACRES ROAD FOR LOTS 1 - 6 & 23, BLOCK C.
11. THE ARROWS IDENTIFYING THE 20-FOOT DRAINAGE & UTILITY EASEMENT LOCATED ON LOT 19, BLOCK C ARE INCONSISTENT WITH ADJACENT LOTS. CONFIRM OR REVISE THE LOCATION OF THE EASEMENT.
12. REMOVE THE REAR TWENTY-FIVE (25) FT BUILDING LINE ALONG HAMROCK ROAD FOR LOTS 1 - 4, BLOCK D.
13. BLOCK E, LOTS 23 - 29, 40, 41 & 50 - 54 ARE MISSING REAR LOT DIMENSIONS. UPDATE THE PLAT DRAWING ACCORDINGLY.

14. UPDATE THE FLOODPLAIN STATEMENT TO INCLUDE BOTH FEMA FIRM PANEL MAP NUMBERS.
15. THE DEED PROVIDED DOES NOT CONTAIN METES AND BOUNDS DESCRIPTIONS FOR TRACTS VI, VII & VIII (PER THE WRITTEN DESCRIPTION). UPDATE THE WRITTEN DESCRIPTION OR PROVIDE A METES AND BOUNDS DESCRIPTION FOR THE TRACTS.
16. REVIEW AND CONFIRM THE ABSTRACTS IDENTIFIED WITHIN THE TITLE BLOCK. THE I. HUDSON SURVEY, ABSTRACT No. 200, IS NOT DESCRIBED WITHIN THE RECORDED DEED OR WRITTEN PLAT DESCRIPTION.
17. THE WRITTEN DESCRIPTION REGARDING THE PERALES TRACTS DOES NOT MATCH THE PLAT DRAWING. PLEASE REVIEW AND CONFIRM.
18. PLEASE PROVIDE A COPY OF THE FOLLOWING RECORDED DEED: VOL. 561, PG. 531.
19. ORIGINAL SIGNATURES FOR THE PROPERTY OWNERS WILL NEED TO BE RECORDED ON THE ORIGINAL TIA WAIVER FORM. THIS MAY BE SUBMITTED AT THE TIME OF FINAL PLAT APPLICATION SUBMISSION.
20. PREPARE A TRAFFIC STUDY FOR THIS SUBDIVISION.
21. WORK WITH STAFF ON THE POTENTIAL REDESIGN / REALIGNMENT OF STREETS AND LOTS AROUND THE PROPOSED AREA, KNOWN AS THE PHYLLIS STREET, MAKINNON WAY & DALE ACRES INTERSECTION AND AREA.

PUBLIC PARTICIPATION: CARRIE JANEK, ITALY

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

MINUTE ORDER 491.25 (1.3) **TABLING** TO JANUARY 6TH, A VARIANCE REQUESTS FOR PARCEL ID No. 274632, 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 FLEX BASE. 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.

PUBLIC PARTICIPATION: WILLIAM LEONHARDT, WAXAHACHIE; SCOTT ROSENBERGER, WAXAHACHIE; MARIE KELLEY, WAXAHACHIE; PATRICK KELLY, WAXAHACHIE

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

PURCHASING:

MINUTE ORDER 492.25 (2.1) APPROVING THE AWARD OF BID NUMBER RFB-2025-010 EXTERMINATION PEST CONTROL AND BEE REMOVAL SERVICES AND AUTHORIZING THE COUNTY JUDGE TO EXECUTE THE CONTRACTS WITH THE VENDORS UPON FINAL LEGAL REVIEW AS FOLLOWS:

1. GROUP A TO ABC HOME AND COMMERCIAL SERVICES, BANDIT BUSTERS LLC, CROSS COUNTRY PEST CONTROL, AND ELLIS COUNTY PEST SERVICES FOR TERMITE REMOVAL AND TREATMENT ON AN AS NEEDED BASIS.
2. GROUP B TO ABC HOME AND COMMERCIAL SERVICES AND CROSS COUNTRY PEST CONTROL FOR BEE REMOVAL AND TREATMENT ON AN AS NEEDED BASIS.
3. GROUP C TO ELLIS COUNTY PEST SERVICES FOR ROUTINE QUARTERLY PEST CONTROL.

4. GROUP D TO BANDIT BUSTERS LLC, ELLIS COUNTY PEST SERVICES, CROSS COUNTRY PEST CONTROL, AND ABC HOME AND COMMERCIAL SERVICES FOR EMERGENCY PEST ISSUES ON AN AS NEEDED BASIS.

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

MINUTE ORDER 493.25 (2.2) APPROVING A PRICE REDETERMINATION FOR CARE STAR BEHAVIORAL HEALTH SERVICES LLC FOR RFP-2024-008 BEHAVIORAL HEALTH ASSESSMENTS FOR THE VETERANS TREATMENT COURT.

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

MINUTE ORDER 494.25 (2.3) APPROVING TO LEASE A COPIER FOR COUNTY AUDITOR'S OFFICE FROM XEROX USING THE OMNIA PARTNERS COOPERATIVE CONTRACT NUMBER R241205 IN ACCORDANCE WITH THE COOPERATIVE PURCHASING PROGRAM, TEXAS LOCAL GOVERNMENT CODE §271.

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

ADMINISTRATIVE:

NO ACTION (3.1) INTRODUCING VERONICA RAYFIELD, NEW CASE MANAGER FOR BEHAVIORAL HEALTH. – *BEHAVIORAL HEALTH DIRECTOR CAITLIN WILKINSON*

NO ACTION (3.2) PRESENTATION OF THE 2025 SEXUAL ASSAULT RESPONSE TEAM MEMBERS, PROTOCOLS AND BIENNIAL REPORT. – *COUNTY AND DISTRICT ATTORNEY LINDY BEATY*

MINUTE ORDER 495.25 (3.3) APPROVING TO ENTER INTO AN AGREEMENT WITH MOTOROLA SOLUTIONS, INC. FOR THE RAVE MOBILE SAFETY SUITE, USING HGAC # 17724-HGAC (TX) – RA05-21, IN AN AMOUNT NOT TO EXCEED \$119,000.00 FOR THE FIRST YEAR. RECOMMENDATION MADE BY THE COURTHOUSE SECURITY COMMITTEE WITH THE PURCHASE AMOUNT TO BE FUNDED BY THE COURTHOUSE SECURITY FUNDS. – *COUNTY JUDGE JOHN WRAY*

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

RECESS TO EXECUTIVE SESSION **2:57 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 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, D. RANDALL MONTGOMERY & ASSOCIATES, PLLC, VIA REMOTE CONFERENCE, REGARDING PENDING OR CONTEMPLATED LITIGATION CONCERNING SEDGEWICK AND BLACKSHEEP PDR.
- 4.3 PURSUANT TO TEXAS GOVERNMENT CODE §551.071 (1), CONSULTATION WITH LEGAL COUNSEL REGARDING PENDING OR CONTEMPLATED LITIGATION CONCERNING CURRENT COURTVIEW JUSTICE SOLUTIONS INC. D/B/A EQUIVANT CONTRACT.

ADJOURN EXECUTIVE SESSION AND RECONVENE REGULAR SESSION 4:11 P.M.

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

MINUTE ORDER 496.25 (3.4) AUTHORIZING D. RANDALL MONTGOMERY & ASSOCIATES, PLLC TO TAKE LEGAL ACTION ON BEHALF OF THE COUNTY AGAINST SEDGEWICK AND BLACKSHEEP PDR, LLC, ALLSAINTS LLC AND/OR DANIEL MCGEE. - *COUNTY JUDGE JOHN WRAY*

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

MINUTE ORDER 497.25 (3.5) AUTHORIZING THE ELLIS COUNTY & DISTRICT ATTORNEY'S OFFICE TO SEND ON BEHALF OF THE COUNTY, A TERMINATION LETTER TO COURTVIEW JUSTICE SOLUTIONS INC. D/B/A EQUIVANT - *COUNTY JUDGE JOHN WRAY*

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

ADJOURN REGULAR SESSION 4:13 P.M.

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

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON DECEMBER 22ND, 2025, ARE HEREBY APPROVED.

PRESIDING OFFICER:



JOHN WRAY, COUNTY JUDGE



RANDY STINSON, COMMISSIONER, PCT 1



LOUIS PONDER, COMMISSIONER, PCT 3



LANE GRAYSON, COMMISSIONER, PCT 2



KYLE BUTLER, COMMISSIONER, PCT 4

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 6TH DAY OF JANUARY 2026.



KRYSTAL VALDEZ, COUNTY CLERK

