

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – JANUARY 20, 2026

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, JANUARY 20, 2026, 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 3 LOUIS PONDER*

CONSENT AGENDA: MINUTE ORDER 110.26

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 JANUARY 6TH, 2026. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.3 ACCEPTING THE JUSTICE OF THE PEACE, PRECINCT 1 MONTHLY REPORT FOR DECEMBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *JP PRECINCT 1 JUDGE CHRIS MACON*
- A.4 ACCEPTING THE JUSTICE OF THE PEACE, PRECINCT 2 MONTHLY REPORT FOR DECEMBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *JP PRECINCT 2 JUDGE JACKIE MILLER, JR.*
- A.5 ACCEPTING THE JUSTICE OF THE PEACE, PRECINCT 3 MONTHLY REPORT FOR DECEMBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *JP PRECINCT 3 JUDGE DAN COX*
- A.6 ACCEPTING THE JUSTICE OF THE PEACE, PRECINCT 4 MONTHLY REPORT FOR DECEMBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *JP PRECINCT 4 JUDGE JAMES "BUTCH" BRYANT*
- A.7 ACCEPTING THE CONSTABLE, PRECINCT 2 MONTHLY REPORT FOR DECEMBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *CONSTABLE PRECINCT 2 CASEY BORDERS*
- A.8 APPROVING TO ALLOW CONSTABLES IN PRECINCT 1, 2, 3, AND 4 TO OBTAIN ESCROW OR TRUST ACCOUNTS FOR USE UPON EXECUTING WRITS FOR PROCEEDS OF THE WRIT TO BE PAID OUT TO THE JUDGMENT HOLDER.

ACCOUNT RECORDS SHALL BE SUBMITTED TO THE AUDITOR ON A QUARTERLY BASIS FOR ROUTINE REVIEW. -
COUNTY TREASURER CHERYL CHAMBERS

- A.9 APPROVING TO REAPPOINT COUNTY COMMISSIONER PRECINCT #1 RANDY STINSON AS ELLIS COUNTY'S REPRESENTATIVE TO THE NCT 9-1-1 BOARD OF MANAGERS WHICH IS THE GOVERNING BODY OF THE NCT 9-1-1 PROGRAM. THE TERM IS FOR 2 YEARS. – *ELLIS COUNTY JUDGE JOHN WRAY*
- A.10 APPROVING TO REMOVE ALL THE ROAD & BRIDGE DEPARTMENTS FROM THE ENTERPRISE FLEET MAINTENANCE AGREEMENT APPROVED ON JANUARY 7TH, 2025 WITH MO #110.25. – *PURCHASING AGENT E.J. HARBIN*
- A.11 ACCEPTING OF THE TABULATED REPORT OF THE COUNTY'S RECEIPTS AND DISBURSEMENTS OF FUNDS FROM DECEMBER 11TH, 2025 – JANUARY 2ND, 2026, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.024. – *COUNTY AUDITOR STACI PARR*
- A.12 RATIFYING STAFF ACTION OF APPROVAL ON A FINAL PLAT OF KNOTTS ADDITION, LOTS 1-3. THE ± 5.966-ACRE SITE IS LOCATED ± 3,280 FEET SOUTHEAST OF THE INTERSECTION OF GIN ROAD AND FM 1181, ENNIS, ROAD AND BRIDGE PRECINCT NO. 2. SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE DEED CALL ON THE PLAT DRAWING FOR THE NORTH PROPERTY LINE ALONG GIN ROAD DOES NOT MATCH THE RECORD CALL IN INSTRUMENT NO. 2512428. REVIEW AND UPDATE.
 2. RELOCATE THE LABELS ON THE PLAT DRAWING THAT IDENTIFY THE ACREAGE OF EACH LOT NORTH OF THE TARRANT COUNTY WATER CONTROL DISTRICT EASEMENT. FOR OVERALL LEGIBILITY, THIS INFORMATION CAN BE REFORMATTED INTO A SEPARATE CHART ON THE PLAT, OR A GENERAL PLAT NOTE.
- A.13 APPROVING OF THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT'S (DOD) MONTHLY FINANCIAL REPORT FOR DECEMBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
- A.14 APPROVING OF THE CREATION OF AN ELLIS COUNTY FAMILY VIOLENCE PREVENTION FUND AND TO ALLOCATE MONIES WITHIN THE FUND, PER TEXAS CODE OF CRIMINAL PROCEDURE ART. 42A.504; FUNDS TO BE DISBURSED QUARTERLY, TO THE HEIGHTS ELLIS COUNTY RESOURCES. – *COUNTY TREASURER CHERYL CHAMBERS*

FINANCIAL CONSENT:

- F.1 ACCEPTING OF THE CHILD ABUSE PREVENTION FUND IN THE AMOUNT OF \$300.00 AS UNANTICIPATED REVENUE: INCREASE 001-0140-509990 (CHILD ABUSE PREVENTION EXPENDITURES) BY \$300.00 PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*
- F.2 FY2026 LINE-ITEM TRANSFER – *COUNTY TREASURER CHERYL CHAMBERS*
DECREASE 001-0400-508010 (SUPPLIES) BY \$359.76
INCREASE 001-0400-508880 (COMPUTER SERVICE) BY \$359.76

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

REGULAR AGENDA

DEPARTMENT OF DEVELOPMENT:

MINUTES ORDER 111.26 (1.1) APPROVING A REPLAT OF HALVERSON ESTATES, LOTS 1R & 2R, BLOCK A. THE ± 12.50-ACRE SITE IS LOCATED ± 990 FEET NORTHWEST OF THE INTERSECTION OF GREATHOUSE ROAD AND OLD MAYPEARL ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 3.
PUBLIC PARTICIPATION: KEN HALVERSON, WAXAHACHIE

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

MINUTE ORDER 112.26 (1.2) APPROVING A REPLAT OF HWH ADDITION, LOTS 1R1 & 1R2, BLOCK A. THE ± 14.420-ACRE SITE IS LOCATED ± 2,020 FEET WEST OF THE INTERSECTION OF EAST HIGHLAND ROAD AND WESTMORELAND ROAD, PARTIALLY LOCATED IN THE DISPUTED ETJ'S OF THE CITY OF OVILLA AND THE CITY OF OAK LEAF, ROAD AND BRIDGE PRECINCT NO. 4. SUBJECT TO THE FOLLOWING CONDITIONS:

1. UPDATE "SHORT FORM PLAT" TO "REPLAT" WITHIN THE PLAT TITLE BLOCK.
2. THE FOLLOWING ABSTRACTS ARE MISSING FROM THE PLAT TITLE BLOCK: JONATHAN BILLINGSLEY SURVEY, ABSTRACT NO. 76, AND JOHN CHAPMAN SURVEY, ABSTRACT NUMBER 209. UPDATE ACCORDINGLY.
3. ACCORDING TO OUR GIS DEPARTMENT, THIS PROPERTY IS NOT LOCATED WITHIN THE CITY OF RED OAK, RATHER, IT IS LOCATED IN THE DISPUTED EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF OVILLA AND THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF OAK LEAF, ELLIS COUNTY, TEXAS. PLEASE REVISE THE PLAT AND ALL WRITTEN DESCRIPTIONS AS FOLLOWS: CITY OF OVILLA ETJ / CITY OF OAK LEAF ETJ (DISPUTED).
4. UPDATE HIGHLAND ROAD TO EAST HIGHLAND ROAD ON THE PLAT DRAWING, VICINITY MAP, AS WELL AS THE WRITTEN PROPERTY DESCRIPTION.
5. LABEL THE RIGHT-OF-WAY WIDTH FOR THE NORTHERN PORTION OF EAST HIGHLAND ROAD ALONG L2 ON THE PLAT DRAWING. A MINIMUM OF THIRTY (30) FEET OF RIGHT-OF-WAY (MEASURED FROM THE CENTERLINE OF THE ROAD) IS REQUIRED FOR EAST HIGHLAND ROAD. ADDITIONAL RIGHT-OF-WAY DEDICATION MAY BE REQUIRED IF THE EXISTING RIGHT-OF-WAY DEDICATION DOES NOT MEET THE MINIMUM REQUIREMENTS.
6. A LINE TABLE FOR L1 – L5 IS MISSING FROM THE PLAT. UPDATE THE PLAT.
7. THE PLAT DRAWING LABELS LOT 10 OF BILLINGSLEY FARMS TWICE, OF WHICH ONE LOT SHOULD BE LOT 3, BLOCK A. UPDATE THE PLAT DRAWING.
8. THE OWNER'S RECORDING INFORMATION FOR LOT 2, BLOCK A OF HAVERON ADDITION ON THE PLAT DRAWING IS INCORRECT. UPDATE THE PLAT DRAWING.
9. LABEL A TWENTY-FIVE (25) FOOT FRONT BUILDING LINE SETBACK AND A TWENTY (20) FOOT FRONT DRAINAGE AND UTILITY EASEMENT FOR LOTS 1R1 & 1R2 ON THE PLAT DRAWING.
10. LABEL THE EAST DRAINAGE AND UTILITY EASEMENT FOR LOT 1R1 ON THE PLAT DRAWING.
11. ADD DEED CALLS AND ORIGINAL PLAT CALLS TO THE PLAT DRAWING THAT DIFFER FROM THE GROUND CALLS OF THIS REPLAT.
12. THE FOLLOWING CALL IS DUPLICATED ON THE PLAT DRAWING: N 00° 46' 19" W, 204.03 FEET. UPDATE THE PLAT DRAWING TO REMOVE THE DUPLICATION.

13. THE FOLLOWING POINT AND MEASUREMENT ARE MISSING FROM THE PLAT DRAWING: "...PASSING AT A DISTANCE OF 10.00 FEET THE NORTHWEST CORNER OF BILLINGSLEY FARMS...". UPDATE THE PLAT DRAWING.
14. THE FOLLOWING POINT AND MEASUREMENT ARE MISSING FROM THE PLAT DRAWING: "...PASSING AT A DISTANCE OF 84.12 FEET FOR THE NORTHEAST CORNER OF SAID GLEN EAGLES ESTATES, PHASE 3...". UPDATE THE PLAT DRAWING.
15. THE FOLLOWING CALL WITHIN THE WRITTEN DESCRIPTION DOES NOT MATCH THE PLAT DRAWING: NORTH 08 DEGREES 39 MINUTES 20 SECONDS WEST, 461.78 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "WINDROSE". UPDATE THE PLAT.
16. REMOVE THE CITY OF RED OAK REFERENCE/ASSOCIATION WITH EACH GLEN EAGLES PHASE WITHIN THE WRITTEN DESCRIPTION. IT IS INCORRECT.
17. SPECIFY IN THE WRITTEN DESCRIPTION WHICH LOT NUMBER OF BILLINGSLEY FARMS IS ASSOCIATED WITH THE END POINT FOR THE CALL "SOUTH 80 DEGREES 21 MINUTES 06 SECONDS WEST."
18. CORRECT THE OWNER'S LAST NAME FROM HAVERSON TO HAVERON THROUGHOUT THE PLAT.
19. ADD THE TRUSTEES' NAMES TO THE OWNER CONTACT BLOCK ON PAGES 1 AND 2.
20. REMOVE "CO-TRUSTEES OF THE HWH TRUST, U/A" FROM THE OWNER'S NOTARY STATEMENT ON SHEET 2.
21. REMOVE THE CITY OF RED OAK'S SIGNATURE BLOCK ON SHEET 2.
22. UPDATE THE DATES WITHIN THE SIGNATURE BLOCKS ON SHEET 2 TO 2026.

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

PURCHASING

MINUTE ORDER 113.26 (2.1) APPROVING FOR THE COUNTY JUDGE TO EXECUTE LEASE AGREEMENTS WITH AMERICAN NATIONAL LEASING FOR:

1. FIVE (5) 2026 CHEVROLET TAHOE PPV w/LAW ENFORCEMENT UPFITS FOR SHERIFF'S DEPARTMENT LEASE #3832C IN THE TOTAL AMOUNT OF \$386,201.90
2. THREE (3) 2026 CHEVROLET TAHOE PPV w/LAW ENFORCEMENT UPFITS FOR SHERIFF'S DEPARTMENT LEASE #3833C IN THE TOTAL AMOUNT OF \$246,607.14
3. FIVE (5) 2026 CHEVROLET SILVERADO PPV w/LAW ENFORCEMENT UPFITS FOR SHERIFF'S DEPARTMENT LEASE #3834C IN THE TOTAL AMOUNT OF \$416,986.06
4. TWO (2) 2026 CHEVROLET SILVERADO PPV w/LAW ENFORCEMENT UPFITS FOR SHERIFF'S DEPARTMENT LEASE #3835C IN THE TOTAL AMOUNT OF \$163,644.98
5. ONE (1) 2026 GMC SIERRA 1500 ELEVATION FOR MAINTENANCE DEPARTMENT LEASE #3830C IN THE TOTAL AMOUNT OF \$43,180.00
6. ONE (1) 2026 GMC SIERRA 1500 ELEVATION FOR ENGINEERING DEPARTMENT LEASE #3831C IN THE TOTAL AMOUNT OF \$43,180.00

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

ADMINISTRATIVE:

MINUTE ORDER 114.26 (3.1) APPROVING THE COUNTY JUDGE TO SIGN AN ENGAGEMENT LETTER WITH PATTILLO, BROWN, AND HILL LLP TO PERFORM EXTERNAL AUDIT SERVICES FOR THE FY2025 ANNUAL AUDIT FOR ELLIS COUNTY. – *COUNTY AUDITOR STACI PARR*

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

RECESS TO EXECUTIVE SESSION **2:28 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), PENDING PETITIONS FOR THE CREATION OF MUNICIPAL UTILITY DISTRICTS (MUD’S) AND POSSIBLE ALTERNATIVES TO MUD’S.

PUBLIC PARTICIPATION: WESLEY TRYON, WAXAHACHIE

4.2 PURSUANT TO TEXAS GOVERNMENT CODE §551.071 (1), CONSULTATION WITH LEGAL COUNSEL REGARDING PENDING OR CONTEMPLATED LITIGATION CONCERNING ELLIS RANCH SUBDIVISION DEVELOPMENT.

4.3 PURSUANT TO TEXAS GOVERNMENT CODE §551.071 (1), CONSULTATION WITH LEGAL COUNSEL REGARDING PENDING OR CONTEMPLATED LITIGATION CONCERNING COURT CASE MANAGEMENT SYSTEM CONTRACTS.

4.4 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 INTERVIEWS FOR THE MAINTENANCE FACILITY DIRECTOR POSITION.

RECONVENED TO REGULAR SESSION **4:56 P.M.**

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

NO ACTION (3.2) DISCUSSION, CONSIDERATION, AND ACTION REGARDING DEVELOPMENT ISSUES RELATED TO THE ELLIS RANCH SUBDIVISION DEVELOPMENT, LOCATED IN ROAD AND BRIDGE PRECINCT NO. 1 AND PRECINCT NO. 4. – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*

MINUTE ORDER 115.26 (3.3) **TABLED** TO THE FEBRUARY 3RD, 2026 MEETING: DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION REGARDING THE MAINTENANCE FACILITY DIRECTOR POSITION. – *COUNTY JUDGE JOHN WRAY*

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

MINUTE ORDER 116.26 (3.4) APPROVING TO RE-AWARD RFP-2023-003 SOFTWARE AND IMPLEMENTATION SERVICES FOR A COURT CASE MANAGEMENT SYSTEM AND JURY SELECTION MANAGEMENT WITH TYLER TECHNOLOGIES, INC AS THE BID OFFERING THE BEST VALUE TO THE COUNTY, AUTHORIZING NEGOTIATION OF THE CONTRACT, AND GRANTING THE COUNTY JUDGE AUTHORITY TO SIGN THE CONTRACT ONCE NEGOTIATIONS ARE COMPLETE. THE SOFTWARE WILL BE PAID FOR WITH ARPA FUNDS. – *COUNTY JUDGE JOHN WRAY*

PUBLIC PARTICIPATION: JENNIFER ZARATE, WAXAHACHIE

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

ADJOURN REGULAR SESSION **5:00 P.M.**

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

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON JANUARY 20TH, 2026, 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 3RD DAY OF FEBRUARY 2026.



KRYSTAL VALDEZ, COUNTY CLERK

