

ELLIS COUNTY COMMISSIONERS COURT  
OFFICIAL MINUTES – FEBRUARY 3, 2026

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, FEBRUARY 3, 2026, AT 2:00 P.M., IN THE HISTORIC ELLIS COUNTY COURTHOUSE, COMMISSIONERS COURTROOM (2<sup>ND</sup> 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 RECOGNITION FOR THE 100<sup>TH</sup> ANNIVERSARY OF THE ELLIS COUNTY WOMANS' BUILDING ON FEBRUARY 11<sup>TH</sup>, 2026.

**CONSENT AGENDA: MINUTE ORDER 117.26**

**ADMINISTRATIVE:**

- A.1 APPROVING OF REGULAR BILLS, PAYROLL, AND OFFICERS' REPORTS. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.2 ACCEPTING THE COMMISSIONERS' COURT SPECIAL MEETING MINUTES FROM JANUARY 13<sup>TH</sup>, 2026. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.3 ACCEPTING THE COMMISSIONERS' COURT REGULAR MEETING MINUTES FROM JANUARY 20<sup>TH</sup>, 2026. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.4 ACCEPTING OF THE 4<sup>TH</sup> QUARTER 2025 INVESTMENT REPORT ENDING DECEMBER 31<sup>ST</sup>, 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.026. - *COUNTY TREASURER CHERYL CHAMBERS*
- A.5 ACCEPTING OF THE TREASURER'S MONTHLY REPORT FOR DECEMBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.026. - *COUNTY TREASURER CHERYL CHAMBERS*

- A.6 ACCEPTING OF THE 2025 RACIAL PROFILING REPORT FOR THE ELLIS COUNTY SHERIFF'S OFFICE, WHICH HAS BEEN ELECTRONICALLY SUBMITTED TO THE TEXAS COMMISSION ON LAW ENFORCEMENT. - *ELLIS COUNTY SHERIFF BRAD NORMAN*
- A.7 APPROVING FOR THE COUNTY JUDGE TO SIGN THE PERMITIUM ORDER FORM UPDATING THE APPLICANT SERVICE FEE PER TRANSACTION. THERE IS NO FISCAL IMPACT TO THE COUNTY, AS THE APPLICANT SERVICE FEE IS PAID DIRECTLY BY THE APPLICANT AND DOES NOT AFFECT COUNTY REVENUE OR EXPENDITURES. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.8 APPROVING FOR BEHAVIORAL HEALTH DIRECTOR TO APPLY FOR THE DRUG FREE COMMUNITIES GRANT IN PARTNERSHIP WITH REACH COUNCIL. – *BEHAVIORAL HEALTH DIRECTOR CAITLIN WILKINSON*
- A.9 APPROVING OF AN INTERLOCAL WORK AGREEMENT BETWEEN THE COUNTY OF ELLIS, PRECINCT 2 AND THE CITY OF GARRETT, INTERLOCAL MO #462.24. THE WORK IS TO INCLUDE THE SETTING OF THREE (3) BASES/POSTS AND INSTALL SIX (6) CHEVRON ARROW SIGNS IN THE CITY OF GARRETT ON PORTIONS OF SLEEPY HOLLOW ROAD AT THE CURVE BETWEEN PRACHYL ROAD AND TURNER ROAD. – *COUNTY COMMISSIONER PRECINCT 2 LANE GRAYSON*
- A.10 RATIFYING STAFF ACTION OF APPROVAL ON A FINAL PLAT OF JANEK ADDITION, LOT 1, BLOCK A. THE ± 5.758-ACRE SITE IS LOCATED ± 3,345 FEET NORTHWEST OF THE INTERSECTION OF HAMROCK ROAD AND DALE ACRES ROAD, ITALY, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:
1. PROVIDE A COPY OF THE OWNER'S RECORDED GENERAL WARRANTY.
  2. AT THE TIME OF FINAL PLAT DELIVERY, PLEASE PROVIDE A CORRECTED APPLICATION PAGE WITH THE OWNERS' PRINTED NAMES AND SIGNATURES.
  3. IDENTIFY DALE ACRES ROAD FOR REFERENCE IN THE VICINITY MAP.
  4. CONFIRM THE FOLLOWING VERBIAGE WITHIN THE METES AND BOUNDS DESCRIPTION IN REFERENCE TO THE POINT OF BEGINNING IS CORRECT: "...AT THE... NORTHEAST CORNER OF THE 80.2-ACRE TRACT...". UPDATE IF NECESSARY.
  5. CONFIRM THE FOLLOWING VERBIAGE WITHIN THE METES AND BOUNDS DESCRIPTION IN REFERENCE TO THE POINT OF BEGINNING IS CORRECT: "...AT THE... NORTHWEST CORNER OF THE 362.94-ACRE TRACT...". UPDATE IF NECESSARY.
  6. THE FOLLOWING DEED CALL IN THE WRITTEN PROPERTY DESCRIPTION DOES NOT MATCH THE RECORD CALL IN VOLUME 592, PAGE 915: S 59° 59' 56" W. UPDATE THE WRITTEN PROPERTY DESCRIPTION.
  7. UPDATE THE WRITTEN PROPERTY DESCRIPTION TO REFERENCE THE ADJACENT 80.2-ACRE TRACT (JOHN S. MACKINNON FAMILY TRUST) ALONG THE SOUTHEAST LINE OF THE 31.92-ACRE TRACT.
- A.11 RATIFYING STAFF ACTION OF APPROVAL ON AN AMENDING PLAT OF MATTHEWS FARMS ADDITION, PHASE 1, LOT 4A, BLOCK B. THE ± 2.00-ACRE SITE IS LOCATED ± 780 FEET NORTHEAST OF THE INTERSECTION OF MARION ROAD AND RUCKER PLACE, IN THE ETJ OF THE CITY OF MAYPEARL, ROAD AND BRIDGE PRECINCT NO. 4. SUBJECT TO THE FOLLOWING CONDITIONS:
1. AN AMENDMENT TO ELLIS COUNTY'S 2024 MASTER THOROUGHFARE PLAN FOR MARION ROAD MUST BE APPROVED BY THE COMMISSIONERS' COURT PRIOR TO THE APPROVAL AND FILING OF THE PLAT. THE AMENDMENT REQUEST FOR MARION ROAD MUST BE ADDED AS A PLAT NOTE, INCLUDING THE MINUTE ORDER, PRIOR TO FILING.
  2. A SIGNED APPLICATION MUST BE COMPLETED BY STEPHANIE LEMOINE.
  3. ADD THE PLAT CALLS TO THE PLAT DRAWING THAT DIFFER FROM THE GROUND CALLS OF THIS AMENDING PLAT.
  4. ADD THE ETJ BOUNDARY LINE TO THE PLAT DRAWING.

5. ADD THE RECORDING INFORMATION TO THE ADJACENT LOTS ON THE PLAT DRAWING.
  6. UPDATE THE SIGNATURE BLOCKS AND NOTARY STATEMENTS TO THE YEAR 2026.
  7. UPDATE THE COMMISSIONER'S NAME FOR PRECINCT 3 TO LOUIS PONDER WITHIN THE COURT SIGNATURE BLOCK.
- A.12 APPROVING OF AN INCREASE OF AN EXISTING CASH DRAWER BY \$100.00 IN THE DEPARTMENT OF DEVELOPMENT. – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*

**FINANCIAL CONSENT:**

- F.1 ACCEPTING OF THE LSO AUCTIONS REVENUE FOR SALE OF EQUIPMENT FROM COMMISSIONER PRECINCT 3 IN THE AMOUNT OF \$76,400.00 AS UNANTICIPATED REVENUE:  
 INCREASE 005-0703-508070 (OPERATING EXPENDITURES) BY \$76,400.00  
 PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*
- F.2 FY2026 LINE-ITEM TRANSFER – *FIRE MARSHAL TIM BIRDWELL*  
 DECREASE 001-0450-508020 (EQUIPMENT) BY \$500.00  
 INCREASE 001-0450-508050 (CONFERENCE) BY \$500.00

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

**REGULAR AGENDA**

**DEPARTMENT OF DEVELOPMENT:**

**MINUTES ORDER 118.26** (1.1) APPROVING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) REGARDING THE MINIMUM PAVED PUBLIC ROAD FRONTAGE REQUIREMENTS FOR PARCEL ID 181743 ON WEAKLEY BRANCH ROAD. THIS ± 20-ACRE SITE IS LOCATED AT NORTHEAST CORNER OF THE INTERSECTION OF FM 66 AND WEAKLEY BRANCH ROAD, MAYPEARL, ROAD AND BRIDGE PRECINCT 3. SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE APPLICANT/PROPERTY OWNER/DEVELOPER SHALL PLACE THE COST OF APPROVED SUPPLIES/MATERIALS (I.E., CHIP SEAL, ASPHALT, ETC.) AND/OR ASSOCIATED LABOR, AS DETERMINED BY THE COUNTY, IN AN ESCROW ACCOUNT APPROVED BY THE COUNTY. THIS AMOUNT MAY BE RELEASED FOR THE ROAD PROJECT ONCE THE SUBDIVISION IS SUBSTANTIALLY COMPLETE, AS ESTABLISHED IN A SUBSEQUENT ASSOCIATED AGREEMENT, TO BE VOTED ON BY THE COMMISSIONERS' COURT.
2. PRIOR TO THE SUBMITTAL OF A PRELIMINARY PLAT AND AFTER APPROVAL OF THE ASSOCIATED AGREEMENT, THIS ROAD PROJECT SHALL BE PLACED ON THE COUNTY'S SCHEDULE FOR ROAD WORK/REPAIR. ONCE THESE ITEMS OCCUR, THE APPLICANT CAN FILE FOR A PRELIMINARY PLAT.
3. PRIOR TO THE SUBMITTAL OF A FINAL PLAT AND AFTER APPROVAL OF ANY ASSOCIATED CIVIL PLANS (OR ISSUANCE OF ANY DEVELOPMENT-RELATED PERMITS – OPTION IS AT THE DISCRETION OF THE COMMISSIONERS COURT), THIS ROAD PROJECT SHALL BE COMPLETE, BUILT, AND INSPECTED TO THE SATISFACTION OF THE PRECINCT COMMISSIONER OR COUNTY ENGINEER.
4. THE PROPERTY OWNER OR APPLICANT SHALL SUBMIT A PLAT IDENTICAL TO THE SURVEY PLAT PROVIDED FOR THE PROPERTY.

5. ANY FURTHER SUBDIVISION OF THIS PROPERTY SHALL REQUIRE A PLAT MEETING THOSE REGULATIONS IN EFFECT AT THE TIME OF PLATTING.
6. APPROVAL OF THIS VARIANCE REQUEST DOES NOT EXTEND TO ANY MULTI-TENANT, MULTI-UNIT, OR ANY COMMERCIAL STRUCTURES OR BUSINESSES WITHOUT MEETING THE REQUIREMENTS IN EFFECT AT THAT TIME.

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

## **PURCHASING**

**MINUTE ORDER 119.26** (2.1) APPROVING AN EXEMPTION UNDER TEXAS LOCAL GOVERNMENT CODE §262.024(A)(7) FOR SUPER SLURRY MIX AND SERVICES FROM MARTIN MARIETTA, INC. AS THE SOLE SOURCE.

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

**MINUTE ORDER 120.26** (2.2) APPROVING TO RENEW THE AGREEMENT WITH MARTIN MARIETTA INC. FOR A ONE-YEAR PERIOD FOR THE PURCHASE OF SUPER SLURRY AND SERVICES USING THE APPROVED SOLE SOURCE EXEMPTION.

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

**MINUTE ORDER 121.26** (2.3) APPROVING TO AWARD BID NUMBER RFB-2026-003 WHOLESALE GAS & DIESEL TO:

1. AVENUE FUEL DISTRIBUTORS FOR LINE ONE (1) – 87 UNLEADED FUEL, LINE FOUR (4) – DIESEL FUEL #2 LOW SULFUR AND LINE FIVE (5) – RED DYED DIESEL
2. GLOBAL MONTELLO GROUP COOPERATION FOR LINE TWO (2) – 89 UNLEADED FUEL AND LINE THREE (3) – 93 UNLEADED FUEL

AND AUTHORIZING 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 122.26** (2.4) APPROVING TO CANCEL THE AWARD AND TERMINATE THE CONTRACT FOR RFB-2025-010 EXTERMINATION PEST CONTROL AND BEE REMOVAL SERVICES WITH BANDIT BUSTERS, LLC.

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

**MINUTE ORDER 123.26** (2.5) APPROVING FOR THE COUNTY JUDGE TO EXECUTE LEASE AGREEMENTS WITH AMERICAN NATIONAL LEASING FOR THE FOLLOWING VEHICLES:

1. ONE (1) 2026 GMC SIERRA 1500 ELEVATION FOR TEXAS AGRILIFE #3836C IN THE TOTAL AMOUNT OF \$42,375.00
2. ONE (1) 2026 GMC SIERRA 1500 ELEVATION FOR DEPARTMENT OF DEVELOPMENT #3837C IN THE TOTAL AMOUNT OF \$43,650.00
3. ONE (1) 2026 GMC SIERRA 1500 ELEVATION FOR DEPARTMENT OF DEVELOPMENT #3841C IN THE TOTAL AMOUNT OF \$43,150.00

MOTION TO APPROVE FIVE (5) VEHICLES BY COMMISSIONER GRAYSON, MOTION FAILED DUE TO LACK OF SECOND MOTION TO APPROVE THREE (3) VEHICLES BY COMMISSIONER STINSON, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

**ADMINISTRATIVE:**

**NO ACTION** (3.1) INTRODUCTION OF THE 504<sup>TH</sup> DISTRICT COURT JUDGE GREG WILHLM TO COMMISSIONERS COURT. – COUNTY JUDGE JOHN WRAY

**MINUTE ORDER 124.26** (3.2) AUTHORIZING THE COUNTY JUDGE TO SIGN A SYMBOLIC ‘SISTER COUNTY’ AGREEMENT WITH THE PARDUBICE REGION IN THE CZECH REPUBLIC IN HONOR OF OUR CZECH HERITAGE. – COUNTY JUDGE JOHN WRAY

PUBLIC PARTICIPATION: DIRECTOR OF NATIONAL POLKA FESTIVAL

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

**MINUTE ORDER 125.26** (3.3) APPROVING A RESOLUTION IN SUPPORT OF A NATURAL STONE BENCH ON THE HISTORIC COURTHOUSE GROUNDS TO COMMEMORATE THE 250<sup>TH</sup> ANNIVERSARY OF THE SIGNING OF THE DECLARATION OF INDEPENDENCE SPONSORED BY THE CHAPTER 70 SONS OF THE AMERICAN REVOLUTION. – COUNTY JUDGE JOHN WRAY

PUBLIC PARTICIPATION: DAVID SACHA, ELLIS COUNTY HISTORICAL COMMISSION

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

**MINUTE ORDER 126.26** (3.4) APPROVING THE ADOPTION OF A POLICY FOR POLITICAL SIGNS ON ELLIS COUNTY OWNED PROPERTY USED AS POLLING PLACES, WITH AN AMENDMENT TO ITEM 6, TO DEFINE OVERNIGHT HOURS AS 9:00 P.M. – 5:00 A.M. – *ELECTIONS ADMINISTRATOR JANA ONYON*

PUBLIC PARTICIPATION: RANDY BELLAMY, ELLIS COUNTY GOP CHAIR

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

NO ACTION (3.5) DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION TO FILL THE MAINTENANCE FACILITY DIRECTOR POSITION. – *COUNTY JUDGE JOHN WRAY*

**MINUTE ORDER 127.26** (3.6) AUTHORIZING TO AMEND THE COMMISSIONERS COURT SCHEDULE BY CANCELLING THE REGULARLY SCHEDULED MEETING ON FEBRUARY 17<sup>TH</sup> AND SETTING A SPECIAL SESSION AT 2:00 P.M. ON FRIDAY THE 13<sup>TH</sup> OF FEBRUARY. – *COUNTY JUDGE JOHN WRAY*

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

RECESS TO EXECUTIVE SESSION 3:26 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.
- 4.2 PURSUANT TO TEXAS GOVERNMENT CODE §551.071 (1), CONSULTATION WITH LEGAL COUNSEL REGARDING PENDING OR CONTEMPLATED LITIGATION REGARDING ELLIS COUNTY CENTRAL AND RELATED BUILDING SYSTEMS.

**RECONVENED TO REGULAR SESSION 3:54 P.M.**

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

**NO ACTION** (3.7) DISCUSSION, CONSIDERATION, AND ACTION TO HIRE A CONSULTANT AND/OR ADVISOR CONCERNING ELLIS COUNTY CENTRAL BUILDING CONTROLS AND SYSTEMS OR TAKE REMEDIAL ACTIONS.  
– COUNTY JUDGE JOHN WRAY

COUNTY JUDGE RECALLED AGENDA ITEM 3.4 TO CONSIDER AN ADDITIONAL AMENDMENT.

**MINUTE ORDER 128.26** (3.4) APPROVING TO FURTHER AMEND THE POLICY FOR POLITICAL SIGNS ON ELLIS COUNTY OWNED PROPERTY THAT IS BEING USED AS A POLLING PLACE BY STRIKING SECTION 11. –  
COUNTY JUDGE JOHN WRAY

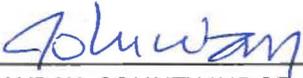
MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

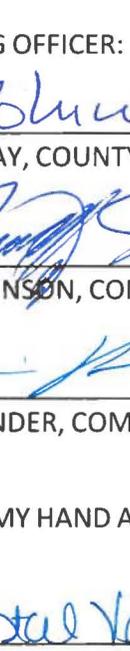
**ADJOURN REGULAR SESSION 3:56 P.M.**

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

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON FEBRUARY 3RD, 2026,  
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 17TH DAY OF FEBRUARY 2026.

  
\_\_\_\_\_  
KRYSTAL VALDEZ, COUNTY CLERK

