

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – FEBRUARY 13, 2026

THE ELLIS COUNTY COMMISSIONERS COURT MET ON FRIDAY, FEBRUARY 13, 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: AMY GUERRERO, CHIEF DEPUTY

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*

CONSENT AGENDA: MINUTE ORDER 129.26

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 FEBRUARY 3RD, 2026. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.3 ACCEPTING THE CASH AUDIT REPORTS FOR SEPTEMBER, OCTOBER, NOVEMBER, AND DECEMBER 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §154.044. - *COUNTY AUDITOR STACI PARR*
- A.4 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 1 MONTHLY REPORT FOR JANUARY 2026, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *JUSTICE OF THE PEACE PCT. 1 JUDGE CHRIS MACON*
- A.5 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 2 MONTHLY REPORT FOR JANUARY 2026, PURSUANT TO TEXAS LOCAL GOVT CODE §114.044. – *JUSTICE OF THE PEACE PCT. 2 JUDGE JACKIE MILLER, JR*
- A.6 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 3 MONTHLY REPORT FOR JANUARY 2026, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *JUSTICE OF THE PEACE PCT. 3 JUDGE DAN COX*
- A.7 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 4 MONTHLY REPORT FOR JANUARY 2026, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *JUSTICE OF THE PEACE PCT. 4 JUDGE BUTCH BRYANT*
- A.8 ACCEPTING OF THE CONSTABLE, PRECINCT 2 MONTHLY REPORT FOR JANUARY 2026, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *CONSTABLE PRECINCT 2 CASEY BORDERS*

- A.9 ACCEPTING OF THE 2026 RACIAL PROFILING REPORT FOR THE ELLIS COUNTY FIRE MARSHAL'S OFFICE, STATUS AS EXEMPT. – *FIRE MARSHAL TIM BIRDWELL*
- A.10 ACCEPTING OF THE APPOINTMENT OF BRANDON STEVE ROGERS TO REPLACE MARCUS BROWN, TERM BEGINNING FEBRUARY 13TH, 2026 THROUGH DECEMBER 31ST, 2027 TO ESD #1 (MAYPEARL). – *FIRE MARSHAL TIM BIRDWELL*
- A.11 APPROVING OF AN ADDENDUM TO CONTRACT FOR THE EXCLUSIVE PROCUREMENT OF COMMISSARY PRODUCTS AND SERVICES PROVIDED BY CORRECTIONAL FOOD SERVICE. AMENDMENT TO SECTION 4.2 OF THE CONTRACT AGREEMENT TO INCREASE THE COMMISSIONS TO 32% OF GROSS REVENUE LESS SALES TAX, INDIGENT ITEMS, POSTAGE STAMPS AND STAMPED ENVELOPES. – *ELLIS COUNTY SHERIFF BRAD NORMAN*
- A.12 APPROVING TO AMEND THE WORDING OF MINUTE ORDER 460.25 REGARDING THE SETTING OF ESD BOARD MEMBER BOND AMOUNTS, TO CLARIFY THAT THE BOND REQUIREMENT APPLIES TO ESD TREASURERS ONLY. – *ELLIS COUNTY JUDGE JOHN WRAY*
- A.13 ACCEPTING OF THE DEPARTMENT OF DEVELOPMENT'S MONTHLY FINANCIAL REPORT FOR JANUARY 2026, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *DOD DIRECTOR ALBERTO MARES*
- A.14 APPROVING OF A SPECIAL ROAD USE AGREEMENT BETWEEN ELLIS COUNTY PRECINCT #3 AND JIRWIN COMPANY LTD, TO COVER 1,055 FEET OF ROAD ON BRIGMAN ROAD. – *COUNTY COMMISSIONER PRECINCT 3 LOUIS PONDER*

FINANCIAL CONSENT:

- F.1 FY2026 LINE-ITEM TRANSFER – *ELLIS COUNTY JUDGE JOHN WRAY*
DECREASE 001-0140-508680 (NON-DEPARTMENTAL CONTRACT SERVICES) BY \$12,000.00
INCREASE 001-0020-507040 (MAINTENANCE – PEST CONTROL) BY \$12,000.00
- F.2 FY2026 LINE-ITEM TRANSFER – *CONSTABLE PRECINCT 3 CURTIS POLK*
DECREASE 001-0613-508010 (SUPPLIES) BY \$900.00
INCREASE 001-0613-508680 (CONTRACT SERVICES) BY \$900.00
- F.3 FY2026 LINE-ITEM TRANSFER – *504TH DISTRICT COURT JUDGE GREG WILHELM*
DECREASE 001-0395-508020 (EQUIPMENT) BY \$547.73
INCREASE 001-0395-508190 (COMPUTER EQUIPMENT) BY \$547.73

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

REGULAR AGENDA

DEPARTMENT OF DEVELOPMENT:

MINUTES ORDER 130.26 (1.1) AUTHORIZING THE COUNTY JUDGE TO EXECUTE A ROAD IMPROVEMENT AGREEMENT FOR WEAKLEY BRANCH ROAD BETWEEN ELLIS COUNTY AND LEGACY LAND MG, LP THROUGH THEIR AUTHORIZED AGENT, TRAVIS TEKELL. SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE COMPANY AGREES TO DEPOSIT FUNDS IN THE AMOUNT OF TWENTY-EIGHT THOUSAND SEVEN HUNDRED SEVENTY-NINE DOLLARS (\$28,779.00) TO BE DESIGNATED FOR USE IN PAVING WEAKLEY BRANCH ROAD.
2. COUNTY AGREES THAT SAID FUNDS SHALL BE USED EXCLUSIVELY FOR THE COST OF PAVING WEAKLEY BRANCH ROAD ADJACENT TO THE PROPERTY.

3. SUCH FUNDS MAY BE RELEASED WHEN THE SUBDIVISION OF THE PROPERTY, AS SHOWN IN EXHIBIT A, IS SUBSTANTIALLY COMPLETE.
4. FOR PURPOSES OF THIS AGREEMENT, THE SUBDIVISION OF THE PROPERTY SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE UPON THE COMPANY'S SUBMISSION TO THE COUNTY OF A PRELIMINARY PLAT FOR THE SUBDIVISION OF THE PROPERTY, FOLLOWING THE COUNTY'S APPROVAL OF THE NEEDED VARIANCE.
5. THE COUNTY AGREES TO PROVIDE COMPANY WITH AN ACCOUNTING OF THE USE OF SAID FUNDS AT THE CONCLUSION OF THE IMPROVEMENTS TO WEAKLEY BRANCH ROAD.
6. THE COUNTY AGREES THAT, SHOULD ANY OF THE FUNDS DEPOSITED BY COMPANY REMAIN UNUSED AT THE CONCLUSION OF THE IMPROVEMENTS TO WEAKLEY BRANCH ROAD, THE COUNTY WILL RETURN SUCH UNUSED FUNDS TO COMPANY.
7. PER MINUTE ORDER NO.118.26, THE VARIANCE APPROVED BY THE COMMISSIONERS COURT ON FEBRUARY 3, 2026, THE COUNTY AGREES THAT AFTER THE ACCEPTANCE AND APPROVAL OF THIS AGREEMENT AND CONFIRMATION OF FUNDS DEPOSITED BY THE COMPANY, THE COMPANY MAY PROCEED WITH ITS PROPOSED PRELIMINARY PLAT OF THE PROPERTY.
8. ALSO, AS STATED IN MINUTE ORDER NO. 118.26, ANY FUTURE ACTIONS ON THE ROAD IMPROVEMENTS SHALL BE ESTABLISHED IN THIS AGREEMENT, AND THOSE ADDITIONAL ITEMS ARE LISTED BELOW:
 - A. UPON RECEIPT OF THE FUNDS, THE CORRESPONDING PRECINCT SHALL PLACE WEAKLEY BRANCH ROAD ON THE COUNTY'S NEXT SEASONAL SCHEDULE FOR ROAD WORK/REPAIR.
 - B. THE COUNTY SHALL GIVE THE COMPANY NOTICE OF COMMENCEMENT OF IMPROVEMENTS TO WEAKLEY BRANCH ROAD NO LESS THAN 48 HOURS PRIOR TO COMMENCEMENT OF SAID IMPROVEMENTS.
 - C. THE COMPANY SHALL BE RESPONSIBLE FOR THE RELOCATION OF EXISTING UTILITIES, IF NECESSARY.
 - D. PRIOR TO OR CONCURRENT WITH PRELIMINARY PLAT SUBMITTAL, THE COMPANY MAY SUBMIT A FINAL PLAT OF THE RIGHT-OF-WAY DEDICATION OF WEAKLEY BRANCH ROAD TO ENSURE THE IMPROVEMENTS TO WEAKLEY BRANCH ROAD OCCUR WITHIN THE DEDICATED RIGHT-OF-WAY. IF REQUIRED, THE FINAL PLAT OF THE RIGHT-OF-WAY DEDICATION SHALL BE FILED AFTER APPROVAL.
 - E. AFTER THE REVIEW AND APPROVALS OF ANY REQUIRED CIVIL PLANS OR DETERMINATION THAT NONE ARE REQUIRED, THE APPLICANT MAY PROCEED WITH FILING A FINAL PLAT APPLICATION.
 - F. IF THE ROAD IMPROVEMENTS TO WEAKLEY BRANCH ROAD ARE NOT COMPLETED WITHIN A REASONABLE TIMEFRAME, AS DETERMINED BY THE PRECINCT COMMISSIONER, THE COMMISSIONER MAY, AT THEIR DISCRETION, ALLOW THE COMPANY TO SUBMIT A FINAL PLAT APPLICATION.
 - G. NOTHING IN THIS AGREEMENT SHALL BE CONSTRUED TO EXEMPT THE COMPANY FROM ANY OTHER APPLICABLE COUNTY REGULATIONS, POLICIES, OR PROCEDURES.

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

PURCHASING

MINUTE ORDER 131.26 (2.1) APPROVING TO AWARD RFP NUMBER RFP-2026-002 SUBSTANCE USE DISORDER ASSESSMENTS AND INTERVENTION FOR THE VETERAN’S TREATMENT COURT WITH HOMEWARD BOUND, INC. AND AUTHORIZING THE COUNTY JUDGE TO EXECUTE THE CONTRACT UPON FINAL LEGAL REVIEW.

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

ADMINISTRATIVE:

NO ACTION (3.1) DISCUSSION, CONSIDERATION, AND ACTION TO ALLOW THE LOCALLY ASSIGNED TEXAS GAME WARDEN TO UTILIZE OFFICE 112H IN THE ELLIS COUNTY CONSTABLE PRECINCT #2 DEPARTMENT LOCATED AT ELLIS COUNTY SUB-COURTHOUSE PRECINCT #2, 2675 BUSINESS 287, WAXAHACHIE, TX. – *CONSTABLE PRECINCT 2 CASEY BORDERS*

MINUTE ORDER 132.26 (3.2) APPROVING ADDITIONAL RENOVATION WORK AT THE COURTS & ADMINISTRATION BUILDING TO ACCOMMODATE FOR JURY PROCESSES IN AN AMOUNT OF \$80,000 AND TO PAY ANY REMAINING RETAINAGE FEE IN AN AMOUNT NOT TO EXCEED \$30,000 WITH THE CHRISTMAN COMPANY TO BE FUNDED FROM THE COURT FACILITY FEE FUND. – *COUNTY JUDGE JOHN WRAY*

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

MINUTE ORDER 133.26 (3.3) APPROVING (SUBJECT TO LEGAL REVIEW) AN EASEMENT WITH THE CITY OF WAXAHACHIE AND ALPINE START DEVELOPMENT FOR UTILITY WORK ON ELLIS COUNTY OWNED PROPERTY, PARCEL ID NO. 193411. – *COUNTY JUDGE JOHN WRAY*

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

RECESS TO EXECUTIVE SESSION **2:21 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 §551.074 (A) (1), DELIBERATION OF THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE, SPECIFICALLY REGARDING THE MAINTENANCE FACILITY DIRECTOR POSITION.

RECONVENED TO REGULAR SESSION 3:07 P.M.

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

(TO AGENDA ITEM 3.4)

NO ACTION (3.4) DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION TO FILL THE MAINTENANCE FACILITY DIRECTOR POSITION. – COUNTY JUDGE JOHN WRAY

ADJOURN REGULAR SESSION 3:08 P.M.

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

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON FEBRUARY 13TH, 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 3RD DAY OF MARCH 2026.



KRISTAL VALDEZ, COUNTY CLERK

