

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – JULY 22, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, JULY 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: *PRECINCT 1 COMMISSIONER RANDY STINSON*

CONSENT AGENDA: MINUTE ORDER 343.25

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 JULY 8TH, 2025. - *COUNTY CLERK KRystal VALDEZ*
- A.3 ACCEPTING OF THE JUSTICE OF THE PEACE, PRECINCT 1 MONTHLY REPORT FOR JUNE 2025, PURSUANT TO LOCAL GOVERNMENT CODE §114.044. - *HON. CHRIS MACON., JUSTICE OF THE PEACE, PCT. 1*
- A.4 ACCEPTING OF THE CONSTABLE PRECINCT 2 MONTHLY REPORT AND EXPENSES FOR JUNE 2025. - *CASEY BORDERS, CONSTABLE, PRECINCT 2*
- A.5 ACCEPTING OF THE CONSTABLE PRECINCTS 1, 2, 3, AND 4 FY2025 AUTHORIZED SPENDING REPORT FOR THE PERIOD OF JANUARY - JUNE, PURSUANT TO LGC §154.044 - *COUNTY AUDITOR STACI PARR*
- A.6 APPROVING INTERLOCAL WORK BETWEEN THE COUNTY OF ELLIS, PRECINCT 2 AND THE CITY OF GARRETT, INTERLOCAL MINUTE ORDER #462.24. THE WORK IS TO INCLUDE PATCH IN THE CITY OF GARRETT ON THE SOUTH PORTION OF SLEEPY HOLLOW ROAD. - *COUNTY COMMISSIONER PRECINCT 2, LANE GRAYSON*
- A.7 APPROVING TO APPOINT BOB BEAKLEY AS DIRECTOR TO THE PRAIRIELANDS GROUNDWATER CONSERVATION DISTRICT BOARD OF DIRECTORS FOR A FOUR-YEAR TERM TO EXPIRE ON AUGUST 31, 2029. - *ELLIS COUNTY JUDGE JOHN WRAY*
- A.8 APPROVING OF INTERLOCAL COOPERATIVE AGREEMENT FOR BLUE SEM PID MAJOR IMPROVEMENT AREA ASSESSMENT COLLECTION BETWEEN ELLIS COUNTY AND CITY OF VENUS. – *TAX ASSESSOR-COLLECTOR RICHARD ROZIER*

- A.9 RATIFYING STAFF ACTION OF APPROVAL ON AN AMENDING PLAT OF PEAKS AT LONE ELM. THE ± 205.73-ACRE SITE IS LOCATED ± 3,740 FEET NORTHWEST OF THE INTERSECTION OF COX ROAD AND HOYT ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 3. – *DOD DIRECTOR ALBERTO MARES*
- A.10 RATIFYING STAFF ACTION ON PLAT OF MENDEZ ADDITION, LOT 1, BLOCK A. THE ± 3.000-ACRE SITE IS LOCATED ± 1,265 FEET SOUTH OF THE INTERSECTION OF FM 1722 AND SLOVACEK ROAD, IN THE ETJ OF THE CITY OF ENNIS, ROAD AND BRIDGE PRECINCT NO. 2. – *DOD DIRECTOR ALBERTO MARES*
- A.11 APPROVING OF ELLIS COUNTY INVESTMENT REPORT FOR THE SECOND QUARTER OF 2025. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.12 ACCEPTING OF THE TABULATED REPORT OF THE COUNTY’S RECEIPTS AND DISBURSEMENTS OF FUNDS FROM JUNE 26, 2025 – JULY 10, 2025 PURSUANT TO LOCAL GOVERNMENT CODE §114.024. – *COUNTY AUDITOR STACI PARR*
- A.13 ACCEPTING OF THE APPOINTMENT OF JAMES HEARON AND LORNA KALOI FOR A TERM ON THE BOARD OF ELLIS COUNTY EMERGENCY SERVICES DISTRICT #12 (MILFORD) ENDING ON DECEMBER 31ST, 2025. – *FIRE MARSHAL TIM BIRDWELL*

FINANCIAL CONSENT:

- F.1 APPROVING TO AWARD \$30,000.00 FROM THE COMMUNITY SUPPORT BUDGET TO WRC PREGNANCY CENTER OF ELLIS COUNTY, DBA FIRSTLOOK, FOR THE FISCAL YEAR 2025 YEARLY CONTRIBUTION. – *JUDGE JOHN WRAY*
- F.2 ACCEPTING OF THE CITY OF VENUS INTERLOCAL AGREEMENT BY ROAD AND BRIDGE PRECINCT 4 IN THE AMOUNT OF \$111,854.00 AS UNANTICIPATED REVENUE:
 - INCREASE 006-0754-509175 (CONCRETE STABILIZATION) BY \$111,854.00
 PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*
- F.3 ACCEPTING OF FY2025 Q1 PAYMERANG REBATE PAYMENT IN THE AMOUNT OF \$1,464.97 AS UNANTICIPATED REVENUE:
 - INCREASE 001-0030-500055 (MISC. REBATES) BY \$1,464.97
 PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*
- F.4 ACCEPTING OF ABANDONED PROPERTY BY THE ELLIS COUNTY SHERIFF’S OFFICE IN THE AMOUNT OF \$19,664.00 AS UNANTICIPATED REVENUE:
 - INCREASE 068-0145-509271 (ESCO VEHICLE LEASES) BY \$19,664.00
 PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*
- F.5 FY2025 LINE-ITEM TRANSFER – *COUNTY COMMISSIONER PRECINCT 4 KYLE BUTLER*
 DECREASE 012-0755-570000 (CONTINGENCY SURPLUS) BY \$190,000.00
 INCREASE 012-0755-508680 (CONTRACT LABOR) BY \$190,000.00
- F.6 FY2025 LINE-ITEM TRANSFER – *COUNTY COMMISSIONER PRECINCT 4 KYLE BUTLER*
 DECREASE 012-0755-570000 (CONTINGENCY SURPLUS) BY \$30,000.00
 INCREASE 012-0755-509090 (REPAIRS & PARTS) BY \$30,000.00
- F.7 FY2025 LINE-ITEM TRANSFER – *COUNTY COMMISSIONER PRECINCT 4 KYLE BUTLER*
 DECREASE 012-0755-570000 (CONTINGENCY SURPLUS) BY \$145,000.00
 INCREASE 012-0755-508020 (PURCHASE OF EQUIPMENT) BY \$145,000.00

- F.8 FY2025 LINE-ITEM TRANSFER – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
 DECREASE 001-0060-508080 (AUTO GAS) BY \$800.00
 INCREASE 001-0060-508020 (EQUIPMENT) BY \$800.00
- F.9 FY2025 LINE-ITEM TRANSFER – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
 DECREASE 001-0060-508880 (COMPUTER SOFTWARE) BY \$2,000.00
 DECREASE 001-0060-508080 (AUTO GAS) BY \$600.00
 INCREASE 001-0060-508060 (DUES) BY \$2,000.00
 INCREASE 001-0060-508020 (EQUIPMENT) BY \$300.00
 INCREASE 001-0060-506010 (MILEAGE REIMBURSEMENT) BY \$300.00
- F.10 FY2025 LINE-ITEM TRANSFER – *INDIGENT DEFENSE COORDINATOR SUSAN SOROS*
 DECREASE 001-0205-508880 (COMPUTER SOFTWARE) BY \$2,000.00
 INCREASE 001-0205-508190 (COMPUTER EQUIPMENT) BY \$500.00
 INCREASE 001-0205-508010 (SUPPLIES) BY \$1,500.00
- F.11 FY2025 LINE-ITEM TRANSFER – *CONSTABLE PRECINCT 3 CURTIS POLK, JR.*
 DECREASE 001-0613-508010 (SUPPLIES) BY \$231.45
 INCREASE 001-0613-508020 (EQUIPMENT) BY \$231.45
- F.12 FY2025 LINE-ITEM TRANSFER – *FIRE MARSHAL TIM BIRDWELL*
 DECREASE 001-0450-508020 (EQUIPMENT) BY \$2,000.00
 INCREASE 001-0450-508010 (SUPPLIES) BY \$2,000.00
- F.13 FY2025 LINE-ITEM TRANSFER – *HUMAN RESOURCES DIRECTOR SHARON MANCILLA*
 DECREASE 001-0425-508650 (EMPLOYMENT SCREENING) BY \$1,000.00
 DECREASE 001-0425-508010 (SUPPLIES) BY \$300.00
 INCREASE 001-0425-508060 (DUES) BY \$32.00
 INCREASE 001-0425-508190 (COMPUTER EQUIPMENT) BY \$968.00
 INCREASE 001-0425-508020 (EQUIPMENT) BY \$300.00
- F.14 FY2025 LINE-ITEM TRANSFER – *MAINTENANCE DIRECTOR KEITH ROBERTS*
 DECREASE 001-0020-508100 (AUTO TIRES) BY \$1,200.00
 DECREASE 001-0020-508670 (COURTHOUSE LAWN CARE) BY \$10,000.00
 DECREASE 001-0020-509712 (LANDSCAPE/TREE TRIMMING) BY \$8,000.00
 INCREASE 001-0020-508090 (AUTO REPAIRS) BY \$300.00
 INCREASE 001-0020-508080 (AUTO GAS) BY \$900.00
 INCREASE 001-0020-507070 (BURGLAR ALARM) BY \$1,100.00
 INCREASE 001-0020-508020 (EQUIPMENT) BY \$100.00
 INCREASE 001-0020-507160 (COURTHOUSE REPAIRS) BY \$5,700.00
 INCREASE 001-0020-507030 (REPAIRS) BY \$11,100.00
- F.15 FY2025 LINE-ITEM TRANSFER – *COUNTY JUDGE JOHN WRAY*
 DECREASE 001-0390-505500 (EMPLOYEE INSURANCE) BY \$1,280.00
 INCREASE 001-0390-507030 (TELEPHONE) BY \$220.00
 INCREASE 001-0390-508190 (COMPUTER EQUIPMENT) BY \$560.00
 INCREASE 001-0390-508680 (CONTRACT SERVICES) BY \$500.00
- F.16 FY2025 LINE-ITEM TRANSFER – *COUNTY JUDGE JOHN WRAY*
 DECREASE 001-0140-507030 (TELEPHONE) BY \$26,000.00
 DECREASE 001-0140-507080 (COMPREHENSIVE INSURANCE) BY \$20,800.00
 DECREASE 001-0140-507240 (LEASE FACILITY) BY \$50,200.00

DECREASE 001-0140-508660 (COMMUNITY SUPPORT) BY \$206,000.00
INCREASE 001-0140-505570 (WORKERS COMP) BY \$96,000.00
INCREASE 001-0140-507010 (UTILITIES) BY \$77,000.00
INCREASE 001-0140-508070 (OPERATING EXPENDITURES) BY \$11,000.00
INCREASE 023-0923-509310 (TXDOT PROJECT – 10% MATCH) BY \$19,000.00
INCREASE 017-0917-506510 (DISTRICT COURT JURORS) BY \$96,000.00
INCREASE 017-0917-506550 (FEEDING/LODGING JURORS) BY \$3,000.00

F.17 FY2025 LINE-ITEM TRANSFER – COUNTY JUDGE JOHN WRAY
DECREASE 018-0908-509730 (JP2 SUB-COURTHOUSE-SOFT COSTS) BY \$1,170,400.00
DECREASE 018-0908-509801 (ELLIS COUNTY CENTRAL-SOFT COSTS) BY \$1,722.07
DECREASE 018-0908-509805 (ELECTIONS & RECORDS – HARD COSTS) BY \$315,404.93
INCREASE 018-0908-509731 (JP2 SUB-COURTHOUSE-HARD COSTS) BY \$1,170,400.00
INCREASE 018-0908-509802 (ELLIS COUNTY CENTRAL-HARD COSTS) BY \$165,012.45
INCREASE 018-0908-509809 (ELLIS COUNTY CENTRAL-FF&E) BY \$152,114.55

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

REGULAR AGENDA

DEPARTMENT OF DEVELOPMENT:

MINUTE ORDER 344.25 (1.1) APPROVING A REPLAT OF AVALON COUNTRY HAVEN LOT 5R. THE ± 3.881-ACRE SITE IS LOCATED ± 1,335 FEET NORTH OF THE INTERSECTION OF FM 55 AND HUGES CEMETERY ROAD, AVALON, ROAD AND BRIDGE PRECINCT No. 2.

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

MINUTE ORDER 345.25 (1.2) APPROVING A REPLAT OF FLYING “W” ESTATES, UNITS IV & V, LOTS 4RR, 5R, AND 6RR, BLOCK F. THE ± 7.442-ACRE SITE IS LOCATED ± 1,180 FEET NORTH OF THE INTERSECTION OF OLD BUENA VISTA ROAD AND HILDAGO ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 3. SUBJECT TO THE FOLLOWING CONDITIONS:

1. ADD THE REPRESENTATIVE’S NAME TO THE CONTACT INFORMATION BLOCK FOR KEY PAINTING, LLC.
2. PLEASE REVIEW AND CONFIRM THE RECORDED DEED INFORMATION SHOWN ON THE REPLAT. LISTED WITHIN THE OWNER’S CERTIFICATE IS INSTRUMENT No. 2217946, BUT CURRENT OWNERSHIP (VIA THE APPRAISAL DISTRICT WEBSITE) RECORDS REFLECT INSTRUMENT No. 2312246 FOR LOT 4R.
3. UPDATE THE INITIAL DEDICATION PARAGRAPH (LOCATED DIRECTLY ABOVE THE 9-POINT STATEMENT) TO REFLECT A REPLAT RATHER THAN A FINAL PLAT.
4. UPDATE THE LAST SENTENCE WITHIN THE INITIAL DEDICATION PARAGRAPH TO INCLUDE THE FOLLOWING OWNERS: BEVERLY MARTIN AND KEY PAINTING, LLC.
5. REMOVE ANY COLORING SHOWN ON THE PLAT.
6. REMOVE ANY STRUCTURES SHOWN ON THE REPLAT DRAWING.
7. PLEASE LABEL THE EXISTING RIGHT-OF-WAY DEDICATION FOR OLD BUENA VISTA ROAD.

8. OLD BUENA VISTA ROAD IS CLASSIFIED AS A PRINCIPAL ARTERIAL ROAD PER THE COUNTY'S MASTER THOROUGHFARE PLAN (MTP). AN ADDITIONAL 10' OF RIGHT-OF-WAY DEDICATION IS REQUIRED TO COMPLY WITH THE PLAN.

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

MINUTE ORDER 346.25 (1.3) APPROVING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) REGARDING THE MINIMUM PAVED PUBLIC ROAD FRONTAGE REQUIREMENTS FOR PARCEL ID 199875 (PROPOSED JUDY'S ADDITION PRELIMINARY PLAT). THIS ± 20.179-ACRE SITE IS LOCATED ± 2,795 FEET WEST OF THE INTERSECTION OF JUDY'S LANE AND MORGAN ROAD, IN THE ETJ OF THE CITY OF ITALY, ROAD AND BRIDGE PRECINCT NO. 3. APPROVED WITH OPTION NO. 3 TO READ AS FOLLOWS:

"THE APPLICANT/PROPERTY OWNER/DEVELOPER SHALL PLACE THE COST OF APPROVED SUPPLIES/MATERIALS (I.E., CHIP SEAL, ASPHALT, ETC.) AND/OR ASSOCIATED LABOR IN AN ESCROW ACCOUNT APPROVED BY THE COUNTY ASSOCIATED WITH UPGRADING THE PAVING ON JUDY'S LANE. THIS AMOUNT MAY BE RELEASED FOR THE ROAD PROJECT ONCE THE SUBDIVISION IS SUBSTANTIALLY COMPLETE, AS ESTABLISHED IN AN ASSOCIATED AGREEMENT TO BE DRAFTED AND ACTED UPON BY THE COUNTY COMMISSIONERS COURT AT A LATER DATE, PENDING A FORMAL REVIEW OF BOTH PARTIES." SUBJECT TO THE FOLLOWING TWO (2) CONDITIONS:

1. AFTER THE ACCEPTANCE AND APPROVAL OF SAID AGREEMENT BY THE COUNTY COMMISSIONERS COURT AND CONFIRMATION OF FUNDS DEPOSITED INTO AN ESCROW ACCOUNT APPROVED BY THE COUNTY, A PRELIMINARY PLAT CAN BE SUBMITTED.
2. FUTURE ACTIONS ON THE ROAD CONSTRUCTION SHALL BE ESTABLISHED IN THE AGREEMENT.

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

JUDGE WRAY ANNOUNCED HE HAD A CONFLICT OF INTEREST ON THE FOLLOWING AGENDA ITEM:

MINUTE ORDER 347.25 (1.4) APPROVING TO RELEASE A MAINTENANCE BOND AND ACCEPT THE INFRASTRUCTURE FOR WOODED CREEK. THE ± 52.243-ACRE SITE IS LOCATED WEST OF THE INTERSECTION OF WATERFORD CROSSING AND WATERFORD DRIVE IN THE ETJ OF THE CITY OF WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 3. SUBJECT TO THE FOLLOWING CONDITIONS:

1. APPROVE THIS REQUEST TO RELEASE THE FOLLOWING MAINTENANCE BOND NO. 338949 IN THE AMOUNT OF FIVE HUNDRED SEVENTY-ONE THOUSAND, EIGHT HUNDRED NINETY-FOUR DOLLARS & 75/100 (\$571,894.75) (USD), ISSUED BY NGM INSURANCE CO.
2. ACCEPT THE INFRASTRUCTURE WITHIN THE WOODED CREEK SUBDIVISION INTO THE COUNTY'S PUBLIC ROAD SYSTEM. ROADS LOCATED WITHIN WOODED CREEK INCLUDE:
 - A. NORTHERN WAY (± 1,862 FT.)
 - B. TIMBER VIEW COURT (± 407 FT.)
 - C. WATERFORD CROSSING (COMPLETION OF ENTRANCE EXTENSION ± 577 FT.)
 - D. SOUTHFORK COURT (± 597 FT.)

MOTION TO APPROVE BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED WITH JUDGE WRAY ABSTAINING FROM THE VOTE

MINUTE ORDER 348.25 (1.5) APPROVING TO RELEASE A PERFORMANCE BOND WITH SURETY RIDER AND ACCEPT A MAINTENANCE BOND FOR EDGEWOOD ESTATES. THE ± 83.567-ACRE SITE IS LOCATED ± 2,010 FEET EAST OF THE INTERSECTION OF FM 875 AND SKINNER ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 3; SUBJECT TO THE FOLLOWING CONDITIONS:

1. APPROVE THIS REQUEST TO RELEASE PERFORMANCE BOND AND SURETY RIDER NO. S-341522 – IN THE AMOUNT OF TWO MILLION, TWENTY-SIX THOUSAND, FIVE HUNDRED TWENTY-SEVEN DOLLARS & 30/100 (\$2,026,527.30) ISSUED BY NGM INSURANCE COMPANY.
2. APPROVE THIS REQUEST TO ACCEPT MAINTENANCE BOND NO. S-341522 IN THE AMOUNT OF TWO MILLION, TWENTY-SIX THOUSAND, FIVE HUNDRED TWENTY-SEVEN & 30/100 (\$2,026,527.30) ISSUED BY NGM INSURANCE COMPANY.

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

MINUTE ORDER 349.25 (1.6) APPROVING A FINAL PLAT OF CLOPTON LAKE ESTATES, LOT 1, BLOCK A. THE ± 7.791-ACRE SITE IS LOCATED ± 320 FEET SOUTHEAST OF THE INTERSECTION OF FM 813 AND TWIN LAKES ROAD, PARTIALLY LOCATED WITHIN THE CITY LIMITS AND THE ETJ OF THE CITY OF WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 4; SUBJECT TO THE FOLLOWING CONDITIONS:

1. PLEASE UPDATE THE COUNTY JUDGE'S NAME TO JOHN WRAY WITHIN THE COURT SIGNATURE BLOCK.
2. SINCE THIS PLAT IS SUBJECT TO DUAL ENTITY APPROVAL, PLEASE ADD THE COUNTY'S OWNER'S CERTIFICATE LANGUAGE AND SIGNATURE LINE TO PAGE 2. PLEASE SEE PAGE 1 ON THE ATTACHED DOCUMENT FOR REFERENCE.
3. UPDATE THE PLAT NOTE ON PAGE 2 TO INCLUDE ELLIS COUNTY AS AN ADDITIONAL JURISDICTION LISTED.

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

MINUTE ORDER 350.25 (1.7) APPROVING A VARIANCE REQUEST TO VOLUME I, SECTION IV (A) OF THE SUBDIVISION & DEVELOPMENT STANDARDS REGARDING THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENTS FOR PARCEL ID 186436. THE ± 21.046-ACRE SITE IS LOCATED ± 900 FEET NORTHEAST OF THE INTERSECTION OF MARION ROAD AND RANCH HOUSE ROAD, PARTIALLY LOCATED WITHIN THE ETJ OF THE CITY OF VENUS, ROAD AND BRIDGE PRECINCT NO. 4. APPROVED FOR 60 FEET OF PUBLIC ROAD FRONTAGE, SUBJECT TO THE FOLLOWING CONDITIONS:

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

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

PURCHASING:

MINUTE ORDER 351.25 (2.1) APPROVING TO RENEW THE SUBSCRIPTION FOR CISCO WEBEX FLEX PLAN, FOR THE COUNTY AND SHERIFF'S OFFICE FOR A THREE-YEAR TERM USING DIR-CPO-5347 WITH FLAIR DATA SYSTEMS, INC. IN THE AMOUNT OF \$116,270.26.

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

MINUTE ORDER 352.25 (2.2) APPROVING FOR THE COUNTY JUDGE TO EXECUTE A LEASE AGREEMENT WITH AMERICAN NATIONAL LEASING FOR FIVE (5) 2025 CHEVROLET TAHOE 4x4 PPV'S FOR THE ELLIS COUNTY SHERIFF'S OFFICE IN THE TOTAL AMOUNT OF \$504,323.65

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

MINUTE ORDER 353.25 (2.3) APPROVING THE PURCHASE OF AN ABOVEGROUND STORAGE TANKS (AST) AND RELATED SERVICES AT THE ELLIS COUNTY COMMISSIONER PRECINCT 2 FACILITY USING BUYBOARD COOPERATIVE CONTRACT #673-22 IN THE AMOUNT OF \$383,300.00 FROM JF PETROLEUM GROUP.

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

ADMINISTRATIVE:

NO ACTION (3.1) PRESENTATION OF THE 2024 ANNUAL REPORT FOR THE PRAIRIELANDS GROUNDWATER CONSERVATION DISTRICT. – *KATHY TURNER JONES, GENERAL MANAGER OF THE PRAIRIELANDS GROUNDWATER CONSERVATION DISTRICT*

NO ACTION (3.2) PRESENTATION AND DISCUSSION OF THE FISCAL YEAR 2026 BUDGET UPDATE. – *COUNTY JUDGE CHIEF OF STAFF RYAN GARRETT*

MINUTE ORDER 354.25 (3.3) APPROVING THE PROPOSED INCREASE IN SALARIES, ALLOWANCES, AND OTHER EXPENSES FOR ELECTED COUNTY AND PRECINCT OFFICIALS IN FISCAL YEAR 2026 FOR PUBLICATION IN ACCORDANCE WITH LOCAL GOVERNMENT CODE §152.013, INCLUDING AN ADJUSTMENT TO THE COMMISSIONER PRECINCT 3 SALARY. – *COUNTY JUDGE CHIEF OF STAFF RYAN GARRETT*

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

RECESS TO EXECUTIVE SESSION 3:08 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 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 (MUDs).
- 4.2 PURSUANT TO TEXAS GOVERNMENT CODE §551.071 (1), CONSULTATION WITH LEGAL COUNSEL REGARDING A SETTLEMENT OFFER IN THE MATTER OF TEXAS OPIOID MULTI-DISTRICT LITIGATION FOR THE COUNTY, PARTICULARLY THE PURDUE PHARMA/SACKLER BANKRUPTCY PLAN.

RECONVENED TO REGULAR SESSION 3:40 P.M.

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

ADJOURNMENT 3:41 P.M.

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

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON JULY 22ND, 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 5TH DAY OF AUGUST 2025.



KRYSTAL VALDEZ, COUNTY CLERK

