

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – AUGUST 5, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, AUGUST 5, 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 2 COMMISSIONER LANE GRAYSON*

RECOGNITIONS

R.1 PRESENTATION OF A 2024 DISTINGUISHED SERVICE AWARD TO THE ELLIS COUNTY HISTORICAL COMMISSION.

CONSENT AGENDA: MINUTE ORDER 355.25

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 22ND, 2025. - *COUNTY CLERK KRystal VALDEZ*

A.3 APPROVING OF TREASURER'S REPORT FOR JUNE 2025. – *COUNTY TREASURER CHERYL CHAMBERS*

A.4 APPROVING TO SURPLUS THE EXISTING FURNITURE AT THE JUSTICE OF THE PEACE PRECINCT 2 FACILITY TO BE INCLUDED WITH THE SALE OF PROPERTY AND ANY REMAINING FURNITURE AND ELECTRONICS TO BE DONATED TO A NON-PROFIT OR DISPOSED OF IN ACCORDANCE WITH LOCAL GOVERNMENT CODE 263. - *PURCHASING AGENT EJ HARBIN*

A.5 APPROVING OF AN INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF ELLIS AND THE CITY OF VENUS IN ACCORDANCE WITH INTERLOCAL COOPERATION ACT, CHAPTER 791 OF THE TEXAS GOVERNMENT CODE. - *PURCHASING AGENT EJ HARBIN*

A.6 APPROVING OF AN INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF ELLIS, THROUGH THE COUNTY TAX ASSESSOR-COLLECTOR OFFICE AND PRAIRIE RIDGE MUNICIPAL MANAGEMENT DISTRICT NO. 1-A FOR TAX

COLLECTION SERVICES IN ACCORDANCE WITH SECTION 79.011 OF THE TEXAS GOVERNMENT CODE. - *TAX ASSESSOR-COLLECTOR RICHARD ROZIER*

- A.7 ACCEPTING OF THE APPRAISAL ROLL WITH TOTAL APPRAISED, ASSESSED, AND TAXABLE VALUES OF ALL PROPERTY AND THE TOTAL TAXABLE VALUE OF NEW PROPERTY FROM THE TAX ASSESSOR-COLLECTOR. - *TAX ASSESSOR-COLLECTOR RICHARD ROZIER*
- A.8 APPROVING THE FISCAL YEAR 2026 COMMISSIONERS' COURT REGULAR MEETING DATES, HOLIDAY SCHEDULE, AND PAYROLL SCHEDULE. - *ELLIS COUNTY JUDGE JOHN WRAY*
- A.9 APPROVING FOR THE COUNTY JUDGE TO PROVIDE A LETTER OF ENDORSEMENT FOR THE MAJOR EVENTS REIMBURSEMENT PROGRAM FOR THE 2025 NHRA FALL NATIONALS AT THE TEXAS MOTORPLEX. - *ELLIS COUNTY JUDGE JOHN WRAY*
- A.10 APPROVING FOR THE COUNTY JUDGE TO REAPPOINT DR. ANNA TOKER, MD AS THE LOCAL HEALTH AUTHORITY FOR ELLIS COUNTY IN ACCORDANCE WITH THE TEXAS HEALTH AND SAFETY CODE, CHAPTER 121.021. - *EMERGENCY MANAGEMENT COORDINATOR MICHAELA SANDEFER*
- A.11 APPROVING OF ELLIS COUNTY DEPARTMENT OF DEVELOPMENT'S (DoD) MONTHLY FINANCIAL REPORT FOR JUNE 2025, AS REQUIRED BY CHAPTER 114.044 OF THE TEXAS LOCAL GOVERNMENT CODE. - *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
- A.12 RATIFYING STAFF ACTION ON THE APPROVAL ON A PLAT OF LOUIS ADDITION, LOTS 1 & 2, BLOCK A. THE ± 5.042-ACRE SITE IS LOCATED WEST OF THE INTERSECTION OF PRATT ROAD AND LYNN ANN DRIVE, IN THE ETJ OF THE CITY OF RED OAK, ROAD AND BRIDGE PRECINCT No. 1. - *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
- A.13 RATIFYING STAFF ACTION ON THE APPROVAL ON A PLAT OF AURORA ESTATES, LOT 1 & 2, BLOCK A. THE ± 5.418-ACRE SITE IS LOCATED ± 550 FEET SOUTH OF THE INTERSECTION OF SOUTH US HIGHWAY 77 AND MAMIE HAM ROAD, ROAD AND BRIDGE PRECINCT No. 3. - *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
- A.14 RATIFYING STAFF ACTION ON THE APPROVAL ON A PLAT OF AXL & L ADDITION, LOT 1, BLOCK A. THE ± 2.00-ACRE SITE IS LOCATED ± 1,450 FEET EAST OF THE INTERSECTION OF OLD MAYPEARL ROAD AND GREATHOUSE ROAD, WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 3. - *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*
- A.15 ACCEPTING OF THE TABULATED REPORT OF THE COUNTY'S RECEIPTS AND DISBURSEMENTS OF FUNDS FROM JULY 11, 2025 – JULY 24, 2025 PURSUANT TO LOCAL GOVERNMENT CODE §114.024. - *COUNTY AUDITOR STACI PARR*
- A.16 ACCEPTING OF THE FY25 OFFICE AUDIT REPORT FOR JUSTICE OF THE PEACE PRECINCT 3 AND CONSTABLE PRECINCT 3. - *COUNTY AUDITOR STACI PARR*
- A.17 APPROVING THE ANNUAL AUDIT REPORT OF THE FISCAL ACCOUNTS AND RECORDS OF EMERGENCY SERVICES DISTRICT IN ELLIS COUNTY FOR ESD #2 (MIDLOTHIAN), PURSUANT TO HEALTH AND SAFETY CODE 775.082. - *FIRE MARSHAL TIM BIRDWELL*
- A.18 APPROVING OF THE ANNUAL COMPILATION REPORT OF THE FISCAL ACCOUNTS AND RECORDS OF EMERGENCY SERVICES DISTRICT IN ELLIS COUNTY FOR ESD #3 (ITALY), PURSUANT TO HEALTH AND SAFETY CODE §775.082. - *FIRE MARSHAL TIM BIRDWELL*
- A.19 APPROVING OF THE ANNUAL COMPILATION REPORT OF THE FISCAL ACCOUNTS AND RECORDS OF EMERGENCY SERVICES DISTRICT IN ELLIS COUNTY FOR ESD #8 (AVALON), PURSUANT TO HEALTH AND SAFETY CODE §775.082. - *FIRE MARSHAL TIM BIRDWELL*

FINANCIAL CONSENT:

- F.1 ACCEPTING OF THE JUROR DONATIONS BY VETERANS SERVICES OFFICE IN THE AMOUNT OF \$7,976.00 AS UNANTICIPATED REVENUE:
 - INCREASE 001-0070-506330 (VETERANS SERVICES – JURY DONATIONS) BY \$7,976.00PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*
- F.2 ACCEPTING OF THE TCEQ REIMBURSEMENT GRANT BY ROAD AND BRIDGE 4 IN THE AMOUNT OF \$270,270.40 AS UNANTICIPATED REVENUE:
 - INCREASE 006-0754-508020 (RB4-PURCHASE OF EQUIPMENT) BY \$270,270.40PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §111.0108, UNANTICIPATED REVENUE CERTIFIED BY COUNTY AUDITOR. – *COUNTY AUDITOR STACI PARR*
- F.3 FY2025 LINE-ITEM TRANSFER – *SHERIFF BRAD NORMAN*
 - DECREASE 001-0010-508190 (COMPUTER EQUIPMENT) BY \$30,424.12
 - INCREASE 001-0010-508680 (CONTRACT SERVICES) BY \$30,424.12
- F.4 FY2025 LINE-ITEM TRANSFER – *378TH DISTRICT COURT/VETERANS TREATMENT COURT*
 - DECREASE 001-0190-590206 (VTC – OPERATIONS/SERVICES) BY \$41,000.00
 - INCREASE 001-0190-590204 (VTC – PROJECTS/PROMOTIONS) BY \$41,000.00
- F.5 FY2025 LINE-ITEM TRANSFER – *COUNTY COMMISSIONER PRECINCT 1 RANDY STINSON*
 - DECREASE 009-0602-570000 (FM1 - CONTINGENCY FUNDS) BY \$450,000.00
 - INCREASE 009-0602-509150 (FM1 - ASPHALT) BY \$450,000.00
- F.6 FY2025 LINE-ITEM TRANSFER – *COUNTY AUDITOR STACI PARR*
 - DECREASE 001-0030-508620 (FISCAL SERVICE FEE) BY \$1,500.00
 - INCREASE 001-0030-508030 (FURNITURE/FIXTURES) BY \$250.00
 - INCREASE 001-0030-508880 (COMPUTER SOFTWARE) BY \$1,250.00
- F.7 FY2025 LINE-ITEM TRANSFER – *COUNTY JUDGE JOHN WRAY*
 - DECREASE 018-0908-509730 (JP2 SUB-COURTHOUSE-SOFT COSTS) BY \$16,722.07
 - INCREASE 018-0908-509802 (CENTRAL-HARD COSTS) BY \$16,722.07

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

REGULAR AGENDA

DEPARTMENT OF DEVELOPMENT:

- MINUTE ORDER 356.25** (1.1) APPROVING A PRELIMINARY PLAT OF SKYLINE ESTATES PHASE 2. THE ± 24.462-ACRE SITE IS LOCATED ± 4,760 FEET NORTHEAST OF THE INTERSECTION OF HAMPSEL ROAD AND THE NORTHBOUND I-45 SERVICE ROAD, IN THE ETJ OF THE CITY OF PALMER, ROAD AND BRIDGE PRECINCT No. 1.

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

MINUTE ORDER 357.25 (1.2) APPROVING A FINAL PLAT OF HOWARD HILLS. THE ± 36.055-ACRE SITE IS LOCATED ± 480 FEET NORTH OF THE INTERSECTION OF FM HIGHWAY 877 AND NASH HOWARD ROAD, SITUATED IN THE C. WHITE SURVEY, ABSTRACT NO. 1109, WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 2.

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

MINUTE ORDER 358.25 (1.3) APPROVING A REPLAT OF OVERBAY ADDITION LOT 1, BLOCK A. THE ± 9.999-ACRE SITE IS LOCATED ± 1,577 FEET EAST OF THE INTERSECTION OF FM 66 AND WILEMON ROAD, MAYPEARL, ROAD AND BRIDGE PRECINCT NO. 3.

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

MINUTE ORDER 359.25 (1.4) APPROVAL TO RELEASE THE FOLLOWING MAINTENANCE BONDS:

1. MAINTENANCE BOND NO. 333255 IN THE AMOUNT OF \$597,422.59 ISSUED BY NGM INSURANCE CO FOR DRAINAGE.
2. MAINTENANCE BOND NO. MNT9412506 IN THE AMOUNT OF \$819,317.48 ISSUED BY FIDELITY & DEPOSIT CO. OF MARYLAND FOR PAVING.

ACCEPT THE INFRASTRUCTURE WITHIN THE RANCH AT STONE HILL SUBDIVISION INTO THE COUNTY'S PUBLIC ROAD SYSTEM. THERE ARE EIGHT (8) ROADS LOCATED WITHIN THE RANCH AT STONE HILL TOTALING 9,675 LINEAR FEET ARE AS FOLLOWS:

1. MACI DRIVE (± 2,667 FT.)
2. KINLEY BROOKE DRIVE (± 619 FT.)
3. MARIE LANE (± 1,823 FT.)
4. JOHN AUGUST DRIVE (± 639 FT.)
5. TYLER WADE TRAIL (± 1,003 FT.)
6. AVA ROSE LANE (± 1,106 FT.)
7. GRANT MICHAEL TRAIL (± 1,466 FT.)
8. GREATHOUSE CIRCLE (± 352 FT.)

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

MINUTE ORDER 360.25 (1.5) APPROVING A PLAT OF BARAJAS VALLEY ESTATE, LOT 1, BLOCK A. THE ± 2.00-ACRE SITE IS LOCATED ± 695 FEET WEST OF THE INTERSECTION OF CEMENT VALLEY ROAD AND NORTH WARD ROAD, IN THE ETJ OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PRECINCT NO. 4.

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

PURCHASING:

MINUTE ORDER 361.25 (2.1) APPROVING FOR CONSTRUCTION SERVICES FOR THE RENOVATION OF THE ELLIS COUNTY JUVENILE FACILITY USING THE TIPS-USA COOPERATIVE CONTRACT #22010702 FROM CAPITAL CONSTRUCTION GROUP IN THE AMOUNT OF \$101,574.00

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

MINUTE ORDER 362.25 (2.2) APPROVING TO PURCHASE A 2025 FORD EXPLORER FROM ENNIS FORD IN AN AMOUNT OF \$40,314.46 FOR THE ELLIS COUNTY AND DISTRICT ATTORNEY’S OFFICE.

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

MINUTE ORDER 363.25 (2.3) APPROVING TO PURCHASE A 2025 FORD EXPLORER FROM SAM PACK FORD IN AN AMOUNT OF \$39,553.00 FOR THE ELLIS COUNTY AND DISTRICT ATTORNEY’S OFFICE.

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

ADMINISTRATIVE:

MINUTE ORDER 364.25 (3.1) APPROVING TO ORDER THE SPECIAL ELECTION TO BE HELD ON NOVEMBER 4TH, 2025 FOR VOTING IN AN ELECTION TO ADOPT OR REJECT SEVENTEEN PROPOSED CONSTITUTIONAL AMENDMENTS AS SUBMITTED BY THE 89TH LEGISLATURE OF THE STATE OF TEXAS. – *ELECTIONS ADMINISTRATOR JANA ONYON*

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

MINUTE ORDER 365.25 (3.2) APPROVING OF THE EARLY VOTING SCHEDULE FOR THE SPECIAL ELECTION TO BE HELD ON NOVEMBER 4TH, 2025. – *ELECTIONS ADMINISTRATOR JANA ONYON*

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

MINUTE ORDER 366.25 (3.3) APPROVING OF A CONTRACT WITH TEXAS MATERIALS GROUP, INC. (DBA “TEXAS BIT”) FOR RESURFACING OF CASTLE RIDGE ROAD, ROAD AND BRIDGE PRECINCT 1, IN THE AMOUNT OF \$162,384.30. – *COUNTY COMMISSIONER PRECINCT 1 RANDY STINSON*

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

MINUTE ORDER 367.25 (3.4) APPROVING OF A CONTRACT WITH TEXAS MATERIALS GROUP, INC. (DBA "TEXAS BIT") FOR RESURFACING OF VARIOUS SECTIONS OF PIERCE ROAD AND COLE ROAD, ROAD AND BRIDGE PRECINCT 1, IN THE AMOUNT OF \$739,629.06. – *COUNTY COMMISSIONER PRECINCT 1 RANDY STINSON*

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

MINUTE ORDER 368.25 (3.5) APPROVING TO SET A PUBLIC HEARING DATE REGARDING THE INSTALLATION OF STOP SIGNS AT THE INTERSECTION OF HOYT CIRCLE AND HOYT ROAD, ROAD AND BRIDGE PRECINCT 3. – *COUNTY ENGINEER ZACH GERICH*

PUBLIC HEARING DATE: TUESDAY, AUGUST 19TH, 2025

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

MINUTE ORDER 369.25 (3.6) APPROVING TASK ORDER 007 WITH HELLMUTH, OBATA & KASSABAUM, INC. (HOK) TO DEVELOP A CONCEPTUAL DESIGN FOR A RELOCATED ELLIS COUNTY JAIL AT THE ELLIS COUNTY FARM IN THE AMOUNT OF \$177,100.00 PLUS REIMBURSABLE EXPENSES. – *COUNTY JUDGE CHIEF OF STAFF RYAN GARRETT*

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

NO ACTION (3.7) UPDATES AND DISCUSSION REGARDING THE FISCAL YEAR 2026 BUDGET. THE PROPOSED BUDGET WILL BE FILED AUGUST 11, 2025. – *COUNTY JUDGE CHIEF OF STAFF RYAN GARRETT*

RECESS TO EXECUTIVE SESSION **2:53 P.M.**

MOTION TO RECESS BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER GRAYSON, 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 HEALTH DELGADA 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 (MUDs) 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 MATTER CONCERNING PLAT INTERLOCAL AGREEMENTS.
- 4.3 PURSUANT TO TEXAS GOVERNMENT CODE §551.072, DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY IF THE DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON. THE SUBJECT PROPERTY IS 1305 WEST JEFFERSON IN WAXAHACHIE.

RECONVENED TO REGULAR SESSION 4:17 P.M.

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

(TO AGENDA ITEM 3.8)

MINUTE ORDER 370.25 (3.8) APPROVING AND AUTHORIZING THE COUNTY JUDGE TO EXECUTE THE SETTLEMENT AGREEMENT WITH OURCALLING, INC. – *COUNTY JUDGE JOHN WRAY*

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

ADJOURNMENT 4:18 P.M.

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

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON AUGUST 5TH, 2025,
ARE HEREBY APPROVED.

PRESIDING OFFICER:



JOHN WRAY, COUNTY JUDGE



RANDY STINSON, COMMISSIONER, PCT 1



LANE GRAYSON, COMMISSIONER, PCT 2

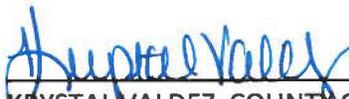


LOUIS PONDER, COMMISSIONER, PCT 3



KYLE BUTLER, COMMISSIONER, PCT 4

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 19TH DAY OF AUGUST 2025.



KRYSTAL VALDEZ, COUNTY CLERK

