

ELLIS COUNTY COMMISSIONERS COURT
OFFICIAL MINUTES – AUGUST 19, 2025

THE ELLIS COUNTY COMMISSIONERS COURT MET ON TUESDAY, AUGUST 19, 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 3 COMMISSIONER LOUIS PONDER*

RECOGNITIONS

R.1 PRESENTATION DECLARING AUGUST AS EMERGENCY MANAGERS MONTH IN ELLIS COUNTY.

CONSENT AGENDA: MINUTE ORDER 371.25 (WITHOUT A.10 AND A.11)

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 AUGUST 5TH, 2025. - *COUNTY CLERK KRYSTAL VALDEZ*
- A.3 APPROVING OF TREASURER'S REPORT FOR JULY 2025. – *COUNTY TREASURER CHERYL CHAMBERS*
- A.4 ACCEPTING OF THE JUSTICE OF THE PEACE PRECINCT 1 MONTHLY REPORT FOR JULY 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *JUSTICE OF THE PEACE CHRIS MACON, PCT. 1*
- A.5 ACCEPTING OF THE JUSTICE OF THE PEACE PRECINCT 2 MONTHLY REPORT FOR JULY 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *JUSTICE OF THE PEACE JACKIE MILLER, JR., PCT. 2*
- A.6 ACCEPTING OF THE JUSTICE OF THE PEACE PRECINCT 3 MONTHLY REPORT FOR JULY 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *JUSTICE OF THE PEACE DAN COX, PCT. 3*
- A.7 ACCEPTING OF THE JUSTICE OF THE PEACE PRECINCT 4 MONTHLY REPORT FOR JULY 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. - *JUSTICE OF THE PEACE JAMES 'BUTCH' BRYANT, PCT. 4*
- A.8 ACCEPTING THE CONSTABLE PCT. 2 MONTHLY REPORT FOR JULY 2025, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE §114.044. – *CONSTABLE PRECINCT 2 CASEY BORDERS*

- A.9 ACCEPTING OF THE ELLIS COUNTY COMMUNITY SUPERVISION AND CORRECTIONS DEPARTMENT'S STATE FUNDED INITIAL BUDGET FOR THE 2026-2027 BIENNIUM. – *COMMUNITY SUPERVISION AND CORRECTIONS DEPARTMENT DIRECTOR KIMBERLY SANCHEZ*
- A.10 *PULLED FROM CONSENT AGENDA BY COUNTY JUDGE*
- A.11 *PULLED FROM CONSENT AGENDA BY COUNTY JUDGE*
- A.12 APPROVING OF A GROUND LEASE RENEWAL WITH TOMMY AND JANICE CHILDERS FARIES OF 1401 WIGGINS ROAD IN MAYPEARL, COUNTY COMMISSIONER PRECINCT 4, BEGINNING ON AUGUST 23, 2025. – *COUNTY COMMISSIONER PRECINCT 4 KYLE BUTLER*
- A.13 RATIFYING STAFF ACTION ON THE APPROVAL ON A FINAL PLAT OF GOMEZ AND WRIGHT ADDITION, LOT 1, BLOCK 1. THE ± 4.505-ACRE SITE IS LOCATED ± 1,980 FEET NORTHWEST OF THE INTERSECTION OF STEVENS ROAD AND DUNKERLEY ROAD, ROAD AND BRIDGE PRECINCT NO. 2. – *DEPARTMENT OF DEVELOPMENT DIRECTOR ALBERTO MARES*

FINANCIAL CONSENT:

- F.1 FY2025 LINE-ITEM TRANSFER – *SHERIFF BRAD NORMAN*
 DECREASE 001-0010-506940 (EMPLOYEE RECOGNITION) BY \$351.81
 INCREASE 042-0942-400870 (SHERIFF FORFEITURE) BY \$325.00
 INCREASE 001-0010-508850 (SALES TAX) BY \$26.81
- F.2 FY2025 LINE-ITEM TRANSFER – *COUNTY AND DISTRICT ATTORNEY LINDY BEATY*
 DECREASE 001-0360-508460 (WITNESS FEE) BY \$12,318.99
 INCREASE 001-0360-508030 (FURNITURE/FIXTURES) BY \$12,318.99
- F.3 FY2025 LINE-ITEM TRANSFER – *443RD DISTRICT COURT JUDGE GRACE PANDITHURAI*
 DECREASE 001-0200-508030 (FURNITURE/FIXTURES) BY \$500.00
 DECREASE 001-0200-508190 (COMPUTER EQUIPMENT) BY \$3,300.00
 INCREASE 001-0200-508010 (SUPPLIES) BY \$1,500.00
 INCREASE 001-0200-508320 (VISITING JUDGE) BY \$2,300.00
- F.4 FY2025 LINE-ITEM TRANSFER – *COUNTY CLERK KRYSTAL VALDEZ*
 DECREASE 001-0320-508010 (SUPPLIES) BY \$1,000.00
 INCREASE 001-0320-508680 (CONTRACT SERVICES) BY \$1,000.00
- F.5 FY2025 LINE-ITEM TRANSFER – *COUNTY COMMISSIONER PRECINCT 2 LANE GRAYSON*
 DECREASE 010-0653-509150 (ASPHALT) BY \$30,000.00
 INCREASE 010-0653-509090 (REPAIRS/PARTS) BY \$30,000.00
- F.6 FY2025 LINE-ITEM TRANSFER – *COUNTY COMMISSIONER PRECINCT 4 KYLE BUTLER*
 DECREASE 006-0754-570000 (CONTINGENCY-SURPLUS) BY \$20,000.00
 INCREASE 006-0754-508680 (CONTRACT LABOR) BY \$20,000.00
- F.7 FY2025 LINE-ITEM TRANSFER – *COUNTY COMMISSIONER PRECINCT 4 KYLE BUTLER*
 DECREASE 012-0755-570000 (CONTINGENCY – SURPLUS) BY \$140,000.00
 INCREASE 012-0755-509150 (ASPHALT) BY \$140,000.00
- F.8 FY2025 LINE-ITEM TRANSFER – *JUSTICE OF THE PEACE PRECINCT 1 JUDGE CHRIS MACON*
 DECREASE 001-0510-508350 (TRAINING) BY \$1,000.00
 INCREASE 001-0510-508050 (CONFERENCE) BY \$1,000.00

- F.9 FY2025 LINE-ITEM TRANSFER – *JUSTICE OF THE PEACE PRECINCT 2 JUDGE JACKIE MILLER, JR.*
 DECREASE 001-0520-508740 (DOCKET BOOKS/PRINTING) BY \$730.00
 DECREASE 001-0520-508730 (MAINT/RPS OFC EQUIP) BY \$591.00
 INCREASE 001-0520-508060 (OFFICIAL BOND/DUES) BY \$730.00
 INCREASE 001-0520-508680 (CONTRACT LABOR) BY \$591.00
- F.10 FY2025 LINE-ITEM TRANSFER – *JUSTICE OF THE PEACE PRECINCT 2 JUDGE JACKIE MILLER, JR.*
 DECREASE 001-0520-508740 (DOCKET BOOKS/PRINTING) BY \$1,400.00
 INCREASE 001-0520-508350 (TRAINING) BY \$800.00
 INCREASE 001-0520-508010 (SUPPLIES) BY \$600.00
- F.11 FY2025 LINE-ITEM TRANSFER – *CONSTABLE PRECINCT 4 MARK BOUNDS*
 DECREASE 001-0614-508050 (CONFERENCE) BY \$2,500.00
 DECREASE 001-0614-508030 (FURNITURE/FIXTURES) BY \$1,800.00
 INCREASE 001-0614-508020 (EQUIPMENT) BY \$4,300.00

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

REGULAR AGENDA

DEPARTMENT OF DEVELOPMENT:

MINUTE ORDER 372.25 (1.1) APPROVING A REPLAT OF COUNTRY RIDGE FARMS, LOTS 6A-1A & 6A-1B. THE ± 19.197-ACRE SITE IS LOCATED ± 1,500 FEET NORTH OF THE INTERSECTION OF PALMYRA ROAD AND EPPS ROAD, PALMER, ROAD AND BRIDGE NO. 1.

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

MINUTE ORDER 373.25 (1.2) APPROVING TO RATIFY STAFF ACTION ON A PRELIMINARY FINAL PLAT OF HALPERIN AND HELMS WAXAHACHIE ADDITION. THE ± 9.984-ACRE SITE IS LOCATED ± 1,215 FEET WEST OF THE INTERSECTION OF FM 879 AND OLD BOYCE ROAD, IN THE ETJ OF THE CITY OF WAXAHACHIE, ROAD AND BRIDGE PRECINCT NO. 1. SUBJECT TO THE FOLLOWING CONDITIONS:

1. PLEASE ADD "PRELIMINARY" TO THE PLAT TITLE BLOCK.
2. UPDATE THE PROPOSED STREET NAME.
3. ADD BUILDING LINE SETBACKS AND EASEMENTS AS SHOWN WITHIN THE ATTACHED SAMPLE PLAT.
4. UPDATE THE CERTIFICATE OF DEDICATION TO MATCH THE SAMPLE PLAT.
5. REMOVE THE COURT SIGNATURE BLOCK.
6. ADD CONTOURS TO THE PLAT DRAWING.
7. LABEL THE LENGTH OF THE PROPOSED ROAD.
8. LABEL THE RADIUS OF THE CUL-DE-SAC.
9. OBTAIN PLAT APPROVAL FROM THE CITY OF WAXAHACHIE.

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

MINUTE ORDER 374.25 (1.3) APPROVING A REPLAT OF THE HART FARM, PHASE 1, LOTS 3R1 AND 3R2. THE ± 11.837-ACRE SITE IS LOCATED ± 150 FEET WEST OF THE INTERSECTION OF RUTHERFORD ROAD AND VINEYARD VIEW LANE, ROAD AND BRIDGE PRECINCT No. 1. SUBJECT TO THE FOLLOWING CONDITIONS:

1. ADD THE COMPUTED GROSS ACREAGE TO THE TITLE BLOCK.
2. THE PLAT CALL ALONG THE WEST LINE OF LOT 3R1 IS INCORRECT.
3. WITHIN THE THIRD PARAGRAPH OF THE METES AND BOUNDS, PLEASE CLARIFY THE PLAT CALL REFERENCING THE CENTER OF A SAID ROAD. THE BEARINGS FOR THIS CALL DO NOT APPEAR TO END AT A ROAD.
4. WITHIN THE FIFTH PARAGRAPH OF THE METES AND BOUNDS, PLEASE CLARIFY THE CALL FOR, "...THE NORTHEAST CORNER OF SAID TRACT 2 AND ON THE SOUTHEAST LINE OF TRACT 5..."
5. WITHIN THE SIXTH PARAGRAPH OF THE METES AND BOUNDS, THE BEARING WITHIN THE PLAT CALL ALONG THE CENTER OF SAID ROAD IS INCORRECT. PLEASE ALSO ADD THE CORRECT PLAT CALL TO THE PLAT DRAWING ALONG RUTHERFORD ROAD.
6. REMOVE ALL STRUCTURES FROM THE PLAT DRAWING.
7. REMOVE THE ADDRESS "808 RUTHERFORD" FROM LOT 1 WALLACE FARM ON THE PLAT DRAWING.
8. REMOVE THE LINE INDICATING THE NORTH LINE FOR LOT 6, LOCATED BEHIND THE NORTH ARROW ON THE PLAT DRAWING.
9. ADD THE LIMITS OF THE CITY OF PALMER'S ETJ TO THE PLAT DRAWING.
10. PLEASE CONFIRM THAT THE PRONOUN WITHIN THE NOTARY STATEMENT FOR THE OWNER'S SIGNATURE IS CORRECT.
11. CHANGE THE FRONT BUILD LINE TO 25-FEET.
12. ALL EASEMENTS SHALL BE LABELED AS DRAINAGE AND UTILITY EASEMENTS.

PUBLIC PARTICIPATION: MARGARET OXFORD, WAXAHACHIE

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

MINUTE ORDER 375.25 (1.4) APPROVING A PLAT CANCELLATION REQUEST OF SEARCY ADDITION, LOTS 5A AND 5B, BLOCK A. THE ± 10.00-ACRE SITE IS LOCATED ± 2,485 FEET WEST OF THE INTERSECTION OF STACKS ROAD AND SLATE ROCK ROAD, BRISTOL, ROAD AND BRIDGE PRECINCT No. 1.

PUBLIC PARTICIPATION: CLAIRE VERCHOT, ENNIS

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

MINUTE ORDER 376.25 (1.5) APPROVING A VARIANCE REQUEST FOR ZERO (0) ROAD FRONTAGE, FOR PARCEL ID 182061 AND 182062 (1024 ADAYS ROAD) FROM VOLUME I, SECTION IV (A) OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS REGARDING THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENTS. THE ± 17.35-ACRE SITE IS LOCATED ± 1,075 FEET WEST OF THE INTERSECTION OF ADAYS ROAD AND EAST US HIGHWAY 287 BUSINESS, IN THE ETJ OF THE CITY OF WAXAHACHIE, ROAD AND BRIDGE PRECINCT No. 2. 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.

PUBLIC PARTICIPATION: ERIC ENGLISH, WAXAHACHIE

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

MINUTE ORDER 377.25 (1.6) APPROVE REQUEST TO ACCEPT PERFORMANCE BOND No. 101268765 – IN THE AMOUNT OF NINE HUNDRED SEVENTEEN THOUSAND, THIRTY-FIVE DOLLARS & 93/100 (\$917,035.93), ISSUED BY MERCHANTS NATIONAL BONDING, INC., FOR THE PROPOSED GREYSTONE ESTATES, PHASE 4. THE ± 49.128-ACRE SITE IS LOCATED ± 3,575 FEET EAST OF THE INTERSECTION OF CAMPBELL ROAD AND SINGLETON ROAD, PARTIALLY LOCATED WITHIN THE ETJ OF THE CITY OF MIDLOTHIAN, ROAD AND BRIDGE PRECINCT No. 3.

PUBLIC PARTICIPATION: JAY CHILDS, MIDLOTHIAN; MERLE ABBOTT, MIDLOTHIAN

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

PUBLIC HEARING (2:27 P.M. – 2:51 P.M.)

MOTION TO OPEN P.1 BY COMMISSIONER PONDER, SECONDED BY COMMISSIONER BUTLER, MOTION CARRIED

- (P.1) PUBLIC HEARING REGARDING PROPOSED AMENDMENTS TO THE OUTDOOR BUSINESS ORDER, LAST ADOPTED ON OCTOBER 18, 2022. PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

PUBLIC PARTICIPATION: HUGH GRANDSTAFF, RED OAK; JD FOSTER, ATTORNEY FOR CHRIS OGBU; TEO CUELLAR, WAXAHACHIE; ARTHUR BEYNON, IRVING

MOTION TO CLOSE P.1 BY COMMISSIONER BUTLER, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

MINUTE ORDER 378.25 (1.7) APPROVING PROPOSED AMENDMENTS TO MINUTE ORDER #465.22, OUTDOOR BUSINESS ORDER, LAST ADOPTED ON OCTOBER 18, 2022. PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE; WITH THE FOLLOWING CHANGES:

1. SECTION III (B) (1) SHALL READ AS FOLLOWS: "A PERSON OR BUSINESS WHO OPERATES AN AUTOMOTIVE IMPOUND, SALVAGE, AND/OR WRECKING YARD OR JUNKYARD SHALL RENEW THEIR LICENSE ANNUALLY WITH THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT OR OTHER DEPARTMENT ASSIGNED BY THE COMMISSIONERS' COURT AND PAY AN ANNUAL FEE AS INDICATED IN THE ADOPTED MASTER FEE SCHEDULE. APPLICATIONS FOR LICENSE RENEWAL MAY BE SUBMITTED NO EARLIER THAN SIXTY (60) DAYS PRIOR TO THE DATE OF THE CURRENT LICENSE EXPIRATION."

2. SELECT OPTION NO. 2 AND HAVE SECTION III (B) (2) (ii) SHALL READ AS FOLLOWS: "UPON REVIEW AND APPROVAL FROM THE COMMISSIONERS COURT, THE PROPOSED EXPANSION AREA SHALL ONLY BE REQUIRED TO MEET THE REQUIREMENTS OUTLINED IN SECTION II."
3. SECTION IV (VARIANCES) SHALL READ AS FOLLOWS: "VARIANCES SHALL NOT BE ALLOWED."

MOTION TO APPROVE BY JUDGE WRAY, SECONDED BY COMMISSIONER GRAYSON, MOTION CARRIED

(THE COURT TOOK A BRIEF BREAK FROM 3:00 P.M. – 3:12 P.M.)

ADMINISTRATIVE:

MINUTE ORDER 379.25 (3.1) AUTHORIZING FOR THE COUNTY JUDGE TO SIGN A MOU BETWEEN ELLIS COUNTY COALITION FOR HEALTH OPTIONS, DBA HOPE HEALTH, AND ELLIS COUNTY INMATE MEDICAL. HOPE HEALTH PROVIDERS WILL EVALUATE AND TREAT INMATES FOR HIV AND MEDICATION WILL BE PRESCRIBED THROUGH THE 340B PROGRAM. – *INDIGENT CARE DIRECTOR TERRI KLEIN*

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

MINUTE ORDER 380.25 (3.2) AUTHORIZING THE COUNTY JUDGE TO SIGN A ONE-YEAR CONTRACT WITH HOPE HEALTH IN THE AMOUNT OF \$440,915.28 FOR CONTINUOUS INDIGENT HEALTHCARE SERVICES. – *INDIGENT CARE DIRECTOR TERRI KLEIN*

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

NO ACTION (3.3) DISCUSSION REGARDING THE FISCAL YEAR 2026 PROPOSED BUDGET. NO ACTION TAKEN. – *COUNTY JUDGE CHIEF OF STAFF RYAN GARRETT*

PUBLIC HEARING (3:47 P.M. – 4:05 P.M.)

MOTION TO OPEN P.2 BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

(P.2) PUBLIC HEARING REGARDING THE FISCAL YEAR 2026 PROPOSED BUDGET.

PUBLIC PARTICIPATION: GARRETT BAILEY, WAXAHACHIE; RANDY BELLOMY, OVILLA

MOTION TO CLOSE P.2 BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER PONDER, MOTION CARRIED

PUBLIC HEARING (4:06 P.M. – 4:26 P.M.)

MOTION TO OPEN P.3 BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

(P.3) PUBLIC HEARING REGARDING THE ELECTED OFFICIAL'S SALARIES AND ALLOWANCES.

PUBLIC PARTICIPATION: SYLVIA COULSON, WAXAHACHIE; JOSHUA SOUTHERLAND, WAXAHACHIE

MOTION TO CLOSE P.3 BY COMMISSIONER GRAYSON, SECONDED BY COMMISSIONER STINSON, MOTION CARRIED

MINUTE ORDER 381.25 (3.4) APPROVING TO SET THE SALARIES AND ALLOWANCES FOR ELECTED COUNTY AND PRECINCT OFFICIALS. – *COUNTY JUDGE CHIEF OF STAFF RYAN GARRETT*

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

MINUTE ORDER 382.25 (3.5) APPROVING TO CONVEY INTEREST IN "STRUCK OFF" PROPERTY FROM ELLIS COUNTY TO THE CITY OF MIDLOTHIAN. – *ATTORNEY AT LAW SCOTT WERT*

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

MINUTE ORDER 383.25 (3.6) APPROVING TO CHANGE THE PUBLIC HEARING DATE FROM AUGUST 19TH, 2025 TO SEPTEMBER 2ND, 2025 REGARDING THE INSTALLATION OF STOP SIGNS AT THE INTERSECTION OF ANGUS ROAD & HOYT ROAD, ROAD AND BRIDGE PRECINCT 3. – *COUNTY ENGINEER ZACH GERICH*

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

JUDGE WRAY RECUSED HIMSELF FROM AGENDA ITEM 3.7

MINUTE ORDER 384.25 (3.7) APPROVING THE COUNTY JUDGE PRO TEMPORE TO SIGN A PURCHASE AGREEMENT FOR THE ACQUISITION OF 1305 WEST JEFFERSON IN WAXAHACHIE. – *COUNTY COMMISSIONER PRECINCT 2 LANE GRAYSON*

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

RECESS TO EXECUTIVE SESSION **4:54 P.M.**

MOTION TO RECESS BY COMMISSIONER STINSON, 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 §551.072, 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 AND EASEMENT ACQUISITIONS AT THE COUNTY FARM.

RECONVENED TO REGULAR SESSION 5:57 P.M.

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

(To AGENDA ITEM A.10)

NO ACTION (A.10) APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN COUNTY OF ELLIS AND THE CITY OF RICE IN ACCORDANCE WITH INTERLOCAL COOPERATION ACT §791.003 OF THE TEXAS GOVERNMENT CODE. – *COUNTY COMMISSIONER PRECINCT 2 LANE GRAYSON*

NO ACTION (A.11) APPROVAL OF AN INTERLOCAL WORK AGREEMENT BETWEEN COUNTY OF ELLIS, PRECINCT 2 AND THE CITY OF RICE. THE WORK IS TO INCLUDE RECLAIM, TWO COURSE CHIPSEAL AND TR FOG ON 0.7 MILES OF SUNRISE CIRCLE. – *COUNTY COMMISSIONER PRECINCT 2 LANE GRAYSON*

ADJOURNMENT 5:57 P.M.

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

THE OFFICIAL MINUTES OF THE ELLIS COUNTY COMMISSIONERS' COURT ON AUGUST 19TH, 2025,
ARE HEREBY APPROVED.

PRESIDING OFFICER:



JOHN WRAY, COUNTY JUDGE



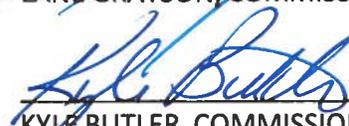
RANDY STINSON, COMMISSIONER, PCT 1



LANE GRAYSON, COMMISSIONER, PCT 2



LOUIS PONDER, COMMISSIONER, PCT 3



KYLE BUTLER, COMMISSIONER, PCT 4

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 2ND DAY OF SEPTEMBER 2025.



KRYSTAL VALDEZ, COUNTY CLERK

