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FILED FOR RECORD
KRYSTAL VALDEZ
ELLIS COUNTY CLERK

RANDY STINSON
Commissioner Pct. #1

JOHN WRAY
County Judge

LOUIS PONDER
Commissioner Pct. #3

LANE GRAYSON
Commissioner Pct. #2

KRYSTAL VALDEZ
Ellis County Clerk

KYLE BUTLER
Commissioner Pct. #4

NOTICE OF REGULAR MEETING ELLIS COUNTY COMMISSIONERS COURT

Notice is hereby given that a meeting of the Ellis County Commissioners' Court will be held on **Tuesday, August 19th, 2025, at 2:00 p.m.** in the Commissioners' Courtroom (2nd floor) of the Historic Ellis County Courthouse, located at **101 W. Main Street, Waxahachie, Texas**. A quorum of the Court will be physically present. During this meeting time, the following will be discussed and considered:

OPENING COURT

The County Judge will call the meeting to order, declare quorum if present, and declare that notices have been legally posted, pursuant to the Open Meetings Act, Government Code Chapter 551.

INVOCATION AND PLEDGE OF ALLEGIANCE – *County Commissioner Precinct 3 Louis Ponder*

PUBLIC COMMENT – Members of the public will have the opportunity to make their comments at the time the agenda item is being addressed.

RECOGNITIONS

R.1 Proclamation declaring August as Emergency Managers Month in Ellis County.

CONSENT AGENDA – Consideration and action:

Administrative Consent:

A.1 Approval of regular bills, payroll, and officers' reports. – *County Treasurer Cheryl Chambers*

A.2 Acceptance of the Commissioners' Court regular meeting minutes from August 5th, 2025. – *County Clerk Krystal Valdez*

A.3 Approval of Treasurer's Monthly Report for July 2025. – *County Treasurer Cheryl Chambers*

- A.4 Acceptance 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 Precinct 1 Judge Chris Macon*
- A.5 Acceptance 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 Precinct 2 Judge Jackie Miller, Jr.*
- A.6 Acceptance 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 Precinct 3 Judge Dan Cox*
- A.7 Acceptance 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 Precinct 4 Judge James ‘Butch’ Bryant*
- A.8 Acceptance of the Constable Precinct 2 monthly report for July 2025, pursuant to Texas Local Government Code §114.044. – *Constable Precinct 2 Casey Borders*
- A.9 Acceptance 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 Approval of an Interlocal Agreement between the 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*
- A.11 Approval of an Interlocal Work Agreement between the 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*
- A.12 Approval 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 Ratify 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 FY25 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 FY25 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 FY25 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 FY25 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 FY25 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 FY25 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 FY25 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 FY25 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 FY25 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 FY25 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 FY25 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

REGULAR AGENDA – Discussion, Consideration and Action

Department of Development:

- 1.1 Discussion, consideration, and action on 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.
- 1.2 Discussion, consideration, and action 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 extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 1.
- 1.3 Discussion, consideration, and action on a replat of The Hart Farm, Phase No. 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.
- 1.4 Discussion, consideration, and action to act on 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.
- 1.5 Discussion, consideration, and action on a variance request 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 extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 2.
- 1.6 Discussion, consideration, and action to accept a performance bond 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 extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No. 3.

MOTION TO ENTER PUBLIC HEARING

- 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.

MOTION TO EXIT PUBLIC HEARING

- 1.7 Discussion, consideration and action on 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.

Administrative:

- 3.1 Discussion, consideration and action 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*

- 3.2 Discussion, consideration and action for 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*
- 3.3 Discussion regarding the Fiscal Year 2026 Proposed Budget. No action will be taken. – *County Judge Chief of Staff Ryan Garrett*

MOTION TO ENTER PUBLIC HEARING

- P.2 Public hearing regarding the Fiscal Year 2026 Proposed Budget.

MOTION TO EXIT PUBLIC HEARING

MOTION TO ENTER PUBLIC HEARING

- P.3 Public hearing regarding the elected official's salaries and allowances.

MOTION TO EXIT PUBLIC HEARING

- 3.4 Discussion, consideration and action to set salaries and allowances for elected county and precinct officials. – *County Judge Chief of Staff Ryan Garrett*
- 3.5 Discussion, consideration and action to convey interest in "struck off" property from Ellis County to the City of Midlothian. – *Attorney at Law Scott Wert*
- 3.5 Discussion, consideration, and action to amend Minute Order #368.25 to change the Public Hearing date from August 19th, 2025 to September 2nd, 2025 regarding the installation of stop signs at the intersection of Hoyt Circle and Hoyt Road, Road and Bridge Precinct 3. – *County Engineer Zach Gerich*
- 3.6 Discussion, consideration and action to approve 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 ENTER 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 Chapter 551, 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 Chapter 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 §551.072, 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 properties are 1305 West Jefferson in Waxahachie and easement acquisitions at the County Farm.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

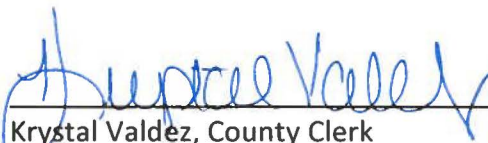
Signed the 13th day of August, 2025 –



John Wray, Ellis County Judge

I, the undersigned, County Clerk Ellis County, do hereby certify that the above Notice of Meeting of the Ellis County Commissioners' Court is a true and correct copy of said Notice, that I received said Notice, and it was posted at the doors of the Ellis County Courthouse, a place readily accessible to the general public at all times on the 13th day of August, 2025 at 3:48 a.m./p.m. 





Krystal Valdez, County Clerk