



2025 APR 22 PM 2: 07

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, April 28, 2026, 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 2, Lane Grayson*

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

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 April 14th, 2026. – *County Clerk Krystal Valdez*
- A.3 Acceptance of the Treasurer's monthly report for March 2026, pursuant to Texas Local Government Code §114.026. – *County Treasurer Cheryl Chambers*
- A.4 Acceptance of the County's monthly Audit Reports for March 2026, pursuant to Texas Local Government Code §114.025. – *County Auditor Staci Parr*

- A.5 Acceptance of the tabulated report of the county's receipts and disbursements of funds from April 1, 2026, to April 15, 2026, pursuant to Texas Local Government Code §114.024.
– *County Auditor Staci Parr*
- A.6 Approval of the County Engineer's monthly financial report for February 2026, pursuant to Texas Local Government Code §114.024. – *County Engineer Zach Gerich*
- A.7 Approval of the County Engineer's monthly financial report for March 2026, pursuant to Texas Local Government Code §114.024. – *County Engineer Zach Gerich*
- A.8 Approval of the County Judge to sign the UT Southwestern Medical Center Mobile Mammography Service Agreement. – *Human Resources Director Sharon Mancilla*
- A.9 Approval to declare the listed item as surplus to be disposed of in accordance with the Local Government Code 263: R&B Pct 4 - (1) one 2008 International Truck with Attached Dura Patcher VIN #1HTMMAAN08H559814. – *Purchasing Director EJ Harbin*
- A.10 Acceptance of the annual Compilation Report of the fiscal accounts and records of ESD#7 (Bristol) Pursuant to Texas Health and Safety Code §775.082. – *Fire Marshall Tim Birdwell*
- A.11 Authorization for Constable Precinct 2 to appoint six (6) reserve deputy constables, pursuant to Local Government Code 86.012. – *Constable Precinct 2 Casey Borders*
- A.12 Approval of the County Judge to appoint Behavioral Health Director Caitlin Wilkinson as the Ellis County Public Representative designee to the Community Services Inc., Board of Directors term beginning May 19, 2026, through December 31, 2026. – *Ellis County Judge John Wray*
- A.13 Approval of the appointments of Kathy Aulson and Edwin Sims to the Ellis County Historical Commission to fill terms ending December 31, 2026. – *Ellis County Judge John Wray*
- A.14 Approval of County Judge to request the Unclaimed Property Capital credit for Ellis County, pursuant to Local Government Code 381.004. – *Ellis County Judge John Wray*
- A.15 Approval to clarify and amend pages 84, 86, 88, and 90 of the Ellis County FY 2025/2026 Adopted Budget to reflect current salary ranges within employee categories, salary appropriations are not affected. – *Ellis County Judge John Wray*
- A.16 Discussion, consideration and action authorizing the County Judge to sign a Combined Subdivision Participation and release form regarding settlement offers in the matter of Texas opioid multi-district litigation for the county in the matter of *Ellis County v. "Six Remnant Defendants Settlement" listed as Associated Pharmacies, Inc. (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics)*. – *Ellis County Judge John Wray*

- A.17 Acceptance of an interlocal cooperation contract between the County of Ellis and the City of Garrett for maintenance, repair, and/or construction of streets, roads, bridges, parking areas, waterways, ditches, etc. for a term period of one (1) year, pursuant to Texas Government Code §791. – *County Commissioner Precinct 1 Randy Stinson*
- A.18 Acceptance of a Resolution by Ellis County Commissioners Court supporting a statewide wireless 9-1-1 service fee adjustment and sustainable funding model for next generation 9-1-1. – *County Commissioner Precinct 1 Randy Stinson*
- A.19 Approval of a work order under interlocal agreement MO# 476.25 between Ellis County and the City of Oak Leaf to rehabilitate Elm Drive, Winding Creek Trail, Roaring Creek Drive, Roaring Creek Court, Roaring Creek Circle, Little Creek Trail and Shallow Creek Drive. – *County Commissioner Precinct 4 Kyle Butler*
- A.20 Approval of a final plat of Zapletal Addition, Lots 1 - 4, Block A. The ± 4.390-acre site is located ± 1,450 feet southeast of the intersection of Stafford Road and W Dilworth Street, in the extraterritorial jurisdiction (ETJ) of the City of Italy, Road and Bridge Precinct No. 3. – *Department of Development Director Alberto Mares.*
- A.21 Approval of the Department of Development's (DoD) monthly financial report for March 2026, as required by Chapter 114.044 of the Texas Local Government Code. – *Department of Development Director Alberto Mares.*

REGULAR AGENDA – Discussion, Consideration, and Action

Department of Development:

Director Alberto Mares

- 1.1 Discussion, consideration, and action on a replat of Green Acres North Addition, Tract 7A-1, Block 1. The ± 2.117-acre site is located ± 805 feet north of the intersection of Coffee Road and FM 878 (West Jefferson Street), in the extraterritorial jurisdiction (ETJ) of the City of Palmer, Road and Bridge Precinct No. 1.
- 1.2 Discussion, consideration, and action on a variance request for Parcel ID No. 296622 to Volume I, Section IV (A) regarding the minimum lot depth requirements and to Volume I, Section IV (B) regarding an existing structure encroaching into the proposed front building line setback. This ± 1.692-acre site is located ± 2,130 feet southwest of the intersection of Tees Road and Gillespie Road, Italy, Road and Bridge Precinct No. 2.
- 1.3 Discussion, consideration, and action on a variance request to Volume I, Section IV (A) regarding the minimum paved public road frontage requirements for Parcel ID No. 205414. This ± 2.512-acre site is located ± 1,350 feet north of the intersection of Hoot Lane and Gentry Road, Ennis, Road and Bridge Precinct No. 2.

- 1.4 Discussion, consideration, and action to release a performance bond and accept maintenance bonds for Cunningham Estates Phase 2. The ± 148.787-acre site is located ± 585 feet southwest of the intersection of the Cunningham Meadows Road and Old Maypearl Road, Waxahachie, Road & Bridge Precinct No. 3.
- 1.5 Discussion, consideration, and action to release the maintenance bond and accept the infrastructure for Thunder Ridge Phase 2-A & 2-B. The ± 57.916-acre site is located ± 640 feet west of the intersection of Silo Court and Old Maypearl Road, Waxahachie, Road and Bridge Precinct No. 3.
- 1.6 Discussion, consideration, and action on a replat of Vega Addition, Lots 1R, 2R & 3R. The ± 10.973-acre site is located ± 1,035 feet northeast of the intersection of FM 66 and Alysa Lane, partially located in the extraterritorial jurisdiction (ETJ) of the City of Maypearl, Road and Bridge Precinct No. 3.
- 1.7 Discussion, consideration, and action on a variance request to Volume I, Section IV (A) regarding the minimum paved public road frontage requirements for Parcel ID No. 188438. This ± 2.184-acre site is located ± 870 feet west of the intersection of FM 1387 and FM 664, in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No. 4.

Purchasing:

Director EJ Harbin

- 2.1 Discussion, consideration, and action to purchase a 2027 Hicks SL3932 Aluminum End Dump Trailer from Bruckner's Truck and Equipment, for Road and Bridge Precinct No. 1 in an amount of \$74,846.00 using the Choice Partners Cooperative contract 24/019TC-01.
- 2.2 Discussion, consideration, and action to purchase a Double Drum Roller from Bane Machinery, for Road and Bridge Precinct No. 2, in the amount of \$34,122.00.

Administrative:

MOTION TO ENTER PUBLIC HEARING

- P.1 Conduct a public hearing to consider and discuss the installation of stop signs at the intersections Victorian Drive and Carriage Drive, Spring Grove Drive and Burr Oak Lane, and Spring Grove Drive and Magnolia Drive within Road and Bridge Precinct 4. – *County Engineer Zach Gerich*

MOTION TO EXIT PUBLIC HEARING

- 3.1 Discussion, consideration, and action of the installation of stop signs at the intersections of Victorian Drive and Carriage Drive, Spring Grove Drive and Burr Oak Lane, and Spring Grove Drive and Magnolia Drive within Road and Bridge Precinct 4. – *County Engineer Zach Gerich*

- 3.2 Discussion, consideration, and action to approve and implement an internal unemployment cost allocation model based on departmental usage and risk beginning May 1, 2026, and ending on September 30, 2026. – *Human Resources Director Sharon Mancilla*
- 3.3 Discussion, consideration, and action of a work order for bridge pile remediation on Cut Off Road Bridge, Road and Bridge Precinct No. 2, to be completed by Orion Construction, LLC. in the amount of \$76,365.00. - *County Commissioner Precinct 2 Lane Grayson*
- 3.4 Discussion, consideration, and action of a Resolution by Ellis County Commissioners Court supporting enhanced regulation of data centers in the state of Texas. – *County Commissioner Precinct 3 Louis Ponder*

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.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 22nd day of April 2026 –



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 22nd of April, 2026 at

2:07 a.m./p.m.



Krystal Valdez, County Clerk