



2026 MAY 19 PM 3:42

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 regular meeting of the Ellis County Commissioners Court will be held on **Tuesday, May 26, 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 4, Kyle Butler*

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 May 12, 2026. – *County Clerk Krystal Valdez*

- A.3 Approval for the County Judge to sign the change order request for Harris Recording Solutions (MO 385.24 Master License and Services Agreement) for Professional Service Hours for integration with Certified Payments in the amount of \$22,440.00. – *County Clerk Krystal Valdez*
- A.4 Acceptance of the Treasurer's monthly report for April 2026, pursuant to Texas Local Government Code §114.026. – *County Treasurer Cheryl Chambers*
- A.5 Acceptance of County Auditor's Monthly Report for April 2026, pursuant to Texas Local Government Code §114.025. – *County Auditor Staci Parr*
- A.6 Acceptance of the cash audit reports for April 2026, pursuant to Texas Local Government Code §115.002. – *County Auditor Staci Parr*
- A.7 Acceptance of the 2025 Audit of the Special Inventory Tax Penalty and Interest, pursuant to Texas Tax Code §23.122. – *County Auditor Staci Parr*
- A.8 Acceptance of FY2025 Audited Financial Statements for the Ellis-Prairie Water and Soil Conservation District. – *County Auditor Staci Parr*
- A.9 Acceptance of a tabulated report of the county's receipts and disbursements of funds from May 1, 2026 through May 14, 2026, pursuant to Local Government Code §114.024. – *County Auditor Staci Parr*
- A.10 Approval for the County Judge to execute final release of claims by the United States of America (hereafter called the government,) pursuant to the terms of Contract # W9126G25P0023 in the amount of \$42,624.00 which have been or are to be paid under the said contract to the County of Ellis or its assignees. – *Ellis County Sheriff Brad Norman*
- A.11 Approval of an additional payment to The Heights Ellis County Family Resources for FY26 in an amount of \$50,000. Funding will come from the Community Support budget line. – *Ellis County Judge John Wray*
- A.12 Approval of a final plat of Clower Addition, Lots 1 & 2, Block A. The ± 10.624-acre site is located ± 785 feet southwest of the intersection of FM 66 and Greathouse Road, Waxahachie, Road and Bridge Precinct No. 3. – *Department of Development Director Alberto Mares*
- A.13 Approval of a final plat of Greystone Estates, Phase 4. The ± 46.832-acre site is located ± 3,135 feet northeast of the intersection of Campbell Road and Singleton Road, partially located within the extraterritorial jurisdictions (ETJs) of the City of Maypearl and the City of Midlothian, Road and Bridge Precinct No. 3. – *Department of Development Director Alberto Mares*

- A.14 Approval of a final plat of Thunder Ridge, Phase Three. The ± 32.669-acre site is located ± 1,165 feet south of the intersection of Old Maypearl Road and Paradise Ridge Drive, in the extraterritorial jurisdiction (ETJ) of the City of Maypearl, Road & Bridge Precinct No. 3. – *Department of Development Director Alberto Mares*
- A.15 Acceptance of the Department of Development's (DOD) monthly financial report for April 2026, pursuant to Texas Local Government Code §114.044. – *Department of Development Director Alberto Mares*

Financial Consent:

- F.1 FY26 Line-Item Transfer. – *504th District Court Judge Wilhelm*
- Decrease 001-0395-505020 Salaries - Full Time by \$13,000.00
 - Increase 001-0395-508330 Contract Court Reporters by \$13,000.00
- F.2 FY26 Line-Item Transfer. – *Department of Development Director Alberto Mares*
- Decrease 001-0060-507030 Telephone by \$500.00
 - Decrease 001-0060-508680 Contract Services by \$500.00
 - Decrease 001-0060-508880 Computer Software by \$1,000.00
 - Increase 001-0060-508880 Dues by \$2,000.00
- F.3 FY26 Line-Item Transfer. – *Behavioral Health Director Caitlin Wilkinson*
- Decrease 001-0130-508060 Bonds/Dues by \$416.00
 - Increase 001-0130-508030 Furniture/Fixtures by \$416.00
- F.4 FY26 Line-Item Transfer. – *Behavioral Health Director Caitlin Wilkinson*
- Decrease 001-0130-508880 Computer Service by \$2,000.00
 - Increase 001-0130-508010 Supplies / Forms by \$2,000.00
- F.5 FY26 Line-Item Transfer. – *378th District Court Judge Wallace*
- Decrease 001-0190-590206 VTC-Operation / Services by \$40,212.72
 - Increase 001-0190-590204 VTC-Projects / Promotions by \$20,212.72
 - Increase 001-0190-590203 VTC-Supplies / Equipment by \$20,000.00
- F.6 FY26 Line-Item Transfer. – *Interim Emergency Management Coordinator Rafael Hernandez*
- Decrease 001-0430-508080 Auto Gas by \$100.00
 - Increase 001-0430-509960 Contract Services – Radio Agreement by \$100.00

F.7 FY26 Line-Item Transfer. – *Road and Bridge Precinct 2*

- Decrease 004-0652-508680 Contract Services by \$3,000.00
- Increase 004-0652-520100 CDL Training by \$3,000.00

F.8 Acceptance of Insurance Reimbursement from Sedgwick Claims in the amount of \$11,885.50 as unanticipated revenue:

- 012-0755-508070 Operating Expenditures by \$11,885.50

Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *County Auditor Staci Parr*

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, Lot 36A & Lot 36B. The ± 6.248-acre site is located ± 3,370 feet northwest of the intersection of FM 878 (West Jefferson Street) and Frances 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 to Volume I, Section IV (A) regarding the minimum public road frontage requirements for Parcel ID No's 198223, 243076. This ± 35.881-acre site is located ± 4,725 feet northwest of the intersection of Stevens Road and Dunkerley Road, partially located in the extraterritorial jurisdiction (ETJ) of the City of Ennis, 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. 192487. This ± 1.5909-acre site is located ± 5,080 feet northeast of the intersection of Zmolek Road and Main Street, in the extraterritorial jurisdiction (ETJ) of the City of Alma, Road and Bridge Precinct No. 2.
- 1.4 Discussion, consideration, and action on a replat of Judy's Addition, Lot 1R, Block A. The ± 5.640-acre site is located at the intersection of Judy's Lane and S US Highway 77, Italy, Road and Bridge Precinct No. 3.

MOTION TO ENTER PUBLIC HEARING

- P.1 Conduct a public hearing for discussion regarding proposed amendments to the Ellis County Quality Growth Initiatives, Volume I, last amended via Minute Order 398.23, primarily updating procedures, establishing authority for certain plats, updating regulations on: lot depth; detention lots; setbacks; special districts; bonding requirements; variance criteria; clarification on infrastructure development plans (IDPs) and definitions, and any other changes in related articles, sections, and paragraphs.

MOTION TO EXIT PUBLIC HEARING

- 1.5 Discussion, consideration, and action upon proposed amendments to the Ellis County Quality Growth Initiatives, Volumes I, last amended via Minute Order 398.23, primarily updating procedures, establishing authority for certain plats, updating regulations on: lot depth; detention lots; setbacks; special districts; bonding requirements; variance criteria; clarification on infrastructure development plans (IDPs) and definitions, and any other changes in related articles, sections, and paragraphs, providing a conflicts clause, a severability clause, and an effective date.

Purchasing:

Director EJ Harbin

- 2.1 Discussion, consideration, and possible action on Comprehensive Inmate Medical Services from Buy boards, Cooperative Agreements, Memorandums of Understanding, or Interlocal Agreements.
- 2.2 Discussion, consideration and action to purchase a Develon DX42-7 Mini Excavator with Cab in the amount of \$66,816.00 from R&B Everett & Co. for Road and Bridge Precinct No. 1. using the BuyBoard Contract #788-25.

Administrative:

- 3.1 Discussion, consideration, and action of the resignation of Human Resources Director Sharon Mancilla and appointment of Norma Luna as Interim Director. – *County Judge John Wray*

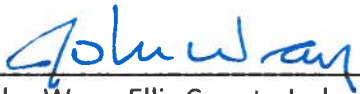
MOTION TO ENTER EXECUTIVE SESSION

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 19th day of May 2026 –

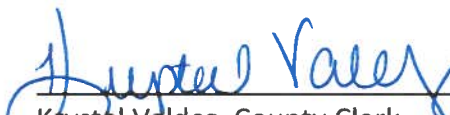


John Wray, Ellis County Judge

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 19th of May, 2026 at

3:42 a.m./p.m.





Krystal Valdez, County Clerk