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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

MATTHEW ZAJIC
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, June 9, 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 1, Randy Stinson*

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:

Proclamations, Recognitions, and Resolutions:

R.1 Recognition of Emily Bailey, Director of Nursing, Patty Brewis, HSA, and all medical staff in the county jail for the care and support they provide to Ellis County. – *County Sheriff Brad Norman and Indigent Health Care Director Terri Klein*

R.2 Proclamation recognizing June 2026 as Elder Abuse Awareness Month. – *Ellis County Judge John Wray*

R.3 Recognition of the appointment and swearing in of Matthew Zajic as Commissioner of Precinct 2 Road and Bridge. – *Ellis County Judge John Wray*

Administrative Consent:

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

A.2 Acceptance of the Commissioners Court emergency meeting minutes from May 15, 2026. – *County Clerk Krystal Valdez*

A.3 Acceptance of the Commissioners Court emergency meeting minutes from May 19, 2026. – *County Clerk Krystal Valdez*

A.4 Acceptance of the Commissioners Court regular meeting minutes from May 26, 2026. – *County Clerk Krystal Valdez*

A.5 Acceptance of Surety Bond for Ellis County Commissioner Precinct 2, Matthew Zajic. – *County Clerk Krystal Valdez*

A.6 Acceptance of the cash audit report for May 2026, pursuant to Texas Local Government Code §115.002. – *County Auditor Staci Parr*

A.7 Acceptance of a tabulated report of the county's receipts and disbursements of funds from May 15, 2026 through May 27, 2026, pursuant to Local Government Code §114.024. – *County Auditor Staci Parr*

A.8 Approval to disburse property tax refunds in the amount of $3,054.48 by the Ellis County Tax Assessor Collectors Office. – *County Auditor Staci Parr*

A.9 Acceptance of contract for assessment and collection between Ellis County, Texas, through its Tax Assessor-Collector and Lakesong Municipal Management District 1-A, pursuant to Property Tax Code §6.24 of the Texas and Local Government Code §79.011. – *Tax Assessor - Collector Richard Rozier*

A.10 Acceptance of contract for assessment and collection between Ellis County, Texas, through its Tax Assessor-Collector and Prairie Ridge Municipal Management District 1-A, pursuant to Property Tax Code §6.24 of the Texas and Local Government Code §79.011. – *Tax Assessor - Collector Richard Rozier*

A.11 Acceptance of contract for assessment and collection between Ellis County, Texas, through its Tax Assessor-Collector and Prairie Ridge Municipal Management District 1-B, pursuant to Property Tax Code §6.24 of the Texas and Local Government Code §79.011. – *Tax Assessor - Collector Richard Rozier*

A.12 Acceptance of the Justice of the Peace, Precinct 1 monthly report for May 2026, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 1 Judge Chris Macon*

A.13 Acceptance of the Justice of the Peace, Precinct 2 monthly report for May 2026, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 2 Judge Jackie Miller, Jr.*

A.14 Acceptance of the Justice of the Peace, Precinct 3 monthly report for May 2026, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 3 Judge Dan Cox*

A.15 Acceptance of the Justice of the Peace, Precinct 4 monthly report for May 2026, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 4 Judge James 'Butch' Bryant*

A.16 Acceptance of the Constable, Precinct 2 monthly report for May 2026, pursuant to Texas Local Government Code §114.044. – *Constable Precinct 2 Casey Borders*

A.17 Approval for the County Judge to sign TAC Risk Management Pool (RMP) Member Contact Information form, to change pool coordinator, billing, and workers' compensation coordinator contact from Sharon Mancilla to Norma Luna. – *Interim Human Resources Director Norma Luna*

A.18 Approval for the County Judge to sign TAC Health & Employee Benefits Pool (HEBP) Member Contact Designation Change form, to change billing and primary contact from Sharon Mancilla to Norma Luna. – *Interim Human Resources Director Norma Luna*

A.19 Discussion, consideration, and action to approve the County Judge to execute an order form with Thomson Reuters for West Complete products, for the Ellis County Law Library. – *Purchasing Director E.J. Harbin*

A.20 Approval for ordering two books of the Texas Criminal Procedure Code and Rules, Thomson Reuters as requested. – *Law Library Coordinator Safaa Cloud*

A.21 Approval of 30-day extension for ESD #3 (Italy) to complete the Audit Report 2025. Extension due date June 30, 2026, Texas Health and Safety Code Title 9.B Chapter 775.082 (d). – *Fire Marshall Tim Birdwell*

A.22 Acceptance of the annual audit Report of the fiscal accounts and records of ESD #5 (Ferris) pursuant to Texas Health and Safety Code §775.082. – *Fire Marshal Tim Birdwell*

A.23 Acceptance of the resignation of Facilities Director Luke Mecham.

A.24 Acceptance of an interlocal cooperation contract between the County of Ellis and the Ferris ISD for maintenance, repair, and/or construction of streets, roads, alleys, bridges, parking areas, waterways, and ditches, etc. for a term agreement of one year, pursuant to Texas Government Code §791. – *County Commissioner Precinct 1 Randy Stinson*

A.25 Acceptance of 2026 continuing education hours completed by Commissioner Randy Stinson through the VG Young School for County Commissioners, as required by §81.0025, Local Government Code. – *County Commissioner Precinct 1 Randy Stinson*

A.26 Acceptance of 2026 advanced curriculum completed by Commissioner Louis Ponder through the County Judges and Commissioners Association, as required by §81.0025, Local Government Code. – *County Commissioner Precinct 3 Louis Ponder*

A.27 Approval to award $30,000.00 from the community support line item to WRC Pregnancy Center of Ellis County, DBA FirstLook, for the fiscal year 2026 yearly contribution. – *Ellis County Judge John Wray*

A.28 Approval to designate Ellis County Judge John Wray as the North Central Texas Council of Governments voting representative on behalf of Ellis County, effective immediately. – *Ellis County Judge John Wray*

A.29 Approval to engage Taylor-Olson-Adkins-Sralla-Elam LLP (TOASE) for legal services related to economic development – *Ellis County Judge John Wray*

A.30 Approval of a preliminary plat of Caster's Grove, Lots 1 – 15, Block A. The ± 34.679-acre site is located ± 1,855 feet west of the intersection of Youngblood Road and FM 878, Waxahachie, Road and Bridge Precinct No. 1. – *Director of Development Alberto Mares*

A.31 Approval of a final plat of Campo Estates, Lot 1, Block A. The ± 1.824-acre site is located ± 485 feet northwest of the intersection of Farmer Road and FM 984, Ennis, Road and Bridge Precinct No. 2. – *Director of Development Alberto Mares*

A.32 Approval of a preliminary plat of Delta Home Estates, Phase 1. The ± 23.793-acre site is located ± 3,275 feet northeast of the intersection of FM 1181 and Hornik Road, Ennis, Road and Bridge Precinct No. 2. – *Director of Development Alberto Mares*

A.33 Approval of a final plat of Dodson Ranch, Lot 1, Block 1. The ± 2.00-acre site is located ± 1,735 feet southeast of the intersection of Hooper Cemetery Road and FM 1181, Ennis, Road and Bridge Precinct No. 2. – *Director of Development Alberto Mares*

A.34 Approval of a preliminary plat of Eagle Estates, Phase 2. The ± 33.730-acre site is located at the intersection of Goodwyn Road and S FM 55, Italy, Road and Bridge Precinct No. 2. – *Director of Development Alberto Mares*

A.35 Approval of a final plat of Lindsey Estate, Lots 1-4, Block A. The ± 12.200-acre site is located west of the intersection of Sandswitch Road and Colvin Road, Ennis, Road & Bridge Precinct No. 2. – *Director of Development Alberto Mares*

A.36 Approval of a final plat of Mastrangelo Subdivision, Lots 1-4, Block A. The ± 11.1734-acre site is located ± 2,964 feet northwest of the intersection of Sandswitch Road and Ramons Road, Ennis, Road & Bridge Precinct No. 2. – *Director of Development Alberto Mares*

A.37 Approval of a final plat of Nate Estate, Lot 1, Block A. The ± 2.00-acre site is located ± 4,060 feet north of the intersection of Old Church Road and South US Hwy. 287, partially located within the extraterritorial jurisdiction (ETJ) of the City of Ennis, Road & Bridge Precinct No. 2. – *Director of Development Alberto Mares*

A.38 Approval of a final plat of Romero Plat, Lot 1, Block A. The ± 5.911-acre site is located ± 2,337 feet southeast of the intersection of Farmer Road and W State Hwy. 34, Ennis, Road & Bridge Precinct No. 2. – *Director of Development Alberto Mares*

A.39 Approval of a final plat of Williams Farm Addition Unit 2, Lots 3 and 4, Block B. The ± 13.199-acre site is located ± 1,540 feet north of the intersection of FM 157 and Old Buena Vista Road, in the extraterritorial jurisdiction (ETJ) of the City of Maypearl, Road & Bridge Precinct No. 3. – *Director of Development Alberto Mares*

Financial Consent:

F.1 FY26 Line-Item Transfer. – *District Clerk Melanie Reed*
- Decrease 001-0310-508060 Official Bonds/Dues by $2,500.00
- Decrease 001-0310-506010 Mileage Reimbursement by $1,500.00
- Decrease 001-0310-506260 Recording / Microfilm by $1,000.00
- Decrease 001-0310-508030 Furniture / Fixture by $500.00
- Increase 001-0310-508010 Supplies by $5,500.00

F.2 FY26 Line-Item Transfer. – *Ellis County Sheriff Brad Norman*
- Decrease 001-0015-508150 Uniform Allowance by $1,200.00
- Increase 001-0015-508210 Uniforms by $1,200.00

F.3 FY26 Line-Item Transfer. – *Ellis County Sheriff Brad Norman*
- Decrease 001-0015-508880 Computer Software by $8,022.37
- Increase 001-0015-508020 Equipment by $8,022.37

F.4 FY26 Line-Item Transfer. – *County Auditor Staci Parr*
- Decrease 001-0030-508350 Training by $5,000.00
- Increase 001-0030-508190 Computer Equipment by $5,000.00

F.5 FY26 Line-Item Transfer. – *Interim Human Resources Director Norma Luna*
- Decrease 001-0425-508190 Computer Equipment by $3,500.00
- Increase 001-0425-508680 Contract Services by $3,500.00

F.6 FY26 Line-Item Transfer. – *County Commissioner Precinct 4 Kyle Butler*
- Decrease 006-0754-505025 Salaries – Part Time by $23,031.00
- Increase 006-0754-505027 Salaries – Seasonal by $23,031.00

REGULAR AGENDA – Discussion, Consideration, and Action

Department of Development:
Director Alberto Mares

1.1 Discussion, consideration, and action on a replat of Highland Crossing, Lot 1R, Block 1. The ± 22.172-acre site is located ± 150 feet south of the intersection of FM 664 (Ovilla Road) and W. Highland Road, in the extraterritorial jurisdiction (ETJ) of the City of Ovilla, Road and Bridge Precinct No. 4.

MOTION TO ENTER PUBLIC HEARING

P.1 Public hearing for proposed amendments to the 2024 Ellis County Master Thoroughfare Plan, specifically to amend N D Ranch Road, a private road (from Angus Road to FM 1446), shift an existing road within Ellis Ranch along FM 878, and correct conflicting classification types on the same road and establish one classification.

MOTION TO EXIT PUBLIC HEARING

1.2 Discussion, consideration, and action for proposed amendments to the 2024 Ellis County Master Thoroughfare Plan, adopted by Order No. 520.24 and last amended by Order 138.26, specifically to amend N D Ranch Road, a private road (from Angus Road to FM 1446), shift an existing road within Ellis Ranch along FM 878, and correct conflicting classification types on the same road and establish one classification; providing for a conflicts clause, severability clause, and providing for an effective date.

Purchasing:
Director E.J. Harbin

2.1 Discussion, consideration, and action to advertise and solicit bids for Crushed Limestone Aggregates.

2.2 Discussion, consideration, and action to advertise and solicit bids for Asphalts and Roadway Emulsions.

2.3 Discussion, consideration, and action to advertise and solicit bids for Crushed Concrete and Rip Rap.

2.4 Discussion, consideration, and action to advertise and solicit bids for Pea Gravel.

2.5 Discussion, consideration, and action to enter an Interlocal Agreement with The University of Texas Medical Branch (UTMB) to provide Comprehensive Inmate Medical and Behavioral Health Services at the Ellis County Jail for a term of five years and approval for the County Judge to execute the agreement upon final legal review. First year cost is $5,028,750.00 and will adjust each year as outlined in the Interlocal Agreement with a projected five-year total cost of $25,775,792.00.

2.6 Discussion, consideration, and action to terminate the contract for RFP-2026-001 Behavioral Health Assessments for the Veterans Treatment Court with TrueCare24, Inc.

2.7 Discussion, consideration, and action to advertise and solicit for bids from Licensed Clinicians for inclusion of a ongoing provider pool to complete behavioral health assessments and services for Ellis County Veteran's Treatment Court.

Administrative:

3.1 Discussion, consideration, and possible action to renew or modify the current County & Retiree Health Insurance coverage and premiums through the Texas Association of Counties and Employee Benefits Pool for the Fiscal Year 2026-2027, including approval for the County Judge to sign the renewal. *– Interim Human Resources Director Norma Luna*

3.2 Discussion, consideration, and possible action on transitioning the County supplemental insurance program from an American Fidelity, primary vendor, arrangement to a non-exclusive supplemental insurance offering. Additionally, permission to alter the pre-tax benefit. *– Interim Human Resources Director Norma Luna*

3.3 Discussion, consideration, and possible action to reclassify the one (1) Part-Time Road Worker to Part-Time Seasonal Road Worker for Road and Bridge Precinct 4. No increase in the departmental budget is requested. The reclassification will be absorbed within the budgeted salary. *– County Commissioner Precinct 4 Kyle Butler*

3.4 Discussion, consideration, and possible action to approve a $15,000,000.00 grant agreement with Compass Data Centers to fund the construction of an Ellis County Animal Shelter. *– Ellis County Judge John Wray*

3.5 Discussion, consideration, and possible action to select and authorize designated representatives to negotiate with neighboring cities on behalf of Ellis County concerning the planning, development, operation, and interlocal agreements related to the future Ellis County Animal Shelter and Operations Facility. *– Ellis County Judge John Wray*

3.6 Discussion, consideration, and possible action on the purchase of property located at 1305 West Jefferson in Waxahachie. *– County Commissioner Precinct 1 Randy Stinson*

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 conference, regarding pending or contemplated litigation concerning TCEQ matters, specifically pending Texas Pollutant Discharge Elimination Systems permits (TPDES), and pending petitions for the creation of Municipal Utility Districts (MUDs).

4.2 Pursuant to Texas Government Code §551.072, deliberate the purchase, exchange, lease, or value of real property where the deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person, specifically property located at 1305 West Jefferson in Waxahachie.

4.3 Pursuant to Texas Government Code §551.071 (2), consultation with legal counsel, regarding questions relating to Interlocal Agreement with The University of Texas Medical Branch (UTMB) to provide Comprehensive Inmate Medical and Behavioral Health Services at the Ellis County Jail.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 3rd day of June 2026 –

John Wray

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 3rd of June, 2026 at 4:35 ~~a.m.~~ p.m.

Amy Guerrero, Deputy

Krystal Valdez, County Clerk