2026 JUN 30 PM 4:
FILED FOR RECORD
KRYSTAL VALDEZ

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, July 7, 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:

Proclamations, Recognitions, and Resolutions:

R.1 Proclamation recognizing the 250th anniversary of the United States. – *Ellis County Judge John Wray*

R.2 Recognition of the installation of a memorial bench, sponsored by Chapter 70 of the Sons of the American Revolution, commemorating the 250th anniversary of the signing of the Declaration of Independence. – *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 regular meeting minutes from June 23, 2026. – *County Clerk Krystal Valdez*

A.3 Acceptance of County Auditor's Monthly Report for May 2026 pursuant to Texas Local Government Code §114.025. – *County Auditor Staci Parr*

A.4 Acceptance of the cash audit report for May 2026, pursuant to Texas Local Government Code §115.002. – *County Auditor Staci Parr*

A.5 Acceptance of a tabulated report of the county's receipts and disbursements of funds from June 11, 2026 through June 25, 2026, pursuant to Local Government Code §114.024. – *County Auditor Staci Parr*

A.6 Approval of agreement with TAC for a free AI training course, with employee completion deadline of August 31, 2026. – *Interim Human Resources Director Norma Luna*

A.7 Approval to declare the listed items as surplus to be disposed of in accordance with the Local Government Code 263:

- Thirteen (13) vehicles from the Law Enforcement Center (Full Listing is in Meeting Additional Documents found on elliscountytx.gov)
- One (1) tilt trailer at Law Enforcement Center
- One (1) 2004 Ford F-250 from Emergency Management, Vin #1FTNX20L24EC87356
- Two (2) 2005 Portable message boards from Road and Bridge Precinct 3
- Three hundred and twenty-one (321) books from Law Library
- One (1) Couch from District Attorney's Office
- One (1) Automatic Dishwasher from District Attorney's Office
- One (1) Kohler 38kw Diesel Generator from the Joe White Radio Tower from the County Farm

– *Purchasing Director E.J. Harbin*

A.8 Approval of a Road Use Agreement between Ellis County and HSM Jordan Meadows, LLC, in which the developer agrees to pay Ellis County $50,000 for the paving of Cattle Drive Road (Precinct No. 3) and Norrell Road (Precinct No. 4), which were utilized during the construction of the Jordan Meadows subdivision. – *County Engineer Zachary Gerich*

A.9 Acceptance of an interlocal cooperation contract between the County of Ellis and the City of Palmer 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.10 Approval of a final plat of Riddle's Addition, Lots 1, 2 & 3, Block A. The ± 6.630-acre site is located ± 945 feet southeast of the intersection of FM 667 and College Street, in the extraterritorial jurisdiction (ETJ) of the City of Italy, Road and Bridge Precinct No. 3. – *Director of Development Alberto Mares*

A.11 Approval of a final plat of Hoot Addition, Lot 1, Block A. The ± 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. – *Director of Development Alberto Mares*

A.12 Approval of a platting exemption for Parcel ID No. 191613, as stated in Texas Local Government Code, Section 232.0015 (e). The ± 1.172-acre site is located ± 2,814 feet southeast of the intersection of Dale Acres Road and Hamrock Road, Italy, Road and Bridge Precinct No. 3. – *Director of Development Alberto Mares*

Financial Consent:

F.1 FY26 Line-Item Transfer. – *County Engineer Zachary Gerich*

- Decrease 001-0375-590208 Outside Review by $52,000.00
- Increase 001-0375-508880 Computer Software by $25,000.00
- Increase 001-0375-508680 Contract Services by $26,000.00
- Increase 001-0375-506890 GIS Software by $1,000.00

F.2 Acceptance of miscellaneous reimbursement in the amount of $958.75 as unanticipated revenue:

- Increase 001-0010-506970 Operating Expenditures by $958.75

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

F.3 Acceptance of Insurance Reimbursement from TCEQ in the amount of $105,408.00 as unanticipated revenue by Road and Bridge Precinct 1:

- Increase 003-0601-508020 Purchase of Equipment by $105,408.00

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

F.4 Acceptance of Insurance Reimbursement from Cintas in the amount of $251.54 as Unanticipated Revenue by FM4:

- Increase 012-0755-508070 Operating Expenditures by $251.54

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 to accept the performance bond for the Estates of Windsor subdivision. The ± 33.436-acre site is located ± 820 feet southwest of the intersection of Westmoreland Road and Red Oak Creek Road, Ovilla, Road and Bridge Precinct No. 4.

1.2 Discussion, consideration, and action on a request to grant a right-of-way encroachment for a subdivision entryway sign, landscaped median, and improvements within Ellis Ranch Manor along the proposed rights-of-way of Clove Pink Trail and Wild Mustang Trail, located in Road and Bridge Precincts No. 1 & No. 4.

1.3 Discussion, consideration, and action on a request to allow the County Judge to execute a maintenance agreement with Ellis Ranch Manor Residential Community, LLC, regarding improvements within the proposed public rights-of-way of Clove Pink Trail and Wild Mustang Trail, located in Road and Bridge Precincts No. 1 & No. 4.

Purchasing:
Director E.J. Harbin

2.1 Discussion, consideration, and action to purchase audio-visual conference equipment, three-year warranty and installation services for Ellis County Central to replace equipment covered by insurance from Ford Audio-Visual Systems, LLC using the TIPS Cooperative Contract Number 230901 for $157,569.00.

2.2 Discussion, consideration, and action to authorize the County Judge to execute a lease agreement with Leasing Impressions Commercial, LLC for property located at 301 N. 8th Street, Midlothian, TX 76065, for a two-year term in an amount of $13,200.00 per month.

Administrative:

3.1 Presentation of the Meals on Wheels Program update and recognition of the Commissioners Court's continued support, presented by Executive Director, Christine Hockin-Boyd. – *Ellis County Judge John Wray*

3.2 Discussion, consideration, and action to transfer one (1) vehicle from the Sheriff's Office to Elections and one (1) vehicle from Road and Bridge Precinct 2 to Elections.

- One (1) 2008 Ford Econoline Extended Sport Van - Vin# 1FBSS31L88DA58587
- One (1) 2020 Ford Explorer - Vin# 1FMSK7DH8LGA30821

– Purchasing Director E.J. Harbin

3.3 Discussion, consideration, and action to declare the items listed as surplus to be disposed of in accordance with the Local Government Code 263:
One (1) - 2009 International 4300 for Road and Bridge Precinct 2, Vin #1HTMMAAN19H164199
One (1) - 2005 Mack AC400 4,000 Gallon Water Truck for Road and Bridge Precinct 2,
Vin #1M1AK02Y75N001786
– Purchasing Director E.J. Harbin

3.4 Discussion consideration, and action of FY26 Line-Item Transfers.

- Decrease 010-0653-509120 Bridge Repair by $50,000.00
- Decrease 010-0653-508680 Contract Services by $30,000.00
- Increase 010-0653-509090 Repairs/Parts by $80,000.00
- Decrease 004-0652-508680 Contract Services by $10,000.00
- Increase 004-0652-509240 Soil Conservation by $10,000.00

– County Commissioner Precinct 2 Matthew Zajic

3.5 Discussion, consideration, and action on a work order under interlocal agreement MO# 460.25 between Ellis County and the City of Garrett to reclaim and two course chip seal 0.3 miles of Beverly Drive from Boyce Drive to the dead end (Intersection with Family Lane). *– County Commissioner Precinct 2 Matthew Zajic*

3.6 Discussion, consideration, and action to determine the composition of the Salary Grievance Committee, pursuant to Local Government Code §152.014(A)(1) or (A)(2). *– County Clerk Krystal Valdez*

3.7 Selection of public members chosen from the 2025 Grand Jury List to complete the Salary Grievance Committee, pursuant to Local Government Code §152.015. *– County Clerk Krystal Valdez*

3.8 Discussion, consideration, and action on closing documents with Citizens National Bank for the purchase of 1305 W. Jefferson Street, Waxahachie, Texas. - *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 §551.072, 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.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 30th 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 30th of June, 2026 at 4:14 a.m./p.m.

COMMISSIONERS COURT ★ ELLIS COUNTY, TEXAS ★

Krystal Valdez

Krystal Valdez, County Clerk