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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, July 21, 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:

Administrative Consent:

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

A.2 Acceptance of the Ellis County Second Quarter 2026 Investment Report, pursuant to Texas Local Government Code §2256.023. – *County Treasurer Cheryl Chambers*

A.3 Acceptance of the Commissioners Court regular meeting minutes from July 7, 2026. – *County Clerk Krystal Valdez*

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

A.5 Approval to disburse property tax refunds in the amount of $2,780.29 by the Ellis County Tax Assessor Collectors Office. – *County Auditor Staci Parr*

A.6 Acceptance of the Justice of the Peace, Precinct 1 monthly report for June 2026, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 1 Judge Chris Macon*

A.7 Acceptance of the Justice of the Peace, Precinct 2 monthly report for June 2026, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 2 Judge Jackie Miller, Jr.*

A.8 Acceptance of the Justice of the Peace, Precinct 3 monthly report for June 2026, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 3 Judge Dan Cox*

A.9 Acceptance of the Justice of the Peace, Precinct 4 monthly report for June 2026, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 4 Judge James 'Butch' Bryant*

A.10 Acceptance of the Constable, Precinct 2 monthly report for June 2026, pursuant to Texas Local Government Code §114.044. – *Constable Precinct 2 Casey Borders*

A.11 Approval for the County Judge to execute a Memorandum of Understanding (MOU) between Ellis County and UTMB Correctional Managed Care to lease space for the provision of services and to qualify for 340B pharmaceutical pricing. – *Purchasing Director EJ Harbin*

A.12 Acceptance of the County Engineer's monthly financial report for June 2026, pursuant to Texas Local Government Code §114.044. – *Ellis County Engineer Zach Gerich*

A.13 Acceptance of the annual audit Report of the fiscal accounts and records of ESD #2 (Midlothian) pursuant to Texas Health and Safety Code §775.082. – *Fire Marshal Tim Birdwell*

A.14 Approval of a payment to Hope Clinic in an amount not to exceed $100,000 for medical services at the Ellis County Jail. - *Indigent HealthCare Director Terri Klein*

A.15 Approval for County Judge to sign software agreements with TechShare for case management services within the County and District Attorney's Office to begin data transfer process. – *County and District Attorney Lindy Beaty*

A.16 Approval on a preliminary plat of Cameron Acres, Lots 1 – 6 of Block 1. The ± 17.00-acre site is located ± 2,335 feet east of the intersection of Wilson Road and Old Boyce Road, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 1. – *Director of Development Alberto Mares*

A.17 Approval of the Department of Development's (DoD) monthly financial report for June 2026, as required by Chapter 114.044 of the Texas Local Government Code. – *Director of Development Alberto Mares*

Financial Consent:

F.1 FY26 Line-Item Transfer. – *Elections Director Jana Onyon*

- Decrease 001-0210-509420 Election Expenses by $26,800.00
- Decrease 001-0210-508880 Computer Software by $40,000.00
- Decrease 001-0210-508550 Voting Equipment by $3,000.00
- Decrease 001-0210-508190 Computer Equipment by $2,000.00
- Increase 001-0210-508680 Contract Services by $6,000.00
- Increase 001-0210-508480 Part Time Elections Salaries by $65,000.00
- Increase 001-0210-508090 Auto Repairs by $800.00

F.2 FY26 Line-Item Transfer. – *County Engineer Zach Gerich*

- Decrease 001-0375-590208 Outside Review Fees by $48,000.00
- Increase 001-0375-509330 Consultant Fees by $48,000.00

F.3 FY26 Line-Item Transfer. – *Justice of the Peace Precinct 1 Judge Chris Macon*

- Decrease 001-0510-508350 Training by $2,000.00
- Decrease 001-0510-508060 Official Bond/Dues by $500.00
- Increase 001-0510-508010 Supplies by $2,500.00

F.4 FY26 Line-Item Transfer. – *County Commissioner Precinct 1 Randy Stinson*

- Decrease 009-0602-570000 - FM1 Contingency by $15,000.00
- Increase 009-0602-509100 - FM1 Fuel by $15,000.00

F.5 FY26 Line-Item Transfer. – *County Commissioner Precinct 3 Louis Ponder*

- Decrease 005-0703-509090 Repair/Parts by $12,000.00
- Decrease 005-0703-505027 Salaries Seasonal by $10,000.00
- Increase 005-0703-509070 Tires by $12,000.00
- Increase 005-0703-505025 Salaries Part Time by $10,000.00
- Decrease 011-0704-509150 Asphalt by $1,164.12
- Decrease 011-0704-509150 Asphalt by $36.10
- Increase 011-0704-509100 Gas/Oil by $1,164.12
- Increase 011-0704-509180 Hardware by $36.10

F.6 FY26 Line-Item Transfer. – *County Commissioner Precinct 4 Kyle Butler*

- Decrease 012-0755-570000 Contingency - Surplus by $3,000.00
- Increase 012-0755-509070 Tires by 3,000.00
- Decrease 012-0755-570000 Contingency - Surplus by $100,000.00
- Increase 012-0755-509170 Concrete Stabilization by $100,000.00

REGULAR AGENDA – Discussion, Consideration, and Action

Department of Development:
Director Alberto Mares

1.1 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 181743 - Weakley Branch Road Phase 2. This ± 34.726-acre site is located ± 1,270 feet north of the intersection of FM 66 and Weakley Branch Road, Maypearl, Road and Bridge Precinct No. 3.

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. 180419 & a portion of 180418. This ± 1.30-acre site is located ± 1,345 feet southeast of the intersection of Honeysuckle Trail and Saralvo Road, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 4.

Purchasing:
Director E.J. Harbin

2.1 Discussion, consideration and action to purchase one (1) Caterpillar Model 926 Wheel Loader from Holt Cat for Road and Bridge Precinct 2 through the Sourcewell Cooperative Purchasing Contract No. 020223, in an amount not to exceed $225,629.00.

Administrative:

3.1 Discussion, consideration, and possible action to enact a burn ban order for Ellis County, effective immediately. – *Fire Marshal Tim Birdwell*

3.2 Discussion, consideration, and action authorizing the County Judge to execute a road improvement agreement for Weakley Branch Road between Ellis County and Legacy Land MG, LP through their authorized agent, Travis Tekell. – *Ellis County Engineer Zach Gerich*

3.3 Discussion, consideration, and action authorizing an amendment to the existing Ellis County Drainage Master Plan to increase the study area to North Grove Creek and adding additional detailed study areas to the existing South Prong Creek to revise from FEMA zone A to zone AE. – *Ellis County Engineer Zach Gerich*

3.4 Discussion, consideration, and possible action on an update from the joint meeting with potential city partners for a regional animal shelter and potential direction on future discourse. – *County Commissioner Precinct 3 Louis Ponder*

3.5 Discussion, consideration, and action concerning compliance with Ellis County Tax Abatement Agreements. - *Chief of Staff Erik Test*

3.6 Discussion, consideration and action to move an approved easement, Minute Order #133.26 for Alpine Development and the City of Waxahachie located at the Ellis County Farm. - *Chief of Staff Erik Test*

3.7 Discussion, consideration, and action to propose increases for salaries, allowances, and other expenses for elected county and precinct officials in Fiscal Year 2027 for publication in accordance with Local Government Code §152.013. – *Chief of Staff Erik Test and Budget Specialist Amil Spencer-Berry*

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), pending petitions for the creation of Municipal Utility Districts. (MUD's)

4.2 Pursuant to Texas Government Code §551.071(2), consultation with legal counsel on a matter in which the duty of the attorney to the governmental body under the Texas Rules of Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, regarding Ellis County Tax Abatement Agreements.

4.3 Pursuant to Texas Government Code §551.071(2), consultation with legal counsel on a matter in which the duty of the attorney to the governmental body under the Texas Rules of Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, regarding a letter from Selrico Services for Ellis County Jail Food Service.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 15th day of July 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 15th of July, 2026 at 4:24 a.m./p.m.

COUNTY COURT OF ELLIS COUNTY, TEXAS

Krystal Valdez, County Clerk Deputy Clerk