



2023 JUL 29 PM 4:05

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, August 4, 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, Matthew Zajic*

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 July 21, 2026.
– *County Clerk Krystal Valdez*
- A.3 Acceptance of a tabulated report of the county's receipts and disbursements of funds from June 26, 2026 through July 20, 2026, pursuant to Local Government Code §114.024. – *County Auditor Staci Parr*
- A.4 Approval to enter into a Special Road Use Agreement with Sol Marina Energy Center, LLC to cover potential road damage during construction for 3.6 miles of road usage and acceptance of the bond for \$318,535.87 per mile, located in Road and Bridge Precinct No. 1. – *County Engineer Zachary Gerich*

- A.5 Approval to authorize the County Judge to sign applications for flood control structural grants to repair, upgrade, and rehabilitate Natural Resources Conservation Service (NRCS) flood control structures. These agreements only require project management oversight from Ellis County and do not require matching funds. – *County Engineer Zachary Gerich*
- A.6 Approval of a resolution certifying the County will not reduce the amount of funding appropriated to the Sheriff's Office as a result of SB 8 grant funds, in compliance with ICE grant application requirements. – *Ellis County Sheriff Brad Norman*
- A.7 Approval of a final plat for the proposed Jordan Meadows. The ± 129.463-acre site is located ± 330 feet south of the intersection of David Lane and Claire Drive, Midlothian, Road and Bridge Precinct No. 4. – *Director of Development Alberto Mares*
- A.8 Approval of a final plat of McCrady Addition, Lots 1 & 2, Block 1. The ± 40.071-acre site is located ± 790 feet west of the intersection of McCrady Road and FM 985, Ennis, Road and Bridge Precinct No. 2. – *Director of Development Alberto Mares*

Financial Consent:

- F.1 FY26 Line-Item Transfer. – *FM 1, County Commissioner Precinct 1 Randy Stinson*
- Decrease 009-0602-570000 FM1 Contingency by \$30,000.00
 - Increase 009-0602-508070 FM1 Operating Expenditures by \$30,000.00
- F.2 FY26 Line-Item Transfer. – *County Engineer Zach Gerich*
- Decrease 001-0375-509740 Dam Projects by \$59,000.00
 - Increase 001-0375-509330 Consultant Fees by \$59,000.00

REGULAR AGENDA – Discussion, Consideration, and Action

Department of Development:

Director Alberto Mares

- 1.1 Discussion, consideration, and action to accept the performance bond for Daybreak Manor. The ± 20.172-acre site is located ± 3,080 feet northeast of the intersection of Baucum Road and Angus Road, Waxahachie, Road and Bridge Precinct No. 3.
- 1.2 Discussion, consideration, and action on an Interlocal Agreement between Ellis County and the City of Waxahachie including but not limited to certain public improvements, right-of-way abandonments, address assignment, street naming, and permitting, within the master-planned Haven Ranch Development project located within the incorporated city limits of the City of Waxahachie, and the City's extraterritorial jurisdiction (ETJ), Road and Bridge Precinct No. 2.

Purchasing:

Director E.J. Harbin

- 2.1 Discussion, consideration, and action to purchase One (1) 2026 GMC Elevation 1500 from James Wood Chevrolet for the Department of Development in the amount of \$48,030.00.

Administrative:

- 3.1 Presentation of the 2025 annual report from Prairielands Groundwater Conservation District, by General Manager Kathy Jones. – *Ellis County Judge John Wray*
- 3.2 Discussion, consideration, and action to approve order of the General Election to be held on November 3, 2026 for the purpose of electing County and Precinct Officers as required by Article XVI, §65 of the Texas Constitution. – *Elections Administrator Jana Onyon*
- 3.3 Discussion, consideration, and action to approve the appointment of the election day presiding, alternate judges and central counting station personnel for the upcoming two year term (September 1, 2026 through August 31, 2028), as submitted by the Democratic and Republican Parties. – *Elections Administrator Jana Onyon*
- 3.4 Discussion, consideration, and action to approve the 2026-2027 Payroll Schedule. – *County Treasurer Cheryl Chambers*
- 3.5 Discussion, consideration, and action to approve the 2026-2027 Holiday Schedule. – *Interim Human Resources Director Norma Luna*
- 3.6 Discussion, consideration, and action to approve the 2026-2027 Commissioners Court Meeting Schedule. – *Ellis County Judge John Wray*
- 3.7 Discussion, consideration, and action to select the Texas County & District Retirement System rate for Plan Year 2027. – *Ellis County Judge John Wray*
- 3.8 Discussion, consideration, and possible action concerning scope of design services for Ellis County owned property located at 1305 West Jefferson in Waxahachie. – *Ellis County Judge John Wray*

MOTION TO ENTER EXECUTIVE SESSION

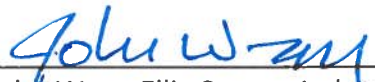
The Commissioners Court of Ellis County reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed in this agenda, in the order deemed appropriate, as authorized by Texas Government Code Chapter 551, to seek the advice of its 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.

- 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 letter received from Bell Nunnally on behalf of GRBK Edgewood LLC ("Green Brick").

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 29th 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 29th of July, 2026 at

4:05 a.m./p.m. 





Krystal Valdez, County Clerk