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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, September 1, 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 Acceptance of the Commissioners Court regular meeting minutes from August 18, 2026. – *County Clerk, Krystal Valdez*
- A.2 Approval of regular bills, payroll, and officers' reports. – *Deputy Treasurer, Lauri Hartley*
- A.3 Acceptance of a tabulated report of the county's receipts and disbursements of funds from August 6, 2026 through August 19, 2026, pursuant to Local Government Code §114.024. – *County Auditor, Staci Parr*

- A.4 Acceptance of annual Audit Report of the fiscal accounts and records of Ellis County Emergency Services District #3 (Italy,) Pursuant to Texas Health and Safety Code §775.082. – *Fire Marshal, Tim Birdwell*
- A.5 Approval to transfer one (1) 2017 Ford F-150 Super Cab, Vin 1FTEX1E85HKC48024, from Surplus to Constable Precinct 4. – *Purchasing Director, EJ Harbin*
- A.6 Approval to authorize Sheriff Brad Norman to sign the Memorandum of Agreement (MOA) for the 287(g) Task Force Model. This model permits designated task force officers to exercise limited immigration enforcement authority while performing routine law enforcement duties or participating in an ICE-led task force. The 287(g) Jail Enforcement Model MOA was previously approved and signed on April 7, 2025. – *Ellis County Sheriff, Brad Norman*
- A.7 Approval of a preliminary plat of Bear Creek Polo Ranch, Phase 2. The ± 34.415-acre site is located ± 1,327 feet northwest of the intersection of Bent Trail and Batchler Road, Red Oak, Road and Bridge Precinct No. 1. – *Department of Development Director, Alberto Mares*
- A.8 Approval of a final plat of Ellis Ranch Manors. The ± 123.003-acre site is located ± 220 feet southeast of the intersection of Gibson Road and Salado Trail, Waxahachie, Road and Bridge Precinct Nos. 1 & 4. – *Department of Development Director, Alberto Mares*
- A.9 Approval of a platting exemption for Parcel ID No. 314078, as stated in Texas Local Government Code, Section 232.0015 (e). The ± 1.0982-acre site is located ± 260 feet northeast of the intersection of Bryson Lane and Montgomery Road, in the extraterritorial jurisdiction (ETJ) of the City of Ovilla, Road and Bridge Precinct No. 4. – *Department of Development Director, Alberto Mares*
- A.10 Approval of a final plat of Barajas-Diaz Estate, Lot 1, Block A. The ± 6.198-acre site is located ± 930 feet west of the intersection of South Westmoreland Road and FM 664, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 4. – *Department of Development Director, Alberto Mares*
- A.11 Approval of a final plat of Heirloom, Phase 1A. The ± 32.064-acre site is located ± 6,050 feet west of the intersection of E FM 875 and McAlpin Road, partially located within the city limits and extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No 3. – *Department of Development Director, Alberto Mares*
- A.12 Approval of a preliminary plat of Legacy MG Estates, Phase II. The ± 34.731-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. – *Department of Development Director, Alberto Mares*
- A.13 Approval of the Department of Development's (DoD) monthly plat report for plats administratively approved by the Director and filed within the last 30 days, as required by Volume I, Section III (F) (2) & (H) (1) of the Ellis County Quality Growth Initiatives. - *Department of Development Director, Alberto Mares*

- A.14 Approval of the Department of Development's (DoD) monthly financial report for July 2026, as required by Chapter 114.044 of the Texas Local Government Code. *Department of Development Director, Alberto Mares*
- A.15 Approval to reappoint Lisa Heine as the Ellis County representative on the Lakes Regional Community Center's Board of Trustees. – *Ellis County Judge, John Wray*

Financial Consent:

- F.1 FY26 Line-Item Transfer. – *District and County Attorney, Lindy Beaty*
- Decrease 001-0360-508330 Court Reporting by \$6,500.00
 - Increase 001-0360-508350 Training by \$6,500.00
 - Decrease 001-0360-508020 Equipment by \$4,500.00
 - Increase 001-0360-508060 Dues/Bonds by \$4,500.00
- F.2 FY26 Line-Item Transfer. – *It Director, Jocelyn King*
- Decrease 001-0035-508880 Computer Software by \$2,500.00
 - Decrease 001-0035-506010 Mileage Reimbursement by \$300.00
 - Increase 001-0035-508190 Computer Equipment by \$2,800.00
- F.3 FY26 Line-Item Transfer. – *Department of Development Director, Alberto Mares*
- Decrease 001-0060-508100 Auto Tires by \$1,400.00
 - Increase 001-0060-506010 Mileage Reimbursement by \$400.00
 - Increase 001-0060-508060 Conference by \$1,000.00
- F.4 FY26 Line-Item Transfer. – *Ellis County Constable, Precinct 3, Curtis Polk, Jr.*
- Decrease 001-0613-508190 Computer Equipment by \$2,637.31
 - Decrease 001-0613-509960 Contract Services-Radio by \$577 .0
 - Decrease 001-0613-508210 Uniform Expense by \$52.50
 - Decrease 001-0613-509895 Axon In-Car Cameras by \$14,179.61
 - Increase 001-0613-508350 Training by \$2,160.40
 - Increase 001-0613-508020 Equipment by \$14,179.61
 - Increase 001-0613-508050 Conference by \$1,106.41
- F.5 FY26 Line-Item Transfer. – *Justice of the Peace, Precinct 2, Jackie Miller Jr.*
- Decrease 001-0520-508350 Training by \$3,900.00
 - Decrease 001-0520-508730 Maint/Rps Ofc Equip by \$500.00
 - Decrease 001-0520-508020 Equipment by \$1,800.00
 - Increase 001-0520 508010 Supplies by \$3,200.00
 - Increase 001-0520-508050 Conference by \$2,100.00
 - Increase 001-0520-508030 Furniture/Fixtures by \$800.00
 - Increase 001-0520-508040 Postage by \$100.00

- F.6 FY26 Line-Item Transfer. – 504th District Court, Judge Greg Wilhelm
- Decrease 001-0395-508030 Furniture/Fixtures by \$2,215.00
 - Increase 001-0395-508060 Official Bond/Dues by \$215.00
 - Increase 001-0395-508010 Supplies by \$2,000.00
- F.7 Accept funds collected for Estray Animals by the Sheriff's Office of \$950.00 as Unanticipated Revenue.
- Increase 001-0010-508700 by \$950.00
- Pursuant to Texas Local Government Code §111.0108, unanticipated revenue certified by County Auditor. – *Ellis County Sheriff Brad Norman*

REGULAR AGENDA – Discussion, Consideration, and Action

Department of Development:

Director Alberto Mares

- 1.1 Discussion, consideration, and action to release the maintenance bond and possibly accept the infrastructure for Ellis Ranch Estates North and South. The ± 246.358-acre site is located ± 5,050 feet west of the intersection of FM 878 and Rutherford Road, partially located within the extraterritorial jurisdictions (ETJs) of the cities of Waxahachie and Palmer, Road and Bridge Precinct No. 1.
- 1.2 Discussion, consideration, and action to release the maintenance bonds for Bison Meadows and not accept the maintenance of roads, drainage, or other related infrastructure within this subdivision, located in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road & Bridge Precinct No. 1.
- 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. 183342. This ± 81.95-acre site is located ± 1,300 feet east of the intersection of Grainery Road and FM 876, Waxahachie, Road and Bridge Precinct No. 3.
- 1.4 Discussion, consideration, and action on a final plat of Mable Meadows. This ± 81.95-acre site is located ± 1,300 feet east of the intersection of Grainery Road and FM 876, Waxahachie, Road and Bridge Precinct No. 3.

Purchasing:

Director E.J. Harbin

- 2.1 Discussion, consideration, and action to execute an agreement with LexisNexis adding the digital library for the Ellis County Law Library. This will be a three-year agreement beginning October 1, 2026, to September 30, 2029, in the amount of \$59,961.

Administrative:

- 3.1 Discussion, consideration, and action authorizing the County Judge to renew a 12-month contract with Ellis County Coalition for Health Options, dba Hope Health in the amount of \$440,000.00 to be quarterly payments of \$110,000.00 following the schedule of October 1, 2026, January 1, 2027, April 1, 2027, and July 1, 2027. – *Indigent Healthcare Director, Terri Klein*
- 3.2 Discussion, consideration, and action to order a Special Election to be held on November 3, 2026, for the purpose of filling the unexpired term of State Senator, District 22, in accordance with Article III, Section 13(a) of the Texas Constitution and Section 203.002 of the Texas Election Code. – *Election Administrator, Jana Onyon*
- 3.3 Discussion, consideration, and action to appoint Zachary Gerich, Director of Engineering, as the Acting Facilities Director and temporarily increase his salary by 10% to reflect his additional responsibilities. This temporary increase begins September 1, 2026 and will remain in effect until a Facilities Director has been hired. – *Interim Human Resources Director, Norma Luna*
- 3.4 Discussion, consideration, and action to refund the City of Rice \$4,040.46 for the Sunrise Circle project. The total refund amount covers the equipment, labor, and material cost associated with the TR-Fog Seal portion of the project, which will no longer be completed. – *Ellis County Commissioner Precinct 2, Matthew Zajic*
- 3.5 Discussion, consideration, and action to appoint Lauri Hartley as the Ellis County Treasurer. – *Ellis County Judge, John Wray*
- 3.6 Update and discussion regarding tax revenue received from past budget cycles and outside audit. – *Ellis County Judge, John Wray*
- 3.7 Discussion, consideration, and action on the recommendation(s) of the Salary Grievance Committee. – *Ellis County Judge, John Wray*

MOTION TO ENTER PUBLIC HEARING

- P.1 Public hearing regarding the proposed FY2027 Budget.

MOTION TO EXIT PUBLIC HEARING

- 3.8 Discussion, consideration, and possible action on the proposed FY2027 Budget. – *Ellis County Judge, John Wray*
- 3.9 **Public Hearing and discussion on the proposed 2026 tax rate will be postponed to the September 8, 2026, meeting. This item will not be discussed, and no action will be taken.**
- 3.10 Discussion, consideration, and possible action regarding the Facility Director position. – *Ellis County Judge, John Wray*

MOTION TO ENTER EXECUTIVE SESSION

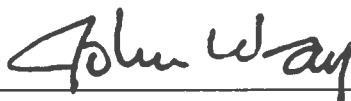
The Commissioners Court of Ellis County reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed in this agenda, in the order deemed appropriate, as authorized by Texas Government Code Chapter 551, to seek the advice of its 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 §551.074 (A) (1), deliberation of the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, specifically regarding the Facility Director position.

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 26th day of ~~August~~ 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 26th of August, 2026 at

4:52 a.m./p.m.



Krystal Valdez, County Clerk