



2026 SEP 23 AM 4:23

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 29, 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 to designate October 4, 2026, as Ellis County Heritage Farm Day. – *County Judge, John Wray*

Administrative Consent:

A.1 Acceptance of the Commissioners Court regular meeting minutes from September 22, 2026. – *County Clerk, Krystal Valdez*

A.2 Approval of regular bills, payroll, and officers' reports. – *County Treasurer, Lauri Hartley*

- A.3 Acceptance of a tabulated report of the county's receipts and disbursements of funds from August 31, 2026 through September 11, 2026, pursuant to Local Government Code §114.024. – *County Auditor, Staci Parr*
- A.4 Approval for the County Judge to execute a Memorandum of Understanding with the American Society for the Prevention of Cruelty to Animals (ASPCA) to provide animal welfare resources and mutual aid support during emergencies or disasters, including animal sheltering, feeding, transportation, and related support services. – *Interim Emergency Management Coordinator, Rafael Hernandez*
- A.5 Approval for the County Judge to execute a Memorandum of Understanding with the Texas Division of Emergency Management (TDEM) Incident Support Task Force to establish a framework for Ellis County Emergency Management, and other County personnel as appropriate, to participate in deployments supporting jurisdictions during times of need. Participation is not mandatory; personnel interested in joining the task force must complete an application and require training prior to deployment. – *Interim Emergency Management Coordinator, Rafael Hernandez*
- A.6 Approval of a final plat of Blue Jay Estates, Phase 1. The ± 51.215-acre site is located ± 1,015 feet south of the intersection of FM 878 and Youngblood Road, Waxahachie, Road and Bridge Precinct No. 1. –*Department of Development Director, Alberto Mares*
- A.7 Approval of a final plat of Whispering Creek Preserve. The ± 125.838-acre site is located southwest of the intersection of Youngblood Road and FM 878, Waxahachie, Road and Bridge Precinct No. 1. – *Department of Development Director, Alberto Mares*
- A.8 Approval on a preliminary plat of Turnerville Estate. The ± 33.222-acre site is located ± 230 feet east of the intersection of FM 387 (Butcher Road) and E Sharpshire Drive, Waxahachie, Road and Bridge Precinct No. 1. –*Department of Development Director, Alberto Mares*
- A.9 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.10 Approval of the Department of Development's (DoD) monthly financial report for August 2026, as required by Chapter 114.044 of the Texas Local Government Code. –*Department of Development Director, Alberto Mares*
- A.11 Acceptance of the revised 2027 Sheriff and Constables' Fee Schedule, pursuant to Texas Local Government Code, Section 118.131, effective January 1, 2027. – *Ellis County Sheriff, Brad Norman.*
- A.12 Approval to accept the donation of approximately 1,500 to 1,800 tons of reclaimed asphalt pavement (RAP) material from TxBit for use by Road and Bridge Pct.4. – *County Commissioner Precinct 4, Kyle Butler*

Financial Consent:

- F.1 FY26 Line-Item Transfer. – *County Clerk, Krystal Valdez*
- Decrease 001-0320-507030 Telephone by \$600.00
 - Decrease 001-0320-508680 Contract Services by \$1,000.00
 - Increase 001-0320-508050 Conference by \$1,600.00
 - Decrease 001-0320-506010 Mileage by \$1,400.00
 - Decrease 001-0320-507030 Telephone by \$3,000.00
 - Decrease 001-0320-508020 Equipment by \$700.00
 - Decrease 001-0320-508350 Training by \$2,000.00
 - Increase 001-0320-508010 Supplies by \$7,100.00
- F.2 FY26 Line-Item Transfer. – *Ellis County CSCD, Kimberly Sanchez*
- Decrease 050-0950-505500 Employee Insurance by \$12,125.00
 - Decrease 050-0950-508070 General/Misc. Operating Expenses by \$2,000.00
 - Increase 050-0950-505050 Longevity by \$125.00
 - Increase 050-0950-508680 Contract Services by \$10,000.00
 - Increase 050-0950-506960 Urinalysis by \$4,000.00
- F.3 FY26 Line-Item Transfer. – *Department of Development Director, Alberto Mares*
- Decrease 001-0060-508090 Auto Repairs by \$400.00
 - Decrease 001-0060-508880 Computer Software by \$1,400.00
 - Increase 001-0060-507030 Telephone by \$400.00
 - Increase 001-0060-508190 Computer Equipment by \$1,300.00
 - Increase 001-0060-508020 Equipment by \$100.00
- F.4 FY26 Line-Item Transfer. – *Interim Emergency Management Coordinator, Rafael Hernandez*
- Decrease 001-0430-508080 Auto Gas by \$450.00
 - Decrease 001-0430-508050 Conference by \$180.00
 - Decrease 001-0430-508090 Auto Repairs by \$1,740.00
 - Decrease 001-0430-508100 Auto Tires by \$280.00
 - Decrease 001-0430-508350 Training by \$600.00
 - Increase 001-0430-508020 Equipment by \$1,950.00
 - Increase 001-0430-508110 Auto Purchase/Insurance by \$1,300.00
 - Decrease 001-0430-508010 Supplies by \$1,150.00
 - Decrease 001-0430-509770 Preparedness Training by \$120.00
 - Increase 001-0430-509760 Preparedness Fair by \$1,150.00
 - Increase 001-0430-508020 Equipment by \$120.00
- F.5 FY26 Line-Item Transfer. – *County Commissioner Precinct 1, Randy Stinson*
- Decrease 009-0602-570000 Contingency by \$20,000
 - Increase 009-0602-509100 Gas/Oil by \$20,000

- F.6 FY26 Line-Item Transfer. – *Ellis County Judge, John Wray*
- Decrease 001-0390-505020 Salaries – Full Time by \$2,757.00
 - Increase 001-0390-505050 Longevity by \$175.00
 - Increase 001-0390-505540 Retirement by \$750.00
 - Increase 001-0390-508110 Auto Purchase / Insurance by \$82.00
 - Increase 001-0390-508680 Contract Services by \$1,500.00
 - Increase 001-0390-508350 Training by \$250.00
- F.7 FY26 Line-Item Transfer. – *Ellis County Judge, John Wray – Non-departmental*
- Decrease 001-0140-570020 Contingency by \$ \$556,642.00
 - Increase 001-0140-505560 Unemployment Fee by \$29,000.00
 - Increase 001-0140-505570 Workers Comp by \$7,500.00
 - Increase 001-0140-507010 Utilities by \$170,000.00
 - Increase 001-0140-507030 Telephone by \$900.00
 - Increase 001-0140-507080 Comprehensive Ins by \$135,000.00
 - Increase 001-0140-507100 Tax Appraisal Fee by \$72,000.00
 - Increase 001-0140-508380 Transport Death Victims by \$18,000.00
 - Increase 001-0140-508685 Contract Services – Janitorial by \$45,000.00
 - Increase 001-0140-509990 Child Abuse Prevention Expenditures by \$242.00
 - Increase 001-0140-599920 Bullet Proof Vests by \$54,000.00
 - Increase 001-0140-599991 Employee Health Incentives by \$25,000.00

REGULAR AGENDA – Discussion, Consideration, and Action

Department of Development:

Director, Alberto Mares

- 1.1 Discussion, consideration, and action to release performance bonds and accept maintenance bonds for Ellis Ranch Manors. The ± 122.595-acre site is located ± 530 feet south of the intersection of Gibson Road and Broadhead Road, Waxahachie, Road & Bridge Precinct No's. 1 & 4.
- 1.2 Discussion, consideration, and action to release the maintenance bond and accept the infrastructure for Estates of Palmer. The ± 57.683-acre site is located ± 485 feet east of the intersection of FM 813 and Farrar Road, Palmer, Road and Bridge Precinct No. 1.
- 1.3 Discussion, consideration, and action to release a performance bond and accept maintenance bond for Thunder Ridge Phase Three. The ± 32.669-acre site is located ± 1,165 feet south of the intersection of Old Maypearl Road and Paradise Ridge Drive, in the extraterritorial jurisdiction (ETJ) of the City of Maypearl, Road & Bridge Precinct No. 3.

Purchasing:

Director EJ Harbin

- 2.1 Discussion, consideration, and action of the renewal agreement with Hibbs-Hallmark for comprehensive insurance for Ellis County. Renewal term is from October 1, 2026 through September 30, 2027.

Administrative:

MOTION TO ENTER PUBLIC HEARING

- P.1 Conduct a public hearing to discuss setting the mandatory payment rate for Fiscal Year 2027 applicable to Ellis County's local provider participation program.

MOTION TO EXIT PUBLIC HEARING

- 3.1 Discussion, consideration, and action to set mandatory payment rate for Fiscal Year 2027, pursuant to Chapter 296A.101 of the Texas Health & Safety Code. – *County Treasurer, Lauri Hartley*
- 3.2 Discussion, consideration, and action for the County Judge to sign the engagement letter with Pattillo, Brown & Hill LLP to perform external audit services for the FY2026 annual audit for Ellis County. – *County Auditor, Staci Parr*
- 3.3 Discussion, consideration, and action to approve the updated 457(b) Deferred Compensation Plan in accordance with current IRS contribution guidelines. – *Interim Human Resources Director, Norma Luna*
- 3.4 Discussion, consideration, and action to renew or modify the current County Silver Retiree Health Insurance coverage premiums through the Texas Association of Counties Health and Employee Benefits Pool (TAC HEBP) for the calendar year 2027, including for the County Judge to sign the renewal. – *Interim Human Resources Director, Norma Luna*
- 3.5 Discussion, consideration, and action to approve the Personnel Action Procedures for Pay Increases, Reclassifications, and Departmental Transfers. – *Interim Human Resources Director, Norma Luna*
- 3.6 Discussion, consideration, and action to revoke Minute Order No. 281.26, adopting the Ellis County Fire Code to include the 2024 edition of the International Fire Code, the Commissioners will review at a later date. – *Fire Marshal Tim Birdwell*
- 3.7 Discussion, consideration, and action to reclassify two (2) part-time Road Worker positions into one (1) full-time Road Worker position. No additional salary budget is required for this reclassification. – *County Commissioner Precinct 1, Randy Stinson*

- 3.8 Discussion, consideration, and action of an interlocal cooperation contract between the County of Ellis and Avalon ISD for maintenance, repair, and/or construction of streets, roads, alleys, bridges, parking areas, waterways, and ditches, etc. for a term agreement through September 30, 2027, pursuant to Texas Government Code §791. – *County Commissioner Precinct 2, Matthew Zajic*
- 3.9 Discussion, consideration, and action of an interlocal cooperation contract between the County of Ellis and Ennis ISD for maintenance, repair, and/or construction of streets, roads, alleys, bridges, parking areas, waterways, and ditches, etc. for a term agreement through September 30, 2027, pursuant to Texas Government Code §791. – *County Commissioner Precinct 2, Matthew Zajic*
- 3.10 Discussion, consideration, and action of an interlocal cooperation contract between the County of Ellis and the City of Alma for maintenance, repair, and/or construction of streets, roads, alleys, bridges, parking areas, waterways, and ditches, etc. for a term agreement through September 30, 2027, pursuant to Texas Government Code §791. – *County Commissioner Precinct 2, Matthew Zajic*
- 3.11 Discussion, consideration, and action to appoint Zachary Gerich as the Ellis County representative to the Board of Directors for Tax Increment Reinvestment Zone (TIRZ) Nos. 1, 2, and 3. – *Ellis County Judge, John Wray*

MOTION TO ENTER EXECUTIVE SESSION

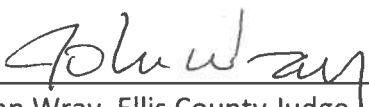
The Commissioners Court of Ellis County reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed in this agenda, in the order deemed appropriate, as authorized by Texas Government Code Chapter 551, to seek the advice of its 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 TCEQ matters, specifically pending Texas Pollutant Discharge Elimination Systems permits (TPDES), pending petitions for the creation of Municipal Utility Districts. (MUD's)

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 23rd day of September 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 23rd of September, 2026 at 4:23 a.m./p.m. 





Krystal Valdez, County Clerk