



2026 OCT -6 PM 3:46

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, October 13, 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 and Financial Consent:

- A.1 Acceptance of the Commissioners Court regular meeting minutes from September 29, 2026. – *County Clerk, Krystal Valdez*
- A.2 Approval of regular bills, payroll, and officers' reports. – *County Treasurer, Lauri Hartley*
- A.3 Acceptance of the Ellis County Investment Policy, effective October 13, 2026, pursuant to Texas Local Government Code §2256. – *County Treasurer, Lauri Hartley*
- A.4 Acceptance of the cash count audit report for August 2026, pursuant to Texas Local Government Code §115.002. – *County Auditor, Staci Parr*

- A.5 Acceptance of the cash count audit reports for September 2026, pursuant to Texas Local Government Code §115.002. – *County Auditor, Staci Parr*
- A.6 Acceptance of a tabulated report of the county's receipts and disbursements of funds from September 11, 2026 through September 25, 2026, pursuant to Local Government Code §114.024. – *County Auditor, Staci Parr*
- A.7 Acceptance of the Justice of the Peace, Precinct 1 monthly report for September 2026, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 1, Judge Chris Macon*
- A.8 Acceptance of the Justice of the Peace, Precinct 2 monthly report for September 2026, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 2, Judge Jackie Miller, Jr.*
- A.9 Acceptance of the Justice of the Peace, Precinct 3 monthly report for September 2026, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 3, Judge Dan Cox*
- A.10 Acceptance of the Justice of the Peace, Precinct 4 monthly report for September 2026, pursuant to Texas Local Government Code §114.044. – *Justice of the Peace Precinct 4, Judge James 'Butch' Bryant*
- A.11 Acceptance of the Constable, Precinct 2 monthly report for September 2026, pursuant to Texas Local Government Code §114.044. – *Constable Precinct 2, Casey Borders*
- A.12 Approval of a final plat of Facundo Addition, Block A, Lot 1. The ± 1.5909-acre site is located ± 5,085 feet northeast of the intersection of Zmolek Road and Main Street, in the extraterritorial jurisdiction (ETJ) of the City of Alma, Road and Bridge Precinct No. 2. – *Department of Development Director, Alberto Mares*
- A.13 Approval of a final plat of Heirloom, Phase 1A-1. The ± 11.431-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.14 Approval of a final plat of Terra Vista, Phase 1. The ± 64.462-acre site is located at the intersection of FM 813 and Windham Road, Waxahachie, Road and Bridge Precinct No. 4. – *Department of Development Director, Alberto Mares*
- A.15 Approval of the Department of Development's (DoD) monthly plat report for plats administratively approved by the Director 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.16 Authorization for Sheriff Brad Norman to execute an agreement for the buildout of additional office space located in the lobby of 300 S. Jackson St., Waxahachie, Texas. – *Ellis County Sheriff, Brad Norman*

- A.17 Approval of the Interlocal Cooperation Agreement Between City of Red Oak and Ellis County as well as all associated documents regarding the donation by Compass for the improvements/rebuild of a portion of Houston School Road in Precinct 4. – *County Commissioner Precinct 4, Kyle Butler*
- A.18 Approval of the yearly contribution to Meals on Wheels North Central Texas for FY2027 in the amount of \$71,500. Funding will come from the Community Support budget line. – *County Judge, John Wray*

Line-Item Transfer Consent:

- F.1 FY26 Line-Item Transfer. – *IT Director, Jocelyn King*
- Decrease 001-0035-508010 Supplies by \$1,269.00
 - Increase 001-0035-590202 Penetration Testing by \$609.00
 - Increase 001-0035-508880 Computer Software by \$60.00
 - Increase 001-0035-508190 Computer Equipment by \$600.00
 - Decrease 001-0035-508010 Supplies by \$969.00
 - Decrease 001-0035-508680 Contract Services by \$2,500.00
 - Increase 001-0035-590202 Penetration Testing by \$609.00
 - Increase 001-0035-508880 Computer Software by \$2,260.00
 - Increase 001-0035-508190 Computer Equipment by \$600.00
- F.2 FY26 Line-Item Transfer. – *Behavioral Health Director, Caitlin Wilkinson*
- Decrease 001-0130-508050 Conference by \$100.00
 - Decrease 001-0130-508010 Supplies by \$469.99
 - Increase 001-0130-508350 Training by \$100.00
 - Increase 001-0130-508030 Furniture by \$469.99
- F.3 FY26 Line-Item Transfer. – *County Commissioner Precinct 4, Kyle Butler*
- Decrease 012-0755-570000 Contingency by \$20,000.00
 - Increase 012-0755-509100 Gas/Oil by \$20,000.00

REGULAR AGENDA – Discussion, Consideration, and Action

Department of Development:

Director, Alberto Mares

MOTION TO ENTER PUBLIC HEARING

- P.1 Conduct a public hearing for proposed amendments to the Development Master Fee Schedule, last updated under Minute Order 338.23.

MOTION TO EXIT PUBLIC HEARING

- 1.1 Discussion, consideration, and action on proposed amendments to the Development Master Fee Schedule and any other related additions, deletions, and changes, including a conflicts clause, severability clause, and providing for an effective date.
- 1.2 Discussion, consideration, and action to challenge the wastewater permit for Rockett Ranch MUD from TCEQ, Permit No. WQ0016848001.

Purchasing:

Director E.J. Harbin

- 2.1 Discussion, consideration, and action to award the following vendors on Best Value RFB 2026-011 for inclusion to the provider pool to complete behavioral health assessments and services for Ellis County Veteran's Treatment Court.
 - A Moore Better Me Counseling, PLLC
 - For Us Collective LLC
 - Azimuth OCD and Anxiety dba Lukas Snear Counseling PLLC
 - Therapeutic Transitions & Associates LLC

Administrative:

- 3.1 Discussion, consideration and action to authorize the transfer of interest earnings attributable to grant funds to the County's General Fund, for all grants and grant-related funds for which the applicable grant agreement, award terms, federal or state law, regulation, or other governing requirement does not require interest earnings to be retained in the grant fund, returned to the granting agency, applied to the grant program, or otherwise handled in a specified manner. – *County Auditor, Staci Parr*
- 3.2 Discussion, consideration, and possible action to current Burn Ban - Ellis County Minute Order 251.26 Prohibiting Outdoor Burning. – *Fire Marshal, Tim Birdwell*
- 3.3 Discussion, consideration, and action to designate County Commissioner Precinct 4, Kyle Butler as the Judge Pro Tem of the Ellis County Commissioners Court. – *Ellis County Judge, John Wray*

MOTION TO ENTER EXECUTIVE SESSION

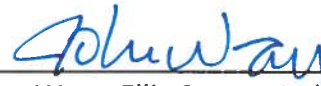
The Commissioners Court of Ellis County reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed in this agenda, in the order deemed appropriate, as authorized by Texas Government Code Chapter 551, to seek the advice of its 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 6th day of October 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 6th of October, 2026 at

3:46 a.m./p.m.



Krystal Valdez, County Clerk