



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 27, 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 and Financial Consent:

- A.1 Acceptance of the Commissioners Court regular meeting minutes from October 13, 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 September 25, 2026 through September 30, 2026, pursuant to Local Government Code §114.024. – *County Auditor, Staci Parr*

- A.4 Acceptance of the Authorized Spending Reports for Constable Precincts 1, 2, 3, 4 and Justice of the Peace Precincts 1, 2, 3, 4 for the month of August 2026, pursuant to Local Government Code §154.044. – *County Auditor, Staci Parr*
- A.5 Approval of payment of invoice #EC-2026-07-001 in the amount of \$2,450.00 to All Saints Recovery for services provided. – *Behavioral Health Director, Caitlin Wilkinson*
- A.6 Acceptance of the office of the Governor’s grant for the Veterans' Treatment Court, in the amount of \$300,800.00, to be used in FY27. The grant period is from September 1, 2026 through August 31, 2027. – *378th District Judge, William Wallace*
- A.7 Acceptance of Ellis County Fire Marshal Chapter 59 Asset Forfeiture 2026 Report. – *Fire Marshal, Tim Birdwell*
- A.8 Approval of the Department of Development’s (DoD) monthly financial report for September 2026, pursuant to Texas Local Government Code 114.044. – *Department of Development Director, Alberto Mares*

Line-Item Transfer Consent:

- F.1 FY26 Line-Item Transfer. – *District Clerk, Melanie Reed*
- Decrease 001-0310-508730 Maint/Rep Ofc Equipment by \$608.00
 - Decrease 001-0310-508350 Training by \$1,000.00
 - Decrease 001-0310-508050 Conference by \$293.51
 - Decrease 001-0310-508060 Official Bonds/Dues by \$172.22
 - Decrease 001-0310-507030 Telephone by \$171.88
 - Increase 001-0310-508010 Supplies by \$608.00
 - Increase 001-0310-508680 Contract Services by \$1,465.73
 - Increase 001-0310-508880 Computer Software by \$171.88
- F.2 FY26 Line-Item Transfer. – *Interim Emergency Management Coordinator, Rafael Hernandez*
- Decrease 001-0430-508010 Supplies by \$300.00
 - Increase 001-0430-508350 Training by \$300.00
- F.3 FY27 Line-Item Transfer. – *Interim Emergency Management Coordinator, Rafael Hernandez*
- Decrease 001-0430-505020 Salaries - Full Time by \$6,700.00
 - Increase 001-0430-506980 Law Books/Dues by \$6,700.00

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 public road frontage requirements for Parcel ID 178763. This ± 50.04-acre site is located ± 3,900 feet southwest of the intersection of Bluebonnet Lane and W. Green Acres Drive, in the extraterritorial jurisdiction (ETJ) of the City of Palmer, Road and Bridge Precinct No. 1.
- 1.2 Discussion, consideration, and action on variance requests to Volume I, Section IV (A) & (B) of the Subdivision & Development Standards regarding the minimum lot size, road frontage, front building setback line requirements, and OSSF Regulations (Order No. 134.24) for Parcel ID No. 186765. This ± 1.167-acre site is located ± 1,990 feet northeast of the intersection of Farrar Road and Maywood Lane, in the extraterritorial jurisdiction (ETJ) of the City of Palmer, Road and Bridge Precinct No. 1.
- 1.3 Discussion, consideration, and action on a replat of El Ranchito de Toto, Lots 2A & 2B, Block A. The ± 5.135-acre site is located ± 1,810 feet northwest of the intersection of FM 879 and N. Garrett Avenue, in the extraterritorial jurisdiction (ETJ) of the City of Garrett, Road and Bridge Precinct No. 2.
- 1.4 Discussion, consideration, and action on a variance request to Volume I, Section IV (A) regarding the minimum public road frontage requirements for Parcel ID 279951. This ± 4.517-acre site is located ± 5,590 feet southeast of the intersection of Gin Road and FM 1181, Ennis, Road and Bridge Precinct No. 2.
- 1.5 Discussion, consideration, and action on a replat of Baggerly Addition, Lot 1R, Lot 3, Lot 4, Block A. The ± 16.440-acre site is located ± 635 feet east of the intersection of Holder Road and Bud Run Road, Forrester, Road and Bridge Precinct No. 3.
- 1.6 Discussion, consideration, and action on a replat of Emerald Forest, Section 1, Lots 2R & 4R, Block 1. The ± 9.001-acre site is located ± 480 feet northeast of the intersection of FM 1446 and Pioneer Court, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 3.
- 1.7 Discussion, consideration, and action on a replat of Matthews Estate, Lot 2A, Block A. The ± 2.688-acre site is located ± 2,800 feet northwest of the intersection of Campbell Road and Matthews Road, Venus, Road and Bridge Precinct No. 3.
- 1.8 Discussion, consideration, and action on a variance request to Volume I, Section IV (A) regarding the minimum public road frontage requirements for one (1) tract located in Parcel ID 187371. This ± 51.248-acre site is located ± 2,407 feet northeast of the intersection of Angus Road and Baucum Road, in the extraterritorial jurisdiction (ETJ) of the City of Waxahachie, Road and Bridge Precinct No. 3.
- 1.9 Discussion, consideration, and action on a variance request to Volume I, Section IV (B) of the Subdivision & Development Standards for Parcel ID No. 157557 regarding one (1) existing home encroaching into the proposed front building setback line. This ± 12.130-acre site is located ± 1,050 feet northeast of the intersection of Johnston Road and Hollis Road, Waxahachie, Road and Bridge Precinct No. 3.

- 1.10 Discussion, consideration, and action on a replat of Yale Farm, First Installment, Lots 4R1 & 4R2. The ± 12.13-acre site is located ± 1,050 feet northeast of the intersection of Johnston Road and Hollis Road, Waxahachie, Road and Bridge Precinct No. 3.
- 1.11 Discussion, consideration, and action to release performance bonds and accept maintenance bonds for Jordan Meadows. The ± 129.463-acre site is located 330 feet south of the intersection of David Lane and Claire Drive, Midlothian, Road & Bridge Precinct No. 3.
- 1.12 Discussion, consideration, and action on a replat of Highland Crossing, Lots 1R-1 & 1R-2, Block 1. The ± 22.170-acre site is located ± 150 feet south of the intersection of FM 664 and W. Highland Road, in the extraterritorial jurisdiction (ETJ) of the City of Ovilla, Road and Bridge Precinct No. 4.
- 1.13 Discussion, consideration, and action on a final plat of Oak Creek Ranch Phase 2. The ± 155.277-acre site is located ± 755 feet southeast of the intersection of E FM 875 and Skinner Road, partially located in the extraterritorial jurisdiction (ETJ) of the City of Midlothian, Road and Bridge Precinct No. 4.

Purchasing:

Director E.J. Harbin

- 2.1 Discussion, consideration, and action to renew the annual subscription for the network monitoring system using DIR-CPO-5687 with Flair Data in the amount of \$113,786.80 (Year One); \$119,340.32 (Year Two); and \$125,307.34 (Year Three) for a total amount of \$358,434.46.
- 2.2 Discussion, consideration, and action to approve the award of Bid Number RFB-2026-008-Crushed Concrete and Rip Rap to GCC Aggregates , Big City Crushed Concrete, P&K Stone LLC, Vulcan Construction Materials Company, Southern Sourcing Solutions LLC, Knife River, J. Ruedas Trucking LLC and Greenville Enterprises LLC and the authorization for the County Judge to execute the contracts upon final legal review.
- 2.3 Discussion, consideration, and action to approve the award of Bid Number RFB-2026-007-Crushed Limestone Aggregates to Vulcan Construction Materials Company LLC, Greenville Enterprises LLC and Knife River and the authorization for the County Judge to execute the contracts upon final legal review.
- 2.4 Discussion, consideration, and action to approve the award of Bid Number RFB-2026-010-Liquid Emulsified Asphalts to Ergon Asphalt & Emulsions, Inc., Cleveland Asphalt Products, Inc. and Greenville Enterprises LLC and the authorization for the County Judge to execute the contracts upon final legal review.

Administrative:

- 3.1 Discussion, consideration, action to enter into a partnership agreement with the City of Ennis and the City of Waxahachie for the construction and operation of a regional animal control center. – *Budget Officer, Erik Test*

MOTION TO ENTER EXECUTIVE SESSION

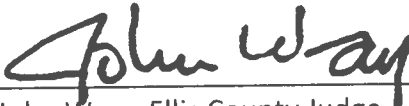
The Commissioners Court of Ellis County reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed in this agenda, in the order deemed appropriate, as authorized by Texas Government Code Chapter 551, to seek the advice of its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

ADJOURNMENT OF EXECUTIVE SESSION

ADJOURNMENT OF REGULAR MEETING

Signed the 21st 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 21st of October, 2026 at

3:23 a.m./p.m.





Krystal Valdez, County Clerk