



ENNIS CITY COMMISSION AGENDA
TUESDAY, JUNE 17, 2025
6:00 PM

CITY OF ENNIS CITY HALL
COMMISSION CHAMBERS
107 N. SHERMAN
ENNIS, TEXAS 75119
(972) 875-1234

As authorized by Texas Government Code Section 551.071 - this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Ennis reserves the right to re-align, recess, or reconvene the Regular Session or called Executive Session or order of business at any time prior to adjournment.

ENNIS CITY COMMISSION MEETINGS ARE NOW LIVESTREAMED AT
www.ennistx.gov/citycommissionlivestream

A. CALL TO ORDER

- Roll Call
- Invocation
- Pledge of Allegiance

B. PRESENTATIONS

B.1. Employee of the Month - Benjamin Trim, Water Treatment Plant Operator

C. CITIZENS PUBLIC COMMENT PERIOD

The City Commission invites citizens to address the Commission on any topic not already scheduled for a Public Hearing. Citizens wishing to speak should complete a "Citizen Comment Period" form and present it to the City Secretary prior to the meeting. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the City Commission cannot take action on items not listed on the agenda. However, your concerns may be addressed by City Staff, placed on a future agenda, or responded to by some other course.

D. COMMISSIONER UPDATES

Pursuant to Texas Government Code Section 551.0415 the Mayor and Commission may report on the following items: (1) expression of thanks, congratulations or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming City Commission events; (5) information about community events; (6) announcements involving imminent threat to public health and safety.

E. CONSENT ITEMS

E.1. Approval of the Minutes for the June 3, 2025, Ennis City Commission Regular Meeting.

[CC Regular Meeting Minutes 06.03.2025](#)

E.2. Approval of a Resolution authorizing the Mayor to execute a professional services reimbursement/payment agreement with Summer Creek - EC, LLC to fund the City's costs associated with the feasibility review of a proposed Public Improvement District (PID) for the Summer Creek Estates development.

[Summer Creek - Professional Services Reimbursement/Payment Agreement](#)

F. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

- F.1. Discuss and consider approval of a Resolution adopting the City of Ennis Tourism Strategic Plan.

[Tourism Strategic Plan](#)

- F.2. Discuss and consider a Resolution approving the First Amendment to the Amended and Restated Development Agreement for the Hollow Subdivision between the City of Ennis, the Ennis Economic Development Corporation, and Lackland Hollow Development, LLC, and authorizing the Mayor to execute any documents in connection therewith.

[First Amendment to the Amended and Restated Development Agreement - Hollow Subdivision](#)

- F.3. Discuss and consider approval of a Resolution ratifying the purchase of emergency repair services of an 8-inch clay gravity sewer main located at 401 E Lampasas St from Ray-Mar Construction, LLC in a sum of Ninety-Three Thousand Four Hundred Seventy-Seven Dollars and Eighty Cents (\$93,477.80).

[Emergency Repair - 401 E Lampasas](#)

- F.4. Discuss and consider a Resolution of Support for the Texas Department of Transportation (TxDOT) Green Ribbon Project for IH 45 Business (Kaufman Street) Corridor Improvements

[Kaufman Street TxDOT HSIP & Green Ribbon Project](#)

- F.5. Discuss and consider confirming the Mayor's appointments to the Arts Commission.

[Arts Commission Appointments](#)

- F.6. Discuss and consider an appointment to the Crime Control and Prevention District Board.

[Crime Control and Prevention District Board Appointment](#)

G. EXECUTIVE SESSION

The City Commission will recess into closed Executive Session pursuant to Texas Government Code:

- G.1. Section 551.071(1) and (2) Seek the advice of the Attorney regarding pending or contemplated litigation or a settlement offer and to consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings and Section 551.072 Deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person:

- 4.059 acres in fee simple which tract is generally described as being located in Ellis County, in Abstract No. 55, Richard A. Barton Survey, Ellis County, and being a part of a tract of land described by a deed to Donald R. Stout, recorded as Volume 584, Page 237, Deed Records, Ellis County, Texas, and located south of United States Highway 287 and west of South Jeter Drive and more fully described and depicted in Exhibit A-1 of the proposed written resolution for this item; a utility easement in a tract of land containing approximately 1.565 acres which tract is generally described as being located in Ellis County, in Abstract No. 55, Richard A. Barton Survey, Ellis County, and being a part of a

tract of land described in deed to Donald R. Stout, recorded as Volume 584, Page 237, Deed Records, Ellis County, Texas, and located south of United States Highway 287 and west of South Jeter Drive and more fully described and depicted in Exhibit A-2 of the proposed written resolution for this item; and a temporary construction easement in a tract of land containing approximately 0.556 acres which tract is generally described as being located in Ellis County, in Abstract No. 55, Richard A. Barton Survey, Ellis County, and being a part of a tract of land described in deed to Donald R. Stout, recorded as Volume 584, Page 237, Deed Records, Ellis County, Texas, and located south of United States Highway 287 and west of South Jeter Drive and more fully described and depicted in Exhibit A-3.

G.2. Section 551.087 - Deliberation regarding Economic Development Negotiations

Discuss or deliberate regarding commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the territory of the city and with which the city is conducting Economic Development negotiations; and/or to deliberate the offer of a financial or other incentive to the business prospect:

- Project Harmony

H. ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION

H.1. Discuss and consider approval of a Resolution of the City Commission of the City of Ennis, Texas finding that a public necessity exists and authorizing condemnation to acquire (1) fee acquisition of property on one tract for municipal purposes to make utility improvements and for other public uses, which tract is generally described as being located in Ellis County, in Abstract No. 55, Richard A. Barton survey, Ellis County, and being a part of a tract of land described in deed to Donald R. Stout, recorded as Volume 584, Page 237, Deed Records, Ellis County, Texas, being approximately 4.059 acres and located south of United States Highway 287 and west of South Jeter Drive ("Parcel 1"); (2) a utility easement to make utility improvements and for other public uses, which tract is generally described as being located in Ellis County, in Abstract No. 55, Richard A. Barton survey, Ellis County, and being a part of a tract of land described in deed to Donald R. Stout, recorded as Volume 584, Page 237, Deed Records, Ellis County, Texas, being approximately 1.565 acres and located south of United States Highway 287 and west of South Jeter Drive ("Parcel 2"); and (3) a temporary construction easement for construction of the utility improvements and other public uses, which tract is generally described as being located in Ellis County, in Abstract No. 55, Richard A. Barton survey, Ellis County, and being a part of a tract of land described in deed to Donald R. Stout, recorded as Volume 584, Page 237, Deed Records, Ellis County, Texas, being approximately 0.556 acres and located south of United States Highway 287 and west of South Jeter Drive ("Parcel 3"); authorizing the City Manager to obtain the necessary appraisal report(s) and the making of bona fide offers of just compensation for the property; ratifying prior documents made for acquisition of the property; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the property if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause; and providing for an effective date.

[Resolution - Property Access](#)

I. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Ennis City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.ennistx.gov and said Notice was posted prior to the following date and time: **FRIDAY, JUNE 13, 2025 at 5:00 P.M.** and will remain posted for at least two hours after said meeting was convened.



ANGIE WADE, TRMC, CMC
City Secretary

City of Ennis City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (972) 875-1234 or write to: PO Box 220, Ennis, TX 75120, at least 48 hours in advance of the meeting.