



**Wednesday, July 16, 2025
REGULAR CITY COUNCIL MEETING**

**A GENERAL LAW MUNICIPAL CORPORATION OF THE STATE OF TEXAS, ELLIS COUNTY
AT THE FERRIS HISTORIC SCOUT HOUSE
514 S MABLE STREET, FERRIS, TEXAS 75125
6:00 P.M. WEDNESDAY, JULY 16, 2025.**

1. SPECIAL ANNOUNCEMENT

A. SPECIAL ANNOUNCEMENT: Protocol for City Council Meetings

2. COUNCIL BUSINESS

- A. Call to Order & Establish the Presence of a Quorum
- B. Invocation
- C. Pledge of Allegiance to the American and Texas Flag.

3. PUBLIC COMMENT

A. Public comment

4. CONSENT AGENDA - CITY COUNCIL

- A. Meeting minutes of June 18, 2025 Regular City Council Meeting
- B. EOM Financial Report - June 2025
- C. Quarterly Investment Report - QTR 3 2025
- D. Southgate Sanford - Pre-Annexation Development Agreement
- E. Approval of Consent Agenda

5. PUBLIC HEARING

A. Presentation regarding a request initiated by Connie D. Sanford for an ordinance accepting a petition for voluntary annexation of a 227-acre tract within the Terrel A Jackson Survey, Abstract 688 pg. 625 and the Alfred Brigance Survey, Abstract 105 Pg. 745, Dallas County, City of Ferris ETJ, further described as 200, 250, 300, 332, 504, 900, 1000 Malloy Bridge Rd, Ferris Texas 75125. (Presenter: Daniel Acevedo)

B. Open the Public Hearing

C. Conduct a public hearing regarding a request initiated by Connie D. Sanford for an ordinance accepting a petition for voluntary annexation of a 227-acre tract within the Terrel A Jackson Survey, Abstract 688 pg. 625 and the Alfred Brigance Survey, Abstract 105 Pg. 745, Dallas County, City of Ferris ETJ, further described as 200, 250, 300, 332, 504, 900, 1000 Malloy Bridge Rd, Ferris Texas 75125.

D. Close the Public Hearing

E. Presentation regarding a request initiated by Connie D. Sanford for an ordinance to allow a rezoning from Agricultural (AG) District to Planned Development (PD-25A) District on a 227-acre tract within the Terrel A Jackson Survey, Abstract 688 pg. 625 and the Alfred Brigance Survey, Abstract 105 Pg. 745, Dallas County, City of Ferris ETJ,

further described as 200, 250, 300, 332, 504, 900, 1000 Malloy Bridge Rd, Ferris Texas 75125.(Presenter: Daniel Acevedo)

F. Open the Public Hearing

G. Conduct the Public Hearing regarding a request initiated by Connie D. Sanford for an ordinance to allow a rezoning from Agricultural (AG) District to Planned Development (PD-25A) District on a 227-acre tract within the Terrel A Jackson Survey, Abstract 688 pg. 625 and the Alfred Brigance Survey, Abstract 105 Pg. 745, Dallas County, City of Ferris ETJ, further described as 200, 250, 300, 332, 504, 900, 1000 Malloy Bridge Rd, Ferris Texas 75125. (Presenter: Daniel Acevedo)

H. Close the Public Hearing

I. Presentation regarding a request initiated by Justin Christ for an ordinance accepting a petition for voluntary annexation of a 59.092-acre tract within the E.S. Miller Survey, Abstract 736, Ellis County, Ferris, Texas 75125, ECAD Property ID #188058. (Presenter: Daniel Acevedo)

J. Open the Public Hearing

K. Conduct the Public Hearing regarding a request initiated by Justin Christ for an ordinance accepting a petition for voluntary annexation of a 59.092-acre tract within the E.S. Miller Survey, Abstract 736, Ellis County, Ferris, Texas 75125, ECAD Property ID #188058. (Presenter: Daniel Acevedo)

L. Close the Public Hearing

6. CITY COUNCIL - NEW BUSINESS

A. Action as a result of the above-listed executive session

B. Motion, discussion, and action as may be appropriate, of items removed from the consent agenda.

C. Consider an ordinance regarding request initiated by Connie D. Sanford accepting a petition for voluntary annexation of a 227-acre tract within the Terrel A Jackson Survey, Abstract 688 pg. 625 and the Alfred Brigance Survey, Abstract 105 Pg. 745, Dallas County, City of Ferris ETJ, further described as 200, 250, 300, 332, 504, 900, 1000 Malloy Bridge Rd, Ferris Texas 75125.(Presenter: Daniel Acevedo)

D. Consider an ordinance regarding a request initiated by Connie D. Sanford to allow a rezoning from Agricultural (AG) District to Planned Development (PD-25A) District on a 227-acre tract within the Terrel A Jackson Survey, Abstract 688 pg. 625 and the Alfred Brigance Survey, Abstract 105 Pg. 745, Dallas County, City of Ferris ETJ, further described as 200, 250, 300, 332, 504, 900, 1000 Malloy Bridge Rd, Ferris Texas 75125.(Presenter: Daniel Acevedo)

E. Consider an ordinance regarding a request initiated by Justin Christ accepting a petition for voluntary annexation of a 59.092-acre tract within the E.S. Miller Survey, Abstract 736, Ellis County, Ferris, Texas 75125, ECAD Property ID #188058. (Presenter: Daniel Acevedo)

F. Consider a resolution of the City Council of the City of Ferris, Texas, creating the City of Ferris Customer-Experience Council (UXC); Adopting its charter; Defining purpose, duties, membership, and administrative support. (Presenter: Brooks Williams)

7. EXECUTIVE SESSION

A. Executive Session Announcement 551.071

B. Executive Session Announcement 551.072

C. Executive Session Announcement 551.074

D. Executive Session Announcement 551.087

E. Discussion and information concerning the renegotiation, modification, or creation of economic development incentives and agreements, including potential Chapter 312 Tax Abatement and revised Chapter 380 Sales Tax Sharing Agreement with HSM Dalcon Access

F. Adjourn the Public Meeting

G. Conduct Executive Session

H. Reconvene Into Open Session

8. WORKSHOP

A. Presentation, information, and discussion by and between the City Council and City Executive Leadership Staff regarding the City of Ferris Fiscal Year 2026 Budget and matters related thereto.

B. Presentation and request for direction to staff regarding financing mechanisms for capital and quality of life improvement projects.

9. CLOSING

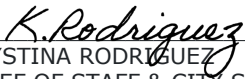
A. Adjourn

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071(2) (Consultation with Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gift), 551.074 (Personnel Matters), 551.076 (Deliberations Regarding Security Devices or Security Audits) and 551.087 (Deliberation Regarding Economic Development Negotiations).

Disability Assistance and Accommodation

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (972) 544-2110 two working days prior to the meeting so that appropriate arrangements can be made.

I, KRYSTINA RODRIGUEZ, HEREBY CERTIFY THE FOREGOING NOTICE WAS POSTED ON OR BEFORE THE 13 DAY OF July, 20 25 BY 6:00 P.M.


KRYSTINA RODRIGUEZ
CHIEF OF STAFF & CITY SECRETARY
CITY OF FERRIS, TEXAS