



**Monday, August 18, 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. MONDAY, AUGUST 18, 2025.**

1. COUNCIL BUSINESS

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

2. PUBLIC COMMENT

- A. Public comment

3. CONSENT AGENDA - CITY COUNCIL

- A. Meeting minutes of July 16, 2025 Regular City Council Meeting
- B. EOM Financial Report - July 2025
- C. 2025 Annual Service Plan Update - Ferris Public Improvement District No. 1 (Shaw Creek)
- D. 2025 Annual Service Plan Update - Ferris Public Improvement District No. 2 (Woodstone)
- E. Re-appointment of Virginia January and Karen Carreon to the Ferris Housing Authority Board
- F. Appointment of Robbie Johnson to the Ferris Housing Authority Board.
- G. Approval of Consent Agenda

4. PUBLIC HEARING

- A. Public hearing regarding the FY2025-2026 Proposed Budget. The Notice of Public Hearing was published, and the Proposed Budget was posted in accordance with the Texas Local Government Code, Chapter 102. (Presenter: Bobby LaBorde)
- B. Open the Public Hearing
- C. Conduct the Public Hearing
- D. Close the Public Hearing
- E. Public hearing regarding a request initiated by Justin Christ to allow a rezoning from Agricultural (AG) District to Planned Development (PD-25B) District on a 59-acre tract within the E.S. Miller Survey, Abstract 736, generally located 1400 feet northwest of the intersection of Ferris Road and FM 664, Ellis County, Ferris, Texas 75125. (Presenter: Daniel Acevedo)
- F. Open the Public Hearing

G. Conduct the Public Hearing.

H. Close the Public Hearing

5. CITY COUNCIL - NEW BUSINESS

A. Consider an ordinance amending the 2025 adopted budget, and all matters related thereto. (Presenter: Bobby LaBorde)

B. Consider a resolution setting the proposed 2025 tax rate for publication, scheduling the required public hearing in accordance with the Texas Tax Code, and all matters related thereto. (Presenter: Bobby LaBorde & Brooks Williams)

C. Consider an ordinance approving and adopting the Municipal Budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, declaring an effective date, and all matters related thereto. (Presenter: Bobby LaBorde & Brooks Williams)

D. Consider an ordinance repealing O-22-953 in its entirety and adopting a new Purchasing Policy & Procedures to align with revisions to Texas law enacted by the 89th Legislature, and all matters related thereto. (Presenter: Bobby LaBorde)

E. Consider an ordinance calling a special bond election on November 4, 2025, for the purpose of submitting to the qualified voters of the City propositions for the issuance of general obligation bonds for public infrastructure improvements, including, but not limited to, roads, streets, and drainage, and for parks and recreation improvements, including, but not limited to, the addition of facilities and amenities such as splash pads, restrooms, and related enhancements, and all matters related thereto. (Presenter: Brooks Williams & Bobby LaBorde)

F. Consider an ordinance regarding the amendment of the City of Ferris Master Fee Schedule. (Presenter: Daniel Acevedo)

G. 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)

H. Consider an ordinance regarding a request initiated by Justin Christ to allow a rezoning from Agricultural (AG) District to Planned Development (PD-25B) District on a 59-acre tract within the E.S. Miller Survey, Abstract 736, generally located 1400 feet northwest of the intersection of Ferris Road and FM 664, Ellis County, Ferris, Texas 75125. (Presenter: Daniel Acevedo)

6. EXECUTIVE SESSION

A. Texas Government Code § 551.071: Consultation with Attorney regarding legal issues arising from current or pending matters requiring confidential legal advice from the City Attorney.

B. Texas Government Code § 551.072: Deliberation Regarding Real Property to deliberate the value, lease, or potential exchange of real property related to the provision of fire protection services between the City of Ferris and Ellis County Emergency Services District No. 5, if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

C. Texas Government Code § 551.072: Deliberation Regarding Real Property to deliberate the sale and subsequent leaseback of real property located at 1200 Central, Ferris, Texas, if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

D. Texas Government Code § 551.074: Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, or dismissal of a public officer or employee, including discussion of related personnel matters.

E. Texas Government Code § 551.087: Economic Development Negotiations to discuss or deliberate the renegotiation, modification, or creation of economic development incentives and agreements with a business entity, including potential Chapter 312 Tax Abatement and revised Chapter 380 Sales Tax Sharing Agreement.

F. Texas Government Code § 551.087: Economic Development Negotiations to discuss or deliberate the offer of a financial or other incentive to a business prospect with which the City is conducting negotiations, relating to property located within the City of Ferris.

G. Adjourn the Public Meeting

H. Conduct Executive Session

I. Reconvene Into Open Session

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

7. 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 ____ DAY OF _____, 20____ BY 5:00 P.M.

KRYSTINA RODRIGUEZ
EXECUTIVE ASSISTANT TO THE CITY MANAGER & CITY SECRETARY
CITY OF FERRIS, TEXAS