



**ENNIS CITY COMMISSION AGENDA
TUESDAY, SEPTEMBER 2, 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.

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

A. CALL TO ORDER

- Roll Call
- Invocation
- Pledge of Allegiance

B. TAXPAYER IMPACT STATEMENT

Regarding agenda item nos. F.1 and G.1 through G.3 below, the City provides the following information in compliance Texas Government Code

§551.043(c): (i) a copy of the City's proposed budget may be located on the City's home page of its website at: www.ennistx.gov, and

(ii) Taxpayer Impact Statement – For the median-valued homestead property a comparison of the current property tax bill in dollars pertaining to the property for the current fiscal year ("FY"), an estimate if the proposed budget is adopted for the upcoming FY, and an estimate of a balanced budget at the no-new-revenue tax rate for the upcoming FY is below:

Median-Valued Homestead Property of:	Property Tax Bill in Dollars
\$ <u>258,491</u> for FY2025	\$ <u>1,716.38</u>
Estimate if proposed budget is adopted for FY2026	\$ <u>1,759.57</u>
Estimate if budget is funded and adopted at the no-new-revenue rate for FY2026	\$ <u>1,651.41</u>

C. PRESENTATIONS

- C.1. Proclamation - Emergency Preparedness Month
- C.2. Junior Olympic Athletes Recognition
- C.3. New Employee Recognition
- C.4. Retiree Recognition
- C.5. Oath of Office - Municipal Associate Judge Chris Macon
- C.6. Single Audit Presentation - Rachel Ormsby with Forvis Mazars Group

D. 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.

E. 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.

F. CONSENT ITEMS

F.1. Approval of the Revised Fiscal Year 2023 and Fiscal Year 2024 Single Audit Reports as presented by Forvis Mazars Group.

[City of Ennis 2023 Single Audit Report - FINAL](#)

[City of Ennis 2024 Single Audit Report - FINAL](#)

F.2. Approval of a Resolution authorizing a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2025 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be just and reasonable and in the public interest; establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses; and requiring delivery of this Resolution to the Company and the ACSC's legal counsel.

[Atmos 2025 RRM Filing](#)

G. PUBLIC HEARING

G.1. Conduct a Public Hearing for the Proposed Property Tax Rate for FY2026.

[FY 2026 Notice of Public Hearing on Proposed Tax Rate](#)

G.2. Conduct a public hearing and discuss and consider a Resolution approving a Second Amended and Restated Development Agreement between the City of Ennis, Texas, Board of the Tax Increment Reinvestment Zone Number 2, City of Ennis, the Ennis Economic Development Corporation, and Sonoma Trail Partners, Ltd. for a 205,000 square foot commercial development at the North East Corner of Highway 34 and Sonoma Trail, said amendment to extend the deadlines for compliance and change other requirements.

[2nd Amended and Restated Agreement - Sonoma Trail Partners, LTD.](#)

H. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

H.1. Discuss and consider an Ordinance approving and adopting a Budget for the City of Ennis for Fiscal Year 2026.

[FY2026 Budget](#)

H.2. Discuss and consider an Ordinance of the City of Ennis, Texas, Adopting a Property

Tax Rate for Fiscal Year 2026; Providing for Collection Dates and Penalties; Providing an Effective Date.

[FY2026 Property Tax Rate](#)

- H.3. Discuss and consider an Ordinance of the City of Ennis, Texas Ratifying the Property Tax Revenue increase in the Fiscal Year 2026 Adopted Budget; and Providing an Effective Date

[Ratify Property Tax Revenue Increase for FY2026](#)

- H.4. Discuss and consider an Ordinance amending Section 2-1 “Municipal Fee and Use Schedule” in Article I “In General” of Chapter 2 “Administration” of the Code of Ordinances by Codifying and Adopting a Revised Comprehensive Schedule of Fees to Be Charged for Municipal Services; and providing an Effective Date.

[FY2026 Fee Schedule](#)

- H.5. Discuss and consider a Resolution approving the City of Ennis Investment Policy for FY2026

[FY2026 Investment Policy](#)

- H.6. Discuss and consider a Resolution authorizing the Mayor to execute a Professional Services Reimbursement/Payment Agreement with Lennar Homes of Texas Land and Construction, LTD. to fund the City’s costs associated with the Public Improvement District (PID) process for the Prairieview Public Improvement District.

[PrairieView - PSA with Lennar Homes](#)

- H.7. Discuss and consider a Resolution approving the First Amendment to the Development Agreement between the City of Ennis, Texas, Andrew DAO, and Lennar Homes of Texas Land and Construction, LTD., to clarify the term and development standards; and authorize the Mayor to execute any documents in connection therewith.

[PrairieView - 1st Amendment to Development Agreement](#)

- H.8. Discuss and consider a Resolution determining the costs of certain authorized improvements to be financed by the Prairieview Public Improvement District; approving a Preliminary Service Plan And Assessment Plan, including proposed assessment roll; calling a regular meeting and noticing a public hearing for September 16, 2025 to consider an Ordinance levying assessments on property located within the Prairieview Public Improvement District; directing the filing of the proposed assessment roll with the City Secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.

[PrairieView - PSAP](#)

- H.9. Discuss and consider a Resolution approving Task Two: On-Call General Engineering Support under the master contract for professional services with Freese and Nichols, Inc., in an amount not to exceed Sixty Thousand Dollars and Zero Cents (\$60,000), and authorizing the City Manager or designee to execute any documents in connection therewith.

[Task Two with Freese and Nichols](#)

- H.10. Discuss and consider a Resolution authorizing the Mayor to execute a contract with Solutient GeoSciences, Inc., for professional services related to the following two projects, 1, Proposal - 2025 Annual Post-Closure Care Groundwater Monitoring

Event, City of Ennis Landfill (Inactive) – MSW Permit No. 947A, FM 85, Ennis (Ellis County), Texas, dated July 3, 2025, for a sum not to exceed \$11,966.00, and 2, Proposal – Inspection of Concrete Ready-Mix Concrete Plant Permit Modification Improvements, City of Ennis Landfill (Closed) – MSW Permit No. 238, Old Highway 75, Ennis (Ellis County), Texas”, dated August 8, 2025, for a sum not to exceed \$2,472.00, amounting to a total sum not to exceed Fourteen Thousand Four Hundred and Thirty-Eight Dollars and Zero Cents (\$14,438.00).

[Solutient GeoSciences, Inc. Contract](#)

- H.11. Discuss and consider a Resolution approving a Beverage Provision Agreement with Peak Beverage Texas LLC to provide alcohol and non-alcohol beverage concessions for the Ennis Autumn Daze Festival; and authorize the Mayor to execute the necessary documents.

[Peak Beverage Texas LLC](#)

- H.12. Discuss and consider a Resolution approving of a contract between Triple T Amusements and the City of Ennis, and authorizing the Mayor to execute the contract agreement for carnival services at the Ennis Autumn Daze Festival.

[Triple T Amusements](#)

I. EXECUTIVE SESSION

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

- I.1. Section 551.076 - Deliberation regarding Security Devices or Security Audits

- *Facility Security*

- I.2. Section 551.074 - Personnel

Deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:

- *Municipal Associate Judge*

J. ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION

K. 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: **Tuesday, August 26, 2025; 11:00 P.M.** and remained 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.