



**ENNIS CITY COMMISSION AGENDA
TUESDAY, SEPTEMBER 16, 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. City of Ennis Employee of the Month

- *Zachary Crase*

B.2. Fiscal Year 2025 2nd and 3rd Quarter Investment Report

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 August 14, 2025, Ennis City Commission Special Meeting.

[CC Special Meeting Minutes - August 14, 2025](#)

E.2. Approval of the Minutes for the August 19, 2025, Ennis City Commission Regular Meeting.

[CC Regular Meeting Minutes - August 19, 2025](#)

- E.3. Approval of the Fiscal Year 2025 2nd and 3rd Quarter Investment Report
[Investment Reports](#)
- E.4. Approval of a Resolution authorizing the Mayor to enter into a contract with Forvis Mazars, LLP to conduct the FY 2025 Audit for the City of Ennis, Crime Control and Prevention District, and the Economic Development Corporation in an amount not to exceed \$93,000
[Forvis Mazars for FY25 Audit - Pdf](#)
- E.5. Approval of a Resolution Ratifying a Settlement Agreement and Release with Epicenter Productions, LLC.
[Settlement Agreement and Release with Epicenter Productions, LLC](#)
- E.6. Approval of a Resolution authorizing the Mayor to enter into a contract and an amendment to the contract with Xpress Solutions, Inc. DBA Xpress Bill Pay for the processing of City Utilities and Municipal Court bill payments at a fee.
[Xpress Bill Pay](#)

F. PUBLIC HEARING

- F.1. Conduct a Public Hearing and discuss and consider approval of an Ordinance amending the Zoning and Zoning Map of the City of Ennis, Texas from Agricultural District (A) to Corridor Commercial District (CC) for an approximately 0.194-acre tract of land situated in the David Rose Survey, Abstract No. 905, generally located at 4211 Ensign Road in the City of Ennis, Ellis County, Texas. Portion of Ellis CAD ID 138779.
[Zoning from A to CC - CAD #138779](#)
- F.2. Conduct a Public Hearing and discuss and consider approval of an Ordinance amending the Zoning and Zoning Map of the City of Ennis, Texas from Agricultural District (A) to Corridor Commercial District (CC) for an approximately 1.887-acre tract of land situated in the Williamson H Bundy Survey, Abstract No. 64, and David Rose Survey, Abstract No. 905, generally located at 4009 Ensign Road in the City of Ennis, Ellis County, Texas. Ellis CAD IDs 189871 and 202264.
[Zoning from A to CC - CAD #189871 and 202264](#)
- F.3. Conduct a Public Hearing and discuss and consider an Ordinance accepting and approving a Service and Assessment Plan and Assessment Roll for the Prairieview Public Improvement District; making a finding of special benefit to the property in the District; levying special assessments against property within the District and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing penalties and interest on delinquent assessments, providing for severability; and providing an effective date.
[PrairieView - Service and Assessment Plan and Assessment Roll](#)

G. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

- G.1. Discussion of FY 2026 Water and Sewer Utility Rates
[FY 2026 Water and Sewer Utility Rates](#)
- G.2. Discuss and consider approval of an Ordinance Amending the Schedule of Fees for FY26.
[FY2026 Fee Schedule](#)

- G.3. Discuss and consider approval of a Resolution approving Task Three: Wastewater Master Plan and Wastewater Treatment Plant Evaluations under the master contract for professional services with Freese and Nichols, Inc., in an amount not to exceed Five Hundred Eighty-One Thousand Five Hundred Dollars and Zero Cents (\$581,500.00), and authorizing the Mayor or designee to execute any documents in connection therewith.

[Task Three with Freese and Nichols](#)

- G.4. Discuss and consider approval of a Resolution authorizing the Mayor to execute a contract with Signature Automation, LLC. for professional services related to SCADA PLC and Instrumentation/Hardware support services to the City's water and wastewater infrastructure system which includes twenty-three (23) lift stations, the Water Treatment Plant, three (3) existing water towers, and the Wastewater Treatment Plant in a sum not to exceed Seventy Thousand Dollars and Zero Cents (\$70,000.00), and authorizing the Mayor or designee to execute any documents in connection therewith.

[SCADA Signature Automation Professional Service Agreement](#)

- G.5. Discuss and consider a Resolution of the City Commission of the City of Ennis, Texas, approving of a Memorandum of Agreement ("MOA") for the acquisition of a Temporary Construction Easement and a Public Utility Easement (collectively "Easements") for purchase price of \$1,000.00, authorizing the acquisition of the easements, and authorizing the Mayor to sign the MOA and the associated Grantee Acknowledgments for the easements pertaining to the property owned by Chitkara Real Estate LLC, located at 508 E. Ennis Avenue, Ennis, Texas, Ellis County Appraisal District Property ID No. 186261.

[Utility and Temporary Construction Easements at 508 E Ennis Ave](#)

- G.6. Discuss and consider a Resolution nominating candidates to the Board of Directors of the Ellis Appraisal District.

[Ellis Appraisal District Board of Directors Nominations](#)

- G.7. Discuss and consider approval of an Agreement between the City of Ennis, Texas and the Texas Motorplex, indemnifying the City of Ennis from liability for the October 3 through October 5, 2025, sky lantern event sponsored by the Texas Motorplex, and authorizing the Mayor or designee to execute any documents in connection therewith.

[Texas Motorplex Sky Lantern Indemnification and Insurance Agreement](#)

H. EXECUTIVE SESSION

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

- H.1. Section 551.071(1) and (2) - 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 Act and seek advice about pending or contemplated litigation or a settlement offer:

- *City of Ennis v. Ennis Main Street 501(c)(3) a/k/a Destination Ennis, Inc., Cause No. 116835, pending in the 40th Judicial District Court, Ellis County*
- *Water Treatment Plant Project*

- H.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 Greener Pastures*

I. ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION

J. 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: **Wednesday, September 10, 2025, 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 Commission 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.